

I, MICHAEL A. MOSS 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 13TH DAY OF FEBRUARY A.D. 2024.

Michael A. Moss
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

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.

Michael A. Moss
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

PROPERTY OWNER CERTIFICATE FOR DEDICATION

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 AND THAT THE DEDICATOR(S) 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 POLICES, 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)

Adam Nix 3/8/24
HERITAGE CONSTRUCTION, LLC BY: (MANAGER) *Adam Nix*

STATE OF North Carolina
COUNTY OF Franklin
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: Adam Nix

DATE: March 8, 2024

George T. Wrenn, Jr.
PRINTED NAME: George T. Wrenn, Jr., NOTARY PUBLIC
MY COMMISSION EXPIRES: May 2, 2027

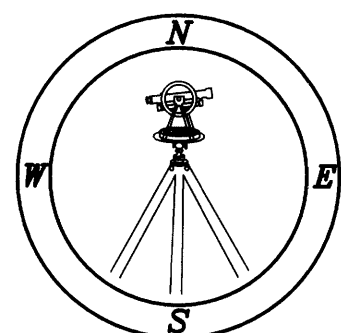
(OFFICIAL SEAL)

STATE OF _____
COUNTY OF _____
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:

DATE: _____, 2024

PRINTED NAME: _____, NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

(OFFICIAL SEAL)



TCA STATEMENT

TREE CONSERVATION AREAS ARE STRICTLY PROTECTED BY THE CITY OF RALEIGH. NO SOIL OR TREE DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN TREE CONSERVATION AREAS; INCLUDING: CHANGES TO VEGETATIVE COVER, STABILIZATION OF A STRUCTURE OR FENCE, ROAD OR WALKWAY CONSTRUCTION, TREE REMOVAL OR PRUNING, CHEMICAL OR BIOLOGICAL AGENT APPLICATION, PERMANENT OR TEMPORARY ENCROACHMENTS OF IMPERVIOUS SURFACES, VEHICLES, EQUIPMENT OR MATERIALS.

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 3720-0797-00J WITH AN EFFECTIVE DATE OF MAY 2, 2006.

THIS PLAT IS NOT TO BE RECORDED AFTER THE

12th DAY OF June 2024

1 MYLAR COPY IS TO BE RETAINED FOR THE CITY.
THIS PLAT IS ☒ IN ☐ OUT OF THE CITY LIMITS.

"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 21st DAY OF May, IN THE YEAR 2024, 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."

J. J. S. S. S.
PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

5/29/2024

MISCELLANEOUS/PRELIMINARY CERTIFICATE

"THIS PLAT OR MAP DOES NOT REQUIRE PRELIMINARY APPROVAL, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING."

J. J. S. S. S.
PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

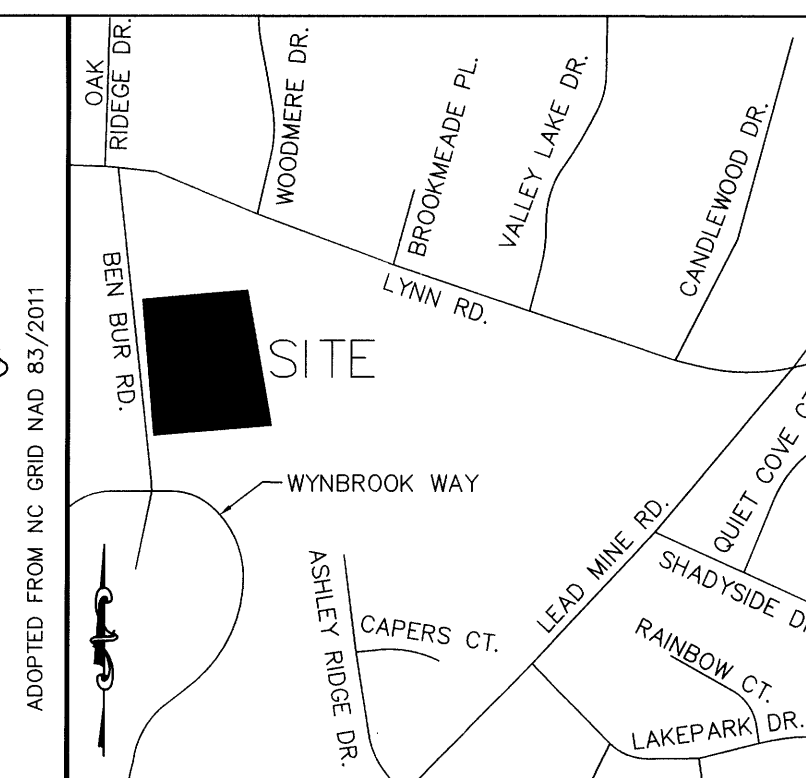
"THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING."

J. J. S. S. S.
PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

WAKE COUNTY, NC 28
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/29/2024 12:30:59
BOOK: BM2024 PAGE: 01140

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEP - BENT IRON PIPE
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CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
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FH - FIRE HYDRANT
PL - PROPERTY LINE
ESMT - EASEMENT
XXXX - ADDRESS
M.I.S.A - MAX IMPERVIOUS SURFACE ALLOWED
TCA - TREE CONSERVATION AREA
ROW - RIGHT-OF-WAY



VICINITY MAP

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCOS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) NORTH ROTATION WAS OBTAINED VIA NC-VRS.
- 4) MAXIMUM IMPERVIOUS SURFACE AREA FOR LOTS 12 AND 13 SHALL NOT INCLUDE MAIL KIOSK IMPERVIOUS AREA. EXCLUDING THE MAIL KIOSK FOOTPRINT AREA WITHIN LOT BOUNDARIES, MAXIMUM IMPERVIOUS SURFACE AREA FOR LOTS 12 AND 13 INDIVIDUALLY SHALL NOT EXCEED 3,500 S.F.
- 5) DEMO PERMIT # DEMO-003609-2023
- 6) SEE SHEET 2 OF 3 FOR RECOMBINATION.
- 7) SEE SHEET 3 OF 3 FOR FINAL SUBDIVISION.

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS
---	OLD PROPERTY LINE - HEREBY REMOVED
---	ZONING LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 04°18'49" E	178.30'
L-2	N 84°45'21" E	4.93'
L-3	S 09°49'04" E	52.73'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	40.02'	25.00'	35.88'	S 38°59'59" W
C-2	39.10'	25.00'	35.23'	N 50°20'00" W
C-3	39.44'	25.00'	35.48'	N 39°40'00" E
C-4	20.51'	25.00'	19.94'	S 71°37'49" E
C-5	23.81'	52.00'	23.60'	S 61°14'21" E
C-6	25.91'	52.00'	25.65'	S 88°37'52" E
C-7	25.27'	52.00'	25.02'	N 63°10'12" E
C-8	25.62'	52.00'	25.36'	N 35°07'54" E
C-9	25.83'	52.00'	25.57'	N 30°39'48" W
C-10	42.14'	52.00'	40.99'	N 30°39'48" W
C-11	20.51'	25.00'	19.94'	N 30°22'14" W

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL-1	N 05°31'47" W	32.00'
EL-2	N 84°45'21" E	366.85'
EL-3	N 83°08'12" E	32.00'
EL-4	S 06°51'48" E	27.50'
EL-5	S 83°08'12" W	32.00'
EL-6	N 09°49'04" W	149.45'

SITE DATA

TOTAL AREA = 3.674 AC.
(TO BE SUBDIVIDED)
LESS R/W = 0.614 AC.
LESS OPEN SPACE = 0.379 AC.
NET AREA = 2.681 AC.
14 BUILDABLE LOTS & ONE(1) OPEN SPACE
PROPOSED USE - RESIDENTIAL SINGLE FAMILY SUBDIVISION

SHEET 1 OF 3

FINAL SUBDIVISION, RECOMBINATION, ROW, EASEMENTS & TREE CONSERVATION AREA PLAT FOR

BURNETTE NORTH SUBDIVISION

6508, 6504 & 6500 BEN BUR ROAD
LOTS 1-3, SUBDIVISION OF E.E. CARTER LAND

OWNER: HERITAGE CONSTRUCTION
OF WAKE COUNTY, LLC

REF: D.B. 19209, PAGE 2203

REF: B.M. 1970 VOL.3 PAGE 293

CITY OF RALEIGH

WAKE COUNTY, NORTH CAROLINA

40 20 0 40 80

SCALE 1"=40'

MAY 3, 2021

REVISED JANUARY 19, 2024

ZONED R-6-CU

PIN #0797-72-6188

PIN #0797-72-7011

PIN #0797-71-7846

Z-42-2021

SUB-0089-2021

SPR-0220-2022

RCMP-0139-2023

OWNER/DEVELOPER:

HERITAGE CONSTRUCTION, LLC
CONTACT: ADAM NIX
6833 MOUNT HERMAN RD
MORRISVILLE, NC 27560
919-582-7825

CMP

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

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THIS 13TH DAY OF FEBRUARY A.D. 2024.

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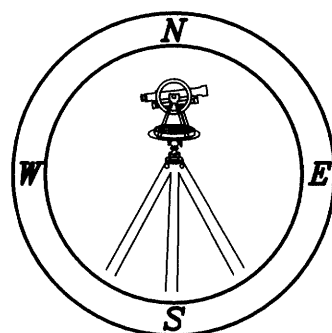
WAKE COUNTY, NC 29
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/29/2024 12:30:59
BOOK:BM2024 PAGE:01141

NOTES:

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- 6) SEE SHEET 1 OF 3 FOR ALL SIGNATURES AND SIGN-OFFS.
- 7) SEE SHEET 1 OF 3 FOR LINE, CURVE & EASEMENT TABLE.
- 8) SEE SHEET 3 OF 3 FOR FINAL SUBDIVISION.

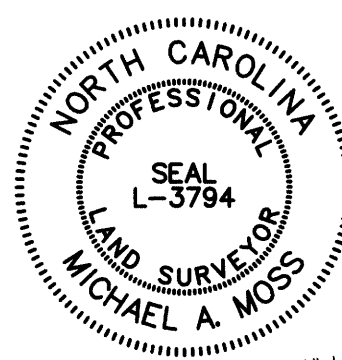
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	BUILDING SETBACK
	EASEMENT
	SURFER
	FLOOD HAZARD SOILS
	OLD PROPERTY LINE - HEREBY REMOVED
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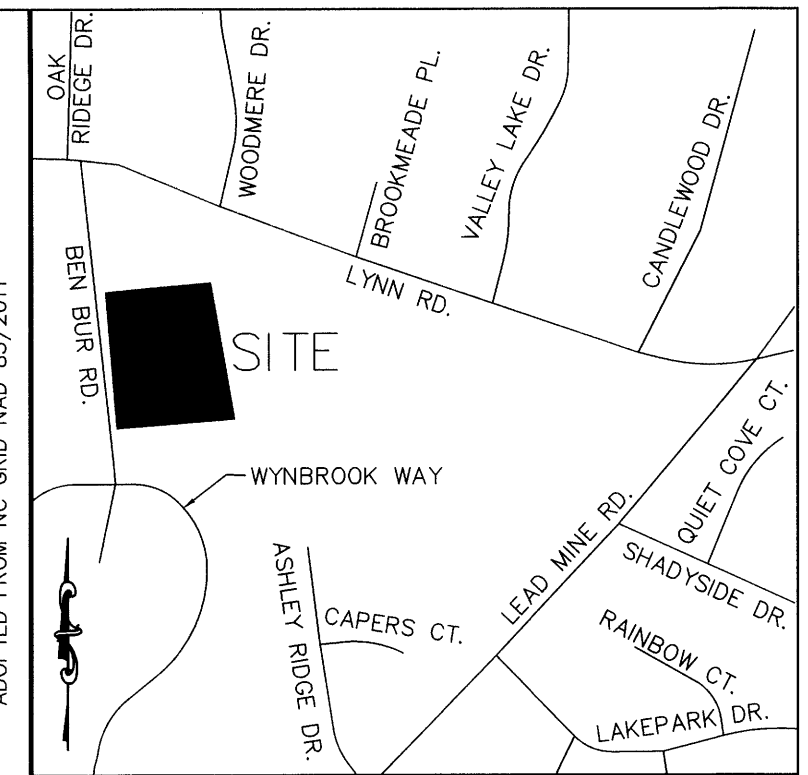
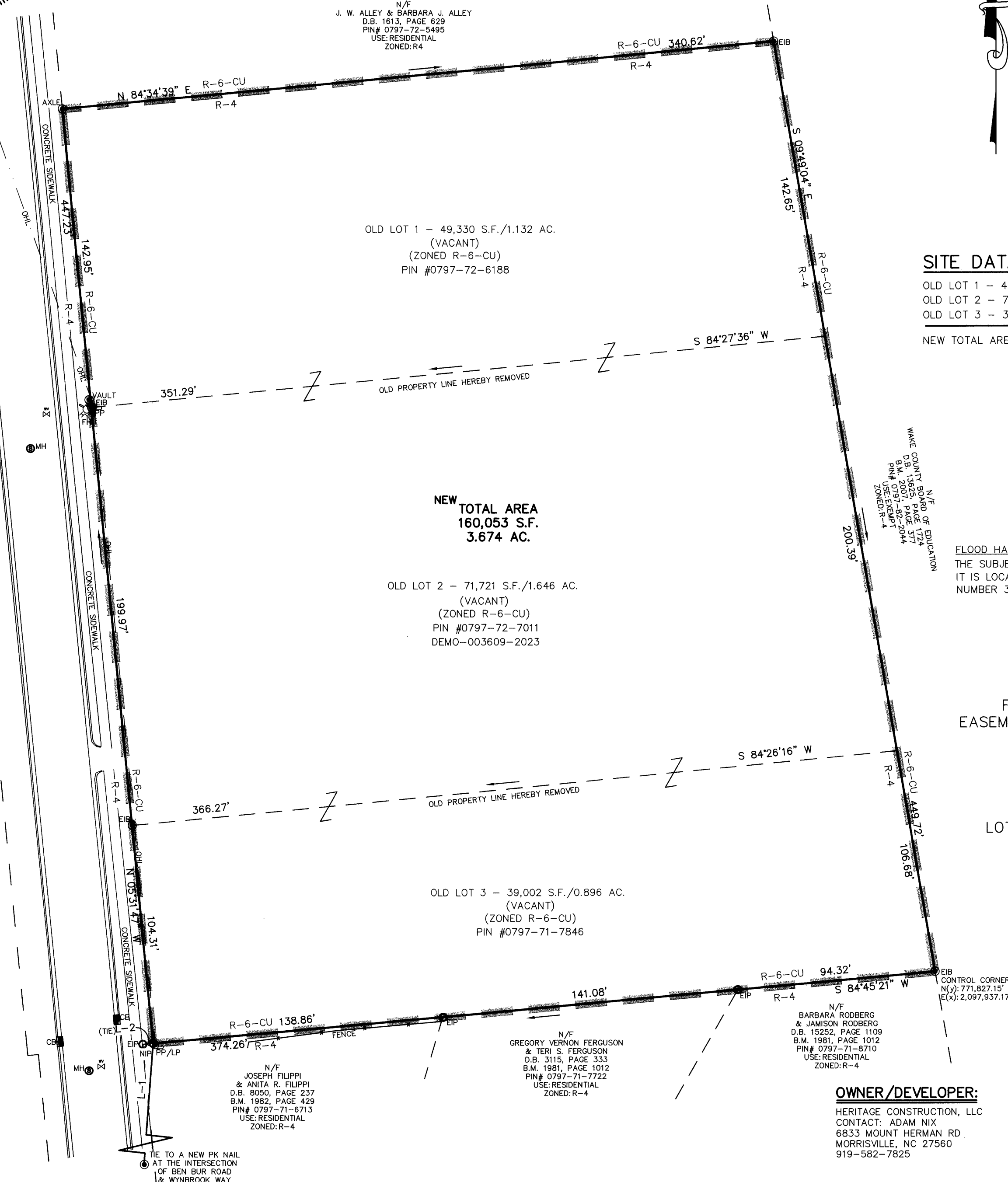


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BEN BUR ROAD 60' PUBLIC R/W
NEIGHBORHOOD LOCAL



VICINITY MAP

SITE DATA TABLE:

OLD LOT 1 - 49,330 S.F./1.132 AC.
OLD LOT 2 - 71,721 S.F./1.646 AC.
OLD LOT 3 - 39,002 S.F./0.896 AC.

NEW TOTAL AREA = 160,053 S.F./3.674 AC.

LEGEND:

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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 3720-0797-00J WITH AN EFFECTIVE DATE OF MAY 2, 2006.

SHEET 2 OF 3

FINAL SUBDIVISION, RECOMBINATION, ROW, EASEMENTS & TREE CONSERVATION AREA PLAT FOR

BURNETTE NORTH SUBDIVISION

6508, 6504 & 6500 BEN BUR ROAD
LOTS 1-3, SUBDIVISION OF E.E. CARTER LAND

OWNER: HERITAGE CONSTRUCTION OF WAKE COUNTY, LLC

REF: D.B. 19209, PAGE 2203

REF: B.M. 1970 VOL.3 PAGE 293

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WAKE COUNTY, NORTH CAROLINA

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SCALE 1"=40'

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REVISED JANUARY 19, 2024

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CONTACT: ADAM NIX
6833 MOUNT HERMAN RD
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919-582-7825

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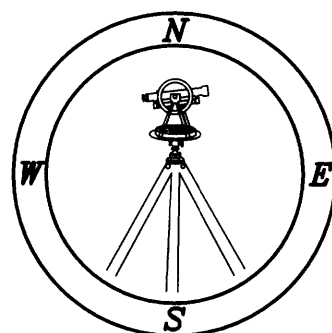
WAKE COUNTY, NC 36
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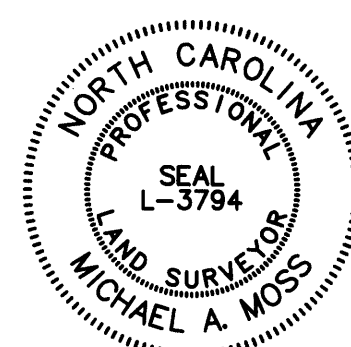
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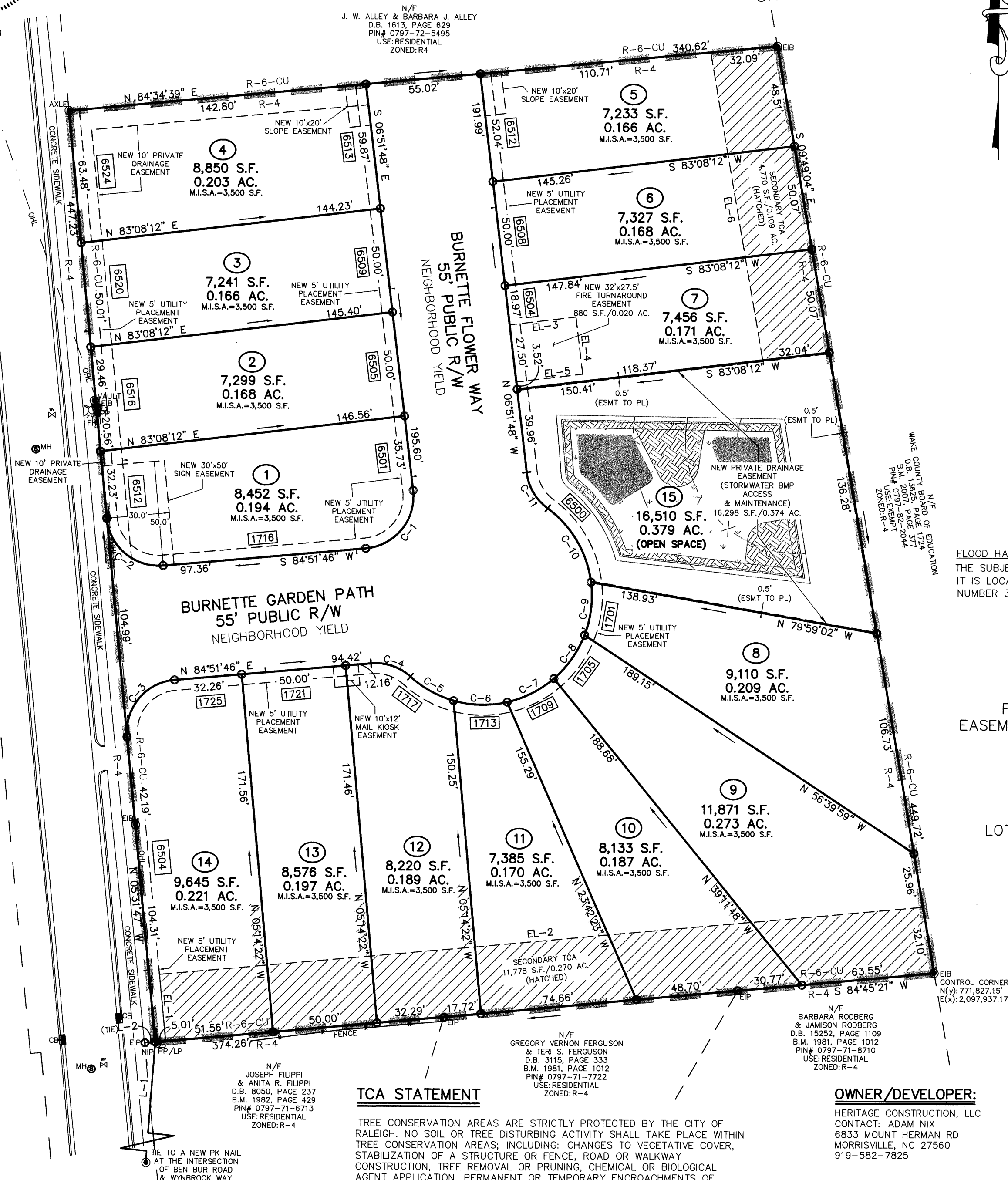


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BEN BUR ROAD 60' PUBLIC R/W
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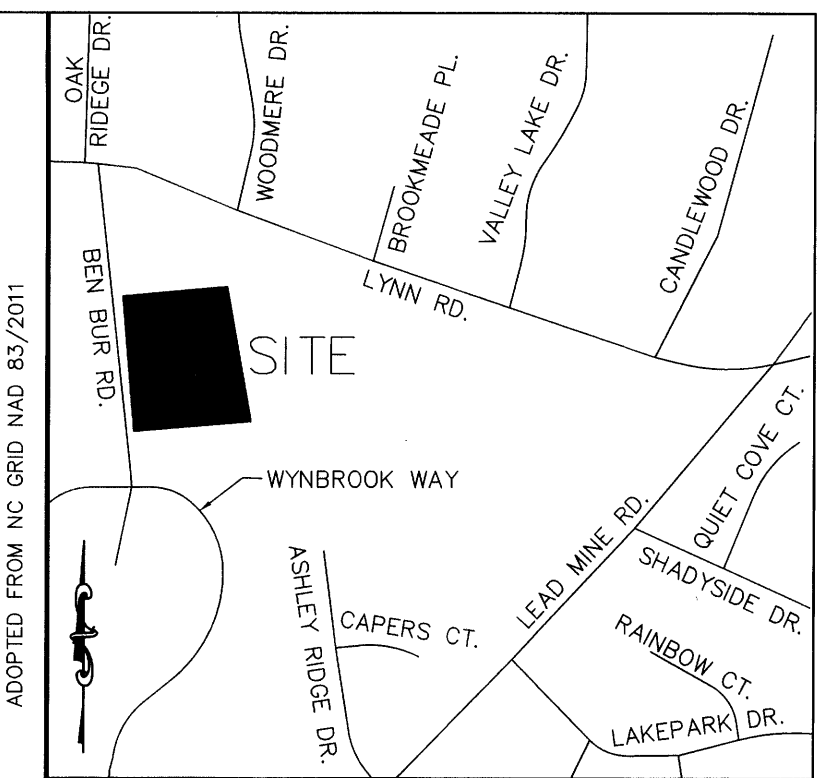


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