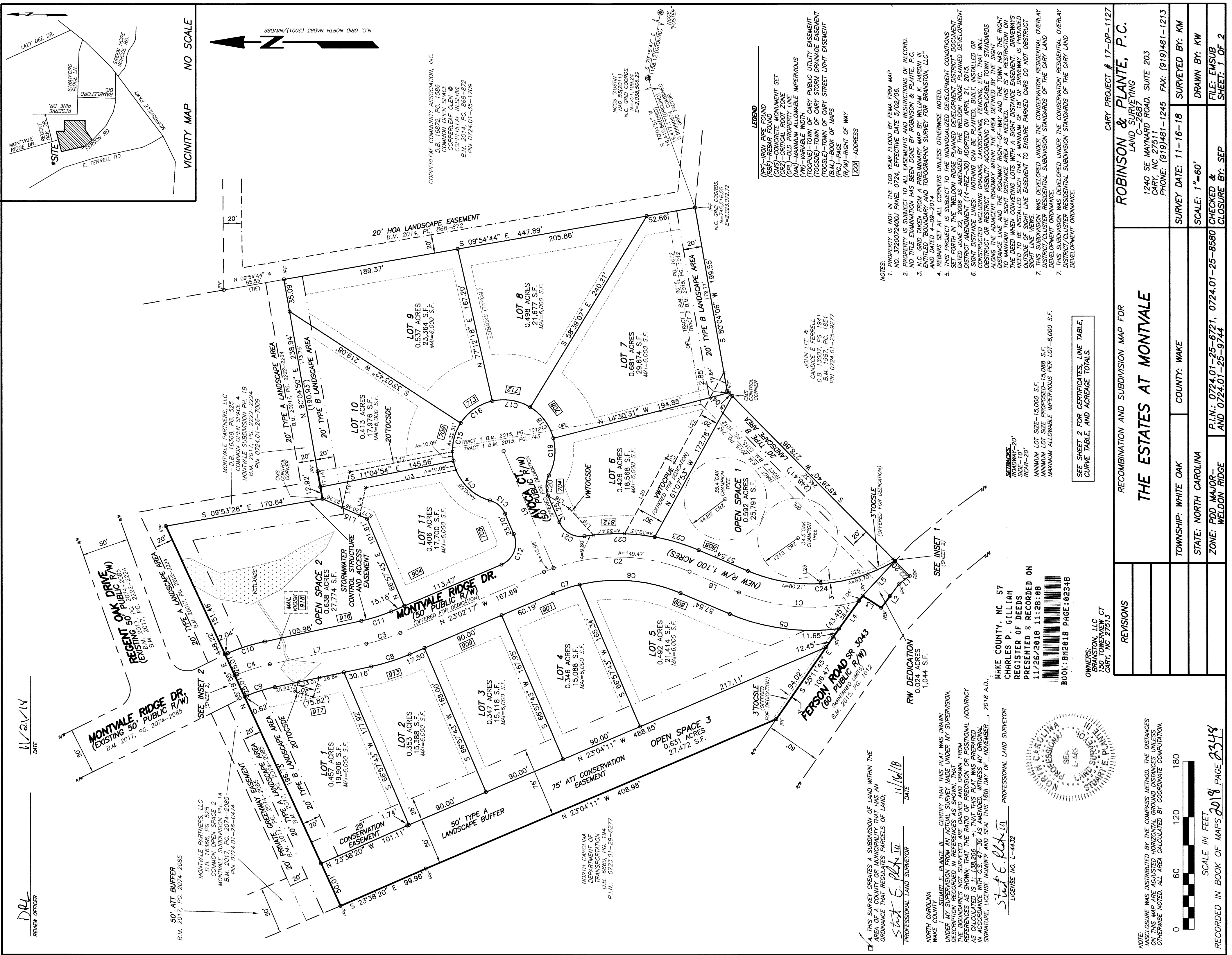


VICINITY MAP NO SCALE



DATE 11/2/14  
REVIEW OFFICER

NOTE: THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF WAKE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.  
STUART E. PLANTE III  
PROFESSIONAL LAND SURVEYOR  
DATE 11/16/18  
LICENSE NO. L-4432

NOTE: ENCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

SCALE IN FEET  
0 60 120 180

RECORDED IN BOOK OF MAPS 2018 PAGE 2348

- NOTES:
1. PROPERTY IS NOT IN THE 100 YEAR FLOOD BY FEMA FIRM MAP NO. 3720072400J PANEL 0724, EFFECTIVE DATE 5/02/06.
  2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
  3. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
  4. N.C. GRID TAKEN FROM A PRELIMINARY MAP BY WILLIAM K. HARDIN III, ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR BRANSTON, LLC" AND DATED 4-09-2014
  5. REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  6. THIS PROJECT IS SUBJECT TO THE INDIVIDUALIZED DEVELOPMENT CONDITIONS SET FORTH IN THE "WELDON RIDGE PLANNED DEVELOPMENT DISTRICT" DOCUMENT DATED JUNE 22, 2006 AS AMENDED BY THE WELDON RIDGE PLANNED DEVELOPMENT DISTRICT AMENDMENTS (14-100-20) ADOPTED ON APRIL 21, 2015, AS CALLED OR CONSTRUCTED INCLUDING GRADING, LANDSCAPING, FENCING, ETC. THAT WILL OBSTRUCT OR RESTRICT VISIBILITY ACCORDING TO APPLICABLE TOWN STANDARDS ALONG THE ADJACENT ROADWAY WITHIN THE AREA DEFINED BY THE SIGHT DISTANCE LINE AND THE ROADWAY RIGHT-OF-WAY AND THE TOWN HAS THE RIGHT TO MAINTAIN THE SIGHT DISTANCE AREA AS NEEDED. THIS IS A RESTRICTION ON THE DEED WHEN CONVEYING LOTS WITH A SIGHT DISTANCE EASEMENT. DRIVEWAYS NEED TO BE INSTALLED SUCH THAT A MINIMUM OF 18' OF DRIVEWAY IS PROVIDED SIGHT LINE VIEWS.
  7. THIS SUBDIVISION WAS DEVELOPED UNDER THE CONSERVATION RESIDENTIAL OVERLAY DISTRICT/CLUSTER RESIDENTIAL.
  8. THIS SUBDIVISION WAS DEVELOPED UNDER THE CONSERVATION RESIDENTIAL OVERLAY DEVELOPMENT ORDINANCE.

SEE SHEET 2 FOR CERTIFICATES, LINE TABLE, CURVE TABLE, AND ACREAGE TOTALS.

REVISIONS		RECOMBINATION AND SUBDIVISION MAP FOR		CARY PROJECT # 17-DP-1127	
		THE ESTATES AT MONTVALE		ROBINSON & PLANTE, P.C.	
				LAND SURVEYING	
				1240 SE MAYNARD ROAD, SUITE 203	
				CARY, NC 27511	
				PHONE: (919)481-1245 FAX: (919)481-1213	
				SURVEY DATE: 11-16-18	
				SURVEYED BY: KM	
				SCALE: 1"=60'	
				DRAWN BY: KW	
				FILE: EMSUB	
				SHEET: 1 OF 2	