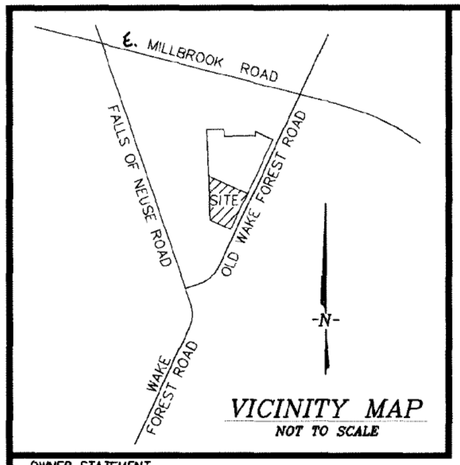


VICINITY MAP
NOT TO SCALE

-N- NC GRID (NAD 83)

WAKE COUNTY BOARD OF EDUCATION
MILLBROOK ELEMENTARY SCHOOL
DB 2046 PG 289
PIN: 1716543166
ZONED: R-6

AERC OF NC LLC
DB 8283 PG 1983
PIN: 1716533193
ZONED: R-6

MSDG RALEIGH LLC
DB 9205 PG 79
PIN: 1716526900
ZONED: R-6

OPEN SPACE #2
1601 BROOK FERN WAY

EXISTING DRAINAGE EASEMENT FROM BOM 2002 PG 2022

BROOK KNOLL PLACE (PRIVATE STREET)

ZACHARY BROOK LANE (PRIVATE STREET)

BROOK FOREST TOWNHOMES SUBDIVISION
BOM 2002 PG 2020-2022

WYATT BROOK WAY (PRIVATE STREET)

PROPERTY LINE TO BE REMOVED

0.660 ACRES COMBINED WITH EXISTING OPEN SPACE #2 NEW TOTAL IS 1.980 ACRES

0.66 ACRES OPEN SPACE ADDED TO OPEN SPACE #2

GRACE BROOK ROAD (PRIVATE)

NATALIE BROOK WAY (PRIVATE)

OPEN SPACE #5 0.10 AC (1737 GRACE BROOK ROAD)

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT BOM 2003 PG 608

SOUTHERN 15' PORTION OF EXISTING ACCESS EASEMENT PREVIOUSLY RECORDED IN BOM 2002 PG 926 TO BE ABANDONED PER THIS PLAT.

0.520 ACRES COMBINED WITH EXISTING OPEN SPACE #4 NEW TOTAL IS 0.710 ACRES

OPEN SPACE #4 1611 OLD WAKE FOREST ROAD

OLD WAKE FOREST ROAD (60' PUBLIC R/W - SR 2030)

0.520 ACRES OPEN SPACE ADDED TO OPEN SPACE #4

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT BOM 2003 PG 608

EXISTING 30' ACCESS EASEMENT BOM 2002 PG 926

30' OVERHEAD UTILITY EASEMENT DB 4059 PG 526

15'x20' TRANSIT EASEMENT

30' REAR SETBACK

20' REAR SETBACK

20' SETBACK

5' SIDEYARD SETBACK

IPF

LOT ACREAGE		
LOT	SF	ACRES
136	1353	0.031
137	1044	0.024
138	1044	0.024
139	1044	0.024
140	1044	0.024
141	1353	0.031
142	1353	0.031
143	1044	0.024
144	1044	0.024
145	1044	0.024
146	1044	0.024
147	1353	0.031
148	1353	0.031
149	1044	0.024
150	1044	0.024
151	1044	0.024
152	1044	0.024
153	1353	0.031
154	1353	0.031
155	1044	0.024
156	1044	0.024
157	1044	0.024
158	1044	0.024
159	1353	0.031
160	1353	0.031
161	1044	0.024
162	1044	0.024
163	1044	0.024
164	1353	0.031
165	1253	0.029
166	960	0.022
167	960	0.022
168	960	0.022
169	1253	0.029
170	1253	0.029
171	960	0.022
172	960	0.022
173	960	0.022
174	960	0.022
175	1253	0.029
176	1244	0.029
177	960	0.022
178	960	0.022
179	960	0.022
180	960	0.022
181	960	0.022
182	960	0.022
183	1253	0.029
184	1253	0.029
185	960	0.022
186	960	0.022
187	960	0.022
188	960	0.022
189	960	0.022
190	960	0.022
191	1253	0.029

PRIVATE UTILITY EASEMENT TABLE		
LINE	LENGTH	BEARING
SD1	74.10	S25°59'23"W
SD2	16.58	N82°09'03"W
SD3	114.87	N63°31'24"W
SD4	25.41	N63°04'00"W
SD5	46.24	N11°03'05"E
SD6	39.03	N77°43'05"W
SD7	66.04	S38°12'59"W
SD8	65.52	S16°03'45"W
SD9	32.92	S58°02'32"W
SD10	62.55	S53°06'37"W
SD11	90.22	S42°21'31"E
SD12	60.01	S03°26'22"E
SD13	33.83	S76°07'33"W
SD14	63.37	N63°28'30"W
SD15	7.15	S29°56'13"W
SD16	35.16	S29°56'13"W
SD17	23.95	S83°12'53"W
SD18	69.41	S26°32'41"W

TIE LINE TABLE					
			T7	36.08	S50°21'03"E
			T8	54.83	N50°53'46"W
LINE	LENGTH	BEARING	T9	60.61	N65°27'54"E
T1	93.47	N53°39'05"W	T10	67.57	N46°57'22"W
T2	52.59	N66°09'45"W	T11	109.11	N21°11'42"W
T3	10.50	S63°33'41"E	T12	75.36	N72°48'23"E
T4	59.03	S89°41'34"E	T13	55.45	N31°36'43"E
T5	36.47	S47°38'03"E	T14	10.00	N00°09'36"W
T6	10.50	S26°26'18"W	T15	10.50	S26°26'18"W

CURVE	LENGTH	RADIUS	CHORD	DISTANCE
C1	82.99	75.00	S31°51'37"E	78.82
C2	34.82	75.00	S13°08'26"W	34.51

LEGEND

(123) TYPICAL LOT NUMBER
54321 PARCEL ADDRESS
EXISTING 30' ACCESS EASEMENT
SETBACK LINE
OPEN SPACE LIMIT

OWNER STATEMENT

"THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORD, HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND AS SUCH, HAS(HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE, AND THAT THE DEDICATOR(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER UNLESS EXCEPTED HEREIN AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL I (WE) DO DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY, PARKS AND GREENWAYS, (AS THESE INTERESTS ARE DEFINED BY THE CITY CODE), AND AS THE SAME MAY BE SHOWN THEREON, FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED 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, SAID DEDICATION SHALL BE IRREVOCABLE; PROVIDED, ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE 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 SUBJECT TO CONDITIONS OF SUBSECTIONS (B), (C), (D) AND (F) OF SECTION 1 AND SECTION 4 OF THE "CITY STORM DRAINAGE POLICY" (RESOLUTION 1970-742 AS THE SAME MAY BE FROM TIME TO TIME AMENDED.

DEED BOOK 10593
DEED PAGE 1214

SIGNATURE(S) OF PROPERTY OWNER(S):

BROOK FOREST LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY

NORTH CAROLINA, Wake COUNTY.

I, A NOTORY PUBLIC OF THE COURT AND STATE AFORESAID, HEREBY CERTIFY THAT THE OWNER(S) LISTED ABOVE PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 5TH DAY OF March, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-1-2006

PATRICIA M. HISER FLORA NOTARY PUBLIC DURHAM COUNTY, N.C.

FLOOD STATEMENT:

THIS PROPERTY DOES NOT LIE WITHIN AN AREA DESIGNATED TO HAVE FLOOD HAZARD AREAS, ACCORDING TO MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NO. 3718J CO334 E, DATED MARCH 3, 1992.

TYPE OF PLAT

I, RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR NO. L-3266 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:

- [x] A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- [ ] B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- [ ] C. ANY ONE OF THE FOLLOWING:
  - ___ 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
  - ___ 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATER COURSE; OR
  - ___ 3. THAT THE SURVEY IS A CONTROL SURVEY.
- [x] D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;
- [ ] E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR No. L-3266

SURVEY CERTIFICATE

I, RICHARD ELLIS BULLOCK, JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS NOTED OR AS DASHED LINES FROM INFORMATION FOUND IN REFERENCES AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000, OR HIGHER. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 3RD DAY OF MARCH AD, 2004.

PROFESSIONAL LAND SURVEYOR - LICENSE #L-3266

FILED FOR REGISTRATION

DATE

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY: _____

TIME: _____

RECORDING DATE LIMITATION

THIS PLAT NOT TO BE RECORDED AFTER _____ DAY OF _____
1 COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS [ ] IN; [ ] OUT OF THE CITY LIMITS.

PLANNING CERTIFICATE

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 STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY THE CITY CODE, ON THE _____ DAY OF _____, IN THE YEAR _____, APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS, AND ACCEPTED FOR THE CITY OF RALEIGH, THE DEDICATIONS AS SHOWN THEREON, BUT ON 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 DIRECTOR-WAKE COUNTY REVIEW OFFICER

NOTES:

1. NORTH BASED ON BOOK OF MAPS 2002 PAGE 926.
2. TOTAL RECOMBINED AREA IS 13.41 ACRES AS CALCULATED BY COORDINATE METHOD.
3. IRON STAKES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. THE PURPOSE OF THIS RECOMBINATION AND SUBDIVISION IS TO RECOMBINE OPEN SPACE #2 & #4 FROM BOOK OF MAPS 2002 PAGE 2020 WITH ADDITIONAL OPEN SPACES AND TO CREATE ADDITIONAL TOWNHOME LOTS.
5. SEE SHEET 1 OF 2 FOR RECOMBINATION OF OPEN SPACE #2 & #4.
6. THERE ARE NO NEUSE BUFFERS ON THIS TRACT.
7. ALL PRIVATE STREETS SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY BROOK FOREST TOWNHOMES HOMEOWNERS ASSOCIATION UNLESS OTHERWISE NOTED.
8. OPEN SPACE AREAS 1&2 ARE REQUIRED BY CITY OF RALEIGH TO MEET 10-2103(d) CRITERIA. OPEN SPACE AREAS 3,4&5 ARE NOT REQUIRED BY THE SAME CRITERIA. ALL OPEN SPACE AND ANY IMPROVEMENTS OF SAID OPEN SPACE SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL MAINTAINED BY THE BROOK FOREST TOWNHOMES HOMEOWNERS ASSOCIATION.
9. NO DRAINAGE EASEMENT SHALL ENCROACH INTO ANY BUILDING STRUCTURE.
10. ALL PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY BROOK FOREST HOMEOWNERS ASSOCIATION UNLESS OTHERWISE NOTED.
11. A CONDITION OF S-11-2002 STATES THAT IF ADDITIONAL DRIVEWAY LOCATIONS ARE PROPOSED UPON INDIVIDUAL LOT DEVELOPMENT, THAT A NCDOT DRIVEWAY PERMIT SHALL BE OBTAINED AND THE EXISTING DRIVE ON OLD WAKE FOREST ROAD BE CLOSED.

"This plat or map is not a subdivision, but a recombination of previously platted property, and meets all statutory requirements for recording."

Planning Director/Wake County Review Officer."

50' 0 25' 50' 100'

1 INCH = 50' FT.

WAKE COUNTY, NC 378
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/11/2004 AT 13:06:23

BOOK:BM2004 PAGE:01001

RECORDED IN BOOK OF MAPS 2004 PAGE 1001. WAKE COUNTY NORTH CAROLINA

RA035523 S-47-03 R-34-04

NORTH CAROLINA PROFESSIONAL SEAL L-3266 LAND SURVEYOR RICHARD ELLIS BULLOCK, JR.

REVISIONS			
No.	By	Date	Remarks
1	JLL	03.02.04	CITY OF RALEIGH REVIEW COMMENTS.
2	RB	05.27.04	CHANGE ADDRESSES/C.O.R.

RECOMBINATION AND SUBDIVISION OF
BROOK FOREST PHASE 2
BROOK FOREST TOWNHOMES
BROOK FOREST, LLC
RALEIGH, NORTH CAROLINA

Dewberry
Dewberry & Davis, Inc.
2301 REXWOODS DRIVE, SUITE 200
RALEIGH, NC 27607
PHONE: 919.881.9939
FAX: 919.881.9923

Town: RALEIGH	County: WAKE	Survey Date: 02.06.04	Designed By: REB	Scale: 1"=50'
Township: NEUSE	North Carolina	Surveyed By: GC	Drawn By: RSM/JLL	DDI Project Code: 73040900
Zone: RESIDENTIAL-15 CONDITIONAL USE	Pin #: 1716539341	Field Book:	Checked By: REB	Plat File Name: BF PH II PLAT 2of2