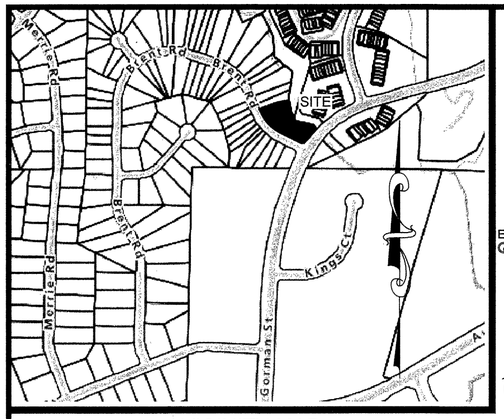
BKBM2025PG00120



VICINITY MAP
NTS

AREA TABLE

OLD LOT 31A = 7,796 S.F. (0.1790 AC.)
OLD LOT 31B = 9,582 S.F. (0.2200 AC.)
OLD LOT 32A = 8,742 S.F. (0.2007 AC.)
OLD LOT 31B = 10,718 S.F. (0.2461 AC.)
TOTAL = 36,838 S.F. (0.8458 AC.)

NEW LOT 1 = 8,486 S.F.(0.1948 AC.
NEW LOT 2 = 18,931 S.F. (0.4346 AC.)
NEW LOT 3 = 9,421 S.F. (0.2163 AC.)
TOTAL = 36,838 S.F. (0.8458 AC.)

IMPERVIOUS AREA PER LOT
NEW LOT 1 IMPERVIOUS 2996 S.F. OR 35.3% OF LOT
NEW LOT 2 IMPERVIOUS 50 S.F. OR 0.2% OF LOT
NEW LOT 3 IMPERVIOUS 3081 S.F. OR 28.8% OF LOT

FLOOD PLAIN ORDINANCE
☑ FEMA MAPPED AREA
☐ OTHER FLOOD HAZARD SOILS
APPROVED BY JAE

CERTIFICATE OF SURVEY AND ACCURACY

I, JONATHAN R. CALLAHAN , CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM A (DEED DESCRIPTION RECORDED IN BOOK 19478, PAGE 1085, PLAT RECORDED IN BOOK 1960, PAGE 261, OR OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK N/A , PAGE N/A; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 20,000+ AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30, AS AMENDED. 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, REGISTRATION NUMBER AND SEAL THIS 8th DAY OF January, A.D., 2025 .

SURVEYOR

L-4276
LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-4276 LAND SURVEYOR JONATHAN R. CALLAHAN

SURVEYOR CERTIFICATION

I, JONATHAN R. CALLAHAN CERTIFY TO ONE OF THE FOLLOWING:

☐ 1. 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;

2. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;

☐ 3. IS ONE OF THE FOLLOWING:

- ☐ THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
- ☐ THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
- ☐ THAT THE SURVEY IS A CONTROL SURVEY.
- ☐ THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.

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

☐ 5. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (1) THROUGH (4) ABOVE.

CERTIFICATE OF FLOODWAY INFORMATION

I, JONATHAN R. CALLAHAN, P.L.S. , DO HEREBY CERTIFY THAT THE LOCATION OF THE SUBJECT PROPERTY HAS BEEN CHECKED AGAINST AREA MAPS & INFORMATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FOR THE NATIONAL FLOOD INSURANCE PROGRAM AND THAT THE PROPERTY ☐ IS ☒ IS NOT LOCATED IN AN AREA DESIGNATED AS HAVING SPECIAL FLOOD HAZARDS. PROPERTY IS LOCATED IN ZONE "X" AS DEFINED BY F.I.R.M COMMUNITY PANEL NUMBER 3720079300K WITH AN EFFECTIVE DATE OF JULY 19, 2022.

SURVEYOR

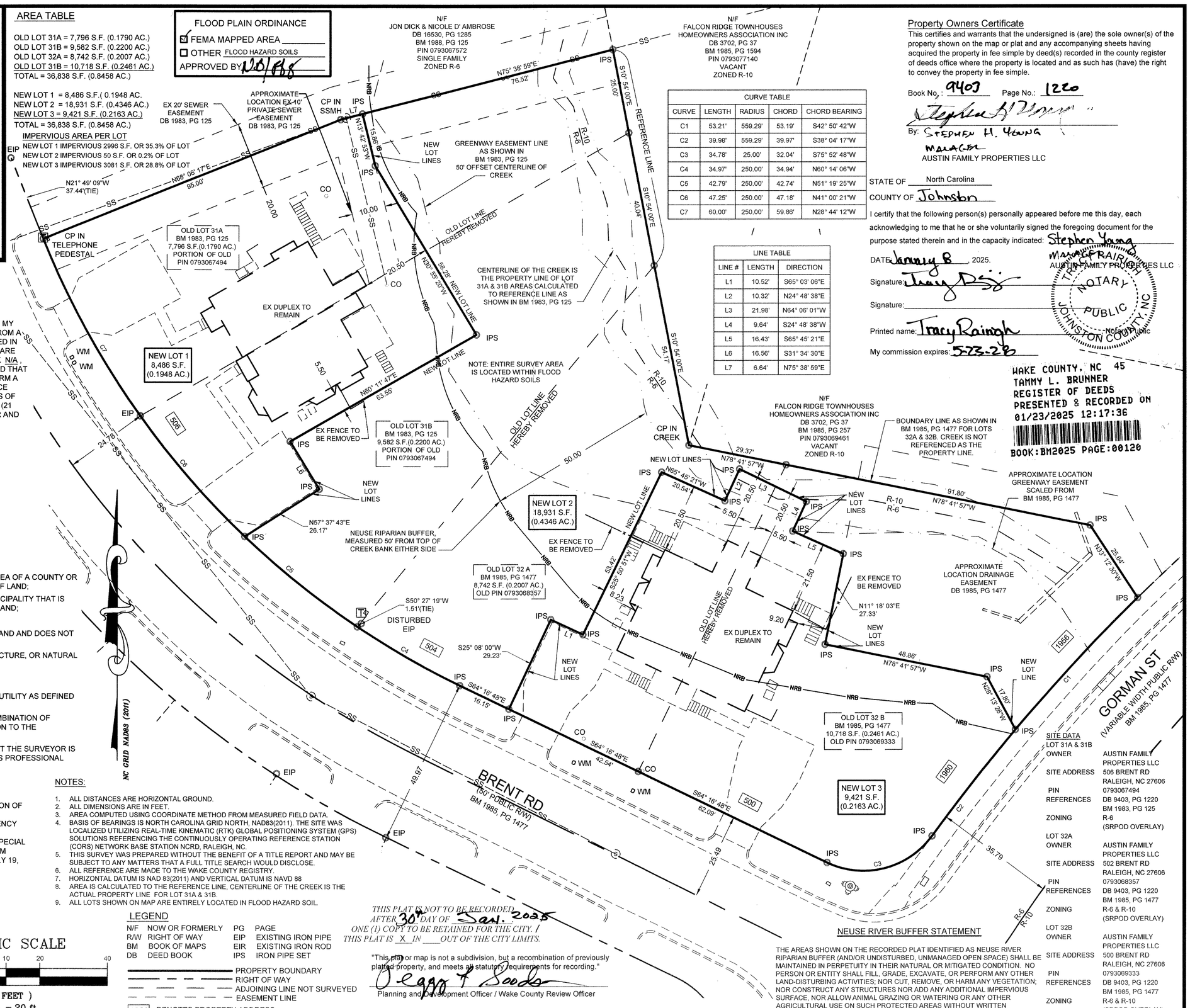
L-4276
LICENSE NUMBER

January 8, 2025
DATE

NORTH CAROLINA PROFESSIONAL SEAL L-4276 LAND SURVEYOR JONATHAN R. CALLAHAN

I JONATHAN R. CALLAHAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY

(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: H: 0.05 US SURVEY FEET
(3) TYPE OF GPS/FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK (VRS)
(4) DATE OF SURVEY: 6-29-2023
(5) VERTICAL DATUM: NAVD 88 HORIZONAL DATUM: NAD 83(2011) NC GRID EPOCH: 2010.00
(6) PUBLISHED/FIXED CONTROL USE: NAME:RALEIGH DOT CORS ARP LAT:35° 45' 49.50795 LONG:78° 34' 44.39448 PID: DG4687 CORS ID: NCRD
(7) GEOID MODEL: GEOID18
(8) COMBINED GRID FACTOR:0.99990429
(9) UNITS: US SURVEY FEET



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	53.21'	559.29'	53.19'	S42° 50' 42"W
C2	39.98'	559.29'	39.97'	S38° 04' 17"W
C3	34.78'	25.00'	32.04'	S75° 52' 48"W
C4	34.97'	250.00'	34.94'	N60° 14' 06"W
C5	42.79'	250.00'	42.74'	N51° 19' 25"W
C6	47.25'	250.00'	47.18'	N41° 00' 21"W
C7	60.00'	250.00'	59.86'	N28° 44' 12"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.52'	S65° 03' 06"E
L2	10.32'	N24° 48' 38"E
L3	21.98'	N64° 06' 01"W
L4	9.64'	S24° 48' 38"W
L5	16.43'	S65° 45' 21"E
L6	16.56'	S31° 34' 30"E
L7	6.64'	N75° 38' 59"E

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
6. ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88
8. AREA IS CALCULATED TO THE REFERENCE LINE, CENTERLINE OF THE CREEK IS THE ACTUAL PROPERTY LINE FOR LOT 31A & 31B.
9. ALL LOTS SHOWN ON MAP ARE ENTIRELY LOCATED IN FLOOD HAZARD SOIL.

LEGEND

N/F	NOW OR FORMERLY	PG	PAGE
R/W	RIGHT OF WAY	EIP	EXISTING IRON PIPE
BM	BOOK OF MAPS	EIR	EXISTING IRON ROD
DB	DEED BOOK	IPS	IRON PIPE SET

PROPERTY BOUNDARY
RIGHT OF WAY
ADJOINING LINE NOT SURVEYED
EASEMENT LINE

XXX DENOTES PROPERTY ADDRESS

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

THIS PLAT IS NOT TO BE RECORDED AFTER 30th DAY OF Jan. 2025
ONE (1) COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS X IN ____ OUT OF THE CITY LIMITS.

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

Planning and Development Officer / Wake County Review Officer

Property Owners Certificate

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.: 9403 Page No.: 1220

By: STEPHEN H. YOUNG
MANAGER
AUSTIN FAMILY PROPERTIES LLC

STATE OF North Carolina
COUNTY OF Johnston

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: Stephen Young Manager Austin Family Properties LLC

DATE January 8, 2025.

Signature: Tracy Raingh

Signature:

Printed name: Tracy Raingh

My commission expires: 5-23-28

NOTARY PUBLIC JOHNSTON COUNTY, NC

WAKE COUNTY, NC 45
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/23/2025 12:17:36
BOOK:BM2025 PAGE:00120

NEUSE RIVER BUFFER STATEMENT

THE AREAS SHOWN ON THE RECORDED PLAT IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER (AND/OR UNDISTURBED, UNMANAGED OPEN SPACE) SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES; NOR CUT, REMOVE, OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRAZING OR WATERING OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE DIVISION OF WATER QUALITY (DWQ) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (15A NCAC 2B .0233 OR .0259). THIS COVENANT IS TO RUN WITH THE LAND, AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT.

SITE DATA	
LOT 31A & 31B	
OWNER	AUSTIN FAMILY PROPERTIES LLC
SITE ADDRESS	506 BRENT RD RALEIGH, NC 27606
PIN	0793067494
REFERENCES	DB 9403, PG 1220 BM 1983, PG 125
ZONING	R-6 (SRPOD OVERLAY)
LOT 32A	
OWNER	AUSTIN FAMILY PROPERTIES LLC
SITE ADDRESS	502 BRENT RD RALEIGH, NC 27606
PIN	0793068357
REFERENCES	DB 9403, PG 1220 BM 1985, PG 1477
ZONING	R-6 & R-10 (SRPOD OVERLAY)
LOT 32B	
OWNER	AUSTIN FAMILY PROPERTIES LLC
SITE ADDRESS	500 BRENT RD RALEIGH, NC 27606
PIN	0793069333
REFERENCES	DB 9403, PG 1220 BM 1985, PG 1477
ZONING	R-6 & R-10 (SRPOD OVERLAY)

RCMP-0260-2024

RECORDED IN BOOK OF MAPS 2025, PAGE ____ WAKE COUNTY REGISTRY

DATE	REVISION	BY
1/2/25	CITY OF RALEIGH COMMENTS	ZCS

JAECO
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

SCALE: 1" = 20'	DATE: 12/16/24	SURVEY OF: 500, 502 & 506 BRENT RD AUSTIN FAMILY PROPERTIES LLC
FLD. BK. & PAGE	DRAWN BY: ZCS	RALEIGH WAKE COUNTY NORTH CAROLINA
FILE NO:	CHECKED BY: JAE, JR.	RECOMBINATION PLAT

SHEET 1 OF 1