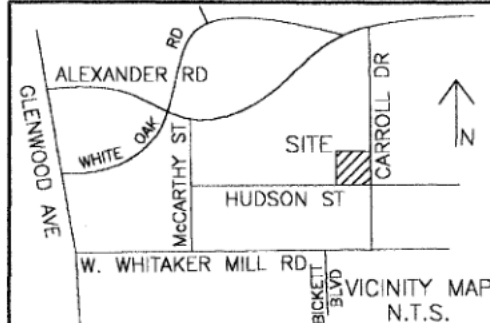




"I, THE UNDERSIGNED PLANNING DIRECTOR OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE 26 DAY OF Sept IN THE YEAR 2006, APPROVED THIS 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 Sliver
PLANNING DIRECTOR / WAKE COUNTY REVIEW OFFICER

THIS PLAT NOT TO BE RECORDED
AFTER 27 DAY OF March
1 COPY TO BE RETAINED FOR THE
CITY.
THIS PLAT IS IN OUT OF THE
CITY LIMITS.

LOT 4
PIN NO. 1704-69-5115
OXFORD PARK BOM 1986 PG 1452

CONTROL POINT
EIP
0.06'

PART OF LOT 5 VANGUARD PARK
PIN NO. 1704-68-5969
JAMES E. FURR IV
DEED BOOK 10848 PG 2139
(UNRECORDED MAP)

WAKE COUNTY, NC 211
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/13/2007 AT 11:35:39

BOOK: BM2007 PAGE: 00623

THE SURVEYOR RELIED UPON THE CITY OR COUNTY
FOR APPROVAL OF ALL APPLICABLE ORDINANCES AND
HAS MADE NO INTERPRETATIONS OF THE ORDINANCES

NOTE:
MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING
STREETS SHALL BE AT LEAST 20' FEET FROM THE POINT OF TANGENCY
OF THE CURB. NO DRIVEWAYS SHALL ENCR OACH ON THIS MINIMUM
CORNER CLEARANCE.

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION
BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE CURB LINE ELEVATION
SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT
ARE NOT LIMITED TO ANY BERN, FOLIAGE, FENCE, WALL, SIGN, OR
OTHER OBJECT.

I, JOHN Y. PHELPS JR., PROFESSIONAL LAND SURVEYOR, L-1319 CERTIFY
TO ONE OR MORE OF THE FOLLOWING

A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND
WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE
THAT REGULATES PARCELS OF LAND.

JOHN Y. PHELPS JR., PROFESSIONAL LAND SURVEYOR NO. L-1319
L-1319

STATE OF NORTH CAROLINA

WAKE COUNTY
I, JOHN Y. PHELPS JR., PROFESSIONAL LAND SURVEYOR
CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION,
DEED DESCRIPTION RECORDED IN DEED BOOK 12150
PAGE 1517; THAT THE RATIO OF PRECISION AS
CALCULATED IS 1:23,650; THAT THE BOUNDARIES
NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM
INFORMATION FOUND IN BOOK 12150 PAGE 1517
THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH
G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS
19 DAY OF Dec 2006

JOHN Y. PHELPS JR.

REGISTRATION NO. L-1319

RECORDED IN BOOK OF MAPS 2007 PAGE 623 WAKE COUNTY

FIELD CLOSURE 1:23,650
BENCH MARK USED-GPS
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft

SINGLE FAMILY ZONED R-10

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, 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 public streets, public easements, public rights-of-way, public parks and public greenways, (as these interests are defined in the code and indicated on this plat or map as public), 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 easement 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 the conditions of subsection (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)

OWNER
OWNER

CONDITIONS FOR VILLAGES OF OXFORD PARK AS SET FORTH IN THE
CERTIFIED ACTION FOR S-49-06 ARE HEREBY INCORPORATED BY REFERENCE
AS IF FULLY SET FORTH HEREON.

A RESTRICTIVE COVENANT FOR LOTS 1,2,3,4 AND 5 HAS BEEN RECORDED
FOR BUILDING MATERIALS, HOUSE SIZE AND BUILDING HEIGHT ECT. PLEASE
REFER FOR SAID COVENANT TO THAT DECLARATION OF RESTRICTIVE
COVENANTS RECORDED IN BOOK 12351 PAGES 2742 THRU 2749
WAKE COUNTY REGISTRY ON JANUARY 10, 2007 WHICH TOGETHER WITH
ANY AMENDMENTS THERETO ARE INCORPORATED BY REFERENCE AS IF
FULLY SET FORTH HEREON.

SEE D.B. 12442-PG 1952

MAP DRAWN FROM A SURVEY OF
LOT WITH PIN# 1704696053, DB 2233, PG 101
PROPERTY OF GEORGE ANDREWS
DRAWN BY JOHN Y. PHELPS, JR. DATED 12/20/04

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: Member Manager + Manager

Date: March 9 2008

Acqueline R. Phelps Notary Public

My commission expires August 28, 2008

LEGEND

MH MANHOLE
PP POWER POLE
MON MONUMENT
PK PARKER KALON NAIL

EIP EXISTING IRON PIPE
NIP NEW IRON PIPE
R/W RIGHT OF WAY
C CENTER LINE

4420 ADDRESS

ZONED R-10

PIN# 1704696053

RA037200

S-49-06

SCALE
1"=20'
DATE
12/19/06
FD. BK
55455_SU

SUBDIVISION MAP OF:

VILLAGES OF OXFORD PARK

OWNER:
HAMILTON PRIDE LLC
RALEIGH, WAKE COUNTY, N. C.

JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR
5110 BUR OAK CIRCLE, RALEIGH, N. C. 27612 PHONE 919 787-3658

FD BK 1097

