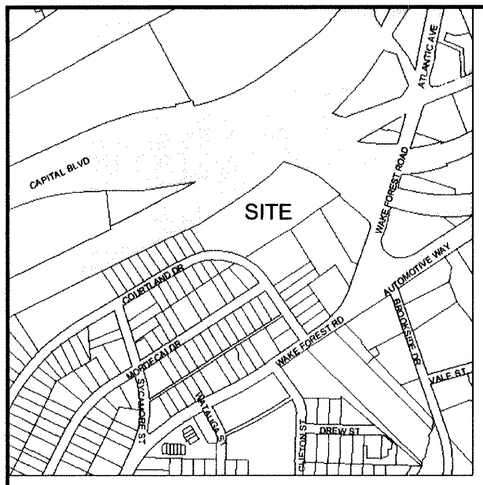


VICINITY MAP
(NOT TO SCALE)

WAKE COUNTY, NC 544
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/30/2007 AT 13:30:52

BOOK:BM2007 PAGE:01739

CSX RAILROAD
CHORD = N 51°23'30" E 589.47'
R=7676.65
L=642.29
Tan=321.49
Δ=4°47'31"

CAPITAL BOULEVARD
R=1200.30
L=125.69
Tan=62.90
Δ=6°00'00"
S64°25'52"E
77.70'
S49°13'52"E
148.60'
SECONDARY TREE CONSERVATION AREA
50' WIDE MAJOR THOROUGHFARE YARD
0.41 ACRES

N01°12'40"E
7.03'(tie line)
N50°33'30"E
10.05'(tie line)
N24°39'52"E
11.71'(tie line)
N55°06'39"E
54.67'(tie line)
N62°19'04"W
21.16'(tie line)
S 50°39'37" E
45.06'(tie line)
S 78°58'03" W 96.32'(tie line)

OPEN SPACE
33' PRIVATE ACCESS EASEMENT W/PUBLIC ACCESS EASEMENT
YARBOROUGH PARK DRIVE
30' PRIVATE ACCESS EASEMENT
RANEY CT.
BAUER CT.
10' PRIVATE DRAINAGE EASEMENT
CITY OF RALEIGH SANITARY SEWER EASEMENT
FEMA 1% ANNUAL CHANCE FLOODPLAIN LINE AS TAKEN FROM PANEL # 3720171400J (EFFECTIVE MAY 2, 2006)
R=20.00
L=56.58
Tan=126.85
Δ=162°04'50"

1 6,517.65 SF 0.1496 AC
2 2,270.53 SF 0.0521 AC
3 2,276.88 SF 0.0523 AC
4 1,715.60 SF 0.0394 AC
5 2,086.05 SF 0.0479 AC
6 2,079.97 SF 0.0477 AC
7 1,721.67 SF 0.0395 AC
8 1,739.14 SF 0.0399 AC
9 1,354.37 SF 0.0311 AC
10 1,354.37 SF 0.0311 AC
11 1,745.30 SF 0.0401 AC
12 1,716.86 SF 0.0394 AC
13 1,396.04 SF 0.0321 AC
14 1,721.67 SF 0.0395 AC
15 1,739.14 SF 0.0399 AC
16 1,354.37 SF 0.0311 AC
17 1,354.37 SF 0.0311 AC
18 1,745.30 SF 0.0401 AC
19 1,476.42 SF 0.0339 AC
20 1,196.54 SF 0.0275 AC
21 1,093.16 SF 0.0251 AC
22 1,705.31 SF 0.0391 AC
23 1,536.92 SF 0.0353 AC
24 1,302.67 SF 0.0299 AC
25 1,395.86 SF 0.0320 AC
26 1,936.32 SF 0.0445 AC
27 1,731.74 SF 0.0398 AC
28 1,346.17 SF 0.0309 AC
29 1,348.42 SF 0.0310 AC
30 2,127.00 SF 0.0488 AC
31 2,124.65 SF 0.0488 AC
32 1,345.25 SF 0.0309 AC
33 1,345.25 SF 0.0309 AC
34 1,727.43 SF 0.0397 AC
35 1,738.14 SF 0.0399 AC
36 1,354.37 SF 0.0311 AC
37 1,354.37 SF 0.0311 AC
38 2,139.05 SF 0.0491 AC
39 5,822.51 SF 0.1337 AC

TERRY D. & CYNTHIA R. FOWLER
DB 3686, PG 353
MB 1920, PG 110
PIN # 1714.09-06-1474
TYPE USE-SINGLE FAMILY
STYLE-CONVENTIONAL
1419 COURTLAND DRIVE
ZONED R-10 CUD

HENRY O. NORTHCUTT
DB 8354, PG 241
PIN # 1714.09-06-3312
TYPE USE-SINGLE FAMILY
STYLE-CONVENTIONAL
1424 COURTLAND DRIVE

FINCO HOLDINGS LLC
DB 11786, PG 2157
MB 2005, PG 1938
PIN # 1714.09-06-6304
TYPE USE-SINGLE FAMILY
STYLE-CONVENTIONAL
1501 COURTLAND DRIVE
ZONED R-10 CUD

HARRIS WHOLESALE, INC.
DB 3363, PG 440
MB 1988, PG 1500
PIN # 1714.09-06-9459
TYPE USE-PREFAB WAREHOUSE
STYLE-CONVENTIONAL
1805 OLD WAKE FOREST ROAD
ZONED-IND-2

HARRIS WHOLESALE, INC.
DB 3363, PG 440
MB 1988, PG 1500
PIN # 1714.09-06-7476
TYPE USE-FLEX WAREHOUSE
STYLE-CONVENTIONAL
1601 OLD WAKE FOREST ROAD
ZONED-IND-2

COURTLAND DRIVE
50' PUBLIC R/W

"I, JOHN A. EDWARDS JR., R.L.S., certify that this plot was drown under my supervision from an actual survey made under my supervision (deed description recorded in Book N/A, page N/A, etc.)(other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, page N/A; that the ratio of precision as calculated is 1: 20,000; that this plot was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal this 5th day of JULY, A.D. 2007."

Seal or Stamp

Surveyor

L-2776
License Number

NOTE: A MINIMUM FLOOR ELEVATION OF 235.0 WILL BE REQUIRED FOR THE FOLLOWING LOTS 23-26.

NOTE: NO SIGHT TRIANGLE EASEMENTS EXIST WITHIN THIS PROPERTY.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

ZONED R-10 CUD
S-78-06

RECORDED IN MAP BOOK 2007, PAGE 739 WAKE COUNTY REGISTRY

DATE	REVISION	BY

JOHN A. EDWARDS & COMPANY
Consulting Engineers
333 Wade Ave, Raleigh, NC 27605
Phone (919) 828-4428
FAX (919) 828-4711
E-mail Rick@jaeco.com

SCALE: 1" = 40'	DATE: JULY 5, 2007
FLD. BK. & PAGE:	DRAWN BY: RHK,JR.
FILE NO:	CHECKED BY: JAE, JR.

YARBOROUGH PARK
A TOWNHOME COMMUNITY

RALEIGH WAKE COUNTY NORTH CAROLINA

FINAL PLAT

SHEET 2 OF 2

X:\dwgs2002\Settle Dockery\Courtland_drive\record map.dwg, record map, 7/2/2007 1:42:10 PM, RHK