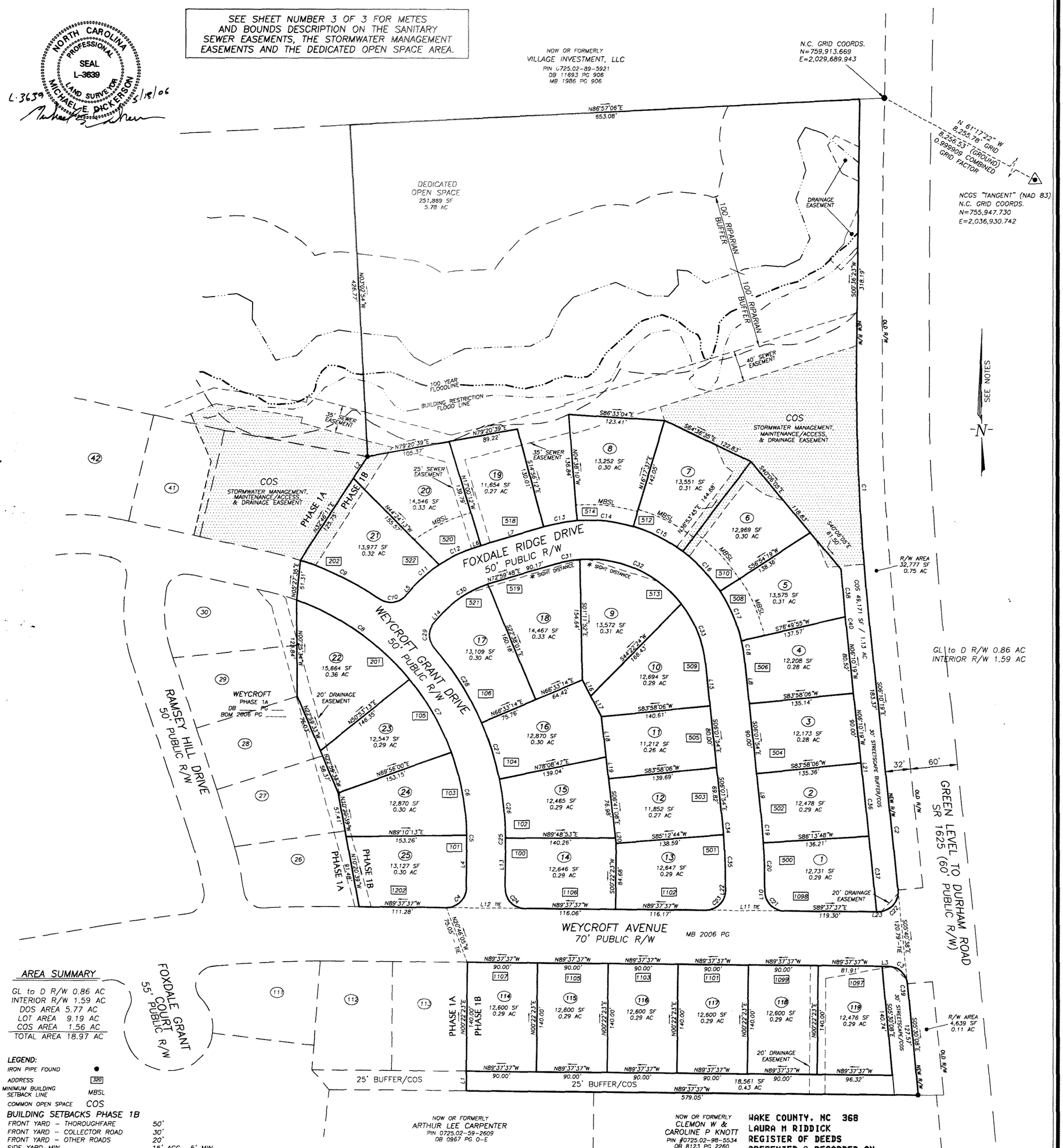
BKBM2006PG01040

SEE SHEET NUMBER 3 OF 3 FOR METES AND BOUNDS DESCRIPTION ON THE SANITARY SEWER EASEMENTS, THE STORMWATER MANAGEMENT EASEMENTS AND THE DEDICATED OPEN SPACE AREA.

NORTH CAROLINA PROFESSIONAL SEAL L-3639 LAND SURVEYOR MICHAEL E. DICKERSON

L-3639 5/18/06




## AREA SUMMARY

| | |
|---|---|
| GL to D R/W | 0.86 AC |
| INTERIOR R/W | 1.59 AC |
| DOS AREA | 5.77 AC |
| LOT AREA | 9.19 AC |
| COS AREA | 1.56 AC |
| TOTAL AREA | 18.97 AC |

**LEGEND:**

- IRON PIPE FOUND ●
- ADDRESS 320
- MINIMUM BUILDING SETBACK LINE MBSL
- COMMON OPEN SPACE COS

**BUILDING SETBACKS PHASE 1B**

| | |
|---|---|
| FRONT YARD – THOROUGHFARE | 50' |
| FRONT YARD – COLLECTOR ROAD | 30' |
| FRONT YARD – OTHER ROADS | 20' |
| SIDE YARD-MIN. | 15' AGG- 5' MIN |
| REAR YARD | 20' |
| CORNER SIDE YARD (FROM R/W) | 18' |
| FROM BUFFER | 10' PRINCIPAL STRUCTURE |
| CORNER SIDE YARD (FROM R/W) | 5' ACCESSORY STRUCTURE |

**SIGHT DISTANCE NOTE:**

* WITHIN ANY SIGHT DISTANCE EASEMENT, NOTHING CAN BE BUILT, INSTALLED OR PLANTED THAT POSES AN OBSTRUCTION OR RESTRICTS VEHICULAR VISIBILITY ALONG THE ADJACENT ROADWAY. THE SIGHT DISTANCE EASEMENT IS THE AREA BETWEEN THE SIGHT DISTANCE LINE AND THE ADJACENT RIGHT-OF-WAY.

80 0 80 160

SCALE: 1" = 80'

TOWN OF CARY PROJECT #05-SB-006-A

WAKE COUNTY, NC 368
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/24/2006 AT 14:47:19

BOOK:BM2006 PAGE:01040

RECORDED IN BOOK OF MAPS 2006, PAGE 01040, WAKE COUNTY

| | |
|---|---|
| PROJECT NO. | 204243 |
| CAD FILE: | BD_06020B |
| SHEET: | 2 OF 3 |
| DRAWN: | MED |
| CHECKED: | MED |
| DATE: | 5/18/06 |
| SCALE: | 1"=80' |

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

# WEYCROFT SUBDIVISION, PHASE 1B

## A PORTION OF PHASE 1

OWNER: IPG WEYCROFT LLC

WHITE OAK TOWNSHIP — WAKE COUNTY — NORTH CAROLINA

PLAT OF SUBDIVISION

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS
111 MacKenan Drive Cary, North Carolina 27511 www.withersravenel.com
tel: 919-469-3340 fax: 919-467-6008