

VICINITY MAP

NOT TO SCALE

REFERENCES:

DEED BOOK 15471, PAGE 2312
BOOK OF MAPS 1984, PAGE 638
*OTHERS SHOWN HEREON

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 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 in 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).

15471 Book
2312 Page

BY: DAVID CUSHING VP LAND
BY: KB HOME RALEIGH-DURHAM, INC

Signature(s) of property owner(s)

LEGEND

○	Ex. iron pipe/rod or nail
●	New iron pipe
⊙	Calculated point
DB	Deed Book
PB or BM	Plat Book / Book of Maps
N/F	Now or formerly
Pg.	Page
SF	Square feet
Ac.	Acres
R/W	Right-of-way
38	New address

MEADOWLANDS OF RALEIGH, LLC
DB 9521, PG 1053
PIN: 1714-14-8337
ZONING: R-10

SITE DATA TABLE:

CURRENT OWNER
-KB HOME RALEIGH-DURHAM, INC.
4506 S. MIAMI BOULEVARD, SUITE 100
DURHAM, NC 27703

PARENT TRACT PIN#: 1714-24-5663 (10.77 ACRES)
1200 N. STATE STREET - RALEIGH, NC

-6.16 ACRES (AREA OF 39 SINGLE-FAMILY LOTS)
-2.85 ACRES (AREA OF 2 STORMWATER CONTROL FACILITY LOTS)
-1.75 ACRES (AREA OF NEW RIGHT-OF-WAY DEDICATION)
-0.01 ACRES (R/W TO EX. LOT 80 - FRELKE TRACT)

TOTAL: 10.77 ACRES

CONTROL CORNER
N: 744,412.52
E: 2,112,040.21

TCA CURVE TABLE - SHEET 2

CURVE	LENGTH	RADIUS	CHORD	BEARING
TC1	22.47	300.00	22.47	S07°29'03"W
TC2	20.10	305.00	20.09	S07°44'32"W

TCA LINE TABLE - SHEET 2

LINE	LENGTH	BEARING
T1	17.98	N55°48'21"W
T2	9.93	N65°14'30"W
T3	18.66	S84°42'43"W
T4	28.69	S22°48'55"W
T5	76.08	N80°39'18"W
T6	39.60	N77°16'16"W
T7	20.97	N30°14'10"E
T8	32.70	S77°16'16"E
T9	59.71	S80°39'18"E
T10	24.91	N22°48'55"E
T11	36.02	N84°42'43"E
T12	16.95	S65°14'30"E
T13	4.06	S55°48'21"E
T14	2.21	S09°26'11"W

PROPERTY CURVE TABLE - SHEET 2

CURVE	LENGTH	RADIUS	CHORD	BEARING
C13	72.76	292.50	72.57	S78°30'24"E
C14	77.21	292.50	76.98	S63°49'08"E
C15	77.21	292.50	76.98	S48°41'42"E
C16	2.37	292.50	2.37	S40°54'05"E
C17	53.02	56.00	51.07	S67°38'26"E
C18	7.81	25.00	7.78	N85°48'46"W
C19	15.79	25.00	15.53	N58°45'32"W
C20	1.40	172.50	1.40	S40°54'05"E
C21	45.53	172.50	45.40	S48°41'42"E
C22	45.53	172.50	45.40	S63°49'08"E
C23	42.91	172.50	42.80	S78°30'24"E
C24	31.42	20.00	28.28	N40°37'36"W
C25	31.42	20.00	28.28	N49°22'02"E
C26	100.06	127.50	97.51	S63°09'04"E
C27	23.60	25.00	22.74	S13°37'16"E
C28	20.98	56.00	20.86	N02°41'42"E
C29	53.21	56.00	51.23	N35°15'22"W
C30	50.83	56.00	49.11	N68°28'48"W
C31	103.63	56.00	89.47	S12°30'01"W
C32	81.94	250.00	80.69	N04°55'09"W
C33	76.81	250.00	76.51	N23°00'26"W
C34	54.73	250.00	54.62	N38°04'50"W
C35	13.42	300.00	13.42	S43°04'17"E
C36	47.78	300.00	47.73	S33°13'39"E
C37	47.78	300.00	47.73	S28°06'09"E
C38	47.78	300.00	47.73	S18°58'40"E
C39	51.25	300.00	51.19	S09°31'17"E
C40	74.65	300.00	74.46	S02°30'05"W
C41	37.00	774.84	36.99	N07°16'46"E

PROPERTY LINE TABLE - SHEET 2

LINE	LENGTH	BEARING
L14	20.01	S84°08'53"E
L15	4.98	S84°09'20"E
L16	5.15	S71°41'03"E
L17	52.80	S04°22'02"W
L18	66.00	S85°37'58"E
L19	51.00	S85°37'58"E
L20	51.97	S51°44'05"E
L21	52.64	S54°59'51"E
L22	51.00	S40°40'10"E
L23	2.94	S85°37'58"E
L24	51.00	S85°37'58"E
L25	46.00	S85°37'58"E
L26	85.00	N04°22'02"E
L27	46.00	S85°37'58"E
L28	52.81	S85°37'58"E
L29	1.13	S85°37'58"E
L30	53.51	N16°47'37"E
L31	6.89	S75°35'05"W
L32	31.13	N33°16'44"W
L33	20.30	N33°16'44"W
L34	46.75	N40°25'28"W
L35	4.25	N40°25'28"W
L36	42.93	N40°25'28"W
L37	8.13	N33°58'17"W
L38	32.30	N33°58'17"W
L39	44.09	N04°22'02"E
L40	15.80	N56°05'49"W
L41	36.70	N74°36'39"W
L42	20.59	S77°50'19"W
L43	9.27	N73°38'48"W
L44	26.05	S71°07'00"W
L45	11.52	S25°08'48"W
L46	8.33	S69°07'55"W
L47	9.86	N68°28'54"W
L48	11.84	N39°46'55"W
L49	8.71	N85°24'28"W
L50	24.83	S85°31'56"E

NC GRID NORTH
(NAD 83)

WAKE COUNTY
BOARD OF EDUCATION
DB 13625, PG 1724
PIN: 1714-14-8810

JUDITH M. PERRY
DB 6560, PG 252
BM 1949, PG 61
PIN: 1714-25-4045
ZONING: R-10

DOUGLAS C. FRELKE
DB 11047, PG 1725
PIN: 1714-24-4185
ZONING: R-10

LAUREN T. COPLAND
DB 12809, PG 679
PIN: 1714-24-5146
ZONING: R-10

LOT 80
DOUGLAS C. & KIMBERLY B. FRELKE
DB 13319, PG 1425
PIN: 1714-24-4105
ZONING: R-10
OLD AREA 7,708 S.F. 0.18 AC.
NEW AREA 8,344 S.F. 0.19 AC.

BIRCH ARBOR CIRCLE
(45' PUBLIC RIGHT-OF-WAY)

EDMUND STREET
43.5' PUBLIC R/W

N. STATE STREET
50' PUBLIC R/W

PLAINVIEW AVENUE
(50' PUBLIC RIGHT-OF-WAY)

PLAINVIEW AVENUE
50' PUBLIC R/W

MATCH LINE SHEET 1

NOTES:

1) All distances are horizontal ground distances unless otherwise noted.

2) This survey does not include nor depict any environmental evaluations.

3) All easements shown hereon to be centered on structures as constructed unless otherwise noted.

4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.

5) Subject property is NOT located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) # 3720175400J, effective date May 2, 2006.

6) All private drainage easements & stormwater measures will be maintained by the homeowner association.

7) The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained 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 water or any other agricultural use on such protected areas without written authorization from N.C. Division of Water Quality (DWQ) in accordance 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.

8) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.12'.

Horizontal Datum - NAD 83

9) Existing dwelling on parent tract to be demolished. (DEMO PERMIT #110234)

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

I, Robert T. Newcomb, III, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision as calculated is greater than 1:10,000; that this plat was prepared in accordance with NCGS 47-30 as amended.

Witness my original signature, registration number and seal this 28 day of January, 2014.

NORTH CAROLINA PROFESSIONAL SEAL L-2444 ROBERT T. NEWCOMB III LAND SURVEYOR

Professional Land Surveyor (L-2444)

FILED FOR REGISTRATION
02.05.2014
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY: [signature]
ASST. /DEPUTY
TIME: 09:52:01 AM

WAKE COUNTY, NC 46
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/05/2014 AT 09:52:01

BOOK:BM2014 PAGE:00146

RECORDED IN BOOK 2014 PAGE 00146 WAKE COUNTY REGISTRY

FINAL SUBDIVISION & TREE CONSERVATION AREA PLAT

FOR OAKWOOD NORTH
KB HOME RALEIGH-DURHAM, INC.

RALEIGH TOWNSHIP WAKE COUNTY NORTH CAROLINA

50 25 0 50 100
SCALE: 1"= 50'

383177
S-28-12
RAD31285

JOB NO.: 135129
FILE NAME: RM-SD
PLOT DATE: 1/28/14

SHEET 2 OF 2