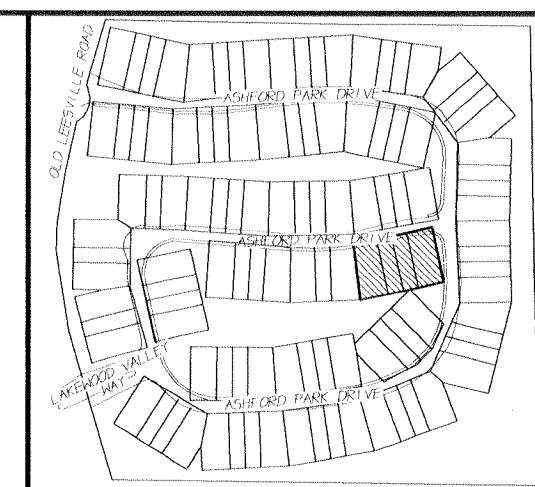


AREA TABLES				
Description	BLOCK	SF	AC	
ORIGINAL	P	15398	0.353	
NEW	P	14096	0.323	
COMMON AREA	#	1302	0.030	

Description	LOT	SF	AC	LOT	SF	AC	LOT	SF	AC	LOT	SF	AC
ORIGINAL	61	4887	0.112	62	2851	0.065	63	2851	0.065	64	4810	0.110
NEW LOT	61	4529	0.104	62	2646	0.061	63	2618	0.060	64	4302	0.099
REMOVED	#	500	0.011	#	203	0.005	#	231	0.005	#	368	0.009

[---] CITY OF RALEIGH PUBLIC UTILITY
EASEMENT FOR MAINTENANCE AND USE OF
GRAVITY SEWER LINE, FORCE MAIN, PUMP
STATION, PUMP STATION ACCESS AND PUMP
STATION WATER SERVICE LOCATED AS
DESCRIBED ON BOOK OF MAPS 2002 PAGE
281.

LEGEND
C.O.R.S.S.E. - City of Raleigh
Sanitary Sewer Easement
EIP - EXISTING IRON PIPE
-x- - FENCE
FH - FIRE HYDRANT
LP - LIGHT POLE
MH - MANHOLE
PDE - PRIVATE DRAINAGE EASEMENT
PSSE - PRIVATE SANITARY SEWER EASEMENT
P.PED - POWER PEDESTAL
WM - WATER METER
YI - YARD INLET
() - FIELD MEASUREMENTS
BETWEEN MONUMENTS



VICINITY MAP
NO SCALE

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 simple by deed(s) recorded in the office of the register of deeds of 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 dedicat(s) will warrant and defend the title against the lawful claims of all persons whomsoever unless excepted herein and that by submission of this map or plat 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 in the 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 owners 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).

Signature(s) of property owner(s)
Michael Reynolds Assistant Secretary

North Carolina
Wake County

I, a Notary Public of the County and State aforesaid, certify that

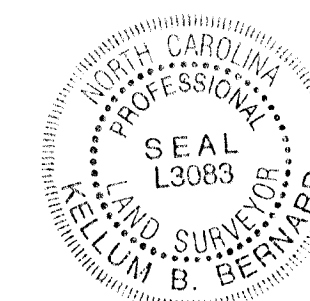
Michael Reynolds, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and seal, this 6th day of Nov, 2003.

Welda L. Pender
Notary Public
My commission expires 6/3/05

WELDA L. PENDER
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 6/3/05

I, Kellum B. Bernard, certify that this plat was drawn under my supervision from an actual survey made under my supervision of the parcel of land which description is recorded in Deed Book #, Page #; that boundaries not surveyed are clearly indicated as drawn from information found in Plat Book #, Page #; that the ratio of precision as calculated is 1 part in 10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 6th day of November, 2003.

I, further certify that this survey is an as-built and recombination of existing parcels of land.



Kellum B. Bernard
Kellum B. Bernard, P.L.S.
Registration Number L-3083

AS-BUILT & RECOMBINATION MAP
BLOCK P
DRAYMOOR MANOR
RALEIGH, WAKE COUNTY, NORTH CAROLINA

PROPERTY OF
CENTEX HOMES
2301 SUGAR BUSH ROAD - SUITE 400
RALEIGH, NORTH CAROLINA 27612

PIN # 0788-14-5138 ZONED R-10 CUD
FIELD DATE:10-22-03 DRAWN:10-24-03
BY: RAM DWG NAME: DRM Frm
RESURVEYED:10-30-03 REDRAWN:11-06-03

COMBINED SURVEYING RESOURCES
PROFESSIONAL LAND SURVEYORS
3701 NATIONAL DRIVE SUITE 110
RALEIGH, NORTH CAROLINA 27612
(919) 787 - 0900

R-275-03
BS-187-03
S-25-01
RAD35239

RECORDED IN BOOK OF MAPS 2003 PAGE 1976

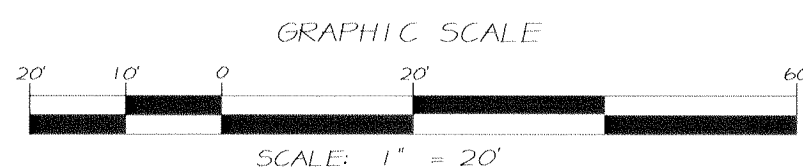
1 OF 1



THIS PLAT NOT TO BE RECORDED
AFTER 21ST DAY OF Nov. 03
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS WITHIN 11' OUT OF THE
CITY LIMITS

FILED FOR REGISTRATION

DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY
ASST./DEPUTY
TIME



NOTES:

1. This property is located within Raleigh city limits.
2. Iron pipes have been set at all corners where possible.
3. All distances are horizontal ground measurements.
4. [XXXX] denotes street address.
5. This survey is made subject to the facts and findings of an accurate title search.

*REFERENCES

- BOOK OF MAPS 2001 PAGE 1855
BOOK OF MAPS 2001 PAGE 1865 & 1866
BOOK OF MAPS 2002 PAGE 101 - 103
BOOK OF MAPS 2002 PAGE 279 - 281
DEED BOOK 8988, PAGE 256

George B. Chapman PC
Planning Director / Wake County Review Officer
11/7/03

This plat or map is not a subdivision, but a recombination of previously platted property, and meets all statutory requirements for recording.

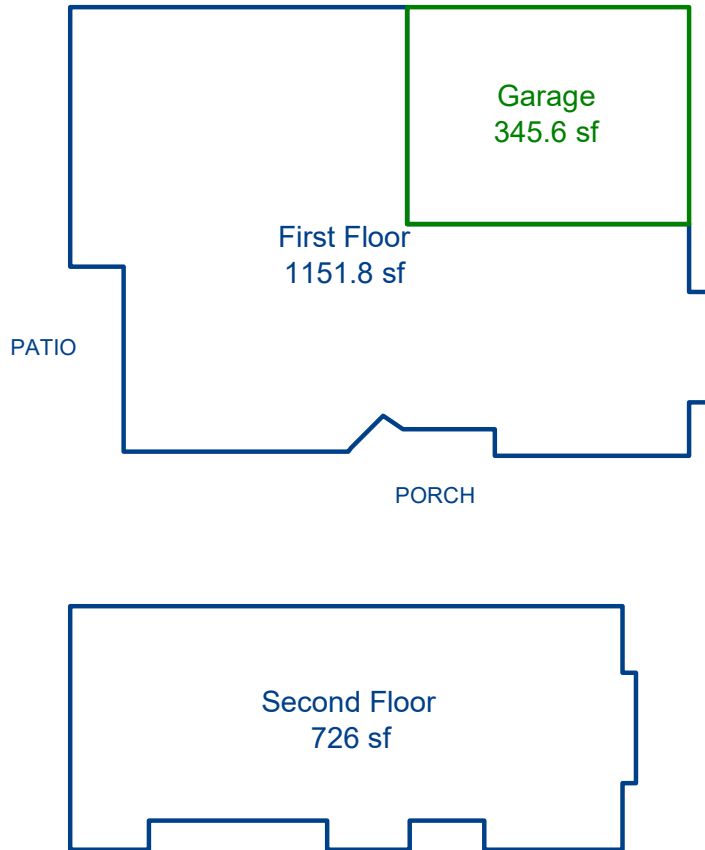
George B. Chapman PC
Planning Director / Wake County Review Officer
11/7/03

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 260960 Parcel No.:
 Property Address: 13101 ASHFORD PARK DRIVE
 City: RALEIGH County: State: NC ZipCode: 27613
 Owner:
 Client: COLDWELL BANKER HPW Client Address:
 Appraiser Name: Inspection Date:

SKETCH

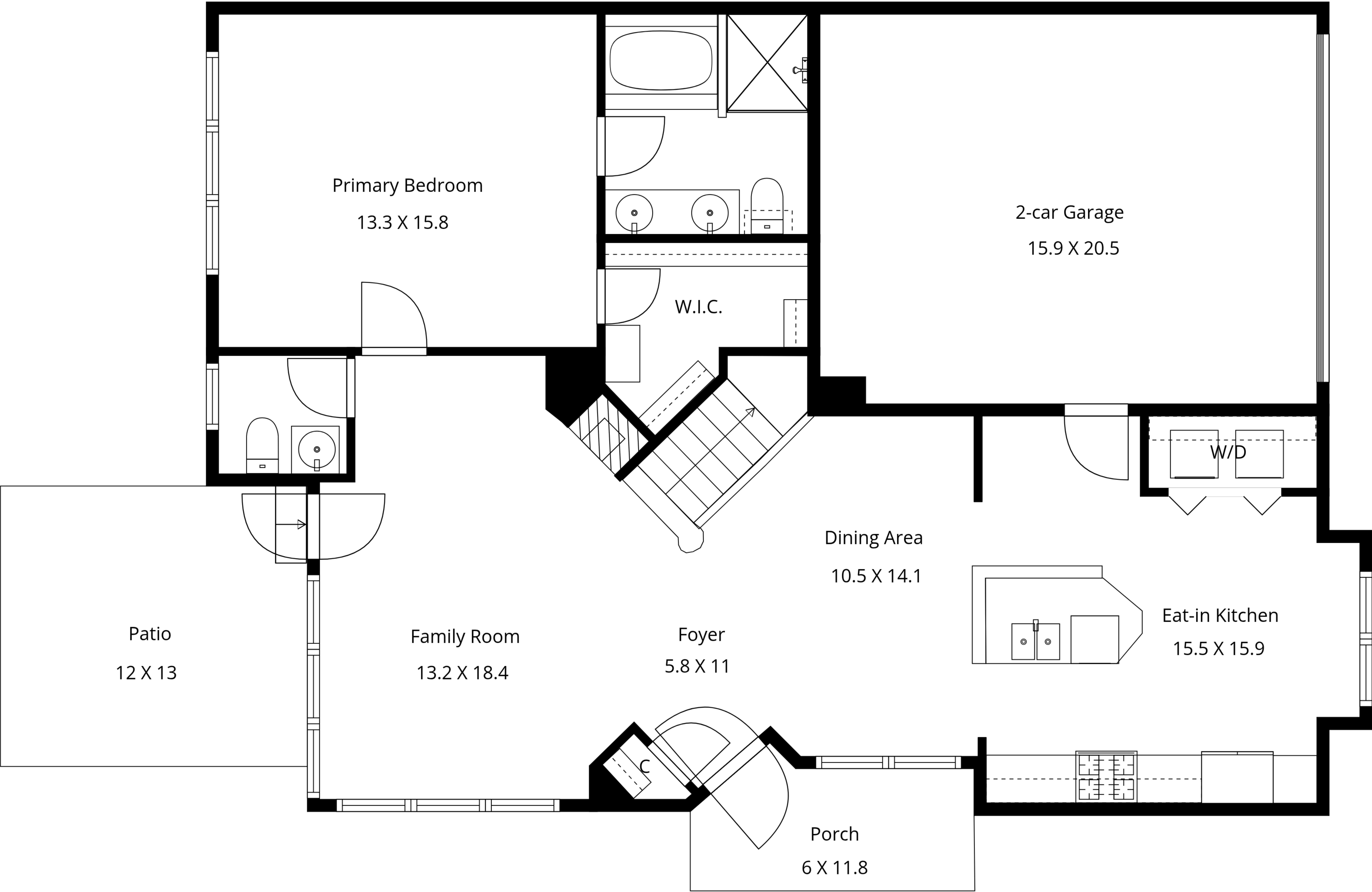


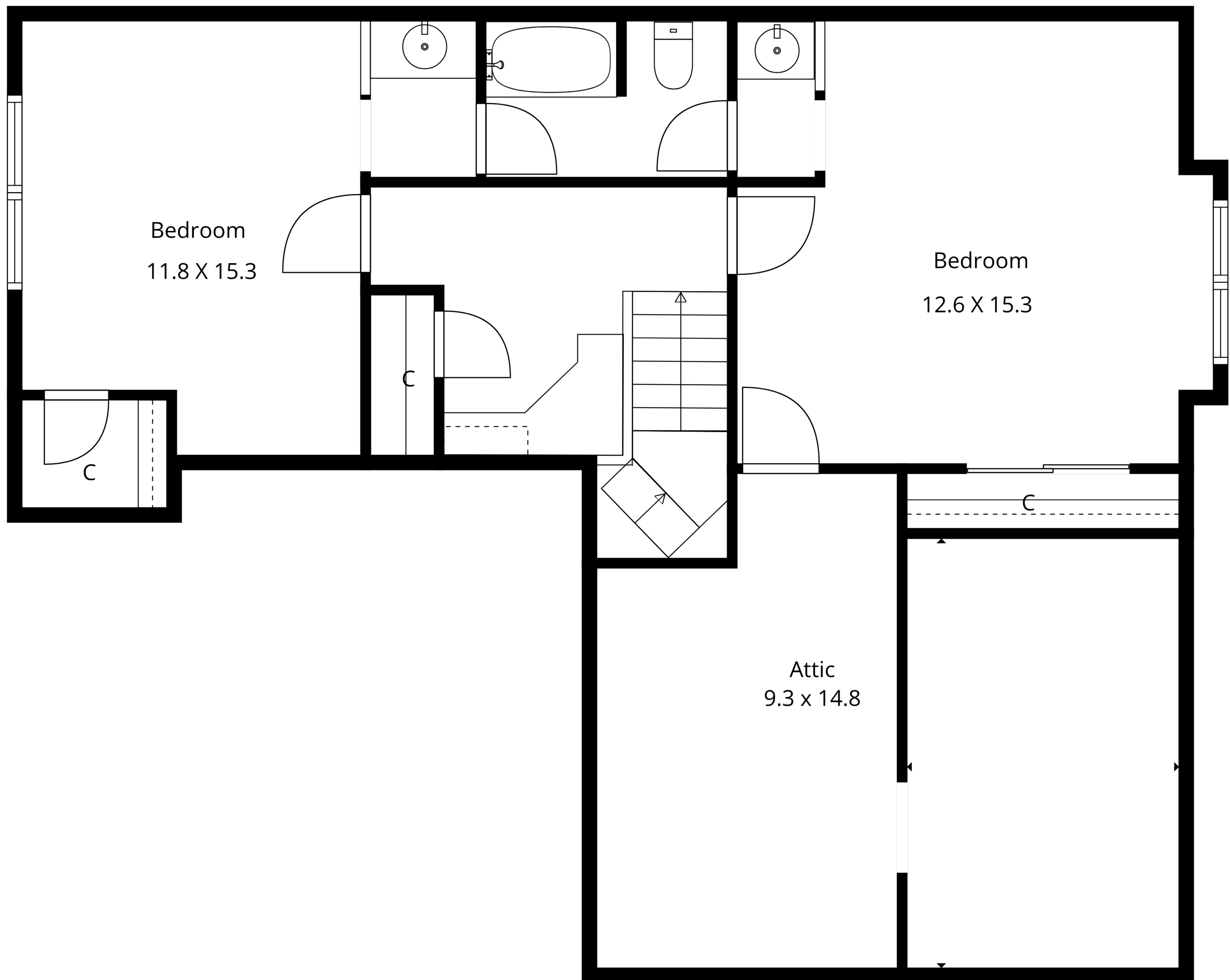
Dimensions are approximate*Drawing is not to scale

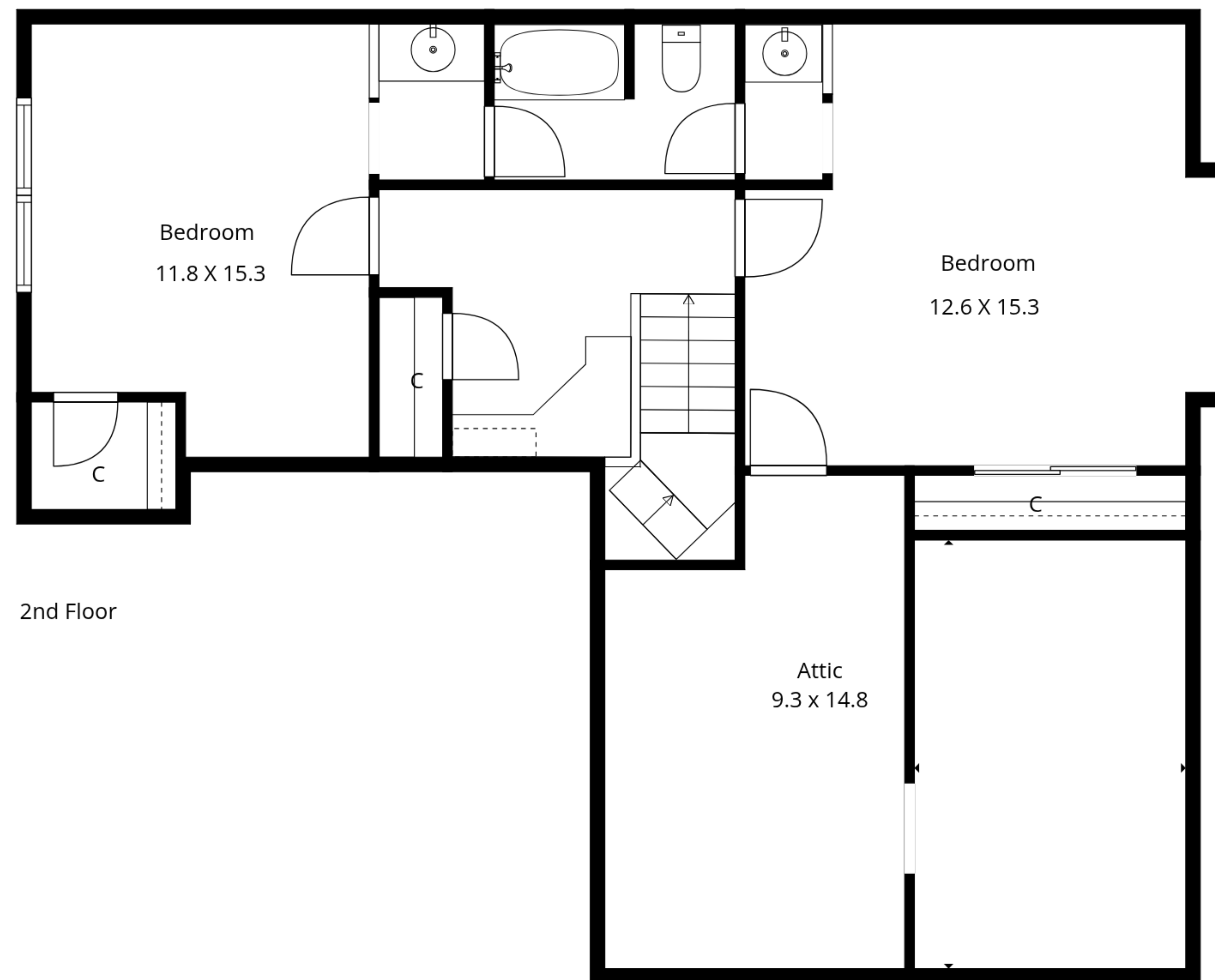
This sketch is the property of the company creating it and the requesting party listed in the header above.

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1151.8	167.0	1151.8	First Floor		8.3 x	1.7 =	14.1
GLA2	Second Floor	1.0	726.0	130.4	726.0			33.4 x	16.9 =	564.5
GAR	Garage	1.0	345.6	75.0	345.6			28.5 x	4.1 =	116.6
							0.5 x	0.3 x	0.0 =	0.0
							0.5 x	3.7 x	2.2 =	4.0
							0.5 x	0.9 x	0.4 =	0.2
							0.5 x	3.2 x	1.5 =	2.3
								2.6 x	0.9 =	2.5
								4.5 x	0.4 =	1.8
							0.5 x	0.4 x	0.2 =	0.0
							0.5 x	0.4 x	0.2 =	0.0
							0.5 x	3.3 x	1.5 =	2.4
								19.5 x	4.0 =	78.0
								31.7 x	0.3 =	9.5
								21.2 x	15.4 =	326.5
								14.6 x	2.0 =	29.2
	Net LIVABLE	cnt	2 (rounded)		1,878	5 addl items				
						21 total items			(rounded)	1,878

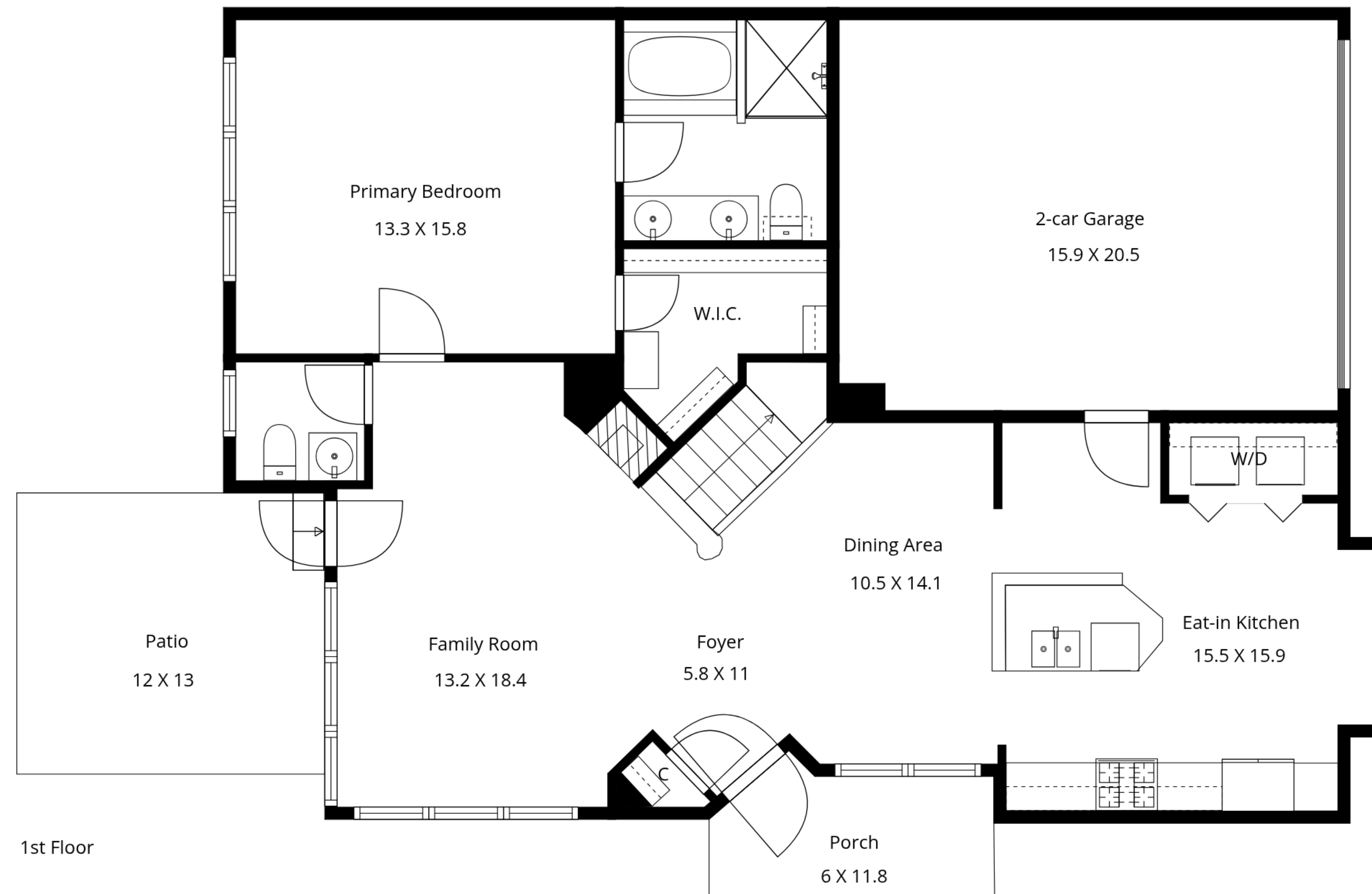






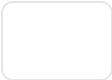
2nd Floor

13101 Ashford Park Drive



1st Floor

Not To Exact Scale, Dimensions Are Approximate. For Illustration Purposes Only.



Find Base School Assignment by Address

13101 ASHFORD PARK DR, RALEIGH, NC 27613

×

ⓘ To find your magnet, early college, and application options visit the [Magnet, Early College, Year-Round and Application Schools lookup page](#).

ⓘ Explore base attendance areas with our [interactive map viewer](#).

Showing results for 13101 ASHFORD PARK DR, RALEIGH, NC 27613

Elementary

	Current 2025-26	Next 2026-27
Base	Leesville Road Elementary School	Leesville Road Elementary School
Calendar	Traditional	Traditional
Transportation	Neighborhood ⓘ	Neighborhood ⓘ

Middle

	Current 2025-26	Next 2026-27

Base	Leesville Road Middle School	Leesville Road Middle School
Calendar	Traditional	Traditional
Transportation	Neighborhood ⓘ	Neighborhood ⓘ

High

	Current 2025-26	Next 2026-27
Base	Leesville Road High School	Leesville Road High School
Calendar	Traditional	Traditional
Transportation	Neighborhood ⓘ	Neighborhood ⓘ