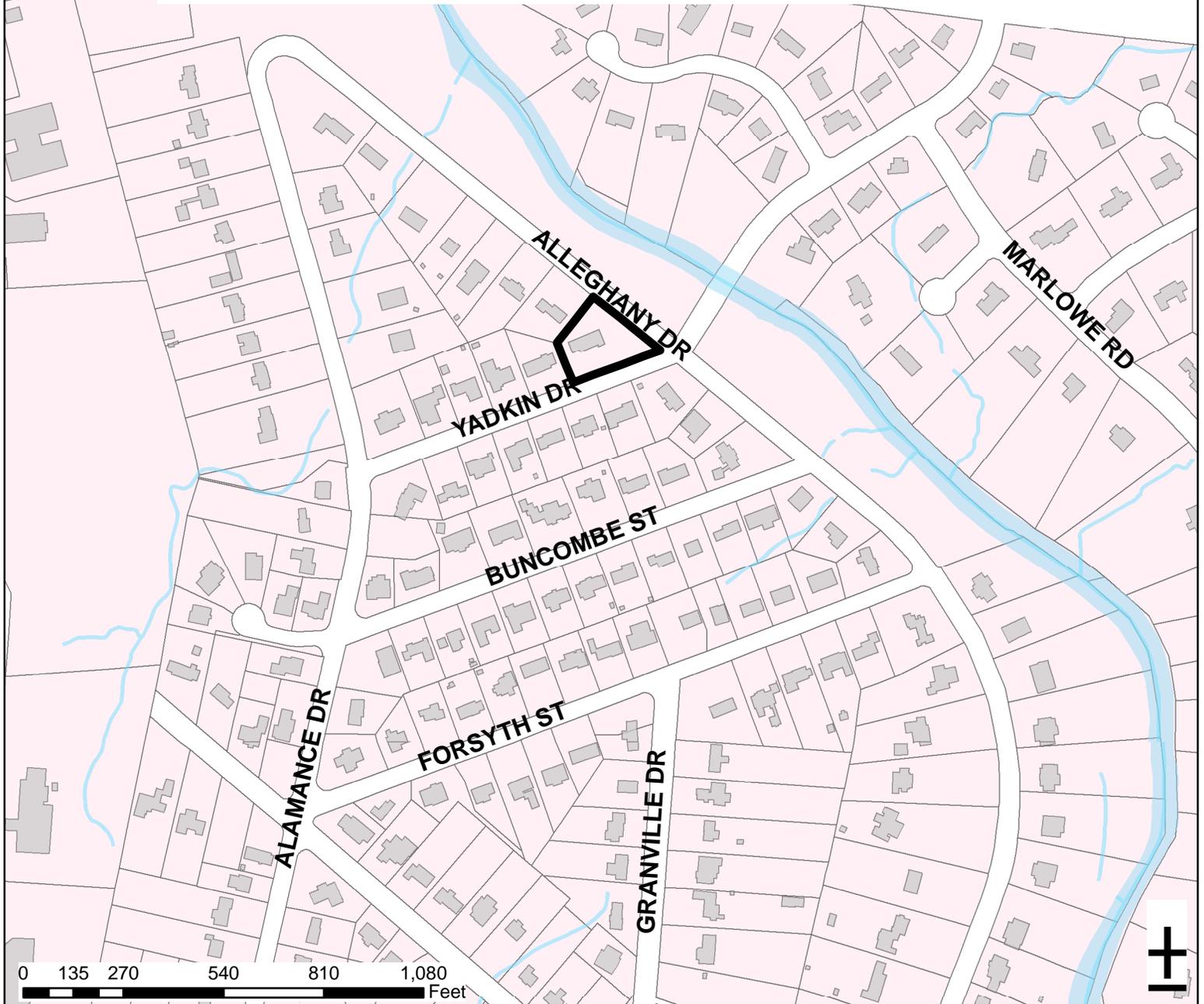
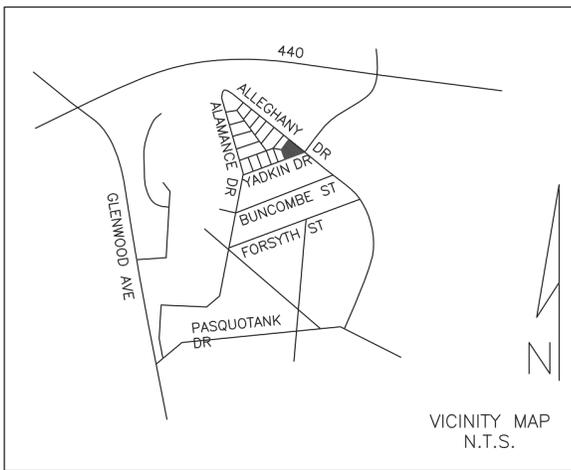


# COUNTRY CLUB HILLS LOTS 2821 & 2822 S-40-2008



Zoning: **R-4**  
Planning  
District: **North Hills**  
CAC: **Glenwood**  
Drainage Basin: **Crabtree Creek**

Acres: **0.74**  
Number of Lots: **2**  
Planner: **Jacque Baker**  
Phone: **(919) 516-2630**  
Applicant Contact: **John Y. Phelps, Jr**  
Phone: **(919) 787-3658**



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 282 COUNTRY CLUB HILLS,  
 BOOK OF MAPS 1957 PG. 119 IS LOT 2821 HAS 0.354 ACRES  
 AND LOT 2822 HAS 0.382 ACRES. THIS IS NOT AN INFILL  
 SUBDIVISION BECAUSE BOTH LOTS EXCEED THE MEDIAN  
 80% RULE OF THE SURROUNDING LOTS, 0.352 ACRES.  
 THESE LOTS ARE NOT IN A SMALL AREA PLAN CORRIDOR  
 PLAN OR FOCUS AREA.

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 3720170500J ZONE  X   
 EFFECTIVE DATE MAY 2, 2006

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

- NOTES:
- 1) TOPO TAKEN FROM CITY OF RALEIGH GIS.
  - 2) WATER LINE TAKEN FROM MAP FROM CITY  
 OF RALEIGH UTILITIES DEPT.(EXCEPT WHERE SHOWN).
  - 3) NO VISIBLE LOCATION OF WATER METER  
 AND SAN. SEWER C/O ON LOT 282.
  - 4) SUBDIVISION OF TWO LOTS WITH A TOTAL AREA LESS  
 THAN ONE ACRE ARE EXEMPT FROM STORMWATER.

INFILL CALCULATIONS  
 SURROUNDING PROPERTIES  
 TOTAL PERIMETER 746.82'  
 SINGLE FAMILY 521.82' 70%  
 CITY OF RALEIGH 225' 30%  
 MEDIAN LOT FRONTAGE 120.0' X 80% = 96.0'  
 MEDIAN LOT SIZE 0.44 AC X 80% = 0.352  
 THIS IS NOT AN INFILL PROJECT.

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

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

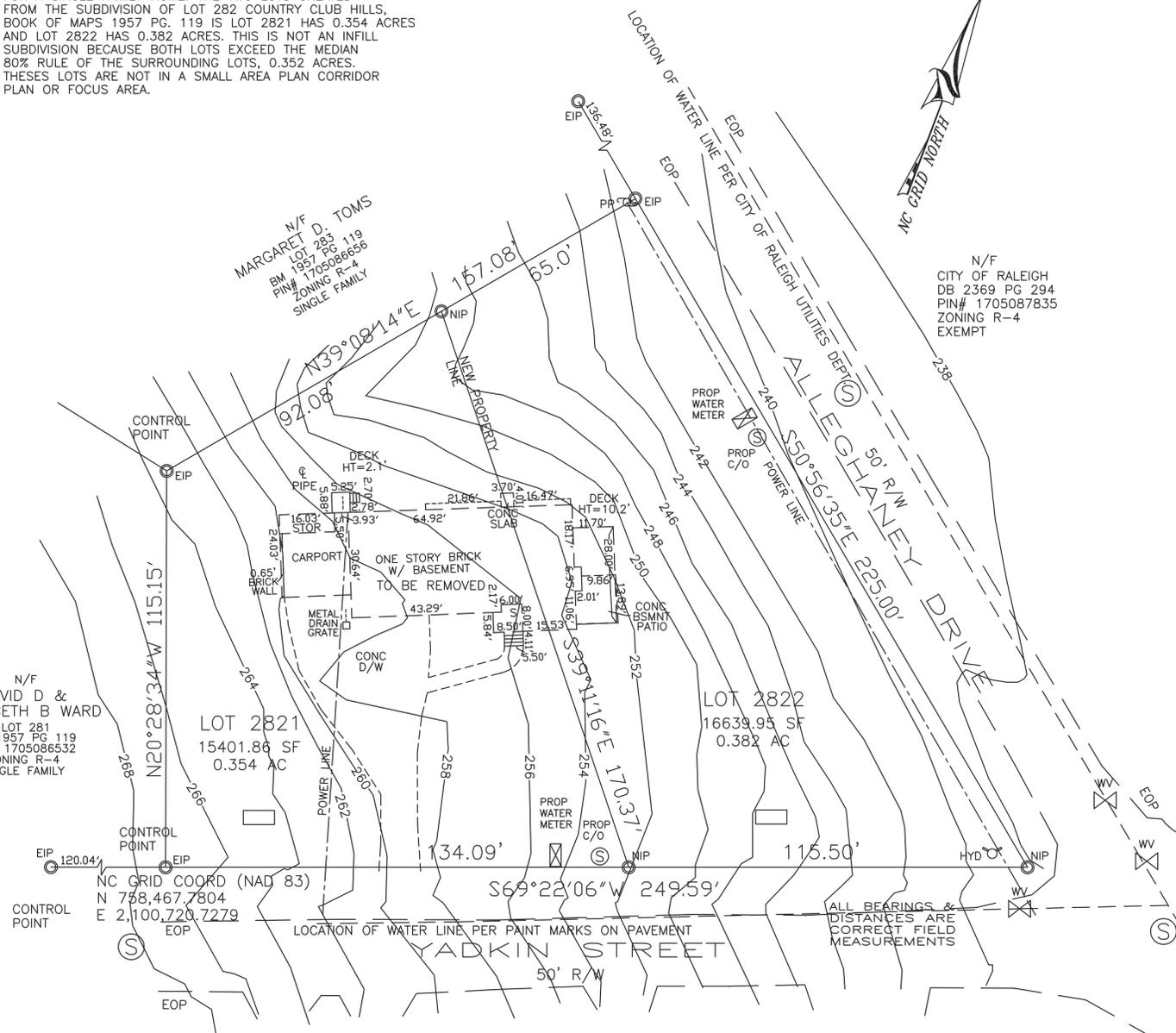
My commission expires: \_\_\_\_\_

N/F  
 DAVID D &  
 ELIZABETH B WARD  
 LOT 281  
 BM 1957 PG 119  
 PIN# 1705086532  
 ZONING R-4  
 SINGLE FAMILY

N/F  
 WILLIAM EDWARDS & FAYE J.  
 ANDERSON  
 LOT 270  
 BM 1957 PG 119  
 PIN# 1705087363  
 ZONING R-4  
 SINGLE FAMILY

N/F  
 WILLIAM H. & SUSAN G.  
 MCBRIDE  
 LOT 269  
 BM 1957 PG 119  
 PIN# 1705088357  
 ZONING R-4  
 SINGLE FAMILY

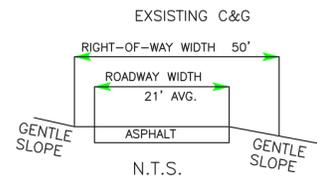
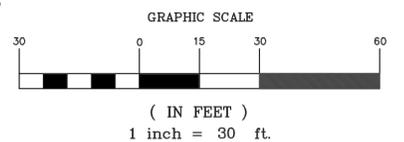
N/F  
 PETER & JAYNE C.  
 VANGRAAFLAND  
 LOT 268  
 BM 1957 PG 119  
 PIN# 1705089472  
 ZONING R-4  
 SINGLE FAMILY



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 \_\_\_\_\_

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.



SUMMARY INFORMATION:  
 DEVELOPMENT NAME: SUBDIVISION OF LOT 282 COUNTRY CLUB HILLS INTO  
 LOTS 2821 & 2822 COUNTRY CLUB HILLS  
 PROPERTY ADDRESS: 331 YADKIN ROAD RALEIGH NC 27609  
 PIN# 1705087586 ZONING: R-4 TOTAL ACRES: 0.74 AC  
 TOTAL # OF LOTS: 2 INSIDE CITY LIMITS: YES

OWNERS:  
 WILLIAM T. & CAROL C. BARKER  
 711 MARLOWE ROAD RALEIGH NC 27609

CONSULTANT:  
 JOHN Y. PHELPS JR. PLS  
 5110 BUR OAK CIR. RALEIGH NC 27612  
 TELEPHONE: 919-787-3658 FAX: 919-787-6727  
 E-MAIL: jr81@bellsouth.net

PARENT PARCEL PIN 1705087586  
 ZONING R-4 FIELD CLOSURE 1:44,946

LEGEND

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

SCALE 1"=30'	SUBDIVISION OF LOT 282 COUNTRY CLUB HILLS INTO LOTS 2821 & 2822 COUNTRY CLUB HILLS
DATE 7/01/08	
FD. BK. 1277 57137-R	
331 YADKIN STREET RALEIGH, WAKE COUNTY, NC	
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

SEE MAP ENTITLED  
 PART OF  
 COUNTRY CLUB HILLS  
 LOTS 243-309 INCL.  
 B.M. 1957, PG. 119