

VICINITY MAP

CURVE TABLE						
CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA	TANGENT
C1	25.00	40.29	S42°59'55"E	36.07	92°19'52"	26.04
C2	525.00	16.08	N88°17'13"W	16.07	1°45'16"	8.04
C3	525.00	3.55	N87°12'57"W	3.55	0°23'16"	1.78
C4	25.00	40.40	N46°41'16"E	36.14	92°34'49"	26.15
C5	25.00	38.14	S43°18'44"E	34.55	87°25'11"	23.90
C6	589.03	104.62	N81°56'01"W	104.49	10°10'37"	52.45
C7	539.03	98.43	N81°47'27"W	98.29	10°27'43"	49.35
C8	50.00	36.76	S19°18'14"E	35.94	42°07'37"	19.26
C9	50.00	53.32	S70°54'59"E	50.83	61°05'53"	29.51
C10	475.00	17.76	N88°05'35"W	17.76	2°08'32"	8.88
C11	25.00	23.18	S64°16'15"W	22.36	53°07'48"	12.50

AREA TABLE

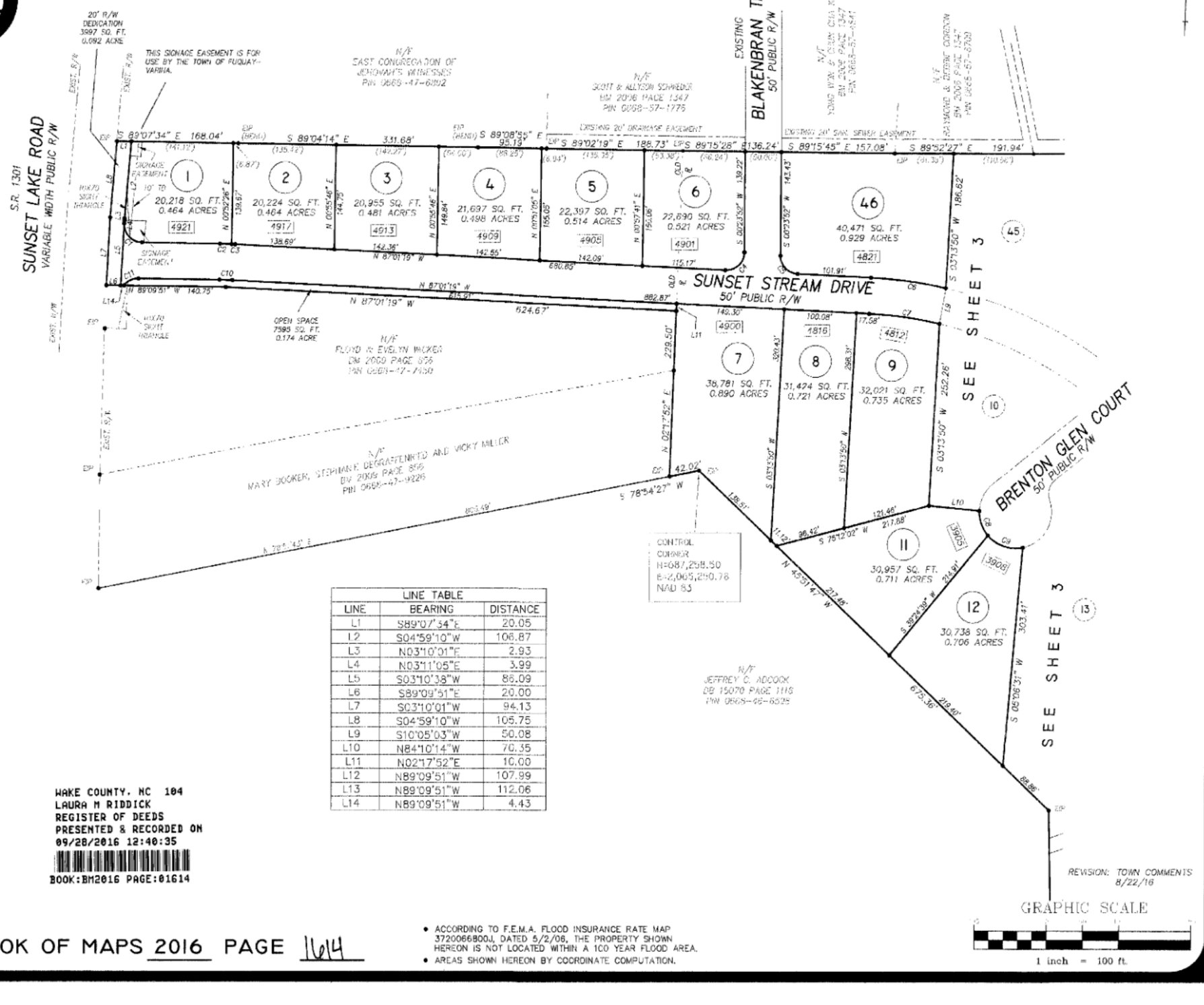
12 LOTS	7.635 ACRES
PUBLIC R/W SUNSET LAKE ROAD	0.092 ACRES
PUBLIC R/W SUNSET STREAM DRIVE	1.312 ACRES
PUBLIC R/W BLAKENBRAN TRAIL	0.197 ACRES
OPEN SPACE	0.174 ACRES
TOTAL THIS SHEET	9.410 ACRES

BUILDING SETBACKS

FRONT	35'
REAR	30'
SIDE	15'
CORNER SIDE	25'
MIN. LOT WIDTH	90'

BM 2007 PAGE 2033
WAKE CO. REGISTRY

N



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°07'34"E	20.05
L2	S04°59'10"W	106.87
L3	N03°10'01"E	2.93
L4	N03°11'05"E	3.99
L5	S03°10'38"W	86.09
L6	S89°09'51"E	20.00
L7	S03°10'01"W	94.13
L8	S04°59'10"W	105.75
L9	S10°05'03"W	50.08
L10	N84°10'14"W	70.35
L11	N02°17'52"E	10.00
L12	N89°09'51"W	107.99
L13	N89°09'51"W	112.06
L14	N89°09'51"W	4.43

LEGEND

EIP	- Existing Iron Pipe
EIS	- Existing Iron Stake
IPS	- Iron Pipe Set
ECM	- Existing Concrete Monument
CMS	- Concrete Monument Set
P-K	- Parker-Kalon Nail Set
ERR	- Existing Railroad Spike
RRS	- Railroad Spike Set
10' TB	- 10' THOROUGHFARE BUFFER
XXXX	Steet Address

WAKE COUNTY, NC 104
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/28/2016 12:40:35
BOOK:BM2016 PAGE:01614

RECORDED IN BOOK OF MAPS 2016 PAGE 1614

- ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP 3720066800J, DATED 5/2/06, THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A 100 YEAR FLOOD AREA.
- AREAS SHOWN HEREON BY COORDINATE COMPUTATION.

REVISION: TOWN COMMENTS 8/22/16

GRAPHIC SCALE
1 inch = 100 ft.

GRIFFIN LAND SURVEYING, INC

RECOMBINATION & SUBDIVISION PLAT

SUNSET GLEN

MIDDLE CREEK TOWNSHIP WAKE COUNTY NORTH CAROLINA

ZONE		DATE	1/11/16
	R=20	SCALE	1" = 100'
TAX PARCEL		DRAWN BY	MPG
P.I.N.	AS SHOWN	PROJECT NO.	
SHEET 2 OF 4			