

NOTES:

- 1) NO DIRECT DRIVEWAY ACCESS TO MARTIN LUTHER KING JR. BLVD. FROM LOT 2 IS ALLOWED. ACCESS TO LOT 2 IS RESTRICTED TO ROYAL PINES DRIVE.
- 2) 100 YEAR FLOOD LIMITS TAKEN FROM BOM 2000, PG 1655.
- 3) FLOOD HAZARD SOILS SCALED FROM WAKE COUNTY GIS MAP.
- 4) UNLESS OTHERWISE NOTED ALL CORNERS ARE IRON PIPES FOUND.
- 5) THE APPARENT SOURCE OF TITLE IS DB 8185 PG 1623.
- 6) NO NC GRID MONUMENTATION RECOVERED WITHIN 2000' OF SITE.
- 7) AREA WITHIN NEUSE RIVER RIPARIAN BUFFERS ARE SUBJECT OF GRADING AND VEGETATION REMOVAL RESTRICTIONS IN STATE LAW.
- 8) LOT 2 IS SUBJECT TO NEUSE RIVER REDUCTION REGULATIONS FOR NITROGEN AND STORM WATER RUNOFF.
- 9) LANDSCAPE PERMIT #28738.
- 10) LANDSCAPE EASEMENT IS FOR THE PURPOSE OF PROVIDING PLANTING AREA FOR LOT 1 FOR VEHICULAR SURFACE AREA AND TRANSITIONAL PROTECTIVE YARD PLANTINGS REQUIRED BY RALEIGH CITY CODE.

VICINITY MAP

SITE DATA

- 1) WAKE COUNTY PIN: 1713.15-54-1729.
- 2) THE TOTAL AREA MAPPED IS 432,135 SQ FT, 9.92± AC.
- 3) ZONING: R-10
- 4) SITE ADDRESSES ARE 1631 & 1650 ROYAL PINES DRIVE.

VICINITY MAP

AREA IN R/W
1,140 SQ. FT.
0.026± ACRES

MARTIN LUTHER KING JR. BLVD.

State of North Carolina
County of Wake

I, _____, Review Officer of Wake County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date

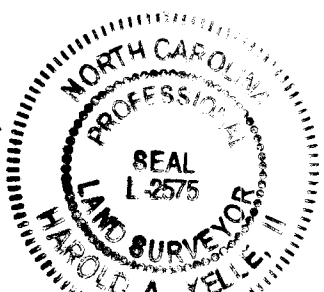
STATUS OF SURVEY

A. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;

I, Harold A. Yelle II, PLS., L-2575 certify that this map was drawn from an actual field survey performed under my direction and supervision. The error of closure, as calculated by latitudes and departures is one part in 18,500. The Misclosure is distributed by the Crandall Method, and the area, if shown, is calculated by electronic computer using DPD methods. This map is prepared in accordance with G.S. 47-30, as amended.

Witness my hand and seal this the 27 day of Sept 2001

Harold A. Yelle II



Wake County, NC 117

Laura M Riddick, Register Of Deeds

Presented & Recorded 11/13/2001 10:14:23

Book : BM2001 Page : 02126

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 simply by deed (s) recorded in the office of the register of deeds in Wake County, North Carolina, or otherwise, as shown below and as such, has (have) the right to convey the property in fee simple by, 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 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 by 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 owner(s) 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).

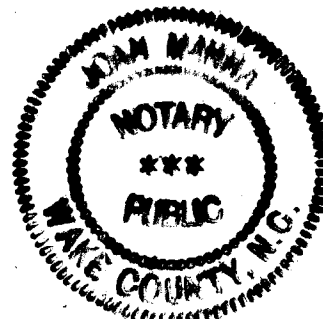
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Signature (s) of property owner (s)
President, Regency Investment Associates

North Carolina, WAKE County
I, a Notary Public of the County and state aforesaid certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28th day of Sept 2001

Notary Public
My commission expires 9-7-03



"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 27th day of July in the year 2001, approved this plat or map as shown on the 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 the dedication and opening of the governing body of the City of Raleigh in the public interest to do so.

George B. Chapman Jr.
Planning Director / Wake County Review Officer

REVISED: 09/25/01

(IN FEET)
1 inch = 80 ft.

S-71-01

RA034053

THE SUBJECT PARCEL BEING SUBDIVIDED HEREON WAS PREVIOUSLY RECORDED, BEING TRACT 1 OF BOM 2000 PG 1655.

REFERENCES:

- 1) BOM 1998 PG 2059, BOM 2000 PG 1655, ALL PLATS AND DEEDS REFERRED TO ELSEWHERE HEREON.
- 2) GENERAL SERVICE EASEMENT GRANTED IN FAVOR OF BELLSOUTH TELECOMMUNICATIONS IN DB 8718 PG 1958, IS NON SPECIFIC IN LOCATION AND IS NOT SHOWN HEREON.
- 3) GENERAL SERVICE EASEMENT GRANTED IN FAVOR OF CAROLINA POWER & LIGHT, RECORDED IN DB 8792 PG 838 CALLS FOR A 10' EASEMENT ON EXISTING AND FUTURE SERVICE LINES, AND AROUND THE FOUNDATION OF ANY BUILDING FOUNDATIONS, AND IS NOT SHOWN HEREON.
- 4) LOT 2 IS SUBJECT TO NEUSE NUTRIENT RULES.
- 5) A PORTION OF LOT 1 LIES IN ZONE "X" (AREA OF 500 YR FLOODING) AS SHOWN ON FEMA MAP 37183C0532 E EFFECTIVE DATE: MARCH 3, 1992.

LINE	LENGTH	BEARING
L1	49.91	N15°03'50"E
L2	86.71	N66°40'29"E
L3	89.18	S66°43'10"W
L4	54.24	N81°27'03"E
L5	58.15	S51°39'48"E
L6	34.63	S00°09'29"E
L7	17.79	S45°00'19"W
L8	55.90	S10°52'52"W
L9	59.77	S03°01'55"E
L10	54.02	S28°56'10"E
L11	4.18	N68°02'09"E
L12	52.09	N81°12'33"E
L13	59.57	N08°47'27"W
L14	15.49	S53°47'27"E
L15	7.50	N36°12'33"E
L16	19.76	S53°47'27"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	64.68	327.46	111°19'04"	64.58	N50°12'42"W
C2	45.46	45.00	57°53'09"	43.55	N06°23'00"E
C3	52.39	45.00	66°41'59"	49.48	N55°54'34"W
C4	22.99	100.00	13°10'25"	22.94	S74°37'21"W
C5	43.20	55.00	45°00'00"	42.10	S13°42'33"W

REGENCY INVESTMENT ASSOCIATES INC.
TRACT 2, BOM 2000 PG 1655
DB 8561 PG 2442
PIN # 1713.14-44-6560
ZONING: R-10
USE: VACANT

FLOOD PLAIN ORDINANCE
FEMA MAPPED AREA
MAP NUMBER
X OTHER Alluvial
APPROVED BY M 11/2/01

PLAT OF SUBDIVISION FOR PINEHILLS LIMITED PARTNERSHIP

TRACT 1- LOTS 1 & 2
RALEIGH, WAKE COUNTY, NC
SCALE 1"=80' 27 JUNE 2001

OWNER: PINEHILLS LIMITED PARTNERSHIP
2700 WYCLIFF RD SUITE 312
RALEIGH, NC 27607

Aiken & Yelle Associates, PA
Professional Engineers & Land Surveyors
3755 Benson Drive
Raleigh, North Carolina 27609
Ph: (919) 877-9992 Fax: (919) 877-9979
ayes@bellsouth.net

GRAPHIC SCALE

