

PROPERTY OF
RALEIGH TAYLOR 1121 TRUST

LOT 12, SOUTH PARK, BLOCK 5
1121 S. BLOODWORTH STREET

RALEIGH TOWNSHIP
WAKE COUNTY

SCALE: 1"=30'

RALEIGH, NORTH CAROLINA

REFERENCES: DEED BOOK 14093, PAGE 2224
BOOK OF MAPS 1885, PAGE 76

AUGUST 24, 2021

LEGEND

○	Ex. iron pipe/rod or nail
○	Utility pole
○	Water meter
⊙	Sanitary sewer cleanout
— X —	Fence
— OU —	Overhead utility
DB	Deed Book
PB or BM	Plat Book / Book of Maps
P/L	Property line
PG	Page
S.F.	Square feet
AC.	Acres
R/W	Right-of-way
AG	Above ground
BG	Below ground
S/W	Sidewalk
CLF	Chainlink fence

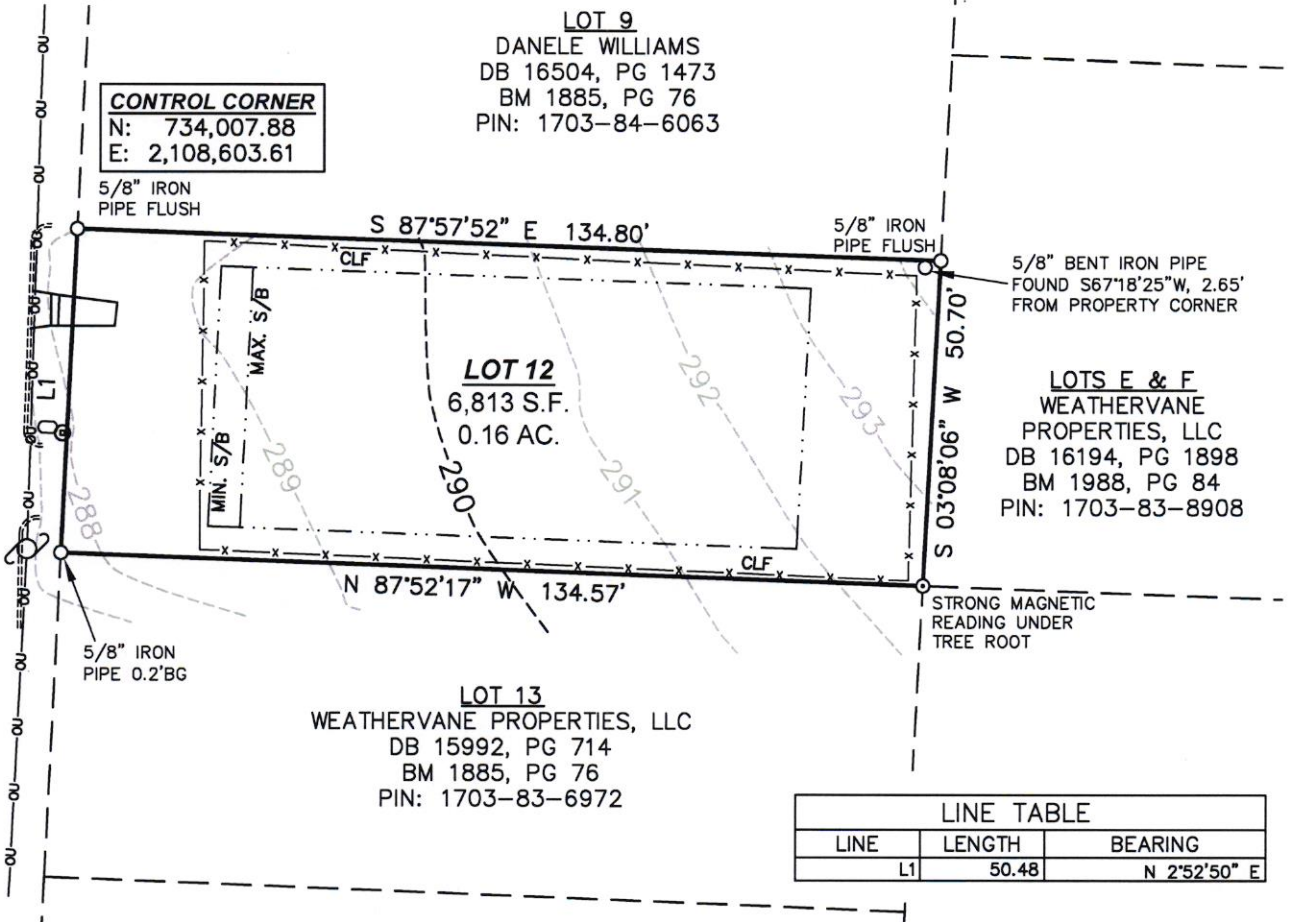
INFILL FRONT SETBACKS OF [ALL] ADJOINING LOTS ALONG SAME BLOCK FACE AS SUBJECT PROPERTY	
PER NCOD - SOUTH PARK	
ADDRESS	DISTANCE
1103 S. BLOODWORTH ST.	18.3'
1107 S. BLOODWORTH ST.	16.7'
1109 S. BLOODWORTH ST.	26.9'
1113 S. BLOODWORTH ST.	35.3'
1119 S. BLOODWORTH ST.	25.3'
1129 S. BLOODWORTH ST.	25.0'
10% MEDIAN SETBACK (25.0' + 25.3') / 2 = 25.2' 25.2' - 2.5' = 22.7' 25.2' + 2.5' = 27.7'	

SITE DATA TABLE:

-PIN: 1703-83-6968
-ZONING: R-10
-OVERLAY DISTRICT: NCOD SOUTH PARK
-INFILL STATUS: YES
-(SEE CALCULATION TABLE)
-ALLOWABLE BUILDING HEIGHT= 28.7'
-SETBACK REQUIREMENTS:
(PER UDO SEC. 2.2.1.B)
-FRONT- (INFILL)
-SIDE- 5' MINIMUM
-REAR- 20'

NC GRID NORTH
(NAD 83/2011)

S. BLOODWORTH STREET
(40' PUBLIC R/W)



NOTES:

- 1) All distances are horizontal ground in u.s. survey feet unless otherwise noted.
- 2) The basis of all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Book of Maps 1885, Page 76 & Wake County GIS unless otherwise noted.
- 3) No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.
- 4) Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720170300J, effective date May 2, 2006.
- 5) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is $\pm 0.07'$.
VERTICAL DATUM = NAVD 88



EXISTING CONDITIONS SURVEY

NEWCOMB land surveyors, Llc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615
Phone (919) 847-1800, License # P-0203

This survey performed and map prepared without benefit of a title report. This survey subject to any facts and easements which may be disclosed by a full and accurate title search.

218553

I, Justin L. Luther, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted; that the boundaries not surveyed are clearly indicated as drawn from information noted under references; that the ratio of precision or positional accuracy exceeds 1:10,000; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)

Witness my original signature, license number and seal this 24th day of AUGUST, 2021.

Professional Land Surveyor L-5107