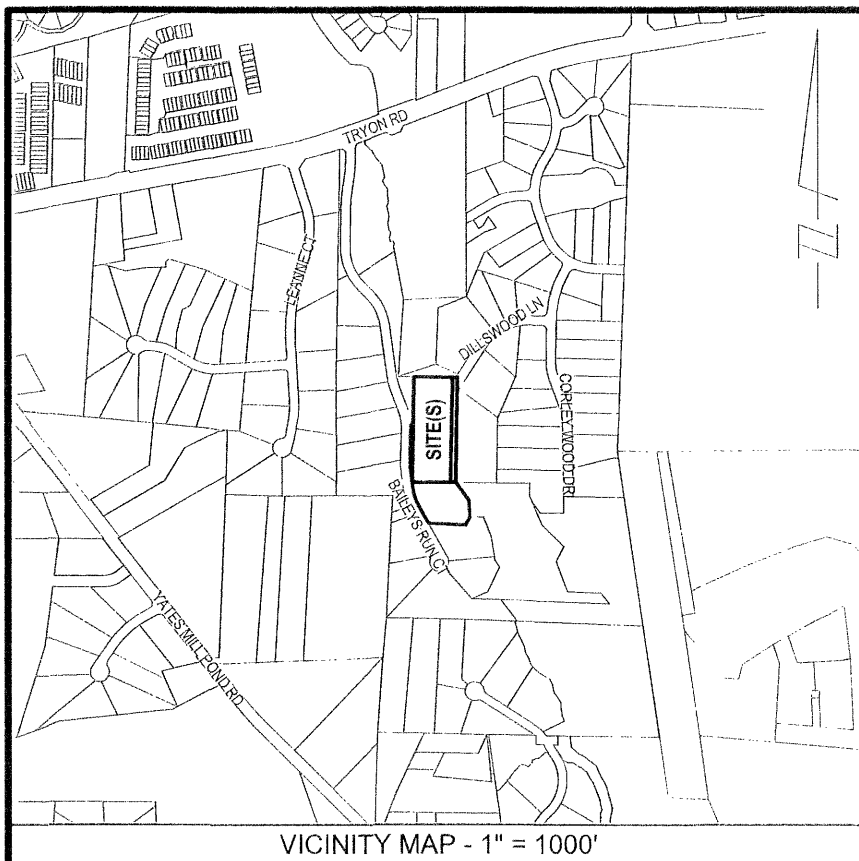




- NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THESE PROPERTIES.
 5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
 6. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTIES.
 7. PROPERTIES LIE IN FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 3720078200K DATED 7/19/2022. PROPERTIES LIE IN ZONE(S) "AE", "X", AND "FLOODWAY".
 8. PROPERTIES ARE ZONED "R-40W" AND "R-1" AS SHOWN ON SURVEY.
 9. PROPERTIES SUBJECT TO NEUSE RIVER BUFFERS.
 10. SITE IS SUBJECT TO THE SWIFT CREEK WATERSHED PROTECTION OVERLAY DISTRICT REGULATIONS OF THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT ORDINANCE.
 11. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY, CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.

"THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS "WY" OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA." [14-14.1.2(A-H)]

"BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY AN * (ASTERISK) THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM THE WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET." [14-14.1.2(A-H)]

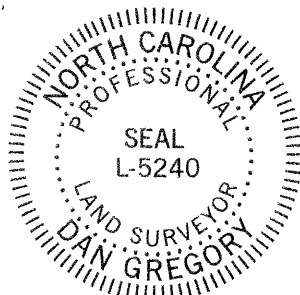
I, DAN GREGORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK, SEE, PAGE, REFERENCES, ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK, SEE, PAGE, REFERENCES, ; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 1 DAY OF APRIL, A.D. 2026

DAN GREGORY, PLS L-5240



OWNER CERTIFICATION (RECOMBINATION PLAT):

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND THAT I (WE) HEREBY ADVERTISE THIS PLAT WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHTS-OF-WAY, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

ANUJ N. MITTAL & VINITA MITTAL
April 17, 2026
Bailey's Retreat Association, Inc.
Bailey's Retreat Association, Inc.
By: Harold W. Senter

PROPERTY OWNERS CERTIFICATE 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. (DB. 19607 PG. 2371 & DB. 19607 PGS. 2374-2376)

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

ANUJ N. MITTAL
NAME (PRINT)
ANUJ N. MITTAL
NAME (SIGNATURE)

VINITA MITTAL
NAME (PRINT)
VINITA MITTAL
NAME (SIGNATURE)

STATE OF N.C.
COUNTY OF WAKE
SANDI BELTRAN
NOTARY
Comm. Exp. 4-24-2027
PUBLIC
WAKE COUNTY, N.C.

I CERTIFY THAT THE PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

Anuj N. Mittal and Vinita Mittal
DATE: April 20, 2026
SANDI BELTRAN
OFFICIAL SIGNATURE OF NOTARY
NOTARY'S PRINTED OR TYPED NAME: Sandi Beltran, NOTARY PUBLIC

MY COMMISSION EXPIRES: April 24, 2027

PROPERTY OWNERS CERTIFICATE 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. (DB. 17968 PG. 1595)

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

BAILEY'S RETREAT ASSOCIATION, INC. BY: HAROLD W. SENTER PRESIDENT
NAME (PRINT) TITLE

BAILEY'S RETREAT ASSOCIATION, INC. BY: Harold W. Senter President
NAME (SIGNATURE) TITLE

STATE OF NC
COUNTY OF WAKE

I CERTIFY THAT THE PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

Harold W. Senter

DATE: April 17, 2026
Sarah Pikett
OFFICIAL SIGNATURE OF NOTARY

NOTARY'S PRINTED OR TYPED NAME: Sarah Pikett NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/27/2026

STATE OF N.C.
COUNTY OF WAKE
SANDI BELTRAN
NOTARY
Comm. Exp. 4-24-2027
PUBLIC
WAKE COUNTY, N.C.

DANIEL PARRIS, PLANNING DIRECTOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. BECAUSE OF ITS "EXEMPT" STATUS, THE COUNTY HAS NOT REVIEWED THIS PLAT FOR COMPLIANCE WITH APPLICABLE LOT STANDARDS AND OTHER SUBDIVISION REGULATIONS (E.G., ROAD STANDARDS). PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT PLANS FOR BUILDING AND DEVELOPMENT MAY BE DENIED FOR LOTS THAT DO NOT MEET APPLICABLE COUNTY STANDARDS.

THIS APPROVAL EXPIRES IF NOT RECORDED BEFORE 5/16/2026

5/1/26
DATE
PLANNING DIRECTOR/REVIEW OFFICER

RECOMBINATION CERTIFICATE (RCMP-0270-2025)

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

RECORDED BY: SCOTT P. SODER
PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER
4/29/2026

CITY LIMITS CERTIFICATION
THIS PLAT IS NOT TO BE RECORDED AFTER 13th DAY OF May 2026
ONE (1) COPY TO BE RETAINED FOR THE CITY OF RALEIGH.
THIS PLAT IS X IN X OUT OF THE CITY LIMITS.

BAILEY'S RUN COURT
50' PUBLIC RIGHT-OF-WAY
BM. 2018 PGS. 1449

YATES RIDGE WAY
50' PUBLIC RIGHT-OF-WAY
BM. 2018 PGS. 1447-1451

B
N
K

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
• 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
• TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
• CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY
AQ
DRAWN BY
AMH
CHECKED BY
DG
DATE
10-22-2025

PLG- 006187-2025 & RCMP-0270-2025

RECOMBINATION PLAT
PROPERTY OF
ANUJ N. MITTAL & VINITA MITTAL
AND
BAILEY'S RETREAT ASSOCIATION, INC.

SHEET
1
OF
1

SITE DATA TABLE

OWNER:	ANUJ N. MITTAL & VINITA MITTAL (PIN: 0782156471) ANUJ N. MITTAL & VINITA MITTAL (PIN: 0782157481) BAILEY'S RETREAT ASSOCIATION, INC. (PIN: 0782157014)
DEED REFERENCE:	DB. 19607 PG. 2371 (PIN: 0782156471) DB. 19607 PGS. 2374-2376 (PIN: 0782157481) DB. 17968 PG. 1595 (PIN: 0782157014)
ZONING DISTRICT(S):	"R-40W" (WAKE COUNTY ETJ) "R1" (RALEIGH ETJ)
LAND USE:	VACANT (PIN: 0782156471) VACANT (PIN: 0782157481) HOA/OPEN SPACE (PIN: 0782157014)
EXISTING AREAS	
PIN: 0782156471	114,948 SF OR 2.6388 ACRES
PIN: 0782157481	12,166 SF OR 0.2793 ACRES
OPEN SPACE 3	59,001 SF OR 1.3545 ACRES
TOTAL	186,115 SF OR 4.2726 ACRES
RECOMBINED AREAS	
LOT 1	79,672 SF OR 1.8290 ACRES
LOT 2	51,320 SF OR 1.1781 ACRES
OPEN SPACE #3	55,123 SF OR 1.2655 ACRES
TOTAL	186,115 SF OR 4.2726 ACRES

NOTE:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	275.00'	101.78'	N 18°37'39" W	101.20'
C2	275.00'	46.52'	N 03°51'48" W	46.47'
C3	325.00'	23.96'	N 00°26'39" W	23.96'
C4	25.00'	28.37'	N 29°56'59" E	26.87'

REFERENCES

DB. 14398 PG. 1168
DB. 15296 PG. 929
DB. 17330 PG. 1897
DB. 17968 PG. 1595
DB. 19607 PG. 2371
DB. 19607 PGS. 2374-2376
BM. 2007 PG. 2086
BM. 2018 PGS. 1447-1451

LEGEND

- EIP = EXISTING IRON PIPE
- IPS = IRON PIPE SET
- CP = CALCULATED POINT
- ◆ PK = PK NAIL
- R/W = RIGHT-OF-WAY
- XXXX DENOTES ADDRESS

EXISTING PROPERTY LINE =
EXISTING R/W LINE =
OLD PROPERTY LINE =

OWNER(S):

ANUJ N. MITTAL
VINITA MITTAL
104 GREEN PARK LANE
CARY, NC 27518-9769

BAILEY'S RETREAT ASSOCIATION, INC.
1612 MILITARY CUTOFF RD STE 108
WILMINGTON, NC 27403

SCALE: 1" = 60'

REV.	DATE	DESCRIPTION	BY
2	04-01-2026	REVISED OWNER BOX	AMH
1	12-04-2025	REVISED PER COMMENTS	AMH