



MCADAMS

LETTER OF TRANSMITTAL

To: City of Raleigh
Planning & Development
One Exchange Plaza, 4th Floor
Raleigh, North Carolina 27601

Date: November 16, 2017

**** HAND DELIVER ****

Re: 5401 North – Lot 23
Annexation Petition

Job No.: CRC-14010

I am sending you the following item(s):


QUANTITY	UNIT	DESCRIPTION
1		Complete Annexation Petition
1		Written Metes and Bounds
1		Survey of Subject Property
1		S-53-14 Certified Action

These are transmitted as checked below:

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> As requested | <input type="checkbox"/> For your use |
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> _____ |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ |

Remarks:

Copy to:

Signed: 

Charlie Yokley, AICP
Principal Planner

Raleigh-Durham
2905 Meridian Parkway
Durham, North Carolina 27713
(919) 361-5000

Charlotte
3436 Toringdon Way, Suite 110
Charlotte, North Carolina 28277
(704) 527-0800

Petition for Annexation into the Raleigh City Limits



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Section A Submittal Checklist			
Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:			
<input checked="" type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 2.		
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be e-mailed to: Sophie.Huemer@raleighnc.gov		
<input checked="" type="checkbox"/>	Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible.		
<input checked="" type="checkbox"/>	City or County Property Map with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the existing and proposed city limits .		
<input checked="" type="checkbox"/>	<table border="1"> <tr> <td>Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-____-13, etc.) or</td> <td>Copy of Subdivision Plat submitted for lot recording approval with City file number (S-____-13, etc.) S-53-14</td> </tr> </table>	Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-____-13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S-____-13, etc.) S-53-14
Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-____-13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S-____-13, etc.) S-53-14		
<input checked="" type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).		
<input checked="" type="checkbox"/>	General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.		
<input checked="" type="checkbox"/>	This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application , page 2.		
Required, but often missing information. Please make sure to include the following:			
<input checked="" type="checkbox"/>	Correct Parcel Identification Number(s) (PIN). Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. This is very important. Please indicate if the property being requested for annexation is only a portion of an existing parcel.		
<input checked="" type="checkbox"/>	Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature MUST be filled in!</u>		
<input checked="" type="checkbox"/>	Corporate Seal for property owned by a corporation.		
<input type="checkbox"/> N/A	Rezoning Application , if the property is currently outside <u>Raleigh's Extraterritorial Jurisdiction</u> .		
Optional, but necessary if petitioner desires to have development project waived from paying outside sewer connection charges prior to annexation effective date.			
<input type="checkbox"/>	Standard Payment Contract should be <u>dated, signed and notarized</u> and submitted with this application (see Section E).		

Section B Submittal Deadlines

Petitions for annexation are accepted by Planning & Development at any time. There are no fees required for submittal of an annexation petition. **The annexation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing unless notified otherwise by the City Clerk.**

(The City reserves the right to make exceptions to this general processing schedule when necessary.)

Section C Summary Information / Metes and Bounds Descriptions

Development Project Name **5401 NORTH**

Street Address **7740 Midtown Market Ave**

City of Raleigh Subdivision approval #
(S- 53 - 2014) or

Building Permit Transaction #
_____ or

Group Housing #
(GH- _____ - _____)

Wake County Property Identification Number(s) list below

P.I.N. **1736-58-1851 (portion)**

P.I.N.

P.I.N.

P.I.N.

P.I.N.

P.I.N.

Acreeage of Annexation Site **7.54**

Linear Feet of Public Streets within Annexation Boundaries **0**

Annexation site is requesting connection to City of Raleigh Water and/or Sewer

Number of proposed dwelling units **0**

Type of Units:

Single Family 0

Townhouse 0

Condo 0

Apartment 0

Building Square Footage of Non-Residential Space **0**

Specific proposed use (office, retail, warehouse, school, etc.) **N/A**

Projected market value at build-out (land and improvements) \$ **14,500,000**

Person to contact if there are questions about the petition

Name **Charlie Yokley**

Address **2905 Meridian Parkway**

Phone **919-361-5000**

Fax # **N/A**

Email **yokley@mcadamsco.com**

Written metes and bounds description of property to be annexed :

Attach additional sheets if necessary. An electronic copy in word format must be e-mailed to Sophie.Huemer@raleighnc.gov

See attached.

Section D Annexation Petition	
State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina	
<p>Part 1 The undersigned, being all the owners of the real property described in this application (Section C) respectfully request the annexation of said property to the City of Raleigh, North Carolina. The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Subdivision Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners. The property to be annexed is:</p>	
<input checked="" type="checkbox"/>	Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or
<input type="checkbox"/>	Not Contiguous to the municipal limits of the City of Raleigh, North Carolina, not closer to the limits of any other municipality and is located within three miles of the municipal limits of the City of Raleigh, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).
<p>Part 2 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.</p>	
Do you declare such vested rights for the property subject to this petition? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.	
Signed this _____ day of <u>November</u> , 20 <u>14</u> by the owners of the property described in Section C.	
<p>Owner's Signature(s) <u>5401 North, LLC</u></p> <p>Signature <u><i>[Signature]</i></u> Date _____</p> <p>Signature _____ Date _____</p> <p>Signature _____ Date _____</p> <p>Signature _____ Date _____</p>	Corporate Seal
<p>Print owner name(s) and information <u>5401 North, LLC</u></p> <p>Name <u><i>By: Cardyn E. Martin</i></u> Phone <u><i>225-924-7206</i></u> Address <u><i>100 North St, Ste 900</i></u> <u><i>President & CEO</i></u> <u><i>Baton Rouge, LA 70802</i></u></p> <p>Name _____ Phone _____ Address _____</p> <p>Name _____ Phone _____ Address _____</p> <p>Name _____ Phone _____ Address _____</p>	
Above signature(s) attested by <u><i>Andrew J. McMain</i></u> , <u><i>Vice President</i></u>	
Received by the City Council of Raleigh, North Carolina, this _____ day of _____, 20_____, at a Council meeting duly held.	
Signature of City Clerk and Treasurer _____	
Section E Standard Payment Contract	
<p>If petitioner desires to be considered for waiver of outside sewer connection fees required by Raleigh City Code Section 10-6081(c), which is generally a \$200 fee per dwelling, business, or industrial unit charged at the time sewer connection permit is issued if a property is outside the city limits, petitioner should submit the standard payment contract (see Agreement, pages 4-5). The project will be eligible for waiver of this sewer connection fee: (1) if corresponding petition is administratively recommended to be approved by City Council and (2) if the following payment contract has been submitted to the City with appropriate signatures.</p>	

State of North Carolina	County of Wake	Agreement
<p>This Agreement ("the Agreement") is made this the _____ day of <u>November</u>, year of <u>2017</u> by and between the City of Raleigh, North Carolina, (the "City") and <u>5401 North, LLC</u>, (the "Owner");</p>		
WITNESSETH		
<p>WHEREAS, The Owner has petitioned the City to be annexed into the corporate City limits, City File No. _____;</p> <p>WHEREAS, The Owner has initiated a development project at <u>5401 North, 7740 Midtown Market Ave.</u> City file _____, and said development contains sewer connections with the utility system of the City; and</p> <p>WHEREAS, The parties hereto intend that during the pendency of the annexation petition, and after the petition has been recommended by staff to be approved by the City Council, the Owner should pay the City the same utility connection charges paid for developments located inside the corporate limits of the City, and further, if the City Council rejects the petition, then within thirty days following said rejection, the Owner shall pay additional moneys so that the total payment by Owner to the City is the same utility connection charges paid for developments located outside the City limits as set forth in Raleigh City Code Section 10-6081(c).</p> <p>NOW THEREFORE, in consideration for the mutual promises contained herein and other valuable consideration, the receipt of which is acknowledged by the parties, the parties hereto agree as follows:</p> <ol style="list-style-type: none"> 1. Owner will be allowed to commence development without paying the City outside sewer connection charges. 2. That in the event that the annexation petition made by Owner is rejected by the City, Owner shall pay to the City all sewer connection fees required of developments located outside the City limits, as set forth in Raleigh City Code Section 10-6081 (c). Full payment shall be made within thirty days following the action of the City to deny the annexation petition. 3. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the City in any cause of action for collection shall be entitled to interest at ten percent per annum plus reimbursement for all collection costs, including reasonable attorney fees. 4. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the Owner agrees to allow the City to retain, as liquidated damages, any and all reimbursements owed to Owner by the City. 5. All rights granted herein in favor of the City are cumulative and supplemental to any other powers the City may have, and the rights established herein in favor of the City shall not in any way diminish or restrict the City from exercising its police powers. 6. This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns. 7. This Agreement may only be amended in writing signed by the parties hereto or their respective successors. 8. This Agreement and the legal relations of the parties hereto shall be governed by the laws of the State of North Carolina. 9. The parties hereto for themselves, their agents, officials, employees and servants agree not to discriminate in any manner on the basis of race, color, creed, national origin, gender, age, handicap, or sexual orientation with reference to the subject matter of this Agreement, no matter how remote. The parties further agree in all respects to conform to the provisions and intent of the City of Raleigh Ordinance 1969-889, as amended. This provision is hereby incorporated into this Agreement for the benefit of the City of Raleigh and its residents, and may be enforced by action for specific performance, injunctive relief, or other remedy as by law provided. 		
<p>In Witness Whereof, the parties hereto have caused this agreement to be executed the day and year first above written.</p>		
<p>Owner By <u>Carolyn E. Martin, President & CEO</u></p>	<p>Attest <u>Andrew T. McMains, Vice President</u></p>	

The City	
By _____	Attest _____
Ruffin L. Hall, City Manager	Gail G. Smith, City Clerk

North Carolina	Wake
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This is to certify that on the _____ day of _____ in the year _____, before me personally came Gail G. Smith, with whom I am personally acquainted, who, being by me duly sworn, says that she is the City Clerk and Treasurer and Ruffin L. Hall is the City Manager of the City of Raleigh, the municipal corporation described in and which executed the foregoing; that she knows the corporate seal of said municipal corporation, that the seal affixed to the foregoing instrument is said corporate seal, and the name of the municipal corporation was subscribed thereto by the said City Clerk and Treasurer and that the said corporate seal was affixed, all by order of the governing body of said municipal corporation, and that the said instrument is the act and deed of said municipal corporation.

Notary Public	Seal
Witness my hand and official seal this the _____ day of _____ in the year _____ Notary Public _____ My commission expires _____	

<p>Add appropriate notarized acknowledgement for owner such as individual owners, corporation owners, partnership owners, or limited liability corporation (LLC) owners.</p>

5401 LOT 23

PROPERTY DESCRIPTION

Beginning at an iron pipe at the intersection of the southern right of way of Midtown Market Avenue and the western right of way of Archwood Avenue, point also being the northeast corner of New Lot 23, being the **Point of Beginning**, thence with said western right of way of Archwood Avenue South $08^{\circ}07'57''$ East a distance of 177.96 feet to an iron pipe; thence South $00^{\circ}00'00''$ East a distance of 188.90 feet to a point; thence South $00^{\circ}00'00''$ East a distance of 61.00 feet to a point at the intersection of the western right of way of Archwood Avenue and the southern right of way of Beardall Street; thence with said southern right of way of Beardall Street North $90^{\circ}00'00''$ West a distance of 559.94 feet to an iron pipe; thence North $90^{\circ}00'00''$ West a distance of 149.87 feet to a point at the intersection of the southern right of way of Beardall Street and the eastern right of way of Astor Elgin Street; thence with said right of way of Astor Elgin Street South $00^{\circ}00'00''$ East a distance of 27.50 feet to a point; thence North $90^{\circ}00'00''$ West a distance of 61.00 feet to a point; thence North $00^{\circ}00'00''$ West a distance of 27.50 feet to a point at the intersection of the western right of way of Astor Elgin Street and the southern right of way of Beardall Street; thence with said right of way of Beardall Street North $90^{\circ}00'00''$ West a distance of 27.50 feet to a point North $00^{\circ}00'00''$ West a distance of 61.00 feet to a point; thence North $90^{\circ}00'00''$ East a distance of 27.50 feet to a point at the intersection of the northern right of way of Beardall street and the western right of way of Astor Elgin Street; thence with said right of way of Astor Elgin Street North $00^{\circ}00'00''$ West a distance of 363.50 feet to a point at the intersection of the western right of way of Astor Elgin Street and the southern right of way of Midtown Market Avenue; thence with said right of way of Midtown market Avenue North $90^{\circ}00'00''$ East a distance of 61.00 feet to a point; thence North $90^{\circ}00'00''$ East a distance of 622.36 feet to a point; thence with a curve to the left with an arc length of 62.31 feet, with a radius of 1,237.50 feet, with a chord bearing of North $88^{\circ}33'27''$ East, with a chord length of 62.30 feet to the **Point of Beginning**, containing 328,421 square feet, or 7.54 acres.

AA# 3275
Case File: S-53-14



Certified Action Of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: S-53-14 / 5401 North Lot 20

General Location: Located on Perry Creek Road, between Fox Road and Interstate-540

Property owner: ELD-5401 North, LLC
Designer: McAdams Company

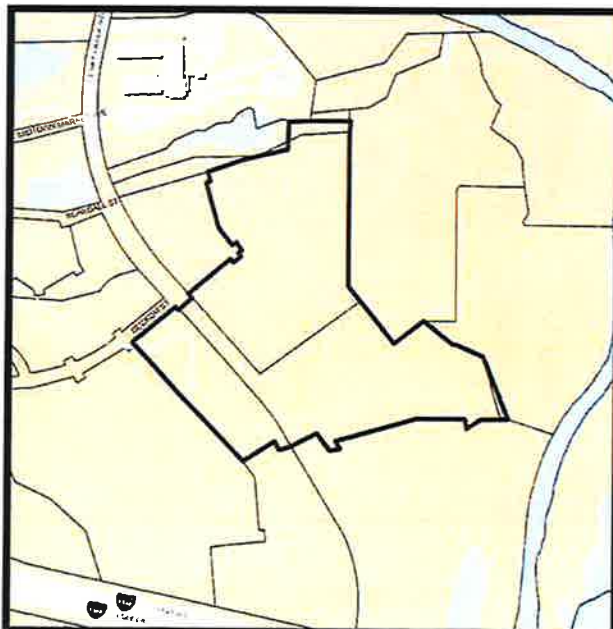
CAC: Forestville

Nature of Case: The further subdivision of Lot 10 from S-24-12 within MP-1-10, 5401 North totaling 106.06 acres. Lot 20 will be recorded prior to individual lots through exempt subdivision. The exempt plat shall record two lots, lot 20 and lot 10 (remainder of original lot 10)

Lot 20 – 51.61 acres – 121 single-family detached, 152 townhouse, 12 open space lots, one of which is an amenity

Contact: Jon Moore, McAdams Company

Key Issues: As presented, staff finds that this plan conforms to Code standards and adopted land use policies.



Location Map

SUBJECT: S-53-14 / 5401 North Lot 20

CROSS-REFERENCE: Z-20-10, S-24-12

LOCATION: Located on Perry Creek Road, between Fox Road and Interstate-540, outside the City Limits.

PIN: 1736880952

REQUEST: The further subdivision of Lot 10 from S-24-12 within MP-1-10, 5401 North totaling 106.06 acres. Lot 20 will be recorded prior to individual lots through exempt subdivision. The exempt plat shall record two lots, lot 20 and lot 10 (remainder of original lot 10)

Lot 20 – 51.61 acres – 121 single-family detached, 152 townhouse, 12 open space lots, one of which is an amenity

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Administrative Actions:

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to 125% of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
- (2) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (3) That a phasing plan for infrastructure improvements be approved;
- (4) That an off-site sanitary sewer easement deed for the City of Raleigh sewer extension from Lot 10 (DB 15858 PG 1831 PIN # 1736879438) property located southeast of the subdivision and that the deed is recorded with the County Register of Deeds office. A recorded copy of these documents must be provided to the Development Services Department. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld;
- (5) That the streetscape on both sides of Perry Creek Road is shown as an 11' sidewalk from curb to back of sidewalk with 4 x 6 tree grates;
- (6) That revised construction plans for S-18-14 are approved to reflect the correct streetscape plan. On the west side of Perry Creek Road, an 11' sidewalk is to be shown, including tree grates due to the proposed uses along the West side of Perry Creek being residential. The east side of Perry

- (15) That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat and a copy of the recorded documents be provided to the Planning Department within the 14-day period, further recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable;
- (16) That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
- (17) That 114' Perry Creek Road of the required right-of-way for the proposed or existing street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (18) That 54' Kayton Street of the required right-of-way for the proposed or existing street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (19) That 59' Beckom Drive of the required right-of-way for the proposed or existing street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (20) That a petition for annexation into the City limits be submitted to the Planning Department in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property;
- (21) That street names for this development be approved by the Raleigh GIS Division and by Wake County;
- (22) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements is paid to the Public Works Department; and

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

I hereby certify this administrative decision

Signed: (Planning Dir.)

Meade Bradshaw (C. Bradshaw)

Date:

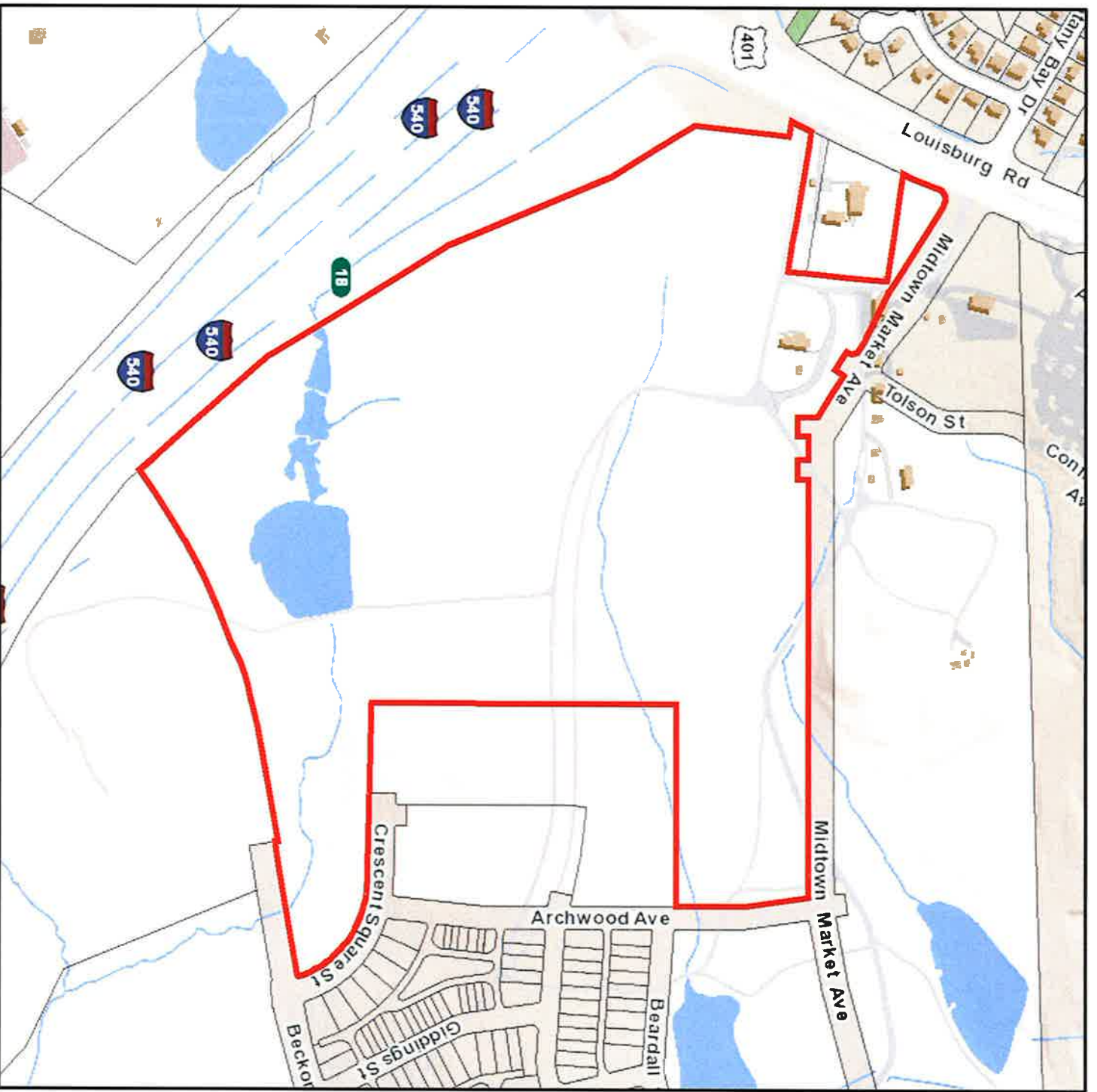
7-24-15

Staff Coordinator: Meade Bradshaw

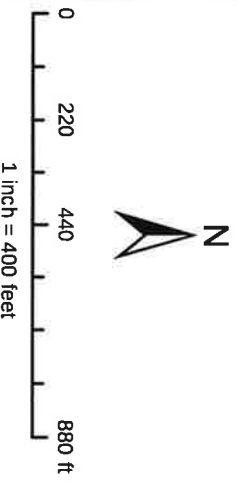
SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** This subdivision lies within the T4-R & T-5 tracts of the MP-1-10 Planned Development. There is no minimum lot area or dimensions in T5 for single-family detached lots. The minimum lot size for townhouses lots in T5 1,000 square feet. The minimum lot width for townhouses in T-5 is 16'. The minimum lot size for single-family detached lots in T4-R is 1,500 square feet. The minimum lot width for single-family detached lots in T4-R is 25'. The minimum lot size for townhouses lots in T4-R is 1,200 square feet. The minimum lot width for townhouses in T4-R is 16'. Lots in this development conform to these minimum standards.
- PUBLIC UTILITIES:** City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.
- SOLID WASTE:** Individual lot service by the City is to be provided.
- BLOCKS / LOTS / ACCESS:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A fee for street signs is required in accordance with the Raleigh Street Design Manual.
- STREETSCAPE TYPE:** Streetscapes were approved prior to the adoption of the Unified Development Ordinance with MP-1-10. This information can be found in the Master Plan file, MP-1-10. Perry Creek Road on both sides, will have 11' sidewalk with 4' x 6' tree grates. The east side of Street O will have 8' sidewalk with trees installed in 4' x 6' tree grates. All other streets will have 5' sidewalk with 7.5' planting strip.
- PEDESTRIAN:** Proposed sidewalk locations conform to cross sections approved with MP-1-10.
- FLOOD HAZARD:** There are flood hazard areas on this site and will be shown on all maps for recording.
- STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with Part 10A Chapter 9 of the Unified Development Ordinance. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. Stormwater quantity and quality will be met by utilizing two shared stormwater management facilities. One device is located outside the subdivision limits on Lot 7 (Pin Number 1736899311; DB 15176 PG 2356) which will be utilized with the proposed school on Lot 7. The other device is located within phase 23 within the subdivision limits.
- At the point that 70% of the SFD permits or issued or the Wake County School Building requires a Certificate of Occupancy, as-built drawings for the shared stormwater device will have to be turned in and accepted by City of Raleigh Stormwater staff.
- WETLANDS / RIPARIAN BUFFERS:** Neuse River riparian buffers are located on this site are shown.



PIN: 1736581951
 PIN Ext: 000
 Real Estate ID: 0007591
 Map Name: 1736 02
 Owner: 5401 NORTH LLC
 Mail Address 1: 402 N 4TH ST
 Mail Address 2: BATON ROUGE LA 70802-5506
 Mail Address 3:
 Deed Book: 012386
 Deed Page: 02394
 Deed Date: 02/02/2007
 Building Value: \$0
 Land Value: \$8,398,881
 Total Value: \$8,398,881
 Billing Class: Business
 Description: PT LT 11 -5401 NORTH BM2014 -
 00778
 Heat Area: 0
 Site Address: 7740 MIDTOWN MARKET AVE
 City:
 Township: Neuse
 Year Built: 0
 Sale Price: \$0
 Sale Date:
 Use Type:
 Design Style:
 Land Class: Vacant
 Old Parcel Number: --

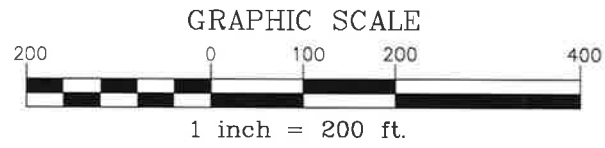


Disclaimer
 Maps makes every effort to produce and publish
 the most current and accurate information possible.
 However, the maps are produced for information purposes,
 and are NOT surveys. No warranties, expressed or implied,
 are provided for the data therein, its use, or its interpretation.

NOTE: THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 90°00'00" W	61.00'
L2	N 00°00'00" W	61.00'
L3	N 00°00'00" W	27.50'
L4	N 90°00'00" E	27.50'
L5	N 00°00'00" W	27.50'
L6	N 90°00'00" W	149.87'
L7	N 90°00'00" E	27.50'
L8	N 00°00'00" W	188.90'
L9	N 00°00'00" W	61.00'
L10	N 08°07'57" W	177.96'
L11	N 90°00'00" W	61.00'



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1237.50'	62.31'	N 88°33'27" E	62.30'

GENERAL NOTES

1. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83 COORDINATES
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

X:\Projects\CRC\CRC-14010\Survey\Exhibits\CRC14010-EX4 ROW & LOT 23.dwg, 11/9/2017 12:46:35 PM, Martin, Katie

McADAMS	PROJECT NO. CRC14010
	FILENAME: CRC14010-EX4
	SCALE: 1"=200'
	DATE: 11/08/2017

5401
LOT 23 AREA
WAKE COUNTY, NORTH CAROLINA



THE JOHN R. McADAMS COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 License No.: C-0283
 (800) 733-5646 • McAdamsCo.com