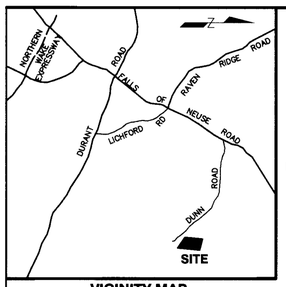
1999-2374



VICINITY MAP
NO SCALE

LEGEND

△	CALCULATED POINT
IPF	IRON PIPE FOUND
NIP	NEW IRON PIPE
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
SDE	STORM DRAIN EASEMENT
DB	DEED BOOK
BM	BOOK of MAPS
PG	PAGE
SF	SQUARE FEET
AC	ACRES
AL	ARC LENGTH
0000	DENOTES ADDRESS

Wake County,NC 436
Laura M Riddick, Register Of Deeds
Presented & Recorded 12/30/1999 10:20:05
Book : BM1999 Page : 02374

SITE DATA

CURRENT OWNER: C & G DEVELOPMENT TWO L.L.C.
DEED REFERENCE: D.B. 8254, PG. 1799
PLAT REFERENCE: B.M. 1999, PG. 15
WAKE COUNTY (P.I.N.): 1729.04-80-1305
ZONING: R-10

TOTAL NO. OF UNITS: 47
TOTAL NO. OF LOTS: 47

TOTAL AREA IN PUBLIC STREETS:	1.21 ACRES
TOTAL AREA IN PRIVATE STREETS:	0.48 ACRE
TOTAL AREA IN NEIGHBORHOOD OPEN SPACE:	3.32 ACRES
TOTAL AREA IN LOTS:	3.20 ACRE
TOTAL AREA OF PARENT TRACT (INCLUDING LOT 1111):	20.16 ACRES
-AREA RECORDED IN THIS PHASE - MAP 1:	8.21 ACRES
-AREA RECORDED IN THIS PHASE - MAP 2:	2.40 ACRES
-TOTAL AREA IN THIS PHASE:	10.61 ACRES
REMAINING AREA OF PARENT TRACT:	9.55 ACRES

FILED FOR REGISTRATION

DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY: _____
ASST / DEPUTY

TIME: _____

FALLS RIVER DEVELOPMENT
ASSOCIATION II, LIMITED PARTENERSHIP
TAX P.I.N. 1728.02 88 1205
D.B. 8262, PG. 872

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 30th day of July, in the year 1999, 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.

George B. Chapman 12/29/99
Planning Director / Wake County Review Officer

RECORDED IN BOOK OF MAPS _____ PAGE _____

THIS PLAT NOT TO BE RECORDED AFTER THE 17TH DAY OF Jan 2000 ~~1999~~.

1 COPY TO BE RETAINED FOR THE CITY

THIS PLAT IS ☐IN ☐OUT OF THE CITY LIMITS
Annexation Submitted

HORACE DUNN et al
D.B. 2905, PG. 576
TAX (P.I.N.): 1729.04-70-4564
±28 ACRES

GRAPHIC SCALE
0 50 100 200
1 inch = 50 ft.

NORTH

B.M. 1999, PG. 15

I, Jeremy Taylor, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed and description recorded in Books referenced); that the boundaries not surveyed are clearly indicated as drawn from information found in Books referenced; that the ratio of precision as calculated is 1: 34,400; that this plat was prepared in accordance with G.S. 47-30 as amended.

This is to certify that 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, registration number and seal this 22nd day of December, A.D., 1999.

JEREMY TAYLOR NOTARY *** PUBLIC WAKE COUNTY, N.C.

North Carolina, WAKE

I, JEREMY TAYLOR a Notary Public of the County and State aforesaid, certify that W. KENT CUMMINGS personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 22nd day of DECEMBER, 1999.

Notary Public
11/10/2004
My Commission Expires

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 submissions 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 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 there 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).

Book No._____Page No._____

C & G DEVELOPMENT TWO, LLC
Signature(s) of owner(s)

NOTES

1) NEW IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

2) AREAS CALCULATED BY COORDINATE GEOMETRY.

3) NO NCGS MONUMENT LOCATED WITHIN 2000' OF SUBJECT PROPERTY.

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.44'	N70°48'30"W
L2	6.29'	N73°35'36"W
L3	12.99'	N89°44'11"W
L4	6.81'	S88°50'00"E
L5	22.75'	N56°30'00"W
L6	22.50'	N04°50'37"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	32.98'	39.40'	32.03'	S56°36'20"E
C2	112.21'	39.40'	77.95'	N17°49'11"E
C3	45.28'	39.40'	42.83'	S83°17'55"W
C4	2.66'	172.50'	2.66'	N32°57'11"E
C5	40.10'	172.50'	40.01'	N25°51'06"E
C6	8.38'	172.50'	8.38'	N17°47'57"E
C7	37.67'	172.50'	37.59'	N05°59'32"W
C8	30.09'	172.50'	30.05'	N17°14'40"W
C9	41.57'	172.50'	41.47'	N29°08'43"W
C10	14.32'	172.50'	14.32'	N38°25'40"W
C11	23.80'	15.00'	21.38'	S04°38'34"W
C12	99.60'	127.50'	97.09'	S72°28'17"W
C13	1.72'	127.50'	1.72'	N33°00'31"E
C14	41.52'	127.50'	41.34'	N23°17'36"E
C15	28.48'	127.50'	28.42'	N07°33'56"E
C16	15.37'	172.50'	15.37'	N49°38'13"E
C17	45.48'	2348.44'	45.48'	S47°38'19"W
C18	23.84'	15.00'	21.41'	N86°16'48"W
C19	2.25'	172.50'	2.25'	S85°31'49"E
C20	7.92'	172.50'	7.92'	S87°13'10"E
C21	42.18'	172.50'	42.08'	N84°27'36"E
C22	30.04'	172.50'	30.00'	N72°27'55"E
C23	46.02'	172.50'	45.89'	N59°49'59"E
C24	39.28'	25.00'	35.36'	S11°36'20"E
C25	39.28'	25.00'	35.36'	N78°23'40"E
C26	6.00'	172.50'	6.00'	N02°09'46"E
C27	2.72'	172.50'	2.72'	N00°42'54"E
C28	10.70'	127.50'	10.70'	N01°14'16"W
C29	82.58'	127.50'	81.15'	N22°11'53"W
C30	39.89'	172.50'	39.80'	N09°46'58"E

REVISIONS

11/15/99 - ADDRESSED C.O.R.
COMMENTS

R&A
RICE & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
116 New Edition Court
Cary, North Carolina 27511
Voice: 919.462.8474
Fax: 919.462.8707
riceassociates@telix.com

RECOMBINATION & SUBDIVISION PLAT of PHASE 1 FALLS COMMONS TOWNHOMES
NEUSE RIVER TOWNSHIP
WAKE COUNTY, NC
AUGUST 12, 1999

DEVELOPER:
C&G DEVELOPMENT TWO, LLC

1001 NAVAHO DR., SUITE 200
RALEIGH, NC 27609
919 . 954 . 0840

NORTH CAROLINA PROFESSIONAL SEAL L-3841 LAND SURVEYOR JEREMY TAYLOR

UNLESS THIS DRAWING IS SIGNED AND DATED, IT SHALL BE CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES.

MAP 1 OF 2

RA032759
S-75-99
R-305-99

S:\AADWG\falls river\98-074\phase1a.dwg Wed Dec 22 14:16:13 1999 jwt