BKBM2006PG02367

WAKE COUNTY, NC 312
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/17/2006 AT 10:56:45

BOOK:BM2006 PAGE:02367

PIN# 1717-95-5382
N/F LITCHRORD
PARK, LLC.
DB 6977, PG. 779
DB 3062, PG. 172
B.O.M. 1984, PG. 671

ROWLAND ROAD 60' WIDE PUBLIC R/W

(B.O.M. 1973 PG. 433 & B.O.M. 2000, PG 66)

15'X450' SIGHT TRIANGLE (BOM 2006, PG 1387)

S00°06'15"W 4.63'

PROGRESS ENERGY CAROLINAS, INC. EASEMENT DB11863, PG. 759 SEE DETAIL "N" ON SHT. 6 OF 7

20' BUILDING SETBACK LINE

SEE DETAIL "J" SHT. 6 OF 7

EIP ON LINE

EIP ON LINE EXTENDED

BOM 2005, PG. 1033

0 20 40 80

(IN FEET)
1 inch = 40 ft.
GRAPHIC SCALE

STETSON CIRCLE
VARIABLE WIDTH
PRIVATE ROADWAY

COMMON OPEN SPACE LOT 101
7102 STETSON CIRCLE
(BOM 2006, PG 1387)

COMMON OPEN SPACE LOT 101
(BOM 2006, PG 1387)

COMMON OPEN SPACE LOT 100
(BOM 2006, PG 1387)

FLOOD FRINGE EL 265.1 (NAVD 88) (BASED ON LOMR-F 06-04-BZ45A,)
(SEE NOTE 1, 3 & 14 SHT. 1 OF 7)

NEUSE RIVER BUFFER (SEE NOTE #10 ON SHEET 1 OF 7) (BOM 2006, PG 1387)

PRIVATE DRAINAGE EASEMENTS
SEE DETAIL "F" SHEET 6 OF 7
(BOM 2006, PG 1927)

SHEET 3 MATCH LINE

SHEET #3
SHEET #4 MATCH LINE

RACINE WAY
VARIABLE WIDTH
PRIVATE ROADWAY

COMMON OPEN SPACE LOT 101
61,618 S.F. OR 1.415 ACRES

COMMON OPEN SPACE LOT 100
AREA FOR SHEET 5 OF 7 = 49,630 S.F. OR 1.140 ACRES
(BOM 2006, PG 1387)

LOT 100

GREENWAY EASEMENT (SEE NOTE #17 SHEET 1 OF 7) (BOM 2006, PG 1387)

50' NEUSE RIPARIAN BUFFER (SEE NOTE #10 SHEET 1 OF 7)

20' BUILDING SETBACK LINE

℄ PERRY CREEK

S71°14'43"W 48.79'

S83°03'56"W 212.54'

S77°07'11"E 106.53'

SHEET #5
SHEET #4 MATCH LINE

FLOODWAY

S02°36'07"W 181.19'

S03°28'31"W 273.88'

FENCE CORNER 0.8' EAST OF LINE

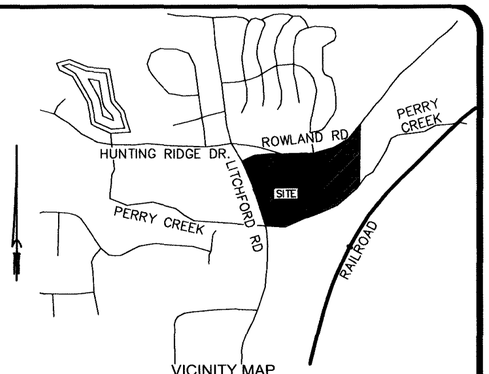
6' HIGH CHAIN LINK FENCE EAST OF PROPERTY LINE

FENCE ANGLE POINT 2.3' EAST OF LINE

FENCE ANGLE POINT 7.8' EAST OF LINE

PIN# 1727-04-5260
N/F S & K HOLDINGS, L.L.C.
DB 9744, PG. 2083
DB 2569, PG. 220
B.O.M. 2002, PG. 1633

PIN# 1727-04-9060
N/F ROWLAND BUSINESS
PARK, INC.
DB 8771, PG. 515
B.O.M. 2004, PG. 158



VICINITY MAP
N.T.S.

I, MARK J. OROPALLO, PLS NO. L-4188, CERTIFY TO THE FOLLOWING:

1 : THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

2. THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE DEED DESCRIPTION(S) AND PLAT(S) FOR THIS PROPERTY IS (ARE) LISTED HEREON UNDER "REFERENCES"; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED IN A BROKEN LINE TYPE, AND ARE DRAWN FROM INFORMATION SOURCES LISTED UNDER "REFERENCES"; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. ***THE SOLE PURPOSE OF THIS PLAT IS TO SHOW THE REVISED LOCATION OF THE 100 YEAR FLOOD FRINGE LINE AS ESTABLISHED BY FEMA LETTER OF MAP REVISION BASED ON FILL, CASE NO. 06-04-BZ45A, DATED OCTOBER 3, 2006.*** WITNESSED BY MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 31st. DAY OF OCTOBER, 2006.

NORTH CAROLINA PROFESSIONAL SEAL L-4188 LAND SURVEYOR MARK J. OROPALLO

MARK J. OROPALLO, PLS
PROFESSIONAL LAND SURVEYOR LIC. # L-4188

REFERENCES

DB 11469,	PG. 896	B.O.M. 2005, PG. 1033
DB 11469,	PG. 2248	B.O.M. 1994, PG. 1151
DB 9169,	PG. 1012	B.O.M. 1995, PG. 1390
DB 8723,	PG. 1688	B.O.M. 2002, PG. 1633
DB 6241,	PG. 515	B.O.M. 1983, PG. 1380
DB 8771,	PG. 2083	B.O.M. 1984, PG. 641
DB 9744,	PG. 2083	B.O.M. 1973, PG. 433
DB 2569,	PG, 220	B.O.M. 2004, PG. 158
DB 6977,	PG. 779	B.O.M. 1976, PG. 258
DB 3062,	PG. 172	B.O.M. 2000, PG. 66
DB 8119,	PG. 930	B.O.M. 2006, PG. 921
		B.O.M. 2006, PG. 1387
		B.O.M. 2006, PG. 1927

OWNERS ADDRESS:
PULTE HOME CORPORATION
801 CORPORATE CENTER DRIVE
SUITE 118, RALEIGH N.C. 27607

PIN 1717-94-7166 1717-93-8839

TAX MAP # 1717.16

DRAWN BY: D.S.Z.

CHECKED BY: M.J.O.

SUBDIVISION
BS-177-06
S-22-05
SHEET 5 OF 7

BOOK OF MAPS 2006 ,PAGE 2367

REV.:#1 10/26/2006 CITY OF RALEIGH REVIEW COMMENTS

LEGEND:

- 0000 STREET ADDRESS
- EXISTING IRON PIPE
- IRON PIN SET
- MATHEMATICAL POINT
- EXISTING N.C. DOT R/W DISK
- NORTH CAROLINA RIGHT-OF-WAY CONCRETE MONUMENT
- CONTROL CORNER
- IPS IRON PIN SET
- RB 50' NEUSE RIVER BUFFER LINE (SEE NOTE #10)
- S EXISTING SANITARY SEWER MANHOLE
- N.C.G.S. CONTROL MONUMENT
- DB DEED BOOK
- PG PAGE
- BOM BOOK OF MAPS
- EIR EXISTING IRON ROD
- R/W RIGHT OF WAY
- GW 75' GREENWAY EASEMENT LINE
- 40' C.O.R. SANITARY SEWER EASEMENT
- SF SQUARE FEET
- AC ACRES
- C.O.R. CITY OF RALEIGH
- LOMR-F LETTER OF MAP REVISION BASED ON FILL
- 100 YEAR FLOOD LINE (SEE NOTES #1, #3 & #14)
- FLOODWAY FLOODWAY LINE (SEE NOTE #14)
- PERMANENT C.O.R. SLOPE EASEMENT
- PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE
- TEMPORARY N.C. DOT SLOPE EASEMENT

REVISIONS
#1 10/30/2006

"NORTHRIDGE TRACE"

PHASES ONE AND TWO
FLOOD FRINGE CORRECTION PLAT

TOWNSHIP:	COUNTY:	STATE:	DATE:	DRAWING:
NEUSE	WAKE	NORTH CAROLINA	OCTOBER 09, 2006	99-08-22

SURVEYED by

MSS LAND CONSULTANTS
5540 McNeely Dr. (Suite 101) Raleigh, NC 27612
Phone (919) 510-4464
Fax (919) 510-9102
Email: oropallomj@mssland.com

"Committed to Total Quality Service"

O:/PULTE/99-08-22/DWG/NEWNORTHSUBD.DWG

BAD32013