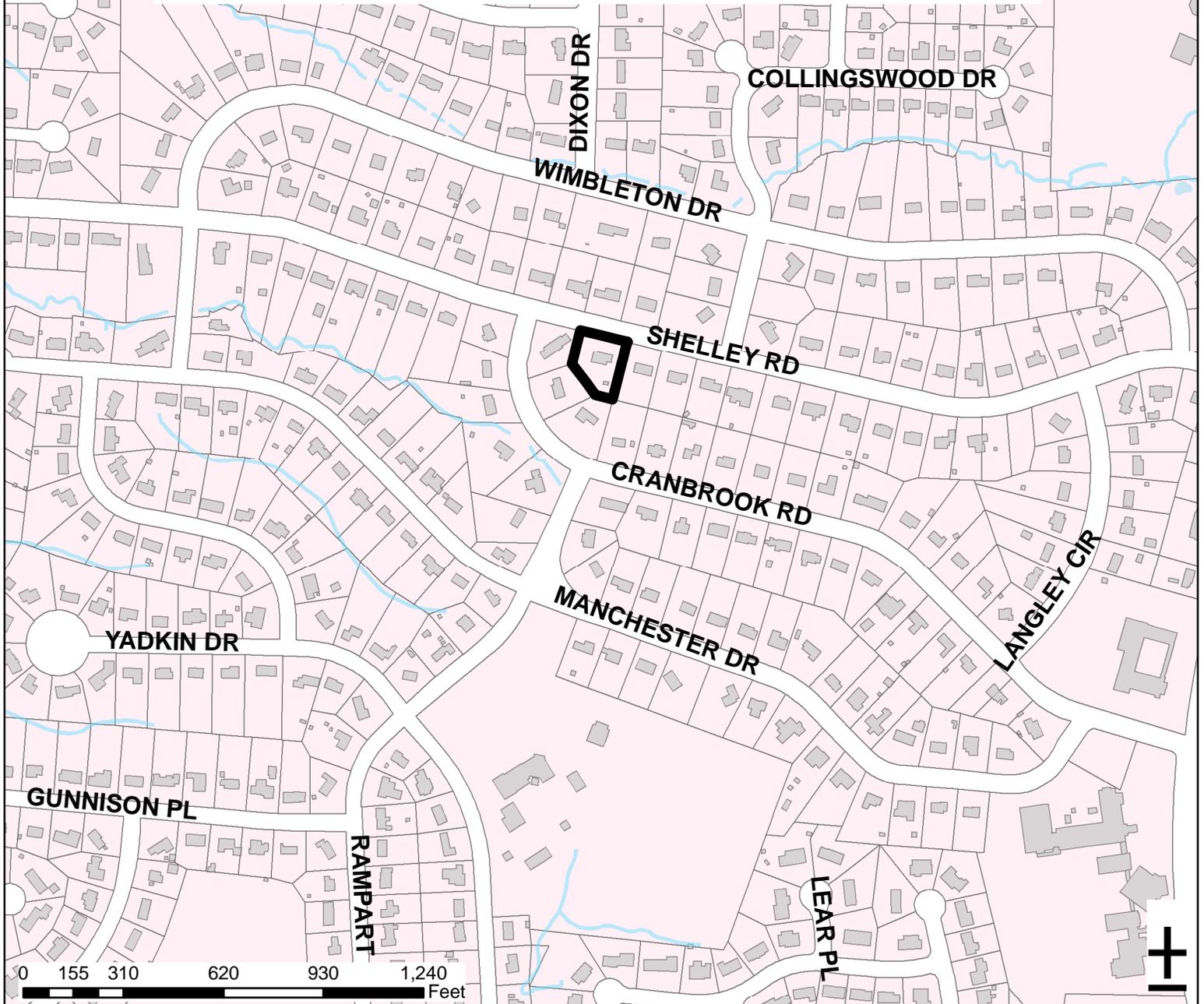
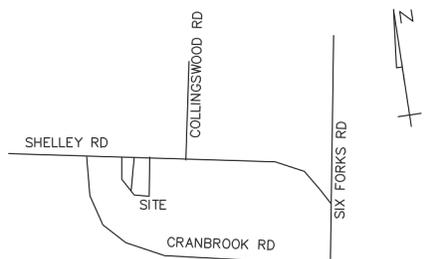


LOTS 171, 172 BLOCK F CHESTNUT HILLS S-47-2008



Zoning: **R-4**
Planning
District: **North Hills**
CAC: **Six Forks**
Drainage
Basin: **Mine Creek**

Acres: **0.56**
Number of Lots: **2**
Planner: **Jacque Baker**
Phone: **(919) 516-2630**
Applicant Contact: **John Y. Phelps, Jr.**
Phone: **(919) 787-3658**



DEVELOPMENT NAME: SUBDIVISION OF LOT 17 BLK F CHESTNUT HILLS INTO LOTS 171 & 172 BLK F CHESTNUT HILLS
 PROPERTY ADDRESS: 901 SHELLEY ROAD RALEIGH N.C. 27609
 PIN# 1706355073 ZONING DISTRICT: R-4 TOTAL ACRES: 0.56 AC
 TOTAL # OF LOTS: 2 TOTAL # OPEN SPACE LOTS: 0
 INSIDE CITY LIMITS: YES

OWNER: LOVICK BUILDERS INC.
 4948 WINDY HILL DR.
 RALEIGH, N.C. 27609

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

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 3720170600J ZONE X
 EFFECTIVE DATE MAY 2, 2006

INFILL CALCULATIONS:
 SURROUNDING PROPERTIES
 TOTAL PERIMETER 629.13'
 SINGLE FAMILY 629.13'
 PERIPHERY: 100% SINGLE FAMILY
 MEDIAN LOT SIZE: 0.47 AC X 80%=.38 AC
 MEDIAN LOT FRONTAGE: 116' X 80%=92.8'
 THIS IS AN INFILL PROJECT

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

PLANNING DIRECTOR/WAKE COUNTY REVIEW OFFICER: _____

VICINITY MAP (N.T.S.)

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

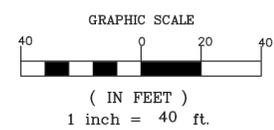
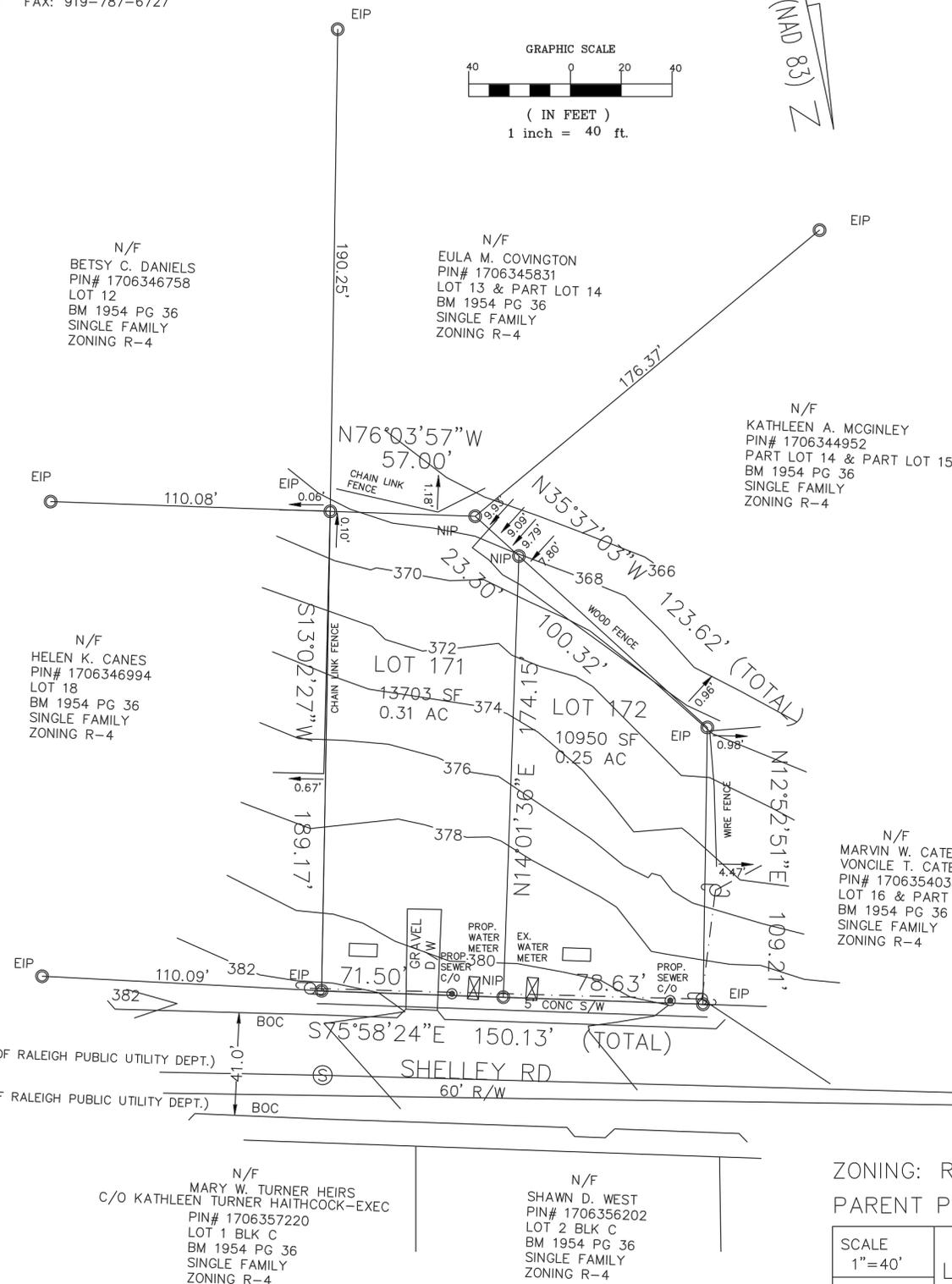
STATE OF NORTH CAROLINA

____ 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

NOTES:

- 1) TOPO TAKEN FROM RALEIGH GIS
- 2) SUBJECT PROPERTY IS VACANT
- 3) A SUBDIVISION OF ONE ACRE OR LESS IN AGGREGATE SIZE IS EXEMPT FROM STORMWATER CONTROLS.



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 _____
 OWNER _____

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.

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: _____, 2006.

____ printed name: _____ Notary Public

My commission expires: _____

N/F
 MARVIN W. CATES
 VONCILE T. CATES
 PIN# 1706354035
 LOT 16 & PART LOT 15
 BM 1954 PG 36
 SINGLE FAMILY
 ZONING R-4

CLOSURE: _____

LEGEND

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

ZONING: R-4

PARENT PIN# 1706355073

SCALE 1"=40'	SUBDIVISION OF LOT 17 BLK F CHESTNUT HILLS INTO LOTS 171 & 172 BLK F CHESTNUT HILLS
DATE 09/12/08	
FD. BK 90002 FB 1243	SHELLEY ROAD RALEIGH, WAKE CO., N.C.

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