

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.

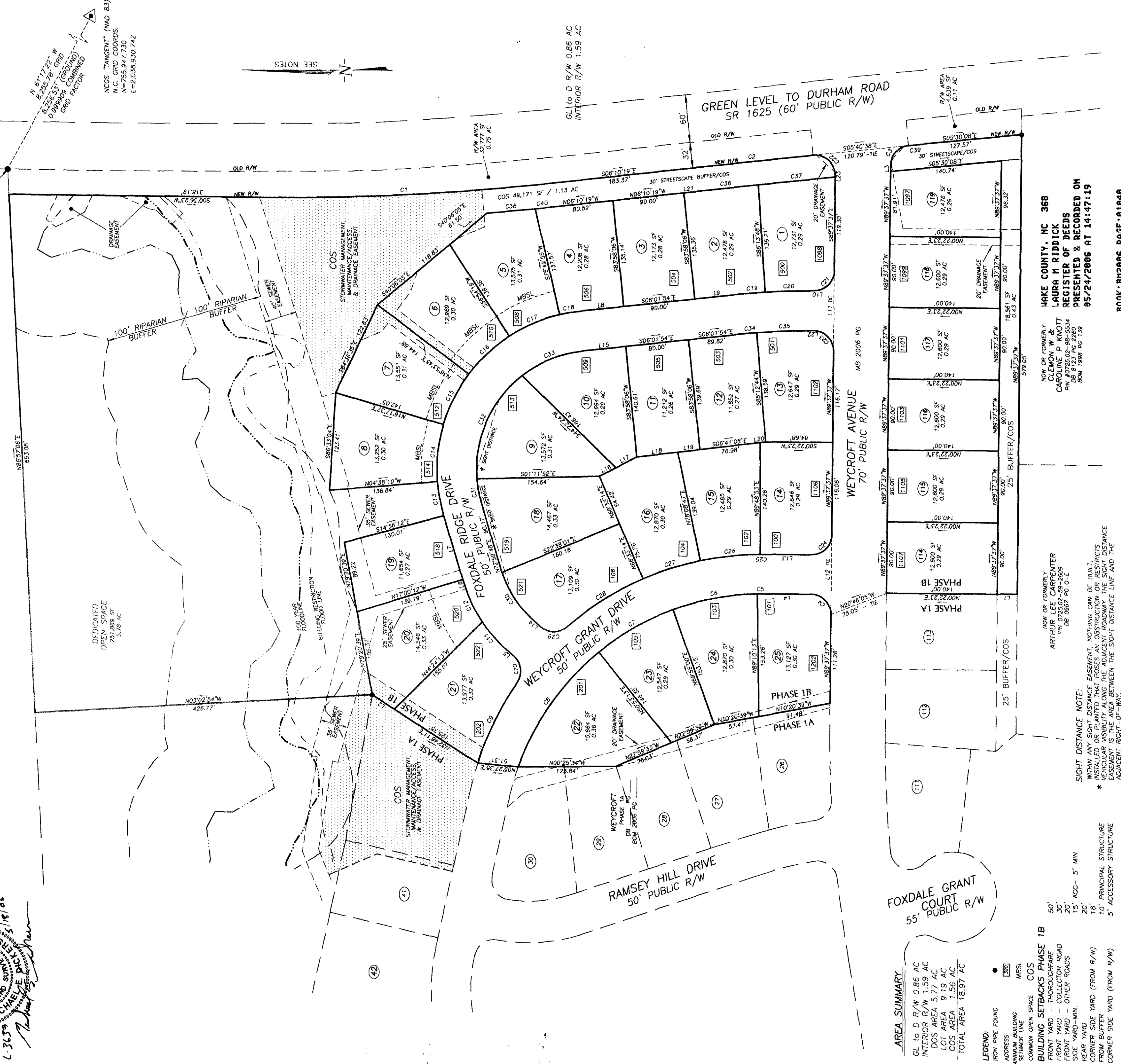
L-3629 MICHELLE P. RICHMOND
NORTH CAROLINA
PROFESSIONAL
SEAL
L-3628
LAND SURVEYOR
5/18/06

NOW OR FORMERLY
VILLAGE INVESTMENT, LLC
PIN 077502-85-5921
DB 072502-85-5921
MB 1986 PG 906

N.C. GRID COORDS.
N=755,913.669
E=2,029,668.943

N 67°17'22" W
8,256.78' GRID
D=356.33' (GROUND)
GRID FACTOR
NCGS "TANGENT" (NAD 83)
N.C. GRID COORDS.
N=755,947.730
E=2,036,930.742

SEE NOTES



FOXDALE GRANT
55' PUBLIC R/W

RAMSEY HILL DRIVE
50' PUBLIC R/W

WEYCROFT AVENUE
70' PUBLIC R/W

GREEN LEVEL TO DURHAM ROAD
SR 1625 (60' PUBLIC R/W)

AREA SUMMARY
GL to D R/W 0.86 AC
INTERIOR R/W 1.59 AC
DOS AREA 5.77 AC
LOT AREA 9.79 AC
COS AREA 1.56 AC
TOTAL AREA 18.97 AC

LEGEND:
IRON PIPE FOUND
ADDRESS
MINIMUM BUILDING
SETBACK LINE
COMMON OPEN SPACE
COS
BUILDING SETBACKS PHASE 1B
50' FRONT YARD - THOROUGHFARE
30' FRONT YARD - COLLECTOR ROAD
20' FRONT YARD - OTHER ROADS
15' AGG-5' MIN
20' REAR YARD
10' CORNER SIDE YARD (FROM R/W)
10' PRINCIPAL STRUCTURE
5' ACCESSORY STRUCTURE
FROM BUFFER
CORNER SIDE YARD (FROM R/W)

SIGHT DISTANCE NOTE:
WITHIN ANY SIGHT DISTANCE EASEMENT, NOTHING CAN BE BUILT,
INSTALLED OR PLANTED THAT POSTS AN OBSTRUCTION OR RESTRICTS
THE VIEW OF TRAVEL FROM THE ADJACENT ROADWAY. THE SIGHT DISTANCE
EASEMENT IS THE AREA BETWEEN THE SIGHT DISTANCE LINE AND THE
ADJACENT RIGHT-OF-WAY.

NOW OR FORMERLY
ARTHUR L. CLEMON
PIN 072502-85-5921
DB 072502-85-5921
MB 1986 PG 906

NOW OR FORMERLY
CAROLINE P. KNOIT
PIN 072502-85-5921
DB 072502-85-5921
MB 1986 PG 906

WAKE COUNTY, NC 368
LAURA M. RIDDICK
REGISTERED & RECORDED ON
05/24/2006 AT 14:47:19

BOOK: BM2006 PAGE: 01040

SCALE: 1" = 80'

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

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

WEYCROFT SUBDIVISION, PHASE 1B
A PORTION OF PHASE 1
OWNER: IPG WEYCROFT LLC

PLAT OF SUBDIVISION

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS
111 Mackenon Drive Cary, North Carolina 27511 www.withersravenel.com
tel: 919-489-3340 fax: 919-467-6008