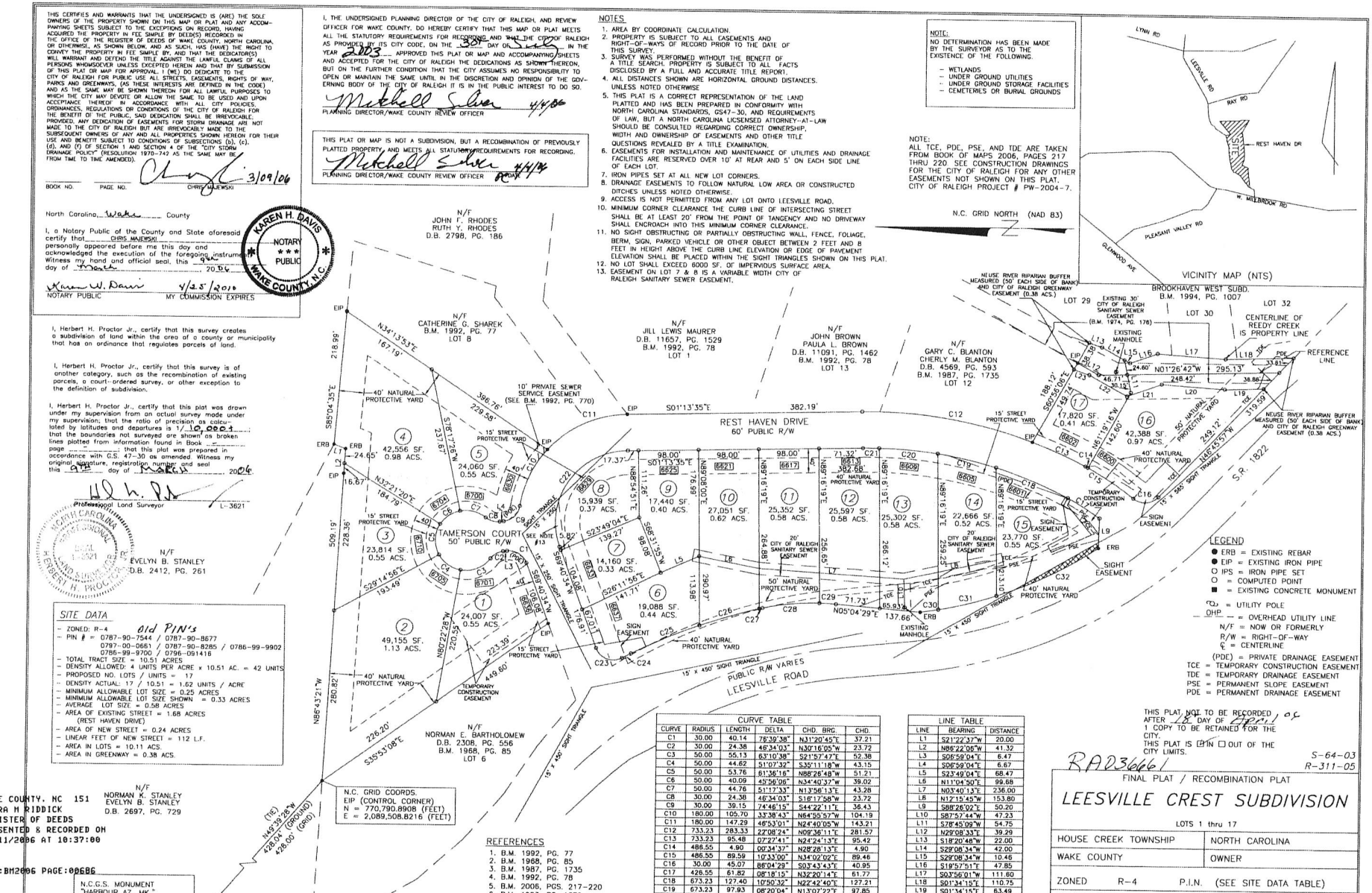
THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNERS OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORD, HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW, AND AS SUCH, HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE BY, AND THAT THE DEDICATOR(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER UNLESS EXCEPTED HEREIN AND THAT BY SUBMISSION OF THIS PLAT OR MAP 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 1970-747 AS THE SAME MAY BE, FROM TIME TO TIME AMENDED).
3/09/06
BOOK NO. PAGE NO. CHRIS MAJEWSKI
North Carolina, Wake County
I, a Notary Public of the County and State aforesaid certify that CHRIS MAJEWSKI personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this 9th day of March, 20 06.
KAREN H. DAVIS NOTARY PUBLIC WAKE COUNTY, N.C.
Karen W. Davis 4/25/2010
NOTARY PUBLIC MY COMMISSION EXPIRES
I, Herbert H. Proctor Jr., certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
I, Herbert H. Proctor Jr., certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
I, Herbert H. Proctor Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated by latitudes and departures is 1/ 10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book ____ page ____; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 9th day of March, 2006
Professional Land Surveyor L-3621
NORTH CAROLINA PROFESSIONAL SEAL L-3621 LAND SURVEYOR HERBERT H. PROCTOR JR.
I, THE UNDERSIGNED PLANNING DIRECTOR OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING AND THAT THE CITY OF RALEIGH AS PROVIDED BY ITS CITY CODE, ON THE 30th DAY OF March IN THE YEAR 2006, APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.
Mitchell Silver 4/4/06
PLANNING DIRECTOR/WAKE COUNTY REVIEW OFFICER
THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Mitchell Silver 4/4/06
PLANNING DIRECTOR/WAKE COUNTY REVIEW OFFICER
NOTES
1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. UNLESS NOTED OTHERWISE
5. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, 0547-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICSENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
6. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED OVER 10' AT REAR AND 5' ON EACH SIDE LINE OF EACH LOT.
7. IRON PIPES SET AT ALL NEW LOT CORNERS.
8. DRAINAGE EASEMENTS TO FOLLOW NATURAL LOW AREA OR CONSTRUCTED DITCHES UNLESS NOTED OTHERWISE.
9. ACCESS IS NOT PERMITTED FROM ANY LOT ONTO LEESVILLE ROAD.
10. MINIMUM CORNER CLEARANCE THE CURB LINE OF INTERSECTING STREET SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY AND NO DRIVEWAY SHALL ENCROACH INTO THIS MINIMUM CORNER CLEARANCE.
11. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE OR OTHER OBJECT BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR EDGE OF PAVEMENT ELEVATION SHALL BE PLACED WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAT.
12. NO LOT SHALL EXCEED 6000 SF. OF IMPERVIOUS SURFACE AREA.
13. EASEMENT ON LOT 7 & 8 IS A VARIABLE WIDTH CITY OF RALEIGH SANITARY SEWER EASEMENT.
NOTE: NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING.
- WETLANDS
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS
NOTE: ALL TCE, PDE, PSE AND TDE ARE TAKEN FROM BOOK OF MAPS 2006, PAGES 217 THRU 220 SEE CONSTRUCTION DRAWINGS FOR THE CITY OF RALEIGH FOR ANY OTHER EASEMENTS NOT SHOWN ON THIS PLAT. CITY OF RALEIGH PROJECT # PW-2004-7.
N.C. GRID NORTH (NAD 83)
VICINITY MAP (NTS)
LYNN RD
LEESVILLE RD
RAY RD
SITE
REST HAVEN DR
W. MILLBROOK RD
PLEASANT VALLEY RD
GLENWOOD AVE
N/F JOHN F. RHODES RUTH Y. RHODES D.B. 2798, PG. 186
N/F CATHERINE G. SHAREK B.M. 1992, PG. 77 LOT 8
N/F JILL LEWIS MAURER D.B. 11657, PG. 1529 B.M. 1992, PG. 78 LOT 1
N/F JOHN BROWN PAULA L. BROWN D.B. 11091, PG. 1462 B.M. 1992, PG. 78 LOT 13
N/F GARY C. BLANTON CHERLY M. BLANTON D.B. 4569, PG. 593 B.M. 1987, PG. 1735 LOT 12
N/F EVELYN B. STANLEY D.B. 2412, PG. 261
N/F NORMAN K. STANLEY EVELYN B. STANLEY D.B. 2697, PG. 729
N/F NORMAN E. BARTHOLOMEW D.B. 2308, PG. 556 B.M. 1968, PG. 85 LOT 6
BROOKHAVEN WEST SUBD. B.M. 1994, PG. 1007
LOT 29
LOT 30
LOT 32
CENTERLINE OF REEDY CREEK IS PROPERTY LINE
REFERENCE LINE
EXISTING 30' CITY OF RALEIGH SANITARY SEWER EASEMENT (B.M. 1974, PG. 178)
EXISTING MANHOLE
NEUSE RIVER RIPARIAN BUFFER MEASURED (50' EACH SIDE OF BANK) AND CITY OF RALEIGH GREENWAY EASEMENT (0.38 ACS.)
10' PRIVATE SEWER SERVICE EASEMENT (SEE B.M. 1992, PG. 770)
REST HAVEN DRIVE 60' PUBLIC R/W
TAMERSON COURT 50' PUBLIC R/W
LEESVILLE ROAD PUBLIC R/W VARIES
S.R. 1822
1 24,007 SF. 0.55 ACS.
2 49,155 SF. 1.13 ACS.
3 23,814 SF. 0.55 ACS.
4 42,556 SF. 0.98 ACS.
5 24,060 SF. 0.55 ACS.
6 19,088 SF. 0.44 ACS.
7 14,160 SF. 0.33 ACS.
8 15,939 SF. 0.37 ACS.
9 17,440 SF. 0.40 ACS.
10 27,051 SF. 0.62 ACS.
11 25,352 SF. 0.58 ACS.
12 25,597 SF. 0.58 ACS.
13 25,302 SF. 0.58 ACS.
14 22,666 SF. 0.52 ACS.
15 23,770 SF. 0.55 ACS
16 42,388 SF. 0.97 ACS.
17 7,820 SF. 0.41 ACS.
40' NATURAL PROTECTIVE YARD
15' STREET PROTECTIVE YARD
50' NATURAL PROTECTIVE YARD
SIGHT TRIANGLE
SIGN EASEMENT
TEMPORARY CONSTRUCTION EASEMENT
20' CITY OF RALEIGH SANITARY SEWER EASEMENT
SIGHT EASEMENT
SITE DATA
- ZONED: R-4
- PIN # = 0787-90-7544 / 0787-90-8677 0797-00-0661 / 0787-90-8285 / 0786-99-9902 0786-99-9700 / 0796-091416
- TOTAL TRACT SIZE = 10.51 ACRES
- DENSITY ALLOWED: 4 UNITS PER ACRE x 10.51 AC. = 42 UNITS
- PROPOSED NO. LOTS / UNITS = 17
- DENSITY ACTUAL: 17 / 10.51 = 1.62 UNITS / ACRE
- MINIMUM ALLOWABLE LOT SIZE = 0.25 ACRES
- MINIMUM ALLOWABLE LOT SIZE SHOWN = 0.33 ACRES
- AVERAGE LOT SIZE = 0.58 ACRES
- AREA OF EXISTING STREET = 1.68 ACRES (REST HAVEN DRIVE)
- AREA OF NEW STREET = 0.24 ACRES
- LINEAR FEET OF NEW STREET = 112 L.F.
- AREA IN LOTS = 10.11 ACS.
- AREA IN GREENWAY = 0.38 ACS.
Old PIN's
N.C.G.S. MONUMENT "HARBOUR AZ. MK." N = 771,067.9573 (FEET) E = 2,089,182.6036 (FEET) CGF = 0.99991925 (NAD 83)
N.C. GRID COORDS. EIP (CONTROL CORNER) N = 770,790.8908 (FEET) E = 2,089,508.8216 (FEET)
REFERENCES
1. B.M. 1992, PG. 77
2. B.M. 1968, PG. 85
3. B.M. 1987, PG. 1735
4. B.M. 1992, PG. 78
5. B.M. 2006, PGS. 217-220
6. B.M. 1993, PG. 1670
7. WAKE COUNTY G.I.S. MAPS
8. ALL DEEDS SHOWN WITH ADJOINERS
GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft
CURVE TABLE
CURVE | RADIUS | LENGTH | DELTA | CHD. BRG. | CHD.
C1 | 30.00 | 40.14 | 76°39'38" | N31°20'45"E | 37.21
C2 | 30.00 | 24.38 | 46°34'03" | N30°16'05"W | 23.72
C3 | 50.00 | 55.13 | 63°10'38" | S21°57'47"E | 52.38
C4 | 50.00 | 44.62 | 51°07'32" | S35°11'18"W | 43.15
C5 | 50.00 | 53.76 | 61°36'16" | N88°26'48"W | 51.21
C6 | 50.00 | 40.09 | 45°56'08" | N34°40'37"W | 39.02
C7 | 50.00 | 44.76 | 51°17'33" | N13°56'13"E | 43.28
C8 | 30.00 | 24.38 | 46°34'03" | S16°17'58"W | 23.72
C9 | 30.00 | 39.15 | 74°46'15" | S44°22'11"E | 36.43
C10 | 180.00 | 105.70 | 33°38'43" | N84°55'57"W | 104.19
C11 | 180.00 | 147.29 | 46°53'01" | N24°40'05"W | 143.21
C12 | 733.23 | 283.33 | 22°08'24" | N09°36'11"E | 281.57
C13 | 733.23 | 95.48 | 07°27'41" | N24°24'13"E | 95.42
C14 | 486.55 | 4.90 | 00°34'37" | N28°28'13"E | 4.90
C15 | 486.55 | 89.59 | 10°33'00" | N34°02'02"E | 89.46
C16 | 30.00 | 45.07 | 86°04'28" | S03°43'43"E | 40.95
C17 | 426.55 | 61.82 | 08°18'15" | N32°20'14"E | 61.77
C18 | 673.23 | 127.40 | 10°50'32" | N22°42'40"E | 127.21
C19 | 673.23 | 97.93 | 08°20'04" | N13°07'22"E | 97.85
C20 | 673.23 | 95.54 | 08°07'51" | N04°53'24"E | 95.46
C21 | 673.23 | 26.69 | 02°16'16" | N00°18'40"W | 26.68
C22 | 120.00 | 228.49 | 109°05'51" | N55°46'31"W | 195.51
C23 | 30.00 | 51.67 | 98°41'18" | S20°19'55"W | 45.52
C24 | 419.00 | 16.50 | 02°15'23" | N27°53'03"W | 16.50
C25 | 929.31 | 120.68 | 07°26'25" | N23°02'09"W | 120.59
C26 | 929.31 | 101.01 | 06°13'39" | N16°12'07"W | 100.96
C27 | 929.31 | 1.64 | 00°06'03" | N13°02'18"W | 1.64
C28 | 392.57 | 97.04 | 14°09'49" | N05°54'19"W | 96.80
C29 | 392.57 | 26.71 | 03°53'53" | N03°07'32"E | 26.70
C30 | 684.00 | 29.71 | 02°29'18" | S08°50'44"E | 29.70
C31 | 684.00 | 97.76 | 08°11'22" | S14°11'04"E | 97.68
C32 | 684.00 | 184.66 | 15°28'27" | S26°00'48"E | 184.10
LINE TABLE
LINE | BEARING | DISTANCE
L1 | S21°22'37"W | 20.00
L2 | N86°22'06"W | 41.32
L3 | S06°59'04"E | 6.47
L4 | S06°59'04"E | 6.67
L5 | S23°49'04"E | 68.47
L6 | N11°04'50"E | 99.68
L7 | N03°40'13"E | 236.00
L8 | N12°15'45"W | 153.80
L9 | S88°26'02"E | 50.20
L10 | S87°52'44"W | 47.23
L11 | S78°45'09"W | 54.75
L12 | N29°08'33"E | 39.29
L13 | S18°20'48"W | 22.00
L14 | S29°08'34"W | 42.00
L15 | S29°08'34"W | 10.46
L16 | S19°57'51"E | 47.85
L17 | S03°56'01"W | 111.80
L18 | S01°34'15"E | 110.75
L19 | S01°34'15"E | 63.49
L20 | S03°56'01"W | 103.43
L21 | S19°57'51"E | 60.11
L22 | S29°08'34"W | 70.58
L23 | S18°20'48"W | 26.74
LEGEND
● ERB = EXISTING REBAR
● EIP = EXISTING IRON PIPE
O IPS = IRON PIPE SET
O = COMPUTED POINT
■ = EXISTING CONCRETE MONUMENT
= UTILITY POLE
OHP = OVERHEAD UTILITY LINE
N/F = NOW OR FORMERLY
R/W = RIGHT-OF-WAY
℄ = CENTERLINE
(PDE) = PRIVATE DRAINAGE EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT
TDE = TEMPORARY DRAINAGE EASEMENT
PSE = PERMANENT SLOPE EASEMENT
PDE = PERMANENT DRAINAGE EASEMENT
THIS PLAT NOT TO BE RECORDED AFTER 12 DAY OF April, 2006
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS WITHIN ☐ OUT OF THE CITY LIMITS.
S-64-03
R-311-05
RAD3666
FINAL PLAT / RECOMBINATION PLAT
LEESVILLE CREST SUBDIVISION
LOTS 1 thru 17
HOUSE CREEK TOWNSHIP | NORTH CAROLINA
WAKE COUNTY | OWNER
ZONED R-4 P.I.N. (SEE SITE DATA TABLE)
STEWART-PROCTOR, PLLC
ENGINEERING and SURVEYING
319 CHAPANOKE ROAD SUITE 106
RALEIGH, NC 27603
TEL. 919 779-1855 FAX 919 779-1661
DATE 03/06/06 | SURVEYED BY | JOB
SCALE 1"=100' | DRAWN BY | DWG. NO.
REVISIONS | MC-BILLBRO-PLT
OWNER / DEVELOPER: MAJEWSKI PARTNERS, INC. 2828 BENFIELD DRIVE. RALEIGH, N.C. 27606
WAKE COUNTY, NC 151 LAURA M RIDDICK REGISTER OF DEEDS PRESENTED & RECORDED ON 04/11/2006 AT 10:37:00
BOOK:BM2006 PAGE:00686
THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA. REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3718 3C0326 E DATED: MARCH 3, 1992
BOOK OF MAPS 2006, PAGE 0686
* Pending Assessments Due