

LOT AREA TABLE

419 WATUAGA ST		
	BEFORE RECOMBINATION	AFTER RECOMBINATION
LOT 1	3,785 SQ. FT.	4,913 SQ. FT.
	0.09 ACRES	0.11 ACRES
LOT 2	7,364 SQ. FT.	6,236 SQ. FT.
	0.17 ACRES	0.14 ACRES

OWNERS

LOT 1
AGRAM INVESTMENTS LLC
4014 ABBEY PARK WAY
RALEIGH, NC 27612

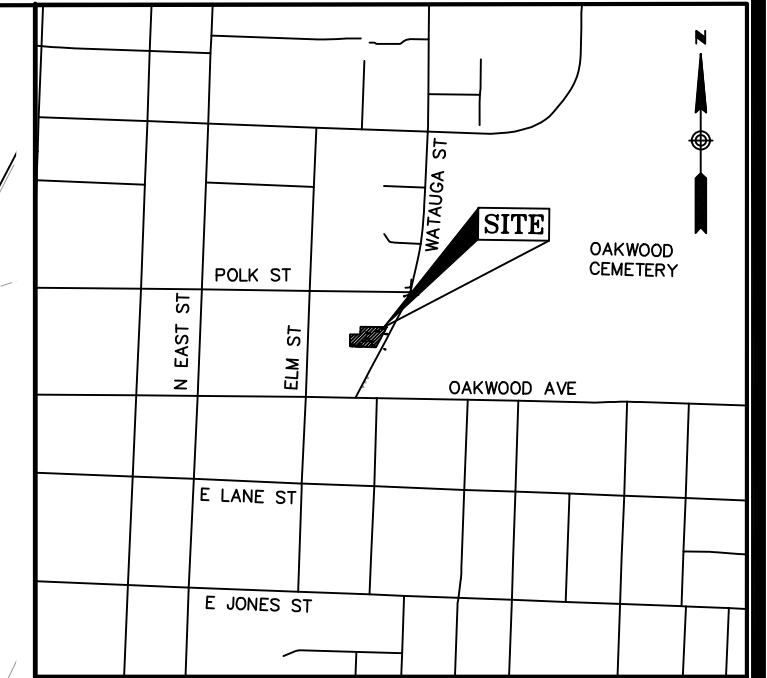
LOT 2
AGRAM INVESTMENTS LLC
4014 ABBEY PARK WAY
RALEIGH, NC 27612

OWNER'S CONTACT INFO

AGRAM INVESTMENTS
4014 ABBEY PARK WAY
RALEIGH, NC 27612
(919) 454-6820

PLAN REFERENCES

DB 2128 PG 33
DB 19175 PG 1015
DB 19175 PG 1011
DB 1406 PG 550
BM 1994 PG 26



LOCUS MAP
(N.T.S.)

RECOMBINATION CERTIFICATION (RCMP-0030-2023)

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

PLANNING AND DEVELOPMENT OFFICER/ WAKE COUNTY REVIEW OFFICER
DATE

CITY OF RALEIGH'S OWNER CERTIFICATION FOR NON-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.

BOOK NO.:

PAGE NO.:

SIGNATURE(S) & TITLE/POSITION OF PROPERTY OWNER(S):

OWNER DATE:

OWNER DATE:

CITY LIMITS CERTIFICATION

THIS PLAT IS NOT TO BE RECORDED AFTER _____ DAY OF _____
ONE (1) COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS INSIDE OF THE CITY OF RALEIGH LIMITS

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

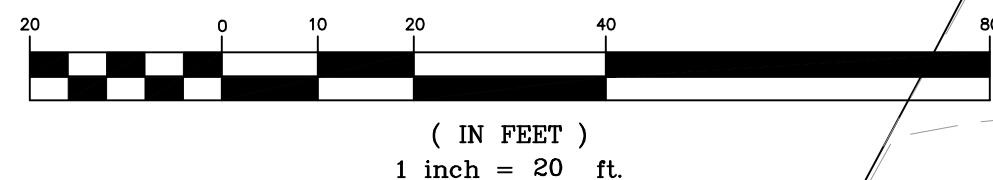
"I, B. CHAN CHOI, PLS., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION: THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:20,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____, A.D., 2023.

SEAL OR STAMP



SURVEYOR

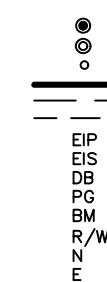
GRAPHIC SCALE



The subjected property is inside the city limit of Releigh of Wake County.

LEGENDS

PROPERTY MARKER
NEW CORNER SET
COMPUTED POINT
LINE SURVEYED
LINE NOT SURVEYED
EASEMENT
EXISTING IRON PIPE
EXISTING IRON STAKE
DEED BOOK
PAGE
BOOK OF MAPS
RIGHT-OF-WAY
NORTHING
EASTING



SURVEYOR NOTES:

1. BASIS OF BEARING: NAD 83(2011), NORTH CAROLINA STATE PLANE COORDIANTES FOR THIS PROJECT WERE ESTABLISHED BY THE VIRTUAL REFERENCING STATION (VRS). THE INITAL STATE PLANE COORDIANTES WERW SCALED FROM AN EXISTING PROPERTY MONUMENT HAVING GRID COORDINATES OF N: 741027.97 E: 2109871.08' AND HAVING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0000451489.
2. COORDINATES FOR GEODETIC MONUMENT "PAPERPOLK" WAS LOCATED AND TIED TO PROPERTY MONUMENT.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENTS IN US SURVEY FEET. UNLESS OTHERWISE NOTED.
4. AREAS ARE BY COORDINATE COMPUTATION.
5. REFERENCES ON THE FACE OF THE MAP WERE ACQUIRED FROM THE WAKE COUNTY REGISTER OF DEEDS.
6. THE SUBJECT PARCEL SHOWN HEREON LIES IN FLOOD ZONE X (MINIMAL FLOOD RISK) PER FEMA FIRM PANEL 3720170400K EFFECTIVE DATE 07/19/2022.
7. THE SUBJECT PARCEL IS UNDER CITY OF RALEIGH'S JURISDICTION OF WAKE COUNTY, ZONED R-10 WITH HISTORIC OVERLAY DISTRCT -OAKWOOD (HOD-G)
8. NO FLOOD PRONE SOILS WERE REPORTED ON WAKE COUNTY GIS.
9. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH DISCLOSES.
10. SUBJECT PROPERTIES ARE LOCATED WITHIN THE LIMITS OF CITY OF RALEIGH.

REVISION

DATE	DESCRIPTION
10/11/2023	TREE SURVEY ADDED

RECOMBINATION PLAT
417 & 419 WATAUGA STREET
RALEIGH, NC 27604
OAKWOOD SUBDIVISION
CITY OF RALEIGH
PREPARED FOR MARIO MILANO

**META
GEOMATICS**

267 Gartrell Way, Apex NC - 27519
(919) 612- 1187 NC FIRM # P-2567

Drawn By	RT	Date	APRIL 28, 2023	Job No.	23004
Surveyed By	CC	Scale	1" = 20'	Sheet No.	1 OF 1
Checked By	CC				
Book No.	2023C				

RCMP-0030-2023