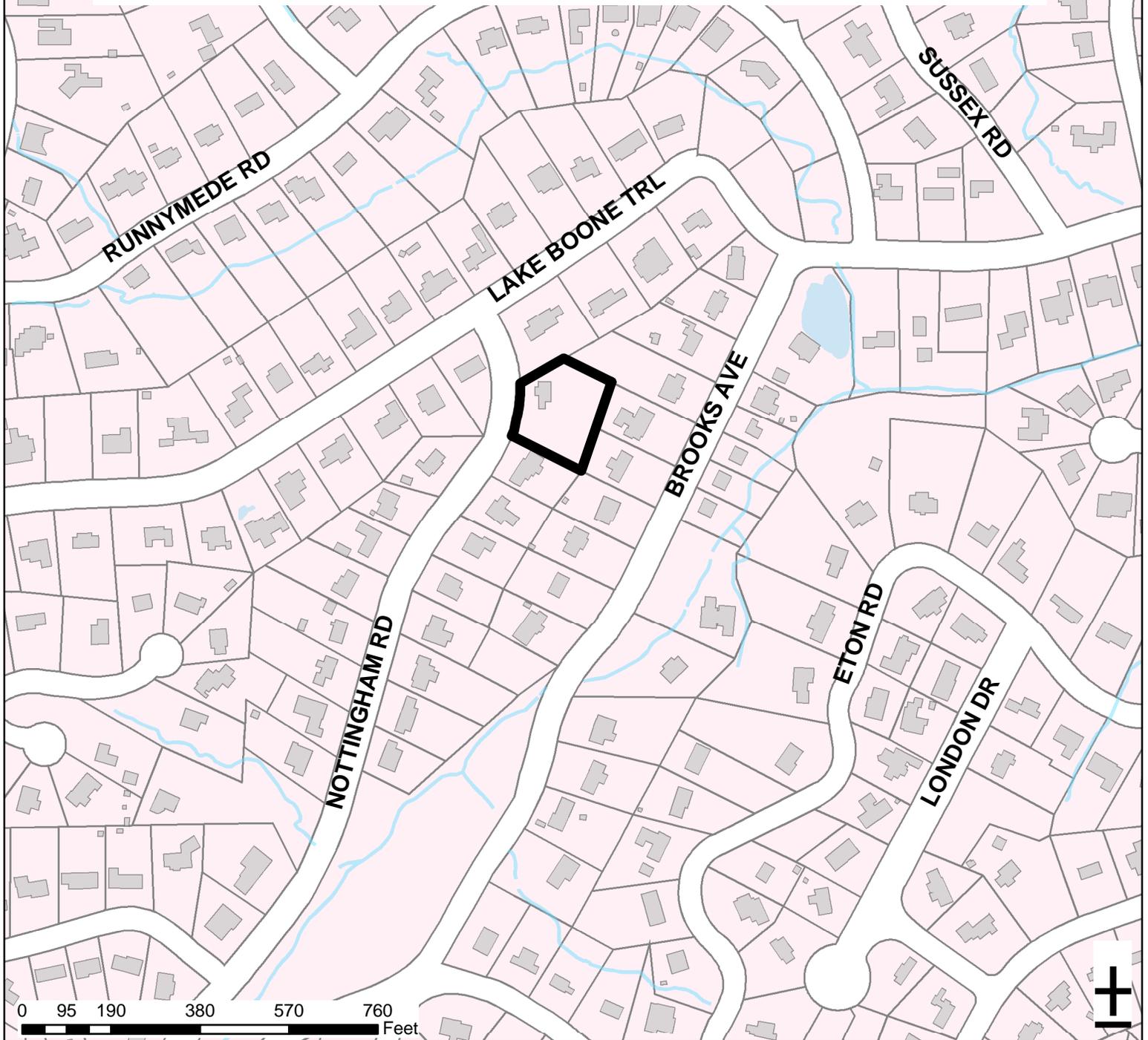


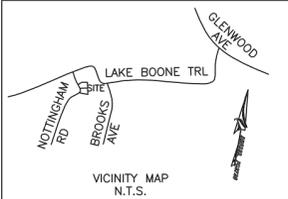
BUDLEIGH LOTS 301 & 302

S-34-2008



Zoning: **R-4**
Planning
District: **North Hills**
CAC: **Glenwood**
Drainage Basin: **Beaver Dam**
Basin: **SW Branch**

Acres: **0.698**
Number of Lots: **2**
Planner: **Jacque Baker**
Phone: **(919) 516-2630**
Applicant Contact: **John Y. Phelps, Jr, PLS**
Phone: **(919) 787-3658**



SUMMARY INFORMATION
 DEVELOPMENT NAME SUBDIVISION OF LOT 30 BUDLEIGH, BARBER SECTION
 INTO LOT 301 & 302 BUDLEIGH, BARBER SECTION.
 PROPERTY ADDRESS: 1744 NOTTINGHAM ROAD RALEIGH, N.C. 27607
 PIN# 0795715792 ZONED R-4 INSIDE CITY LIMITS: YES
 TOTAL ACRES: 0.698 TOTAL # OF LOTS: 2
 LINEAR FT IN PUBLIC STREETS 139.40' EXISTING

SUBJECT PROPERTY IS ___ IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720079500 J ZONE X
 EFFECTIVE DATE MAY2, 2006

OWNER:
 MARGARET B. BRITTON
 1744 NOTTINGHAM ROAD RALEIGH, WAKE COUNTY, N.C. 27607

CONSULTANT:
 JOHN Y. PHELPS JR. PL-1319
 5110 BUR OAK CIRCLE RALEIGH, N.C. 27612
 PHONE 919-787-3658 FAX 919-787-6727
 E-MAIL jr81@bellsouth.net

COMPREHENSIVE PLAN
 THE LARGEST SHARE OF THE NORTH HILLS DISTRICT CONSISTS OF SINGLE FAMILY HOMES, 47% OF THE TOTAL AREA. THE AREA OF THIS TWO LOT SUBDIVISION IS ZONED R-4. 10,890 SQ. FT., 0.25 ACRES IS REQUIRED FOR A SINGLE FAMILY HOME. THE TWO LOTS CREATED FROM THE SUBDIVISION OF LOT 30 BUDLEIGH, BOOK OF MAPS 1945 PG. 27 IS LOT 301 HAS 0.356 ACRES AND LOT 302 HAS 0.342 ACRES. THIS IS NOT AN INFILL SUBDIVISION BECAUSE BOTH LOTS EXCEED THE MEDIAN 80% RULE OF THE SURROUNDING LOTS, 0.34 ACRES. THESE LOTS ARE NOT IN A SMALL AREA PLAN CORRIDOR PLAN OR FOCUS AREA.

I, _____, PLANNING DIRECTOR AND REVIEW OFFICE OF WAKE COUNTY, CERTIFY THAT THIS PLAT CREATES A SUBDIVISION SUBJECT TO AND IN ACCORD WITH THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ PLANNING DIRECTOR/REVIEW OFFICER
 APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE _____



THE SURVEYOR RELIED UPON THE CITY OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCES AND HAS MADE NO INTERPRETATIONS OF THE ORDINANCES

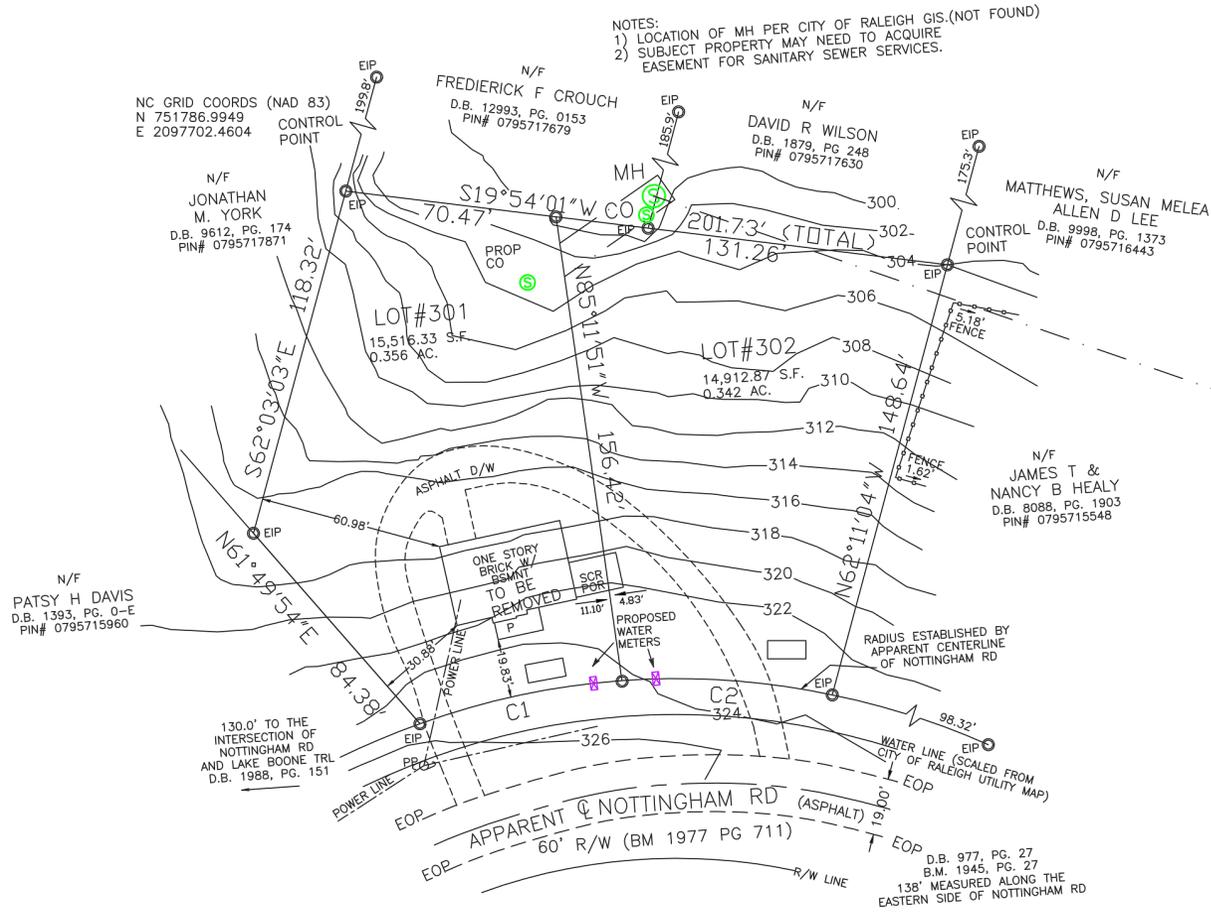
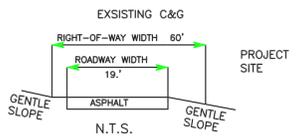
- I, JOHN Y. PHELPS JR., PROFESSIONAL LAND SURVEYOR, L-1319 CERTIFY TO ONE OR MORE OF THE FOLLOWING
- A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - C. THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.
 - D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF SUBDIVISION.
 - E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) ABOVE.

JOHN Y. PHELPS JR. PROFESSIONAL LAND SURVEYOR NO. L-1319

STATE OF NORTH CAROLINA
 _____ COUNTY
 I, JOHN Y. PHELPS JR., PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN DEED BOOK PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED IS _____ THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK _____ PAGE _____ THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____

JOHN Y. PHELPS JR. REGISTRATION NO. L-1319

THIS PLAT NOT TO BE RECORDED AFTER _____ DAY OF _____ 1 COPY TO BE RETAINED FOR THE CITY.
 THIS PLAT IS IN OUT OF THE CITY LIMITS.



NOTES:
 1) LOCATION OF MH PER CITY OF RALEIGH GIS.(NOT FOUND)
 2) SUBJECT PROPERTY MAY NEED TO ACQUIRE EASEMENT FOR SANITARY SEWER SERVICES.

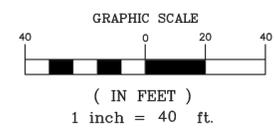
This certifies and warrants that the undersigned is (are) the sole owner (s) of the property shown on this map or plat and any accompanying sheets subject to the exceptions on record, having acquired the property in fee simple by deed(s) recorded in the office of the Register of Deeds of Wake County, North Carolina, or otherwise, as shown below and as such, has (have) the right to convey the property in fee simple, and that the dedicator(s) will warrant and defend the title against the lawful claims of all persons whomsoever unless excepted herein and that by submission of this plat or map for approval I (we) do dedicate to the City of Raleigh for public use all public streets, public easements, public rights-of-way, public parks and public greenways, (as these interests are defined in the code and indicated on this plat or map as public), and as the same may be shown thereon, for all lawful purposes to which the city may devote or allow the same to be used 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, said dedication shall be irrevocable provided, any dedication of easement for storm drainage 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 subject to the conditions of subsection (b), (c), (d), and (f) of Section 1 and Section 4 of the "City Storm Drainage Policy", (Resolution 1970-742 as the same may be from time to time amended)

OWNER: NAME/TITLE _____
 OWNER: NAME/TITLE _____

STATE OF _____ COUNTY OF _____
 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;
 Date: _____, 20____
 _____ printed name: _____, Notary Public
 My commission expires: _____

INFILL CALCULATIONS
 SURROUNDING PROPERTIES
 TOTAL PERIMETER 692.47'
 SINGLE FAMILY 692.47'
 PERIPHERY: 100% SINGLE FAMILY
 MEDIAN LOT FRONTAGE 100'X80%=80'
 MEDIAN LOT SIZE 0.43AX80%=.34 AC

CURVE TABLE				
CURVE	RADIUS	LENGTH	DIRECTION	CHORD
C1	249.31'	69.01'	N00°46'59"E	68.79'
C2	249.31'	70.39'	N16°48'05"E	70.15'



- LEGEND
- EIP EXISTING IRON PIPE
 - NIP NEW IRON PIPE
 - MON MONUMENT
 - PK PARKER KALON NAIL
 - MH MANHOLE
 - PP POWER POLE
 - R/W RIGHT OF WAY
 - C/L CENTER LINE
 - CB CATCH BASIN
 - EOP EDGE OF PAVEMENT
 - xxxx ADDRESS

ZONING R-4 PARENT PIN# 0795715792

REFERENCES:
 DB 977 PG27
 BM 1945 PG 27

SCALE 1"=40'	A SUBDIVISION OF LOT 30 BUDLEIGH, BARBER SECTION INTO LOTS 301, 302 BUDLEIGH, BARBER SECTION NOTTINGHAM RD. RALEIGH, WAKE COUNTY, N.C.
DATE 05/01/08	
FD. BK 57152-R FB 1261	
JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR 5110 BUR OAK CIRCLE, RALEIGH, N. C. 27612 PHONE 919 787-3658	

RECORDED IN BOOK OF MAPS _____ PAGE _____ WAKE COUNTY