

I, JASON E. FOWLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 15th DAY OF September A.D. 2025.



Jason E. Fowler
PROFESSIONAL LAND SURVEYOR
L-5499
LICENSE NUMBER

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

Jason E. Fowler
PROFESSIONAL LAND SURVEYOR
L-5499
LICENSE NUMBER

WAKE COUNTY, NORTH CAROLINA

I CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ZEBULON AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT.

OWNER: Matthew S. Zalecki
DATE: 9-22-25

I, James M. Tinker, A NOTARY PUBLIC OF THE COUNTY OF Wake, STATE OF NORTH CAROLINA HEREBY CERTIFY THAT Matthew S. Zalecki PERSONALLY APPEARED BEFORE ME THIS DAY AND UNDER OATH ACKNOWLEDGED THAT THE ABOVE FORM WAS EXECUTED BY HIM/HER, WITNESS MY HAND AND SEAL THIS 22nd DAY OF September 2025.

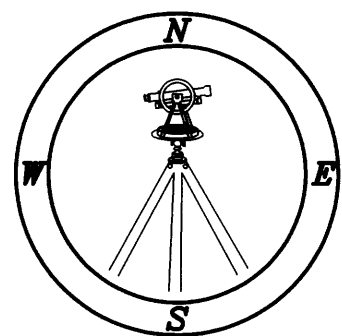
James M. Tinker
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/12/2029

I, Matt Lower, PLANNING DIRECTOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 10/27/2025
9/26/2025
DATE PLANNING DIRECTOR/REVIEW OFFICER

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR ZEBULON, NORTH CAROLINA, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF ZEBULON FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY."

9/25/2025 Catherine Farrell
DATE SUBDIVISION ADMINISTRATOR



CMP

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

FLOOD HAZARD STATEMENT

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 3720-2705-00K WITH AN EFFECTIVE DATE OF 7/19/2022.

N/F
FIDEL ROMERO &
ROSARIO MARIN
D.B. 17263, PAGE 951
PIN# 2705-37-1761
ZONED DTP
LAND USE: SINGLE FAMILY

N/F
JAMES CHRIS SEAWELL
& RHONDA E. BOSWELL
D.B. 16765, PAGE 85
PIN# 2705-37-1674
ZONED DTP
LAND USE: SINGLE FAMILY

PROPERTY CORNER
UNDER FENCE
(NO MONUMENTATION
FOUND)

N/F
CHRISTOPHER WHITEHORNE
& JANNA WHITEHORNE
D.B. 14900, PAGE 1111
PIN# 2705-37-1576
ZONED DTP
LAND USE: SINGLE FAMILY

N/F
ROBERT R. MANG
D.B. 14023, PAGE 1792
PIN# 2705-37-1488
ZONED DTP
LAND USE: SINGLE FAMILY

N/F
DANIEL RIGOBERTO MEDRANO ROMERO
& SILVIA JAMILETH GUEVARA DE MEDRANO
D.B. 18613, PAGE 62
PIN# 2705-37-3647
ZONED DTP
LAND USE: SINGLE FAMILY

FENCE CORNER
IS 1.1' SOUTH OF
PROPERTY LINE

NEW
②
7,471 S.F.
0.172 AC.

NEW
①
7,469 S.F.
0.171 AC.

OLD
LOT AREA
14,941 S.F.
0.343 AC.

N/F
ROSE MARIE MCNABB
D.B. 19353, PAGE 654
PIN# 2705-37-3562
ZONED DTP
LAND USE: SINGLE FAMILY

Register of Deeds
Tammy L. Brunner
Wake County, NC
10/02/2025 10:13:33 AM
B: BM2025 P: 01864 Pages: 1

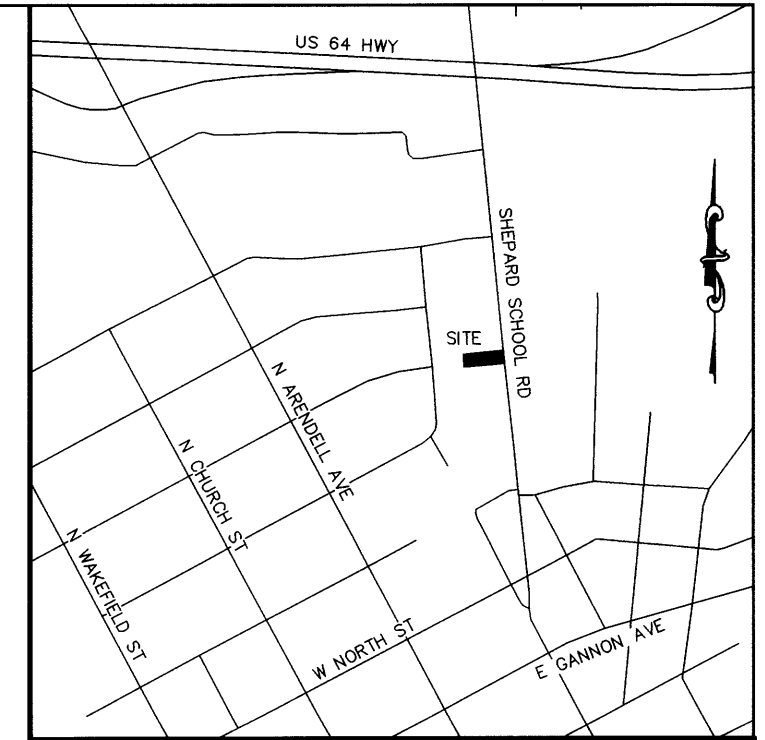
Fee: \$21.00
DOCUMENT #2025068283

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NC GS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- NORTH ROTATION WAS OBTAINED VIA NC-VRS.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 06°14'15" E	75.17'
L-2	N 06°19'15" W	74.66'
L-3	N 06°19'15" W	14.68'
L-4	S 06°29'51" E	74.90'

LINE TYPE LEGEND	
—	PROPERTY LINE - LINE SURVEYED
- - -	RIGHT-OF-WAY
- . - .	ADJOINING LINE - LINE NOT SURVEYED
—	OVERHEAD LINE
- - -	BUILDING SETBACK
- . - .	EASEMENT
- . - .	BUFFER
- . - .	FLOOD HAZARD SOILS



VICINITY MAP

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
PEIP - PINCHED IRON PIPE
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
CC - CONCRETE
CB - CATCH BASIN
MH - MANHOLE
FH - FIRE HYDRANT
XXX - ADDRESS

TOWN OF ZEBULON
ZONED DTP
MINIMUM BUILDING SETBACKS
FRONT 0'
OFF-STREET PARKING 20'
REAR 15'
SIDE 0'

OWNER/DEVELOPER:

FAMILY BUILDING COMPANY II, LLC.
1016 MOCKINGBIRD DRIVE,
LITTLE RIVER TOWNSHIP,
RALEIGH, NC 27615

SHEPARD SCHOOL ROAD 60' PUBLIC R/W
(FORMERLY OLD US HWY 64 & NC HWY 90)

EXEMPT SUBDIVISION PLAT FOR

803 SHEPARD SCHOOL ROAD

OWNERS: FAMILY BUILDING COMPANY II, LLC.

PIN# 2705-37-3650

D.B. 19864, PAGE 1395

TOWN OF ZEBULON

WAKE COUNTY, NORTH CAROLINA

20 10 0 20 40

SCALE 1"=20'

FEBRUARY 17, 2025

ZONED DTP

CASE #1696153

(803SHEPARD.DWG - KD)