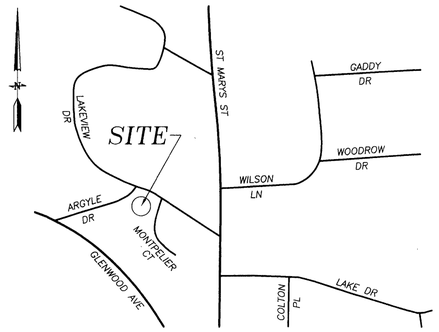


VICINITY MAP
(N.T.S.)

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 14TH day of JULY 2023.

Signed JHD

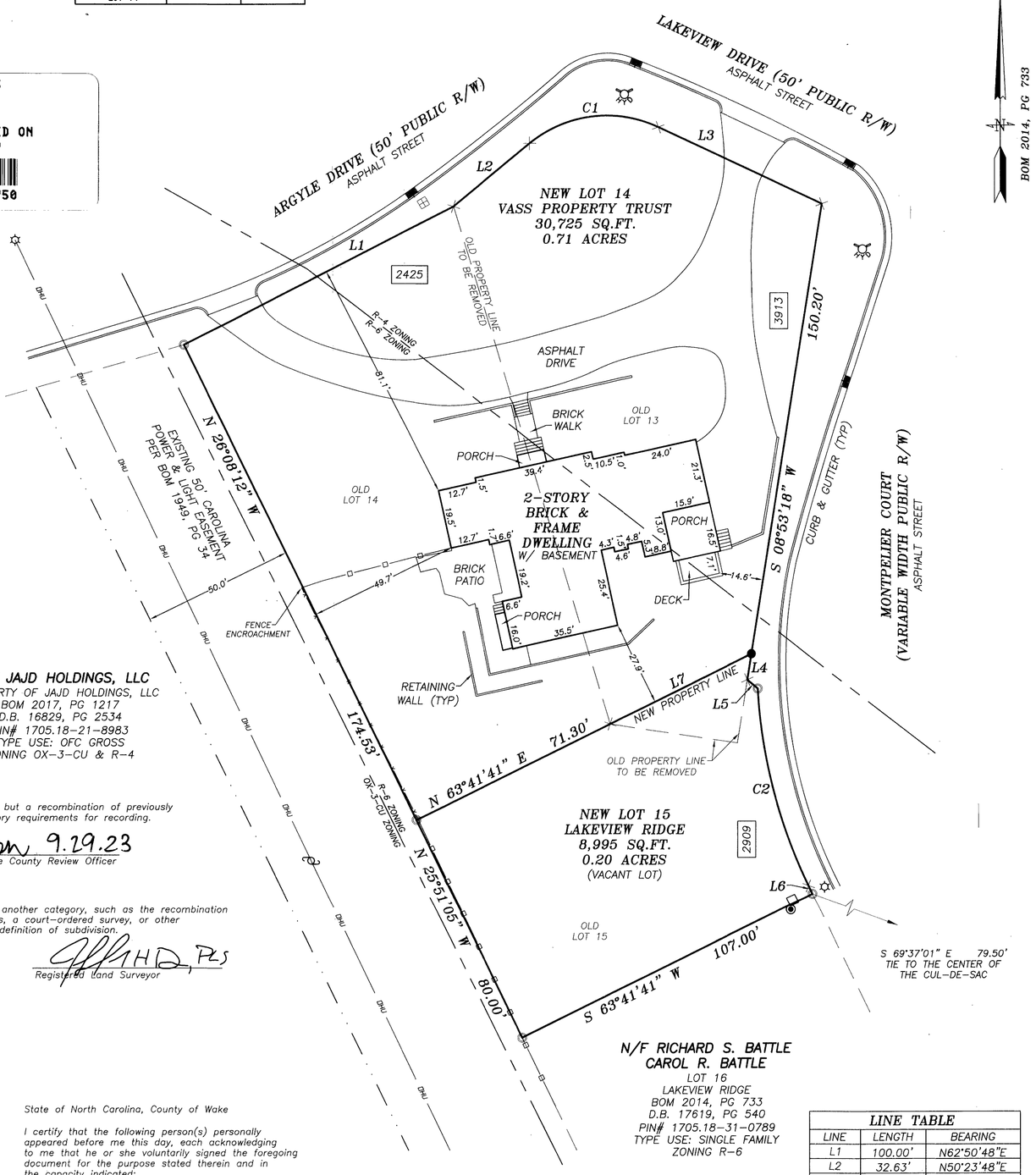
NORTH CAROLINA PROFESSIONAL SEAL L-3463 LAND SURVEYOR JEFFREY H DAVIS

WAKE COUNTY, NC 25
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/05/2023 12:15:37
BOOK:BM2023 PAGE:01750

NEW LOT 14 AREA CHART		
DESCRIPTION	LOT AREAS	
OLD LOT 13	+16,357 SQ.FT.	+0.38 ACRES
OLD LOT 14	+15,000 SQ.FT.	+0.34 ACRES
RECOMBINATION AREA	–632 SQ.FT.	–0.01 ACRES
OVERALL NEW LOT 14	=30,725 SQ.FT.	=0.71 ACRES

NEW LOT 15 AREA CHART		
DESCRIPTION	LOT AREAS	
LOT LOT 15	+8,363 SQ.FT.	+0.19 ACRES
RECOMBINATION AREA	+632 SQ.FT.	+0.01 ACRES
OVERALL NEW LOT 15	=8,995 SQ.FT.	=0.20 ACRES

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



LEGEND

- Property Line
- Property Line (not surveyed)
- Center Line
- Old R/W line
- Right–of–Way Line
- Easement Line
- Drain Line
- Water Line
- Sanitary Sewer
- Overhead Utility
- Overhead Service
- 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
- Existing Water Meter (3/4 " Service line)
- Proposed Water Meter (3/4 " Service line)
- 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

NOTES:

TOWNSHIP: RALEIGH

PIN: 1705.18–32–0020
1705.18–31–0856

ZONING: R–4 & R–6

INSIDE CITY LIMITS: YES

TOTAL ACRES: 0.91 ACRES

TOTAL # OF LOTS: 2

TYPE USE: SINGLE FAMILY & VACANT

THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

SITE IS NOT LOCATED IN A FLOOD–HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720170500K, EFFECTIVE JULY 19, 2022.

METHOD OF COMPUTION IS COORDINATE COMPUTION

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. 7652, PG 874
D.B. 2528, PG 196
D.B. 19372, PG 668
BOM 1949, PG 34
BOM 2014, PG 733

N/F JAJD HOLDINGS, LLC
PROPERTY OF JAJD HOLDINGS, LLC
BOM 2017, PG 1217
D.B. 16829, PG 2534
PIN# 1705.18–21–8983
TYPE USE: OFC GROSS
ZONING OX–3–CU & R–4

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

Emily K Bracon 9.29.23
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.

JHD, PLS
Registered Land Surveyor

FILED FOR REGISTRATION
DATE
TAMMY L. BRUNNER
REGISTER OF DEEDS
WAKE COUNTY
BY: ASSISTANT DEPUTY
TIME

THIS PLAT NOT TO BE RECORDED AFTER 13 DAY OF OCT 23
(ONE) COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS ☒IN ☐OUT OF THE CITY LIMITS.

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):

Ross L. Vaughan
OWNER OF NEW LOT 14, ROSS L. VAUGHAN

OWNER OF NEW LOT 14, BETTY RAYBON MCKAIG (DECEASED)

JHD 3
OWNER OF NEW LOT 15, WILLIAM WESLEY MINTON, III

NOTARY PUBLIC LESLIE ANNE BUCHANAN WAKE COUNTY, NORTH CAROLINA

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 NEW LOT 14, ROSS L. VAUGHAN
~~OWNER NEW LOT 14, BETTY RAYBON MCKAIG~~ Deceased

Date: September 15th, 2023.

(Official Seal)

Leslie Anne Buchanan
Printed Name: Leslie Anne Buchanan, Notary Public

My commission Expires 02-11-2028

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 15, WILLIAM WESLEY MINTON, III

Date: September 15th, 2023.

(Official Seal)

Leslie Anne Buchanan
Printed Name: Leslie Anne Buchanan, Notary Public

My commission Expires 02-11-2028

NOTARY PUBLIC LESLIE ANNE BUCHANAN WAKE COUNTY, NORTH CAROLINA

N/F RICHARD S. BATTLE
CAROL R. BATTLE
LOT 16
LAKEVIEW RIDGE
BOM 2014, PG 733
D.B. 17619, PG 540
PIN# 1705.18–31–0789
TYPE USE: SINGLE FAMILY
ZONING R–6

LINE TABLE		
LINE	LENGTH	BEARING
L1	100.00'	N62°50'48"E
L2	32.63'	N50°23'48"E
L3	59.70'	S64°47'12"E
L4	8.65'	S08°53'18"W
L5	4.49'	S49°33'02"E
L6	3.07'	S25°51'05"E
L7	52.05'	N63°41'41"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	45.25'	40.00'	64°49'00"	N82°48'18"E	42.88'
C2	67.59'	172.09'	22°30'16"	S14°29'21"E	67.16'

RECORDED IN BOOK OF MAPS 2023, PAGE 1750, WAKE COUNTY

RCMP–0198–2023

REVISIONS

OWNER:
ROSS L. VAUGHAN
BETTY RAYBON MCKAIG (DECEASED)
2425 ARGYLE DRIVE
RALEIGH, NC 27609

WILLIAM WESLEY MINTON, III
2904 MONTPELIER COURT
RALEIGH, NC 27609

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 LOTS 14 & 15
VASS PROPERTY TRUST & LAKEVIEW RIDGE
2425 ARGYLE DRIVE & 2909 MONTPELIER COURT
WAKE COUNTY, NORTH CAROLINA
RALEIGH

DATE: 07–14–2023
DRAWN BY: LB
CHK'D. BY: JHD
JOB NO. C–1148
SCALE: 1" = 30'
C.N.= 30562
DWG. NO.
C–1148
SHEET 1 OF 1