

WAKE COUNTY, NC 33
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
3/27/2023 10:36:49
BOOK:BM2023 PAGE:00572

NOTES:

- 1) THE FIRM HAS RELIED UPON TITLE REPORT FURNISHED BY AMERICAN LAND TITLE ASSOCIATION, DATED SEPTEMBER 30, 2019 AT 8:00 AM. COMMITMENT NO.:189001-02811-NC WHILE AND IN PREPARING THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY TITLE EXCEPTIONS NOT DISCLOSED BY THE REFERENCED TITLE REPORT. AREAS COMPUTED BY COORDINATE METHOD.
- 2) PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
- 3) ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 4) RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
- 5) NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
- 6) BASIS OF BEARING SHOWN HEREON IS PER BOOK OF MAPS 2021, PAGE 1966, WAKE COUNTY REGISTER OF DEEDS.
- 7) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720174600K, PANEL 1746 EFFECTIVE DATE JULY 19, 2022.
- 8) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO THE RIGHT-OF-WAY OF OLD MILBURNIE ROAD.
- 9) ALL PRIVATE STORM DRAINAGE EASEMENTS & STORMWATER MEASURES WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- 10) 100 YEAR FLOOD PRONE AREA SHOWN HEREON IS PER A FLOOD STUDY PREPARED BY BOHLER ENGINEERING TITLED "FLOOD STUDY NARRATIVE: MILBURNIE RIDGE" DATED MARCH 30, 2022.

SITE OWNER TABLE:

OWNER: LENNAR CAROLINAS LLC
OWNER ADDRESS: 1100 PERIMETER PARK DR, SUITE 112, MORRISVILLE, NC 27560
SITE ADDRESS: 3231 OLD MILBURNIE ROAD RALEIGH NC 27616

TREE CONSERVATION AREAS ARE STRICTLY PROTECTED BY THE CITY OF RALEIGH. NO SOIL OR TREE DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN TREE CONSERVATION AREAS. INCLUDING: CHANGES TO VEGETATIVE COVER, STABILIZATION OF A STRUCTURE OR FENCE, ROAD OR WALKWAY CONSTRUCTION, TREE REMOVAL OR PRUNING, CHEMICAL OR BIOLOGICAL AGENT APPLICATION, PERMANENT OR TEMPORARY ENCROACHMENTS OF IMPERVIOUS SURFACES, VEHICLES, EQUIPMENT OR MATERIALS.

DEDICATION CERTIFICATE

I, THE UNDERSIGNED PLANNING AND DEVELOPMENT OFFICER 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 28th DAY OF March 2023, APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY 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.

PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

MISCELLANEOUS/PRELIMINARY CERTIFICATE

THIS PLAT OR MAP DOES NOT REQUIRE PRELIMINARY APPROVAL, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

PROPERTY OWNER CERTIFICATE FOR DEDICATION

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE AND THAT THE DEDICATOR(S) HEREBY AGREE TO WARRANT AND DEFEND THE TITLE AGAINST ANY CLAIMS OF ALL PERSONS WHOMSOEVER EXCEPTED AS SPECIFICALLY LISTED HEREIN AND THAT BY RECORDING THIS PLAT OR MAP (WE) DO IRREVOCABLY DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY, PARKS AND GREENWAYS (AS THOSE INTERESTS ARE DEFINED IN THE CITY CODE) AND AS THE SAME ARE SHOWN ON THE PLAT FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO USE AND UPON ACCEPTANCE THEREOF, IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH, FOR THE BENEFIT OF THE PUBLIC PROVIDED ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE NOT SPECIFICALLY LABELED CITY OF RALEIGH OR PUBLIC ARE NOT MADE TO THE CITY OF RALEIGH, BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT.

BOOK NO.: 19088
PAGE NO.: 1

LENNAR CAROLINAS, LLC

SIGNATURE(S) & TITLE/POSITION OF PROPERTY OWNER(S):

Robert Smart, Vice President

NOTARY STATEMENT

STATE OF North Carolina
COUNTY OF Wake

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: Robert Smart

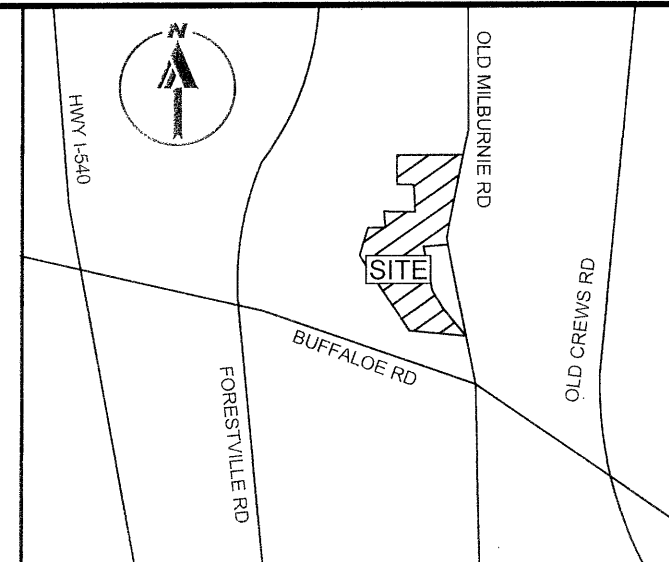
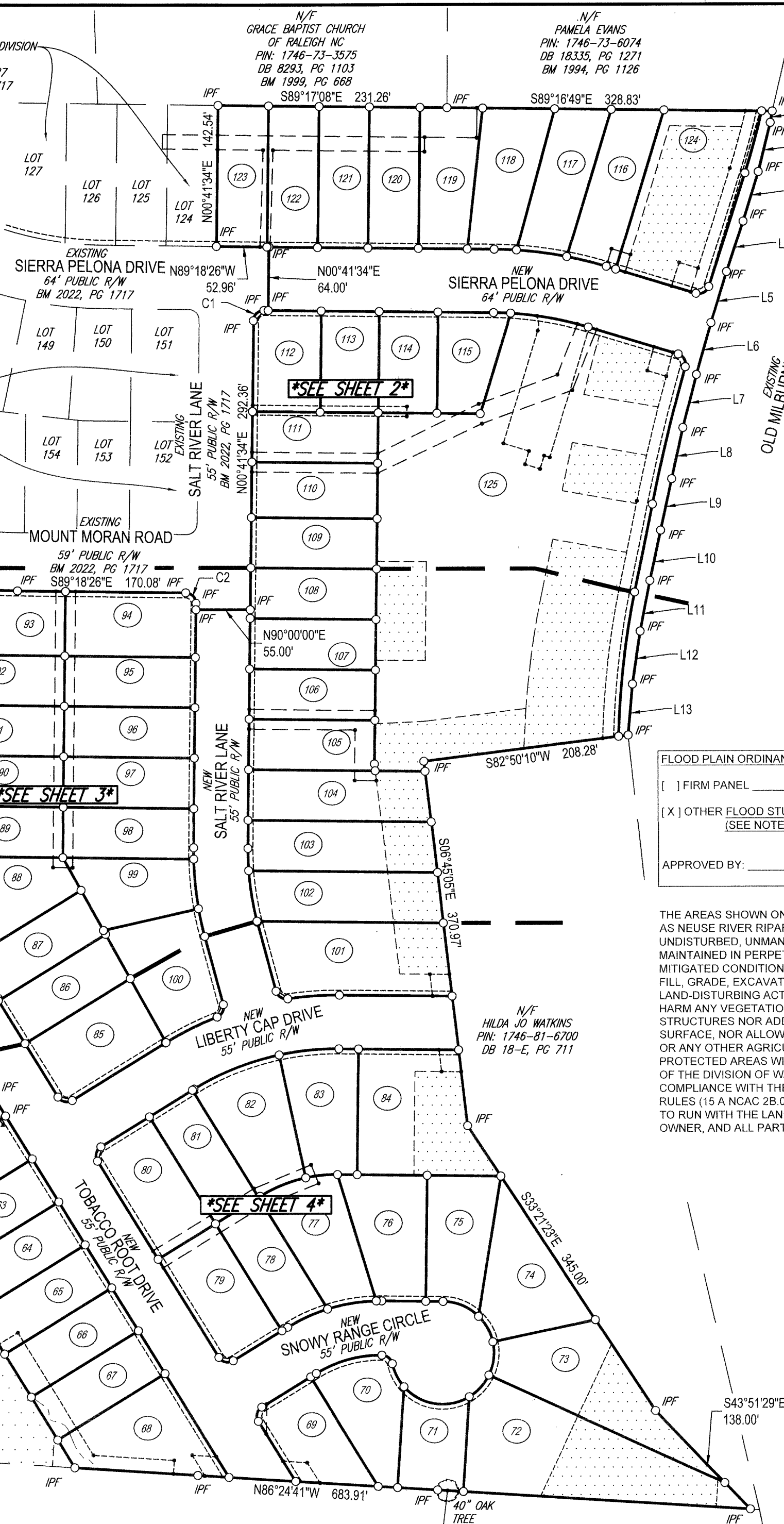
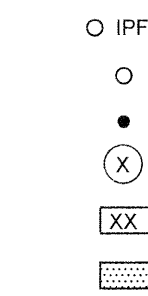
DATE: March 16, 2023

PRINTED NAME: Karen H. Rozell
MY COMMISSION EXPIRES: 4-17-2025

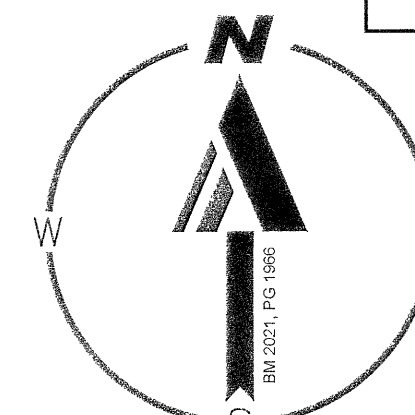
MILBURNIE RIDGE SUBDIVISION
PHASE II
LOTS 124 - 127
BM 2022, PG 1717

LEGEND

- LINE SURVEYED
- LINE NOT SURVEYED
- IRON PIPE FOUND
- IRON PIPE SET
- COMPUTED POINT
- LOT NUMBER
- LOT ADDRESS
- EXISTING TREE
- CONSERVATION AREAS



VICINITY MAP
NOT TO SCALE



REFERENCES:
DB 7159, PG 853
DB 8110, PG 1845
DB 8293, PG 1103
DB 8818, PG 671
DB 6953, PG 918
DB 10286, PG 1824
DB 13917, PG 1436
DB 15445, PG 2415
DB 17295, PG 970
DB 17523, PG 1771
BM 1977, PG 503
BM 1994, PG 1113
BM 1999, PG 668
BM 1999, PG 1346
BM 2000, PG 1791
BM 2012, PG 55
BM 2021, PG 536
BM 2021, PG 1966
BM 2022, PG 1717

SITE DATA TABLE FOR CITY OF RALEIGH

PROPERTY OF: LENNAR CAROLINAS LLC
SITE ADDRESS: 3231 OLD MILBURNIE ROAD
PIN: 1746-72-3137
DEED BOOK 19088, PAGE 1
BOOK OF MAPS 2021, PAGE 1966
ZONING: R-6-CU
NUMBER OF RESIDENTIAL LOTS.....71
NUMBER OF OPEN SPACES.....2
NUMBER OF TOTAL LOTS.....73
TOTAL SINGLE-FAMILY LOT AREA.....557,341 SF / 12.795 AC
TOTAL OPEN SPACE AREA.....124,649 SF / 2.861 AC
TOTAL R/W DEDICATION AREA.....149,643 SF / 3.436 AC
TOTAL SITE AREA.....831,633 SF / 19.092 AC

FLOOD PLAIN ORDINANCE

[] FIRM PANEL
[X] OTHER FLOOD STUDY BY BOHLER ENGINEERING
(SEE NOTE #11)

APPROVED BY:

THE AREAS SHOWN ON THE RECORDED PLAT IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER (AND/OR UNDISTURBED, UNMANAGED OPEN SPACE) SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES; NOR CUT, REMOVE, OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRAZING OR WATERING OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE DIVISION OF WATER QUALITY (DWQ) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (15A NCAC 2B.0233 OR .0259). THIS COVENANT IS TO RUN WITH THE LAND AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT.

SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE RATIO OF PRECISION OF THE SURVEY AS CALCULATED IS 1: 10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 13TH DAY OF MARCH A.D., 2023.

THOMAS E. TEABO
SURVEYOR NC L-3920

THIS PLAT IS NOT TO BE
RECORDED AFTER 10th
DAY OF April 1 2023
ONE (1) COPY TO BE
RETAINED FOR THE CITY.
THIS PLAT IS X IN
OUT OF THE CITY LIMITS.

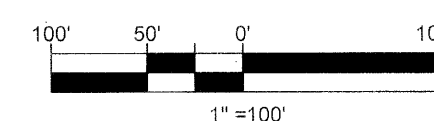
MILBURNIE RIDGE SUBDIVISION PLAT
PHASE III, RIGHT-OF-WAY &
EASEMENT PLAT
PIN: 1746-72-3137
DB 19088, PG 1
BM 2021, PG 1966
CITY OF RALEIGH
ST. MATTHEW'S TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

NCBELS: P-1132

FILE NO. NS192046	BOHLER		4130 PARKLAKE AVENUE, SUITE 130 RALEIGH, NORTH CAROLINA 27612 919.578.9000	
DATE 03/13/2023			www.bohlerengineering.com	
FIELD DATE 01/26/2023	CREW CHIEF JB/AS/BPS	DRAWN DET	REVIEWED TET	APPROVED TET
			SCALE 1" = 100'	DWG. NO. 1 OF 4

KAREN H. ROZELL
NOTARY PUBLIC
WAKE COUNTY, NORTH CAROLINA

SEE SHEET 2 FOR LINE TABLES
SEE SHEET 4 FOR CURVE TABLES



RCMP-0034-2023
SPR-0036-2020
SUB-63-2018
Z-16-07
DEMO-025720-2020
SUR-0119-2023