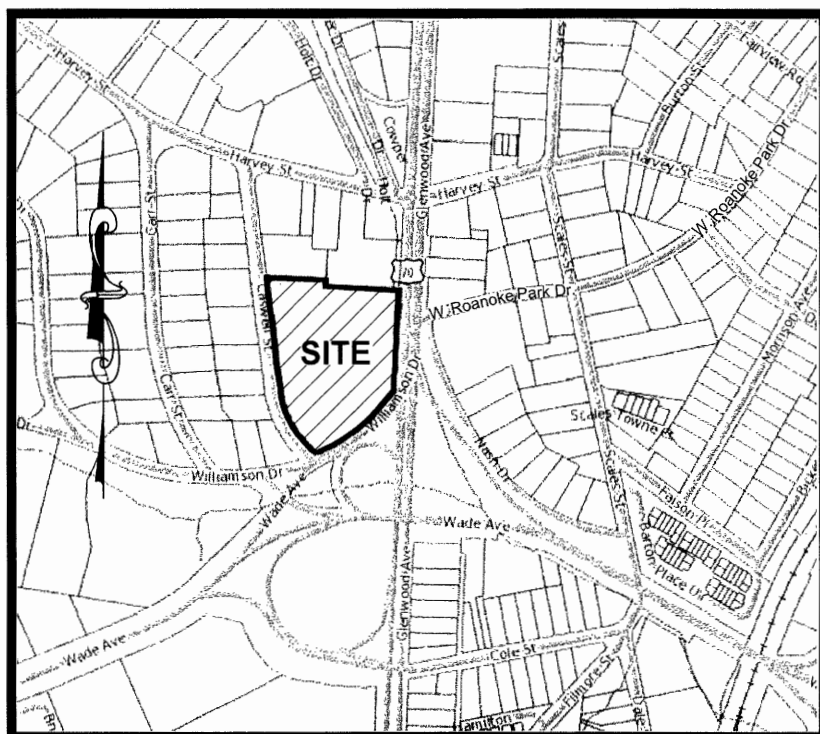
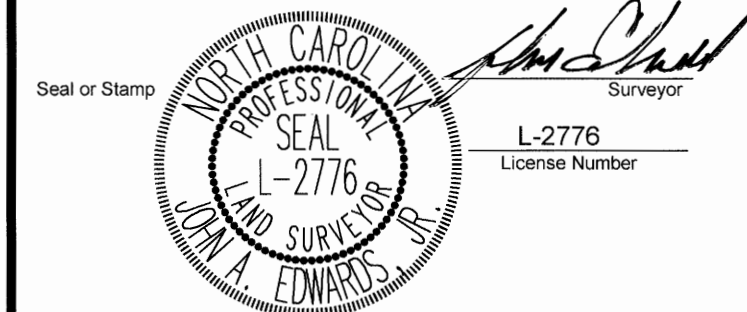




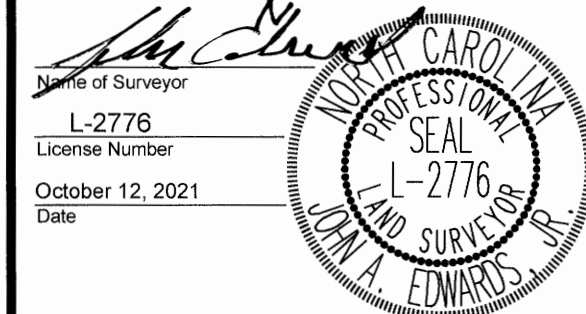
VICINITY MAP
(NOT TO SCALE)

"I, JOHN A. EDWARDS JR., P.L.S., certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book N/A, page N/A, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, page N/A; 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 12th day of October, A.D., 2021.



- ☐ This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels;
- ☐ This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
- ☒ This survey is of an existing parcel or parcels of land;
- ☐ 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;

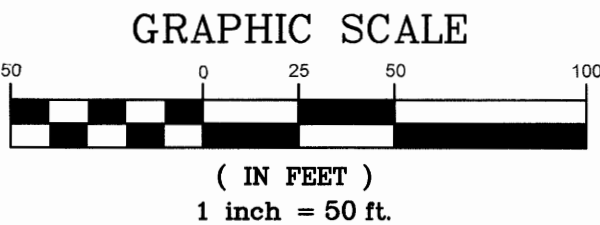
I, John A. Edwards Jr., P.L.S., do hereby certify that the location of the subject property has been checked against area maps & information provided by the Federal Emergency Management Agency (F.E.M.A.) for the National Flood Insurance Program and that the property ☒ is ☐ is not located in an area designated as having special flood hazards. Property is located in Zone "X" as defined by F.I.R.M Community Panel Number 3720170400J with an effective date of May 2, 2006.



- NOTES:
- ALL DISTANCES ARE HORIZONTAL GROUND.
 - ALL DIMENSIONS ARE IN FEET.
 - AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
 - BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCE THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCSD, RALEIGH, NC.
 - 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.
 - RECOMBINED PROPERTIES ARE SUBJECT TO ARTICLE 9.2.2.A.3 OF THE UDO.
 - HISTORIC LANDMARK DESIGNATION REMOVED, ORDINANCE #2021-186 AS REFERENCED IN DB 18334, PG 248.
 - HAYES-BARTON LOTS 455 - 476 PER BM 1920, PG 30 AS REFERENCED IN DB 18391, PG 1033.
 - DEMOLITION PERMIT # DEMO-025962-2021.

I, JOHN A. EDWARDS, 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

- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: H: 0.05 US SURVEY FEET
- TYPE OF GPS/FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK (RTK)
- DATE OF SURVEY: 3-17-2021
- VERTICAL DATUM: NAVD 88 HORIZONTAL DATUM: NAD 83(2011) NC GRID EPOCH: 2010.00
- PUBLISHED/FIXED CONTROL USE: NAME: RALEIGH DOT CORS ARP LAT: 35° 45' 49.50795 LONG: 78° 34' 44.39448 PID: DG4687 CORS ID: NCSD
- GEOD MODEL: GEOID12B
- COMBINED GRID FACTOR: 0.99990429
- UNITS: US SURVEY FEET



RECORDED IN BOOK OF MAPS 2021 PAGE 1964 WAKE COUNTY REGISTRY

DATE	REVISION	BY

JOHN A. EDWARDS & COMPANY
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" = 50'	DATE: 10-12-2021
FLD. BK. & PAGE	DRAWN BY: CLP / BF
FILE NO.	CHECKED BY: JAE, JR.

HAYES-BARTON
LOTS 455 - 476
WAKE COUNTY NORTH CAROLINA
MAP OF CORRECTION

SHEET	1
OF	1

- LEGEND
- N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - BM BOOK OF MAPS
 - DB DEED BOOK
 - PG PAGE
 - EIP EXISTING IRON PIPE
 - IPS IRON PIPE SET
 - C&G CURB & GUTTER
 - BFP BACKFLOW PREVENTER
 - SSCO SANITARY SEWER CLEANOUT
 - PROPERTY BOUNDARY LINE
 - RIGHT OF WAY LINE
 - ADJOINING PROPERTY LINE
 - EASEMENT LINE
 - OLD LOT LINE
 - EX WATER LINE
 - EX SANITARY SEWER LINE
 - EX FIRE HYDRANT
 - EX WATER VALVE
 - EX SEWER MANHOLE
 - XXX DENOTES PROPERTY ADDRESS
 - DENOTES EX CONCRETE

EXHIBIT B

"This plat or map does not require preliminary approval, and meets all statutory requirements for recording."

Tracy K. Seeds
Planning and Development Officer / Wake County Review Officer
11/2/2021

THIS PLAT IS NOT TO BE RECORDED AFTER 17th DAY OF NOV. 2021
ONE (1) COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS X IN OUT OF THE CITY LIMITS.

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.: 18391
Page No.: 1033

James K. Wiley
BEACON STREET CASWELL LLC
By: James Wiley, Registered Agent

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: James Wiley, Registered Agent, BEACON STREET CASWELL LLC

DATE: October 25, 2021.
Signature: *Tracy Rainigh*
Printed name: Tracy Rainigh Notary Public

My commission expires May 23, 2023

WAKE COUNTY, NC 76
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/09/2021 10:28:20

BOOK: BM2021 PAGE: 01964

LINE #	LENGTH	DIRECTION
L1	18.85'	N08° 33' 39"W
L2	20.21'	S02° 45' 15"W
L3	18.12'	S02° 52' 32"W
L4	32.22'	S38° 39' 12"W
L5	0.83'	S04° 41' 01"E
L6	15.63'	S16° 48' 03"E
L7	4.13'	N79° 41' 38"E
L8	15.41'	S04° 41' 01"E
L10	13.79'	S04° 41' 01"E
L11	2.54'	S86° 08' 04"E
L12	33.89'	S00° 44' 16"W
L13	9.82'	S04° 41' 01"E
L14	5.07'	S04° 41' 01"E
L15	23.59'	S57° 57' 47"W

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	103.38'	362.26'	103.03'	S39° 33' 17"E
C2	69.77'	362.26'	69.67'	S25° 51' 42"E
C3	36.13'	324.50'	36.11'	S17° 09' 14"E
C4	30.60'	324.50'	30.59'	S11° 15' 45"E
C6	22.87'	36.63'	22.50'	S20° 45' 52"W
C7	160.74'	541.83'	160.15'	N59° 28' 14"E
C8	63.44'	300.00'	63.32'	S10° 44' 32"E
C9	116.49'	541.83'	116.27'	S44° 48' 46"W
C10	30.75'	360.00'	30.74'	N77° 14' 48"E
C11	105.78'	360.00'	105.40'	S86° 22' 52"W
C13	162.74'	1843.00'	162.69'	N88° 44' 48"E
C14	37.00'	391.00'	36.98'	S01° 58' 23"E
C15	10.22'	1843.00'	10.22'	N88° 33' 54"W
C16	105.52'	1843.00'	105.50'	S86° 45' 57"E

SITE DATA

OWNER: BEACON STREET CASWELL LLC
PO BOX 6474
RALEIGH, NC 27628-6474

ADDRESS: 1520 CASWELL STREET
RALEIGH, NC 27608-2310

PIN: 1704-46-6069

ZONING: R-4

AREA: 171,404 S.F. (3.9349 AC.)

CURRENT LAND USE: CLUB

REFERENCE: DB 18391, PG 1033
WAKE COUNTY REGISTRY

TOTAL LOT AREA	
LOT 1	19,496 S.F. (0.4476 AC.)
LOT 2	14,087 S.F. (0.3234 AC.)
LOT 3	11,886 S.F. (0.2729 AC.)
LOT 4	11,341 S.F. (0.2604 AC.)
LOT 5	12,287 S.F. (0.2821 AC.)
LOT 6	16,189 S.F. (0.3716 AC.)
LOT 7	20,405 S.F. (0.4684 AC.)
LOT 8	14,296 S.F. (0.3282 AC.)
LOT 9	14,880 S.F. (0.3416 AC.)
LOT 10	17,675 S.F. (0.4058 AC.)
LOT 11	18,862 S.F. (0.4330 AC.)
TOTAL	171,404 S.F. (3.9350 AC.)

MAXIMUM ALLOWABLE IMPERVIOUS SURFACE	
Existing Impervious Area = 77,358 sf (1.78 ac)	
Lot	Maximum Allowable Impervious Surface
1	8,028
2	7,429
3	5,630
4	5,574
5	7,047
6	6,638
7	9,282
8	6,614
9	6,612
10	8,348
11	6,156
Total	77,358

THE PURPOSE OF THIS PLAT IS TO ADD LINE TAG L15 AND CURVE TAGS C9 & C11 NOT SHOWN ON BM 2021, PG 1644.