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 and that the dedicator(s) hereby agree to warrant and defend the title against any claims of all persons whomsoever excepted as specifically listed herein and that by recording this plat or map I (we) do irrevocably dedicate to the City of Raleigh for public use all streets, easements, rights-of-way, parks and greenways (as those interests are defined in the City Code) and as the same are shown on the plat for all lawful purposes to which the City may devote or allow the same to use and upon acceptance thereof, in accordance with all City policies, ordinances, regulations or conditions of the City of Raleigh, for the benefit of the public provided any dedication of easements for storm drainage not specifically labeled City of Raleigh or public are not made to the City of Raleigh, but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit.

Book No.: SEE

Page No.: REF

Signature(s) & title/position of property owner(s):

Thomas B. Dickens owner

Jane H Dickens owner

STATE OF NORTH CAROLINA

COUNTY OF Wake

I CERTIFY THAT THE FOLLOWING PERSON(S) 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:

Thomas B. Dickens

Jane H. Dickens

DATE: 6-17-2022

Melissa S Johnson

PRINTED NAME:

Melissa S Johnson

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-10-2024

MELISSA S. JOHNSON
NOTARY PUBLIC
JOHNSTON COUNTY, N.C.

WAKE COUNTY, NC 55
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/29/2022 10:55:23

BOOK:BM2022 PAGE:01211

I THE UNDERSIGNED PLANNING AND DEVELOPMENT OFFICER OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE 29th DAY OF June, IN THE YEAR 2022, APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.

Emily K Bacon

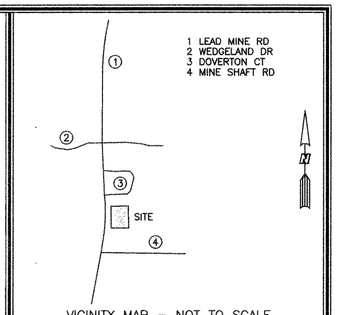
PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

FLOOD CERTIFICATION

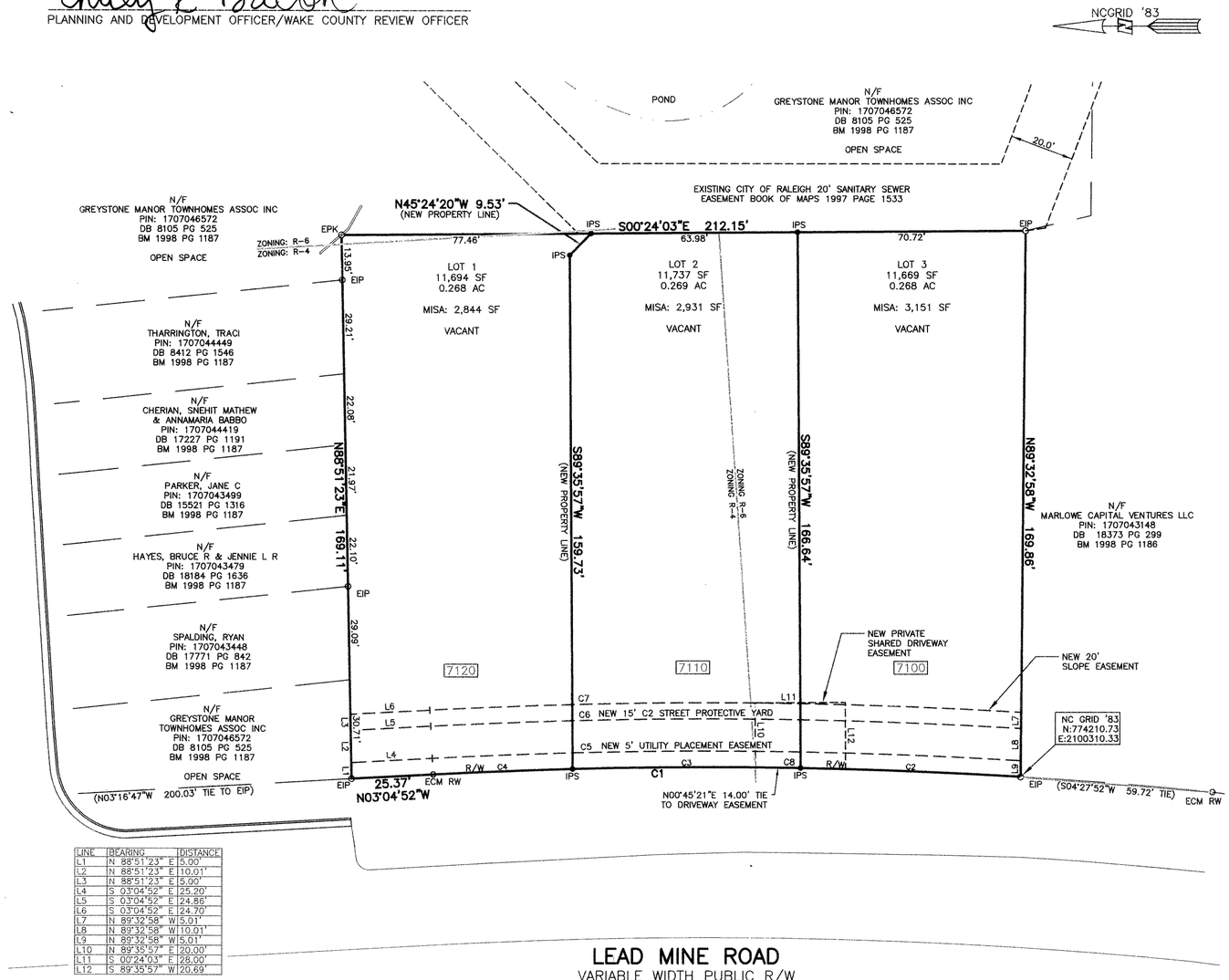
THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS HAVING SPECIAL FLOOD HAZARDS AS DETERMINED BY FEMA.

FLOOD INSURANCE RATE MAP NUMBER 3720170700J, EFFECTIVE DATE: 05/02/2006

THIS PLAT IS NOT TO BE RECORDED AFTER 11th DAY OF July '22 ONE (1) COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS X IN ____OUT OF THE CITY LIMITS.



VICINITY MAP – NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 88°51'23" E	5.00'
L2	N 88°51'23" E	10.01'
L3	N 88°51'23" E	5.00'
L4	S 03°04'52" E	25.20'
L5	S 03°04'52" E	24.86'
L6	S 03°04'52" E	24.70'
L7	N 89°32'58" W	5.01'
L8	N 89°32'58" W	10.01'
L9	N 89°32'58" W	5.01'
L10	N 89°35'57" E	20.00'
L11	S 00°24'03" E	28.00'
L12	S 89°35'57" W	20.69'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	182.20'	1596.68'	6°32'18"	N 00°11'17" E	182.10'
C2	68.27'	1596.68'	2°27'00"	N 02°13'56" E	68.27'
C3	70.72'	1596.68'	2°32'16"	S 00°15'42" E	70.72'
C4	43.21'	1596.68'	1°33'02"	N 02°18'21" W	43.21'
C5	182.51'	1601.68'	6°31'44"	N 00°11'00" E	182.41'
C6	183.13'	1611.68'	6°30'37"	N 00°10'27" E	183.03'
C7	183.44'	1616.68'	6°30'04"	N 00°10'10" E	183.34'
C8	28.01'	1596.68'	1°00'18"	S 01°00'26" W	28.01'

LEAD MINE ROAD
VARIABLE WIDTH PUBLIC R/W
(FUTURE 4-LANE DIVIDED)

NOTES:

1. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
2. ALL DISTANCES SHOWN HAVE BEEN MEASURED HORIZONTALLY ON THE GROUND.
3. ALL NEW EASEMENTS ARE PUBLIC UNLESS DESIGNATED OTHERWISE.
4. DEMO PERMIT # DEMO-001154-2021.
5. BOA-0033-2019 – 12/9/19
   WHEREAS JANE DICKENS AND THOMAS DICKENS, PROPERTY OWNERS, REQUEST A 120 FOOT VARIANCE TO THE MINIMUM DRIVEWAY SPACING REQUIREMENT FOR LEAD MINE ROAD AN AVENUE 4-LANE AND 6-LANE, DIVIDED STREET SET FORTH IN SECTION 3.2.4.B. OF THE RALEIGH STREET DESIGN MANUAL IN ORDER TO PERMIT TWO DRIVEWAYS ACCESSING A NEW THREE LOT SUBDIVISION WITH A MINIMUM SPACING OF 80 FEET ON A 0.81 ACRE PROPERTY ZONED R-6 AND R-4 AND LOCATED AT 7100 LEAD MINE ROAD.
   DECISION: APPROVED AS REQUESTED.

LEGEND

AC	AIR CONDITIONER
BFP	BACK FLOW PREVENTER
	CURB INLET
CO	CLEANOUT
ECM	EXISTING CONCRETE MONUMENT
EDH	EXISTING DRILL HOLE
EIS	EXISTING IRON STAKE
EIP	EXISTING IRON PIPE
EM	ELECTRIC METER
EPK	EXISTING PK NAIL
ES	ELECTRIC STUB
	FLARED END SECTION
	FIRE HYDRANT
	FIBER OPTIC PEDESTAL
GM	GAS METER
	GUY
INV	INVERT
IPS	IRON PIPE SET
IRS	IRON ROD SET
	LIGHT POLE
	MANHOLE SANITARY SEWER
	MANHOLE STORM SEWER
NDH	NEW DRILL HOLE
PKS	PK NAIL SET
OHW	OVERHEAD WIRES
PNS	POINT NOT SET
RRS	RAIL ROAD SPIKE
TBC	TOP BACK of CURB
	TELEPHONE PEDESTAL
	TRANSFORMER
	CABLE TV PEDESTAL
	UTILITY POLE
	WATER METER
	WATER VALVE
	YARD INLET
( )	FIELD MEASUREMENT
MISA	MAXIMUM IMPERVIOUS SURFACE AREA
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EASEMENT
	CENTERLINE

METADATA TABLE
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.10' @ 95% CONFIDENCE
TYPE OF GPS FIELD PROCEDURE: MULTIPLE OBS VRS
DATUM/EPOCH: NAD'83-2011 / 2
GEOID MODEL: 12B
UNITS: US SURVEY FEET
VERTICAL DATUM (IF SHOWN): NAVD'88
DATE(S) OF SURVEY: 11-21-2021
COMBINED GRID FACTOR: 0.99991670

NORTH CAROLINA
WAKE COUNTY

I, CHARLES R. PIRATZKY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK SEE, PAGE REF, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM CITED 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. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 17 DAY OF June, 2022

I FURTHER CERTIFY THAT THE SURVEY CREATED SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

CHARLES R. PIRATZKY, P.L.S.
L-2813

NORTH CAROLINA PROFESSIONAL SEAL L-2813 LAND SURVEYOR CHARLES R. PIRATZKY

SITE DATA:

PIN: 1707043490
DEED: BK 17128 PG 1473
ZONING: R-4 & R-6
LAND USE: SINGLE FAMILY
ADDRESS: 7100 LEAD MINE ROAD
RALEIGH NC 27615

OWNERS: THOMAS B & JANE H DICKENS
7100 LEAD MINE ROAD
RALEIGH NC 27615

AREA TABLE:

EXISTING LOT	35,100 SF	0.806 AC
LOT 1	11,694 SF	0.268 AC
LOT 2	11,737 SF	0.269 AC
LOT 3	11,669 SF	0.268 AC
TOTAL	35,100 SF	0.806 AC

30 0 30 60 90
SCALE: 1" = 30'

REFERENCES:
DB 17128 PG 1473

SUB-0031-2019
CASE#: SPR-0115-2020
RCMP-0028-2021

RECORDED IN BOOK OF MAPS 2022 PG. 1211

DATE DRAWN: 11/24/2021	BY	TC	CK'D	CRP
FILE: P:\DCKNSPLC\SURVEY\RM\DCKNSPLC_RM.DWG				
SURVEYED: Q:\FieldLoc\XXXXXXXXX.txt				

SUBDIVISION AND EASEMENT DEDICATION

DICKENS PLACE SUBDIVISION

7100 LEAD MINE ROAD
HOUSE CREEK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

OWNER(S)
THOMAS B & JANE H DICKENS
7100 LEAD MINE ROAD, RALEIGH NC 27615

RWK, PA
ENGINEERING ~ SURVEYING
101 W. MAIN ST., SUITE 202
GARNER, NC 27529
PHONE (919) 779-4854
FAX (919) 779-4056

SHEET 1 OF 1