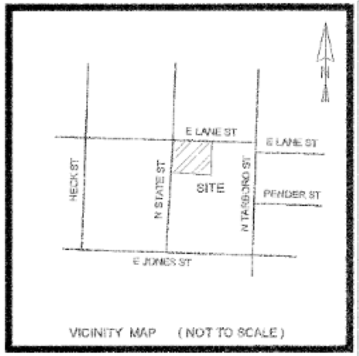
BKBM2019PG01382



VICINITY MAP (NOT TO SCALE)

DB 9203, PG 82

REFERENCES:
1. DB 18474, PG 1304 (LOTS 21 & 22)
2. DB 18484, PG 2350 (ALLEY)
3. MB 1885, PG 86
4. PIN 1714.17-10-7197 (LOT 21)
5. PIN 1714.17-10-8102 (LOT 22)

LEGEND:
IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
CP = COMPUTED POINT
N/F = NOW OR FORMERLY
R/W = RIGHT OF WAY
LP = LIGHT POLE
PP = POWER POLE
-OE- = OVERHEAD ELECTRIC LINE

NOTES:
1. THIS SURVEY PERFORMED AND MAPPED WITHOUT THE BENEFIT OF A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY. THE SURVEYOR ASSUMES NO LIABILITY FROM ANY FACTS AND/OR OMISSIONS (SUCH AS EASEMENTS, ETC.) THAT MAY BE REVEALED BY A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. NO N.C.G.S. MONUMENT FOUND WITHIN 2000'.
5. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD). SEE FIRM #3720171400J, EFFECTIVE DATE MAY 2, 2006.
6. SUBJECT PROPERTIES ARE ZONED R-10 (PER WAKE COUNTY GIS)
7. GARAGE DEMOLITION PERMIT: DEMO-006347-2019.

STATE OF NORTH CAROLINA
WAKE COUNTY
I, KEVIN S. CHANCE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME (OR UNDER MY DIRECT SUPERVISION) - (DEED DESCRIPTION RECORDED IN BOOK — PAGE —); 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 DRAWN FROM INFORMATION FOUND IN BOOK — PAGE —; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY HAND AND SEAL THIS 22ND DAY OF JULY, 2019.

Kevin S Chance P.L.S. 4565 (N.C.)

NORTH CAROLINA PROFESSIONAL SEAL LAND SURVEYOR KEVIN S. CHANCE

I, KEVIN S. CHANCE, PROFESSIONAL LAND SURVEYOR NO. L-4565, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS (X OR ✓):

X A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

☐ B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;

☐ C. ANY ONE OF THE FOLLOWING:

1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
3. THAT THE SURVEY IS A CONTROL SURVEY.

☐ D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

☐ E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

Kevin S Chance P.L.S. (L-4565)

NORTH CAROLINA PROFESSIONAL SEAL LAND SURVEYOR KEVIN S. CHANCE

WAKE COUNTY, NC 89
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/20/2019 12:49:53
BOOK:BM2019 PAGE:01382

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ADDITIONAL SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY PROPERTY IN FEE SIMPLE AND THAT THE UNDERSIGNED HEREBY AGREE TO WARRANT AND DEFEND THE TITLE AGAINST ANY CLAIMS OF ALL PERSONS WHOMSOEVER EXCEPTED AS SPECIFICALLY LISTED HEREIN AND THAT BY RECORDING THIS PLAT OR MAP I (WE) DO IRREVOCABLY DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY, PARKS AND GREENWAYS (AS THOSE INTERESTS ARE DEFINED IN THE CITY CODE) AND AS THE SAME ARE SHOWN ON THE PLAT FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO USE 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 PROVIDED ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE NOT SPECIFICALLY LABELED CITY OF RALEIGH OR PUBLIC 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.

_______________ BOOK NO.
_______________ PAGE NO.

SIGNATURE(S) & TITLE/POSITION OF PROPERTY OWNER(S)

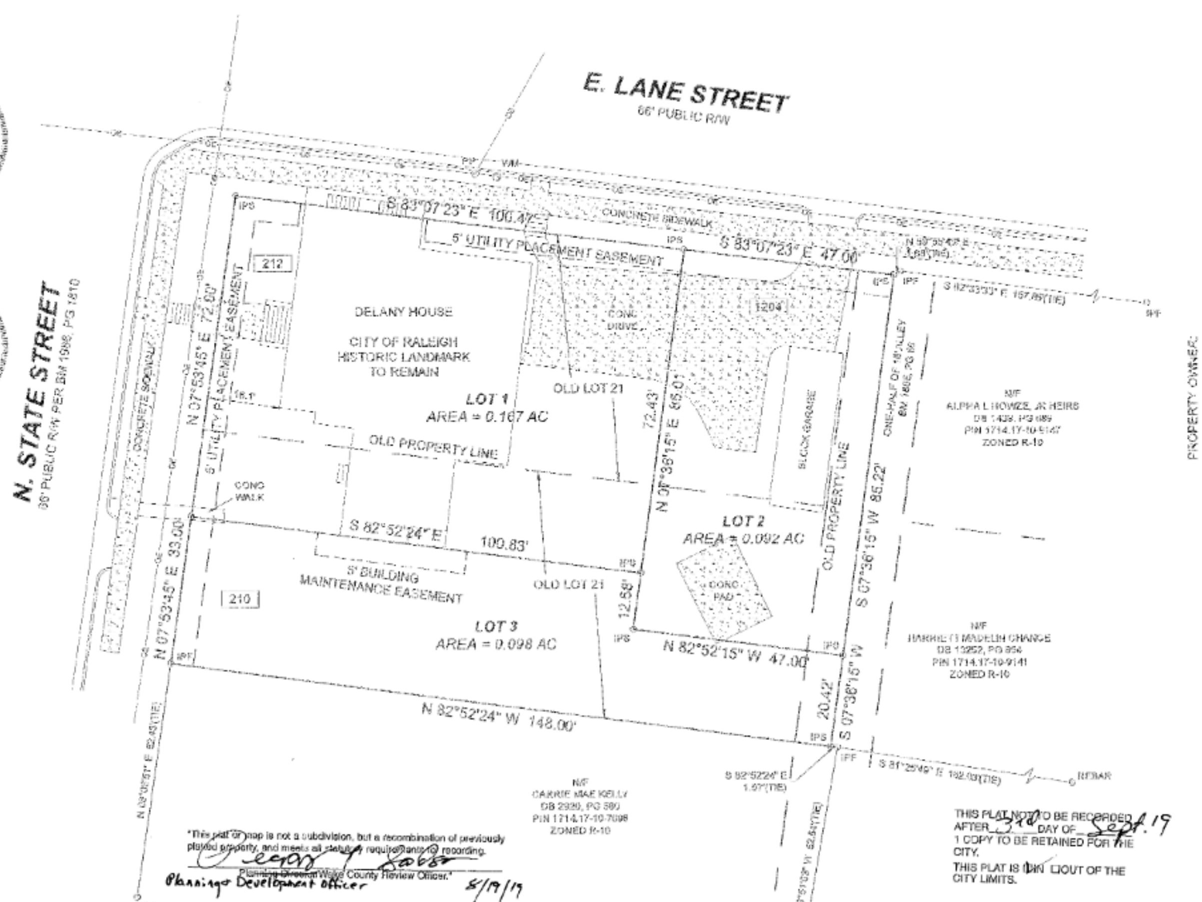
[signature], MANAGER OF NORTH STATE STREET LLC, OWNER

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: STUART CULLINAN, MANAGER OF NORTH STATE STREET LLC

DATE: July 16, 2019.
SIGNATURE: Amy Bowles
PRINTED NAME: Amy Bowles NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/2/23

AMY BOWLES NOTARY PUBLIC WAKE COUNTY, NC



"This plat or map is not a subdivision, but a recombination of previously platted property, and meets all statutory requirements for recording.
[signature] Planning Director/Wake County Review Officer."
Planning Development Officer 8/19/19

THIS PLAT NOT TO BE RECORDED AFTER 3rd DAY OF Sept. 19
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS (IN) OUT OF THE CITY LIMITS.

AREA TABLE		
LOT NUMBER	OLD ACREAGE	NEW ACREAGE
LOT 21	0.169 AC (7,349.5 sq.ft.)	----
LOT 22	0.169 AC (7,363.6 sq.ft.)	----
1/2 OF CLOSED ALLEY	0.019 AC (845.0 sq.ft.)	----
LOT 1	----	0.167 AC (7,287.7 sq.ft.)
LOT 2	----	0.092 AC (4,000.3 sq.ft.)
LOT 3	----	0.098 AC (4,290.0 sq.ft.)

I, THE UNDERSIGNED PLANNING AND DEVELOPMENT OFFICER 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 5th DAY OF July, IN THE YEAR 2019 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.

[signature] PLANNING & DEVELOPMENT OFFICER / WAKE CO. REVIEW OFFICER PC 8/19/19

SCALE: 1" = 20'
0 20' 40' 80'

S - 73 - 16 TR # 549358

DATE: 20 MARCH 2018
SCALE: 1" = 20'
DRAWN BY: KSC
CHECKED BY: KEVIN S. CHANCE
FILE NAME: Idlewild Lot 21 & 22 Subd.dwg

DATE	REVISIONS	BY
4/15/19	REVISIONS PER CITY COMMENTS	KSC

TITLE: RECOMBINATION & SUBDIVISION PLAT
LOTS 21 & 22, ADDITION TO IDLEWILD & HALF OF CLOSED ALLEY
RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET: 1 OF: 1

CHANCE SURVEYING CO., P.A.
LICENSE NO. C-2964
6900 FIELD HILL ROAD
RALEIGH, NORTH CAROLINA - 27603
PHONE (919) 329-5795
E-MAIL: chancesurveying@gmail.com