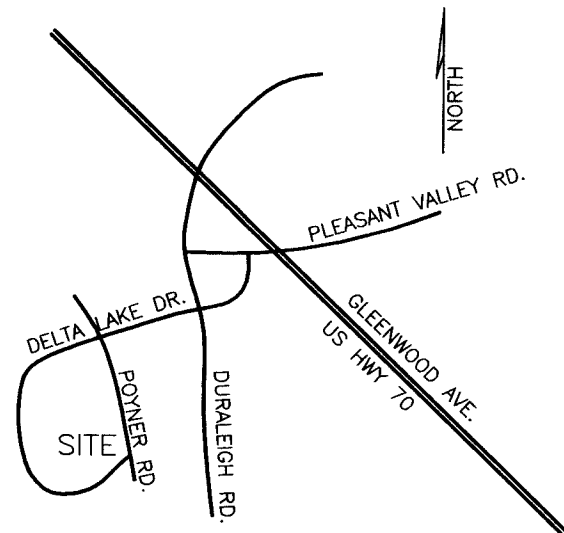


Book of maps 1988 PG 2299



VICINITY MAP

REFERENCE:
BOOK OF MAPS 1985 PG. 640

THIS SURVEY WAS BALANCED USING THE
COMPASS RULE ADJUSTMENT.

UNLESS OTHERWISE NOTED
ALL DISTANCES SHOWN ARE HORIZONTAL
GROUND MEASUREMENTS.
AREAS COMPUTED BY COORDINATE METHOD.

LEGEND

- EIP - Existing Iron Pipe
- IPS - Iron Pipe Set
- ECM - Existing Conc. Monument
- CP - Computed Point Nothing Set
- R/W - Right Of Way
- C/L - Center Line
- N/F - NOW OR FORMERLY
- BOM - BOOK OF MAPS
- XXXXX Denotes Address #
- EMH - EXISTING MANHOLE

NC GRID NORTH
NAD 83

THE CITY OF RALEIGH WILL NOT BE
RESPONSIBLE FOR THE REMOVAL OR
REPLACEMENT OF ANYTHING LOCATED
WITHIN THE SLOPE EASEMENT.

N 768691.0700
E 2085737.6200
NC GRID MON. IPI-3
NAD 83
COMB. FACTOR 0.9999143

DENOTES 20-FOOT SLOPE
EASEMENT AND PRIVATE
LANDSCAPE EASEMENT

CONTROL CORNER
N 766172.4413
E 2083947.7886

SANDLER AT DELTA RIDGE, L.L.C. Book No. Page No.

Signature(s) of property owner(s) Signature(s) of property owner(s)

Virginia City of Virginia Beach
North Carolina County

I, **DEBRA A. DIETZ**, a Notary Public of the City and State
aforesaid, certify that **Nathan D. Benson**, personally appeared

before me this day and acknowledged the execution of the foregoing
instrument. Witness my hand and official stamp or seal this
6th day of November, 1998

Debra A. Dietz
Notary Public
My Commission Expires

LINE	BEARING	DISTANCE
1	N15°29'11"E	25.37
2	S85°20'01"E	4.67
3	N33°22'59"E	5.45
4	S78°49'52"E	10.01
5	S09°58'09"W	9.37
6	S78°49'52"E	8.02
7	N16°14'35"E	10.00
8	S73°51'39"E	8.00

CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD DIST.
1	36.54	660.43	N80°24'46"W	36.53
2	52.19	660.43	N84°15'42"W	52.18
3	169.52	660.43	S86°07'16"W	169.06
4	30.39	20.00	N33°22'22"W	27.55
5	83.99	1740.00	N11°32'28"E	83.98
6	86.75	1740.00	N14°21'08"E	86.74
7	29.81	20.00	N58°28'29"E	27.12
8	37.29	25.00	N58°25'17"E	33.93
9	342.33	1770.00	N10°00'39"E	341.80
10	91.07	1740.00	N05°49'07"E	91.06
11	33.43	20.00	N55°12'26"E	29.67
12	10.88	25.00	S64°25'57"E	10.80
13	9.74	25.00	S40°47'55"E	9.68
14	41.09	45.00	N55°47'34"W	39.67
15	28.49	45.00	S79°54'38"W	28.02
16	27.79	45.00	S44°04'38"W	27.35
17	40.40	45.00	S00°39'52"W	39.06
18	24.92	45.00	S40°55'16"E	24.61
19	52.92	45.00	N89°31'14"E	49.93
20	4.67	25.00	S61°10'42"W	4.66
21	15.96	25.00	S84°48'44"W	15.69
22	9.30	1720.00	N16°17'39"E	9.30

FINAL SUBDIVISION PLAT OF
DELTA RIDGE PHASE 2
MAP 2 OF 6

CITY OF RALEIGH WAKE COUNTY, NC
SCALE 1" = 50' SEPTEMBER 9 1998
REVISED OCTOBER 13, 1998 CITY OF RALEIGH COMMENTS

ARLAND COMMUNITY DEVELOPMENT
448 VIKING DRIVE, SUITE 200
VIRGINIA BEACH, VA 23452

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft. TRA032042

PH-2-MAP-2-REC.DWG 10-13-98 2:50:27 pm EST S-72-97

THIS PLAT NOT TO BE RECORDED
AFTER 230 DAY OF RECORDING
1 COPY TO BE RETAINED FOR THE
CITY.

THIS PLAT IS A PART OF THE
CITY LIMITS.

SITE DATA ALL OF PHASE 2 MAPS 1-6

TOTAL AREA SUBDIVIDED 25.628 ACRES
TOTAL AREA IN NEW STREETS 3.665 ACRES
AREA IN POYNER DRIVE ADDITION 23,535 SF OR 0.540 ACRES
TOTAL AREA IN 20' SLOPE EASEMENT 14,535 SF OR 0.334 ACRES
TOTAL AREA LOTS 21,963 ACRES
TOTAL # OF LOTS 138

SITE DATA OF THIS PLAT ONLY (2 OF 6)

TOTAL AREA SUBDIVIDED 4.838 ACRES
AREA IN STREET DEDICATIONS 0.704 ACRES
AREA IN LOTS 4.134 ACRES

BUILDING SET BACKS
FRONT (SEE CODE) 10/20'
SIDE 5'
AGGREGATE SIDE YARD 15'
REAR 20'
CORNER SIDE 20'
AGGREGATE FRONT/REAR 40'

TOTAL # OF LOTS 27
PIN # 0786.10-67-2373
ZONING RESIDENTIAL R-10
INSIDE CITY LIMITS
OUT SIDE FLOOD HAZARD AREA

50' NEUSE RIVER RIPARIAN BUFFER
AREA TO REMAIN UNDISTURBED

EXIST CITY OF RALEIGH
20' SANITARY SEWER EASEMENT
SEE BOM 1985 PG. 640

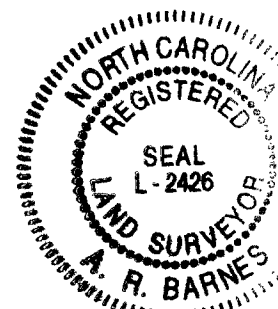
I, A. R. Barnes, certify that this plat was drawn under my supervision
from an actual survey made under my supervision (deed description
recorded in BOOK SEE , page REF. etc.) (other); that the
boundaries not surveyed are clearly indicated as drawn from information
found in Book SEE , page REF. ; that the ratio of precision as
calculated is 1: ; that this plat was prepared in accordance with
G.S. 47-30 as amended. Witness my original signature, registration
number and seal this day of , A.D. 1998

I, A. R. Barnes, certify that this plat is of a survey
that creates a subdivision of land within the area
of a county or municipality that has an ordinance
that regulates parcels of land.

A. R. Barnes
A. R. BARNES RLS 2426

A. R. Barnes

Registration Number
L-2426



FILED FOR REGISTRATION

DATE 12-16-98
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY **TLR**
ASST. DEPUTY

TIME 2:56 p.m.

RECORDED IN MAP BOOK 1998 PAGE

2299

"I, the undersigned Planning Director of the City of Raleigh, and Review
Officer for Wake County, do hereby certify that this map or plat meets
all the statutory requirements for recording and that the City of Raleigh,
as provided by its City Code, on the 12th day of November,
in the year 1998, approved this plat or map and accompanying
sheets and accepted for the City of Raleigh the dedications as shown
hereon, but on the further condition that the City assumes no respon-
sibility to open or maintain the same until in the discretion and opinion
of the governing body of the City of Raleigh it is in the public interest
to do so."

Debra A. Dietz
Planning Director, Wake County Review Officer

B:\B-RIDGE\PH-2-MAP-2-REC.DWG THE Nov 03 09:56:33 1998