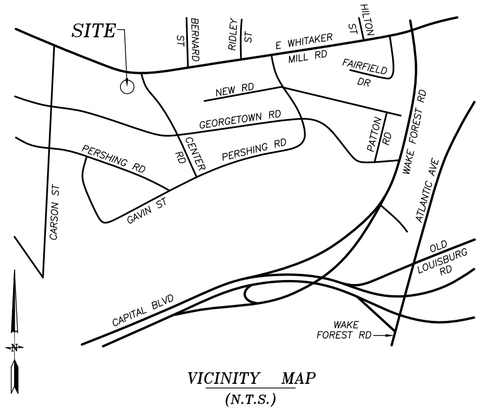



VICINITY MAP
(N.T.S.)

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure 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 map was prepared in accordance with G.S. 47–30 amended.

Witness my original signature, registration number and seal this 24TH day of JUNE 2025.

Signed _____

**Preliminary Plat**
**Not for recordation, conveyances, or sales**

I, Jeffrey H. Davis, PLS, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

1. Class of Survey: A
2. Positional Accuracy: H– 0.04' / H– 0.08'
3. Type of GPS Field Procedure: NC VRS Network
4. Date of Survey: 03–25–2025
5. Datum/Epoch: NAD 83 NSRS 2011 – NAVD 88
6. Published/Fixed Control: See Below
7. Geoid Model: 18
8. Combined Grid Factor: 0.99990855 (ground to grid)
9. Units: US survey feet

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

_____
Planning and Development Officer/Wake County Review Officer

This survey is of another category, such as the recombination or existing parcels, a court–ordered survey, or other exception to the definition of subdivision.

_____
Registered Land Surveyor

## LEGEND

- Property Line
- Property Line (not surveyed)
- Center Line
- Old R/W line
- Right–of–Way Line
- Easement Line
- Drain Line (DL)
- Water Line (WL)
- Sanitary Sewer (SS)
- Overhead Utility (OHU)
- Overhead Service (OHS)
- Chain Link Fence
- Wood Fence
- Welded Wire Fence
- Existing Iron Pipe
- Iron Pipe Set (Unless Otherwise Designated)
- Existing Concrete Monument
- Concrete Monument Set
- Computed Corner
- PK Nail
- Cable TV Box
- Telephone Box
- Power Box
- Light Pole
- Utility Pole
- Drop Inlet
- Storm Drainage Manhole
- Curb Inlet
- Water Valve
- Fire Hydrant
- Sewer Manhole
- Proposed Sewer Manhole
- Existing Sewer Clean Out (4" service line)
- Proposed Sewer Clean Out (4" service line)

EIP – Existing Iron Pipe
NIP – Iron Pipe Set
DB – Deed Book
PG – Page
R/W – Right of Way
TM – Tax Map
N/F – Now or Formerly
XXX – DENOTES ADDRESS
(TBR) – To Be Removed

THIS PLAT NOT TO BE RECORDED AFTER _____ DAY OF _____
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS ☒IN ☐OUT OF THE CITY LIMITS.

NOTES:

TOWNSHIP: RALEIGH

PIN: 1704888587 & 1704888519

REID: 003933 & 00566361

ZONING: R–10

INSIDE CITY LIMITS: YES

TOTAL ACRES: 0.67 ACRES

TOTAL # OF LOTS: 1

TYPE USE: SINGLFAM

GPS OBSERVATIONS WERE MADE ON CONTROL POINTS TO ESTABLISH GEODETIC & STATE GRID COORDINATES (NAD 83 NSRS 2011) USING AVERAGE POSITIONS FROM MULTIPLE OBSERVATIONS.

SITE IS NOT LOCATED IN A FLOOD–HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720170400K, EFFECTIVE JULY 19, 2022.

METHOD OF COMPUTATION IS COORDINATE COMPUTATION

NO ORIGINAL ADDRESSES WILL BE AFFECTED NOR CHANGED AS A RESULT OF THIS RECORDING.

RECOMBINED PROPERTIES ARE SUBJECT TO SECTION 9.2. STORMWATER MANAGEMENT) OF THE RALEIGH'S UNIFIED DEVELOPMENT ORDINANCE.

ALL DOMESTIC SERVICES, FIRE LINES, AND PRIVATE MAINS MUST BE INSTALLED ENTIRELY ON THE LOT FOR WHICH IT SERVES

REFERENCE:
D.B. 2874, PG 159
D.B. 15552, PG 956
D.B. 19644, PG 1825
D.B. 19644, PG 1827
BOM 1918, PG 18
BOM 2011, PG 10

ALLEY RESOLUTION NO. (1981) 712, D.B. 2974, PG 936 & D.B. 17506, PG 2594

CLOSING A PORTION OF E WHITAKER MILL ROAD R/W RESOLUTION NO. (2010) 275, D.B. 14262, PG 1381

CLOSING A PORTION OF E WHITAKER MILL ROAD R/W RESOLUTION NO. (2025) 654, D.B. 19854, PG 1482

**DEMOLITION PERMIT # XXXXXX**

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 15.42' | S68°20'57"E |
| L2 | 94.24' | N70°37'34"W |
| L3 | 61.65' | N68°54'46"W |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA |
| C1 | 135.94' | 992.70' | 7°50'45" |

| NEW LOT 24 AREA CHART | | |
|---|---|---|
| DESCRIPTION | LOT AREAS | |
| OLD LOT 22 & PART OF 24 | +10426 SQ.FT. | +0.23 ACRES |
| OLD LOT 25 | +17531 SQ.FT. | +0.40 ACRES |
| OLD TRACT 2 ½ OF ALLEY | +364 SQ.FT. | +0.01 ACRES |
| OLD PART OF ALLEY | +528 SQ.FT. | +0.01 ACRES |
| RESOLUTION NO. (2025) 654 | +168 SQ.FT. | +0.00 ACRES |
| **OVERALL NEW LOT 24** | **=29017 SQ.FT.** | **=0.67 ACRES** |

FILED FOR REGISTRATION
_____
DATE
TAMMY L. BRUNNER
REGISTER OF DEEDS
WAKE COUNTY

BY: _____
ASSISTANT DEPUTY

TIME _____

This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on the map or plat and any accompanying 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 the property in fee simple.

Book No.: _____

Page No.: _____

Signature(s) of property owner(s):

_____
**OWNER OF NEW LOT 24, KING FAMILY REAL ESTATE, LLC by TIMOTHY O. KING (member/manager)**

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:

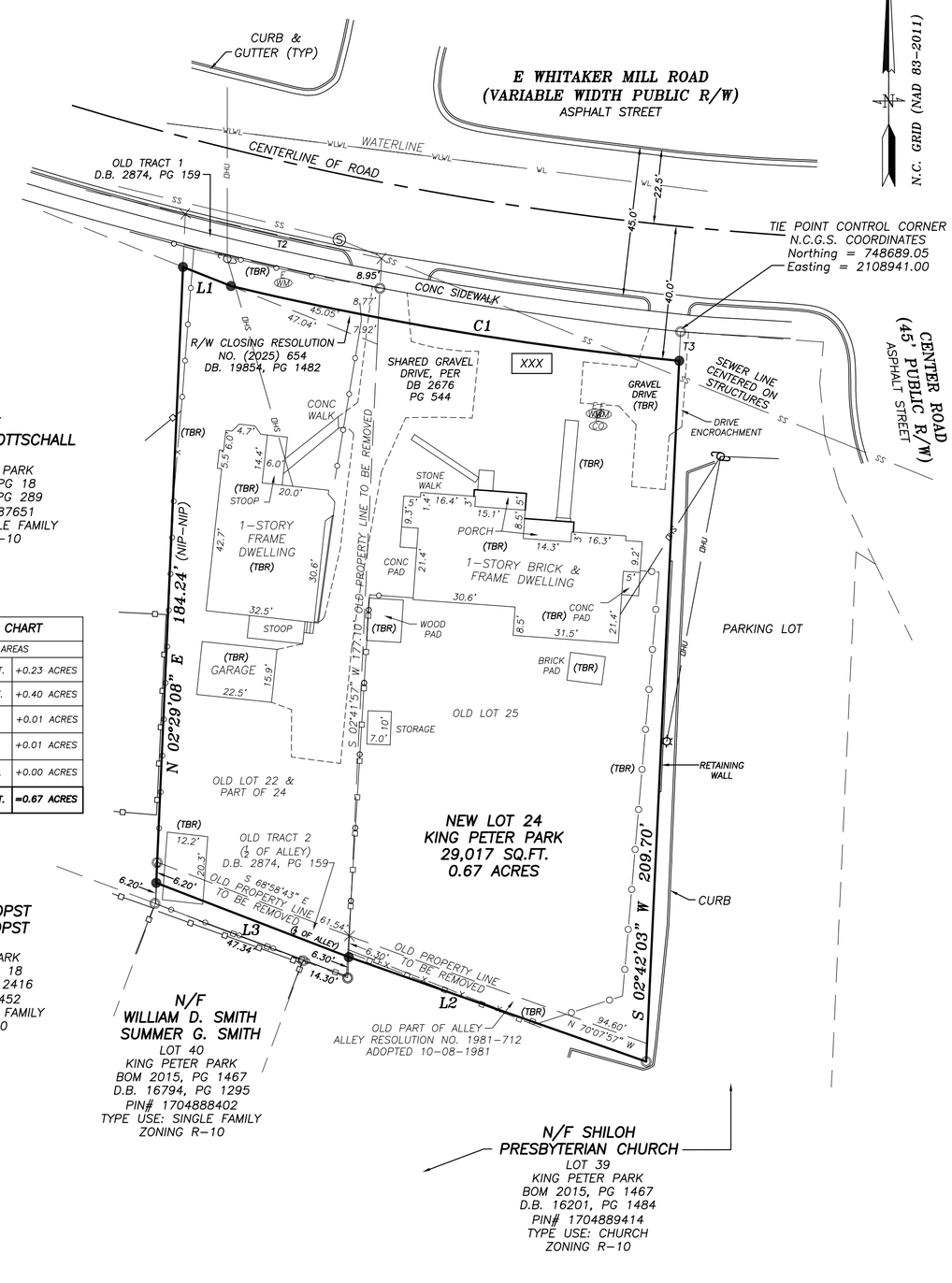
**OWNER OF NEW LOT 24, KING FAMILY REAL ESTATE, LLC by TIMOTHY O. KING (member/manager)**

Date:_____,2024.
(Official Seal)

_____
Notary Public

Printed Name:_____

My commission Expires_____




**N/F**
**CHERYL A. GOTTSCHALL**
LOT 21
KING PETER PARK
BOM 1918, PG 18
D.B. 10648, PG 289
PIN# 1704887651
TYPE USE: SINGLE FAMILY
ZONING R–10

**N/F**
**IAN S. PROPST**
**KELLY PROPST**
LOT 41
KING PETER PARK
BOM 1918, PG 18
D.B. 16567, PG 2416
PIN# 1704887452
TYPE USE: SINGLE FAMILY
ZONING R–10

**N/F**
**WILLIAM D. SMITH**
**SUMMER G. SMITH**
LOT 40
KING PETER PARK
BOM 2015, PG 1467
D.B. 16794, PG 1295
PIN# 1704888402
TYPE USE: SINGLE FAMILY
ZONING R–10

**N/F SHILOH PRESBYTERIAN CHURCH**
LOT 39
KING PETER PARK
BOM 2015, PG 1467
D.B. 16201, PG 1484
PIN# 1704889414
TYPE USE: CHURCH
ZONING R–10

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

RECORDED IN BOOK OF MAPS _____, PAGE _____, WAKE COUNTY

RCMP–XXXX–2025

REVISIONS

**Preliminary Plat**
**Not for recordation, conveyances, or sales**

OWNER:
KING FAMILY REAL ESTATE, LLC by
TIMOTHY O. KING
(member/manager)
10724 BEAVER POND LANE
RALEIGH, NC 27614


TURNING POINT SURVEYING PLLC
4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX 800–948–0213 PH 919–781–0234
License No: P–0121


RECOMBINATION MAP

NEW LOT 24
KING PETER PARK
518 & 522 E. WHITAKER MILL ROAD
WAKE COUNTY NORTH CAROLINA
RALEIGH

DATE: 6–24–2025
DRAWN BY: JHD
CHK'D. BY: JHD
JOB NO. C–1207
SCALE: 1" = 30'
C.N. = 31248
DWG. NO.
C–1207
SHEET 1 OF 1