

NORTH CAROLINA - WAKE COUNTY
FILED FOR REGISTRATION
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY:
ASSISTANT/DEPUTY
TIME:

- LEGEND
● EXISTING IRON PIPE
○ IRON PIPE SET
▲ CALC. POINT
XXXXX STREET ADDRESS
--- ZONING LINE

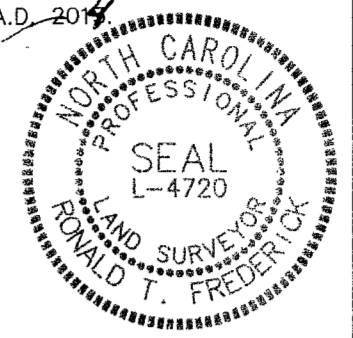
THIS PLAT NOT TO BE RECORDED
AFTER 12TH DAY OF SEPT. 14
1 COPY TO BE RETAINED FOR THE
CITY.
THIS PLAT IS IN OUT OF THE
CITY LIMITS.

SITE DATA TABLE

NORTH HILLS EAST PIN: LOT 1 1706604182, LOT 5 1706607253, LOT 6 1705790940, OLD LOT 7 1705790643, LOT 8 1705792562, LOT 9 1705790327, LOT 20 1705799808,
ZONED: R-10, CM, CUD, O&I-1
ORIGINAL AREA OF LOT 5: 90,023 SF OR 2.07 ACRES
NEW LOT 5 AREA: 60,114 SF OR 1.38 ACRES NEW LOT 7 AREA: 29,909 SF OR 0.69 ACRES TOTAL: 90,023 SF OR 2.07 ACRES
ORIGINAL AREA OF LOT 7: 57,717 SF OR 1.33 ACRES ORIGINAL AREA OF LOT 9: 124,196 SF OR 2.85 ACRES TOTAL: 181,913 SF OR 4.18 ACRES
NEW AREA OF LOT 9: 181,913 SF OR 4.18 ACRES

I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:51,000±; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS

20 DAY OF August A.D. 2014
RONALD T. FREDERICK PLS L-4720



I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
G.S. 47-30 (f)(1)(g). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

RONALD T. FREDERICK PLS L-4720

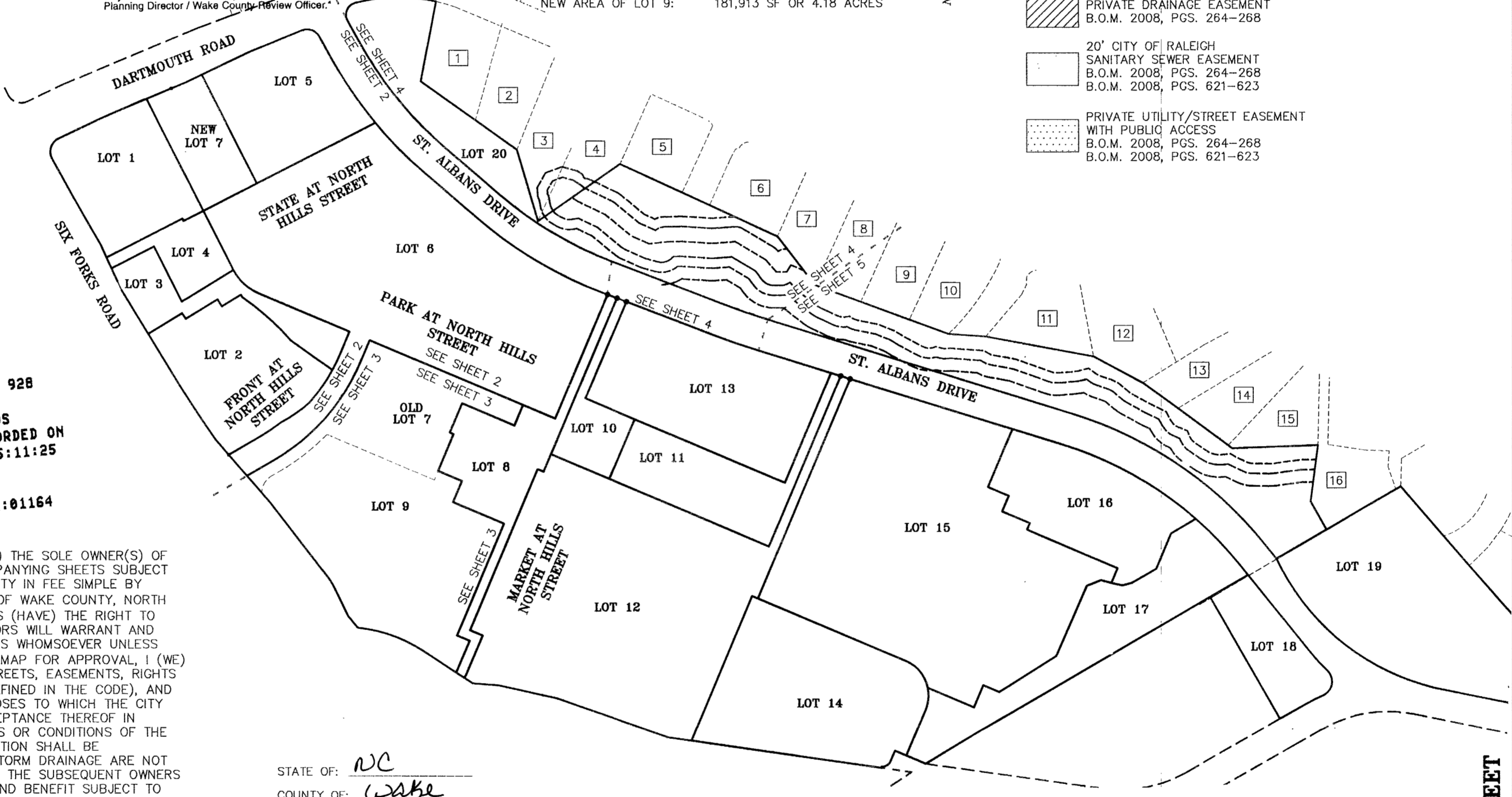
- PRIVATE DRAINAGE EASEMENT
B.O.M. 2008, PGS. 264-268
- 20' CITY OF RALEIGH
SANITARY SEWER EASEMENT
B.O.M. 2008, PGS. 264-268
B.O.M. 2008, PGS. 621-623
- PRIVATE UTILITY/STREET EASEMENT
WITH PUBLIC ACCESS
B.O.M. 2008, PGS. 264-268
B.O.M. 2008, PGS. 621-623

GENERAL NOTES

- THIS IS A RECOMBINATION PLAT, AN EASEMENT DEDICATION PLAT, AND AN EASEMENT ABANDONMENT PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON A JOHN R McADAMS COMPANY, INC. SURVEY DATED 17 MAY 2007.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: R-10, CM, CUD O&I-1, PLANNED DEVELOPMENT OVERLAY PDD
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.I.R.M. COMMUNITY PANELS 370243 1705 & 1706 J DATED MAY, 02 2006.
- REFERENCES:
BM 1998 PG 2430;
BM 2007 PG 1046;
BM 2007 PG 1546;
BM 2008, PGS 264-268;
BM 2010 PGS 503-504;
BM 2009, PG 669;
DB 11808, PG 404;
BM 2011, PG. 542;
OF THE WAKE COUNTY REGISTRY.
- THE AREAS SHOWN ON THE RECORDED PLAT IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER SHALL BE MAINTAINED IN THE PERPETUITY 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 WATERING OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE DIVISION OF WATER QUALITY (DWQ) OR COMPLIANCE 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.
- ANY TREE DISTURBING ACTIVITY, AS DEFINED IN PART 10 CHAPTER 2 OF THE RALEIGH CITY CODE, UNDERTAKEN IN TREE CONSERVATION PERMIT # (154752) FROM THE CITY OF RALEIGH IS A VIOLATION OF THE RALEIGH CITY CODE AND WILL RESULT IN SIGNIFICANT FINANCIAL CONSEQUENCES.
- RIPARIAN BUFFERS SHOWN ON THIS PLAT ARE SUBJECT TO GRADING AND VEGETATION REMOVAL RESTRICTIONS IN ACCORDANCE WITH STATE LAW.
- FOR LINE TABLE, CURVE TABLE AND EASEMENT TABLE INFORMATION, SEE SHEET 3.

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 12th day of Sept in the year 2014 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.

Ken A. Bowes
Planning Director / Wake County Review Officer



WAKE COUNTY, NC 928
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/28/2014 AT 15:11:25

BOOK: BM2014 PAGE: 01164

CERTIFICATE OF OWNER

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 DEDICATORS 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 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 THEIR USE AND BENEFIT SUBJECT TO CONDITION 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).

12535 BOOK NO.
1559 PAGE NO.
NORTH HILLS EAST MASTER DEVELOPER, LLC

By: NORTH HILLS EAST MANAGER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

SIGNATURE(S) OF PROPERTY OWNER(S) TITLE: MANAGER DATE: 8/21/14

BY: John Kane

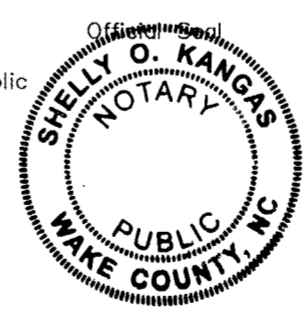
STATE OF: NC
COUNTY OF: Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: manager

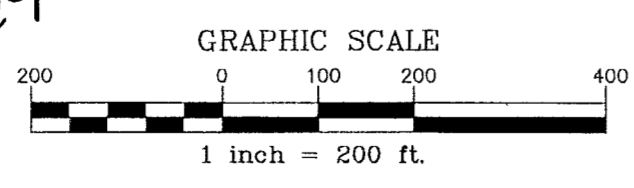
Date: 8-21 2014

Signed: Shelly O. Kangas
Printed name: Shelly O Kangas Notary Public

MY COMMISSION EXPIRES 5-6-17



1 N/F OLSEN, MARY A. DB 12309, PG. 266 PIN: 1706701375	5 N/F WOODARD, ROLAND D. DB 1312, PG. 230 PIN: 1706705178	9 N/F MCMILLEN, ROBERT J. DB 12718, PG. 1241 PIN: 1705890951	13 N/F RONNING, MATTHEW K. & MARYANNE D. BM 1999, PG. 749 PIN: 1705896774
2 N/F WJF PROPERTIES, INC DB 14098, PG. 1735 PIN: 1706702370	6 N/F RUST, CHRISTOPHER W. & GRACIELA A. DB 13462, PG. 78 PIN: 1706707069	10 N/F KILGORE, JACK A. & MARILYN S. DB 3721, PG. 625 PIN: 1705891858	14 N/F CRABTREE, CORREY R. & TRACI R. BM 1999, PG. 749 PIN: 1705897616
3 N/F MONTELEONE, DAVID C. BM 1955, PG. 125 PIN: 1706703243	7 N/F SHAMMAS, ABDALLAH & SHEREEN DB 12830, PG. 128 PIN: 1706708085	11 N/F GROVES, JAMES D. & CAROL A. DB 7041, PG. 800 PIN: 1705893834	15 N/F DRYDEN, PAUL D. & MCKNIGHT, KATHERINE BM 1999, PG. 749 PIN: 1705898645
4 N/F SHAFER, AMY H. & SUSAN J. PIN: 1706704149	8 N/F HOWELL, IRENE S. BM 1955, PG. 125 PIN: 1705799942	12 N/F BURNETTE, MICHAEL N. & BARBARA A. DB 1999, PG. 21 PIN: 1705894893	16 N/F WILLIAMS, PETER & SARAH C. BM 1999, PG. 749 PIN: 1705899541



BM 2014 Pg 1164

RA039446 R-47-14 & S-62-07

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com

MCADAMS

REVISIONS:

NORTH HILLS EAST
RECOMBINATION & SUBDIVISION PLAT, EASEMENT ABANDONMENT PLAT, EASEMENT DEDICATION PLAT
RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PROJECT NO. KAN-14030
FILENAME: KAN14030-F1
SURVEYED BY: RTF
DRAWN BY: KMM
SCALE: 1"=200'
DATE: 2014-05-05

MCADAMS

FINAL PLAT