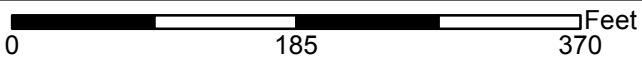
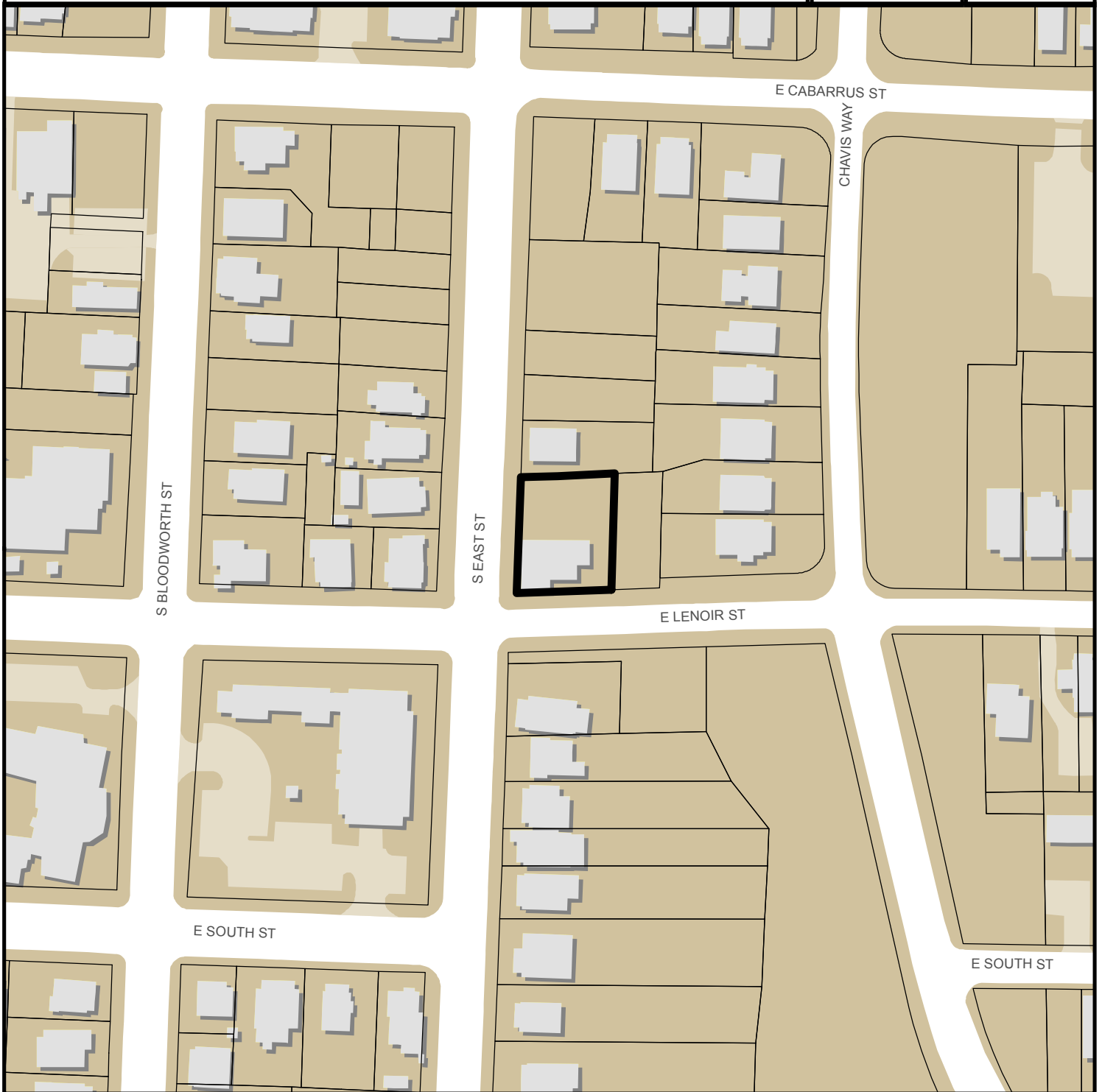


# CASWELL POLLARD PROPERTY LOT 1 S-13-2017



Zoning: **R-10**  
CAC: **South Central**  
Drainage Basin: **Walnut Creek**  
Acreage: **1.53**  
Number of Lots: **2**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**  
Applicant: **True Line Surveying**  
Phone: **(919) 359-0427**



# Preliminary Subdivision Plan Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | eFax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

|   |  |   |   |   |  |
|---|--|---|---|---|--|
| Office Use Only: Transaction # <u>506473</u>  |  | Project Coordinator                               |   | Team Leader <u>Walters</u>  |  |
| <b>PRELIMINARY APPROVALS</b>  |  |   |   |   |  |
| <input checked="" type="checkbox"/> Subdivision *   |  | <input type="checkbox"/> Conventional Subdivision |   | <input type="checkbox"/> Compact Development                              |  |
|   |  |   |   | <input type="checkbox"/> Conservative Subdivision                         |  |
| *May require City Council approval if in a Metro Park Overlay or Historic Overlay District                            |  |   |   |   |  |
| If your project has been through the Due Diligence process, provide the transaction #:                                |  |   |   |   |  |
| <b>GENERAL INFORMATION</b>  |  |   |   |   |  |
| Development Name <u><del>LOT</del> CASWELL POLLARD PROPERTY Lot 1</u>   |  |   |   |   |  |
| Proposed Use <u>RESIDENTIAL</u>   |  |   |   |   |  |
| Property Address(es)<br><u>527 S. EAST STREET</u>   |  |   |   |   |  |
| Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: <u>1703960454</u> |  |   |   |   |  |
| PIN Recorded Deed<br><u>DB 7353 PG 783</u>  |  | PIN Recorded Deed                                 |   | PIN Recorded Deed   |  |
| What is your project type?  |  |   |   |   |  |
| <input checked="" type="checkbox"/> Single family   |  | <input type="checkbox"/> Townhouse                |   | <input type="checkbox"/> Subdivision in a non-residential zoning district |  |
| <input type="checkbox"/> Other (describe):  |  |   |   |   |  |
| <b>OWNER/DEVELOPER INFORMATION</b>  |  |   |   |   |  |
| Company Name <u>Anthony Horton</u>  |  |   | Owner/Developer Name <u>HORTON PROPERTIES</u> |   |  |
| Address <u>1345 Turner Farms Rd, Garner NC</u>  |  |   |   |   |  |
| Phone <u>919 961-2481</u>   |  | Email <u>Tony 1254@bellsouth.net</u>              |   | Fax <u></u>   |  |
| <b>CONSULTANT/CONTACT PERSON FOR PLANS</b>  |  |   |   |   |  |
| Company Name <u>TRUELINE SURVEYING</u>  |  |   | Contact Name <u>CURK LANE</u>                 |   |  |
| Address <u>205 W. MAIN STREET CLAYTON NC 27520</u>  |  |   |   |   |  |
| Phone <u>919-669-8188</u>   |  | Email <u>curk@truelinesurveying.com</u>           |   | Fax <u>919-359-0428</u>   |  |

5-13-17

**DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)**

**ZONING INFORMATION**

Zoning District(s) R-10

If more than one district, provide the acreage of each:

Overlay District?  Yes  No

Inside City Limits?  Yes  No

CUD (Conditional Use District) Case # Z-

COA (Certificate of Appropriateness) Case #

BOA ( Board of Adjustment) Case # A-

**STORMWATER INFORMATION**

|                             |          |                   |                              |                             |
|-----------------------------|----------|-------------------|------------------------------|-----------------------------|
| Existing Impervious Surface | acres/sf | Flood Hazard Area | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|-----------------------------|----------|-------------------|------------------------------|-----------------------------|

|                             |          |                    |                              |                             |
|-----------------------------|----------|--------------------|------------------------------|-----------------------------|
| Proposed Impervious Surface | acres/sf | Neuse River Buffer | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|-----------------------------|----------|--------------------|------------------------------|-----------------------------|

|          |                              |                             |
|----------|------------------------------|-----------------------------|
| Wetlands | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|----------|------------------------------|-----------------------------|

If in a Flood Hazard Area, provide the following:

|                |             |                  |
|----------------|-------------|------------------|
| Alluvial Soils | Flood Study | FEMA Map Panel # |
|----------------|-------------|------------------|

**NUMBER OF LOTS AND DENSITY**

|                            |          |          |
|----------------------------|----------|----------|
| Total # of Townhouse Lots: | Detached | Attached |
|----------------------------|----------|----------|

|                               |                     |
|-------------------------------|---------------------|
| Total # of Single Family Lots | Total # of All Lots |
|-------------------------------|---------------------|

Overall Unit(s)/Acre Densities Per Zoning Districts

Total # of Open Space and/or Common Area Lots

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate \_\_\_\_\_ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

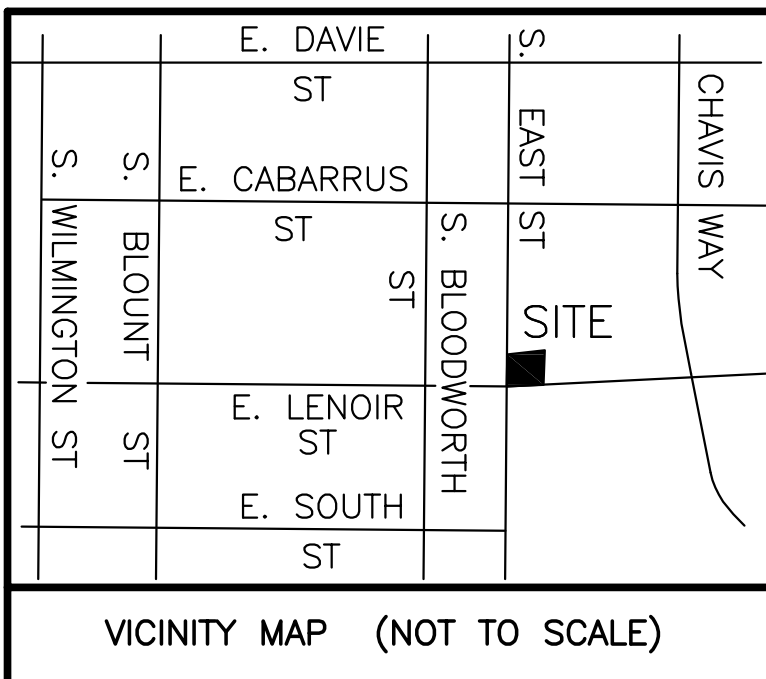
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

  
Signature

2/13/17  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



VICINITY MAP (NOT TO SCALE)

NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
- 6) PARENT TRACT DEED DB 7353 PG 783
- 7) REID NO. 0064601
- 8) NC PIN NO. 1703-96-0454
- 9) ADDRESS: 527 SOUTH EAST STREET, RALEIGH, NC 27601
- 10) SITE ACRES: 0.207 AC

REFERENCES:

|                  |                 |
|------------------|-----------------|
| DB 7353 PG 783   | BOM 1911 PG 129 |
| DB 120 PG 718    |                 |
| DB 7450 PG 814   |                 |
| DB 16234 PG 2293 |                 |
| DB 16234 PG 235  |                 |

FIRE REQUIREMENTS DO NOT APPLY  
 TREE CONSERVATION REQUIREMENTS DO NOT APPLY (UDO 9.1.2)  
 GREENWAY REQUIREMENTS DO NOT APPLY  
 SOLID WASTE REQUIREMENTS DO NOT APPLY

PRIVATE WATER AND SEWER SERVICES MAY NOT CROSS PROPERTY LINES.

EXISTING UTILITY SERVICES SHALL BE ABANDONED AT TAP (MAIN) & REMOVED FROM ROW OR EASEMENT - PU HANDBOOK PG 67 & 125.

SUBDIVISION WILL CLAIM AN EXEMPTION TO ACTIVE STORMWATER CONTROLS UNDER 9.2.2.A.2.B OF THE UDO AS THIS IS A SUBDIVISION LESS THAN 1 ACRE IN CUMULATIVE SIZE.

**COVER SHEET**

**Preliminary Subdivision Plan Application**



DEVELOPMENT SERVICES DEPARTMENT

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|   |   |   |
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| Office Use Only: Transaction #  | Project Coordinator                               | Team Leader   |
| <b>PRELIMINARY APPROVALS</b>  |   |   |
| <input checked="" type="checkbox"/> Subdivision *   | <input type="checkbox"/> Conventional Subdivision | <input type="checkbox"/> Compact Development                              |
| *May require City Council approval if in a Metro Park Overlay or Historic Overlay District                            |   |   |
| If your project has been through the Due Diligence process, provide the transaction #:                                |   |   |
| <b>GENERAL INFORMATION</b>  |   |   |
| Development Name <u>LOT 1 CASWELL POLLARD PROPERTY</u>  |   |   |
| Proposed Use <u>RESIDENTIAL</u>   |   |   |
| Property Address(es) <u>527 S. EAST STREET</u>  |   |   |
| Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: <u>1703960454</u> |   |   |
| PIN Recorded Deed <u>DB 7353 PG 783</u>   | PIN Recorded Deed                                 | PIN Recorded Deed   |
| What is your project type?  |   |   |
| <input checked="" type="checkbox"/> Single family   | <input type="checkbox"/> Townhouse                | <input type="checkbox"/> Subdivision in a non-residential zoning district |
| <input type="checkbox"/> Other (describe):  |   |   |
| <b>OWNER/DEVELOPER INFORMATION</b>  |   |   |
| Company Name <u>Anthony Horton</u>  | Owner/Developer Name <u>HORTON PROPERTIES</u>     |   |
| Address <u>1345 Turner Farms Rd, Garner, NC</u>   |   |   |
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| <b>CONSULTANT/CONTACT PERSON FOR PLANS</b>  |   |   |
| Company Name <u>TRUELINE SURVEYING</u>  | Contact Name <u>CURK LANE</u>                     |   |
| Address <u>205 W. MAIN STREET CLAYTON NC 27520</u>  |   |   |
| Phone <u>919-669-8188</u>   | Email <u>curk@truelinesurveying.com</u>           | Fax <u>919-359-0428</u>   |

| DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)  |   |   |
|--|---|---|
| ZONING INFORMATION   |   |   |
| Zoning District(s)   | <u>R-10</u>                             |   |
| If more than one district, provide the acreage of each:  |   |   |
| Overlay District?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No                                      |
| Inside City Limits?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No   |
| CUD (Conditional Use District) Case # Z-   |   |   |
| COA (Certificate of Appropriateness) Case #  |   |   |
| BOA (Board of Adjustment) Case # A-  |   |   |
| STORMWATER INFORMATION   |   |   |
| Existing Impervious Surface  | acres/sf                                | Flood Hazard Area <input type="checkbox"/> Yes <input type="checkbox"/> No  |
| Proposed Impervious Surface  | acres/sf                                | Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No |
|  |   | Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No           |
| If in a Flood Hazard Area, provide the following:  |   |   |
| Alluvial Soils   | Flood Study                             | FEMA Map Panel #  |
| NUMBER OF LOTS AND DENSITY   |   |   |
| Total # of Townhouse Lots:   | Detached                                | Attached  |
| Total # of Single Family Lots  | Total # of All Lots                     |   |
| Overall Unit(s)/Acre Densities Per Zoning Districts  |   |   |
| Total # of Open Space and/or Common Area Lots  |   |   |
| SIGNATURE BLOCK (Applicable to all developments)   |   |   |
| In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City. |   |   |
| I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.   |   |   |
| I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.  |   |   |
| Signature <u>Anthony M. Horton</u>   | Date <u>2/13/17</u>                     |   |
| Signature _____  | Date _____                              |   |

SUBDIVISION PLAN OF

**LOT 1 CASWELL POLLARD PROPERTY**

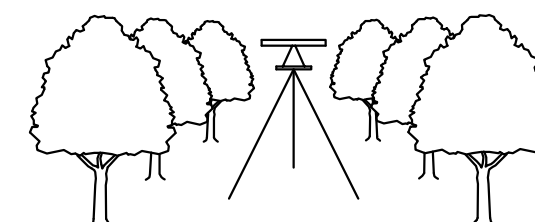
RALEIGH TOWNSHIP, WAKE COUNTY  
 NORTH CAROLINA  
 MARCH 6, 2017  
 REVISED: 7/25/18

OWNER: ANTHONY M. HORTON  
 HELEN V. HORTON  
 105 WARE COURT  
 GARNER, NC 27529

LEGEND

- IFF IRON PIPE FOUND
- IPS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- PKNF PARKER-KALON NAIL FOUND
- PNKS PARKER-KALON NAIL SET
- RRS RAILROAD SPIKE
- CSF COTTON SPIKE FOUND
- CSS COTTON SPIKE SET
- CC CONTROL CORNER
- CP COMPUTED POINT
- P/P POWER POLE
- OPW OVERHEAD POWER LINE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- AC ACRE
- DB DEED BOOK
- PB PLAT BOOK
- BOM BOOK OF MAPS
- PG PAGE
- LF LINEAR FEET
- 15S LOT HAS OFFSITE SEWER
- 15SL OFFSITE SEWER LOT
- 15R RECOMBINATION LOT
- [TOD] STREET ADDRESS
- LINES NOT SURVEYED

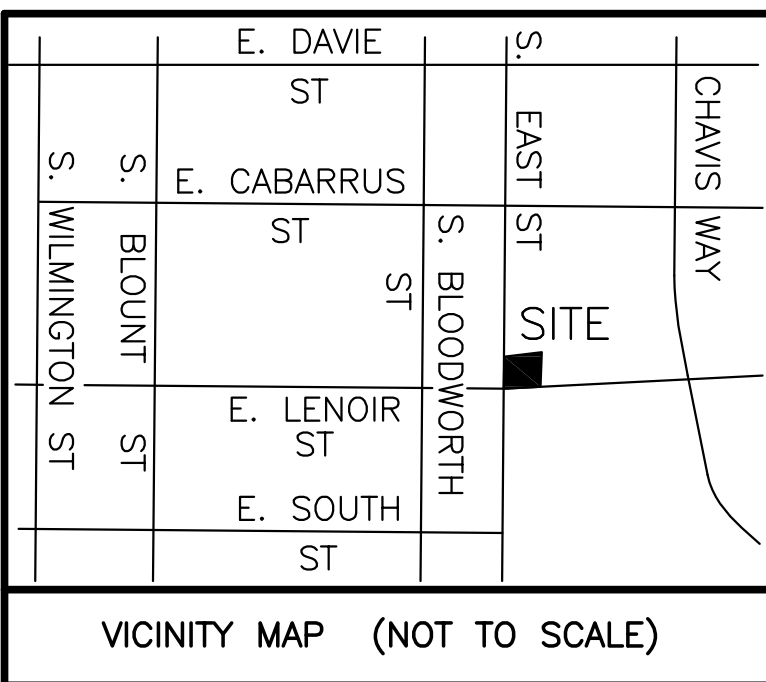
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|---------------|-------------|
| SURVEYED BY:  | KAMAL       |
| DRAWN BY:     | TYSON       |
| CHECKED BY:   | C. LANE PLS |
| DRAWING NAME: | SUBD.DWG    |
| SURVEY DATE:  | 1/23/2017   |
| JOB NO.       | 2913.001    |



**TRUE LINE SURVEYING, P.C.**

205 WEST MAIN STREET  
 CLAYTON, N.C. 27520  
 TELEPHONE: (919) 359-0427  
 FAX: (919) 359-0428  
 www.truelinesurveying.com

S-13-17  
 TRANS # 506473



| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N01°11'59"E | 2.82'    |
| L2   | S88°48'01"E | 23.70'   |
| L3   | S01°11'59"W | 1.67'    |
| L4   | N88°24'06"E | 6.96'    |

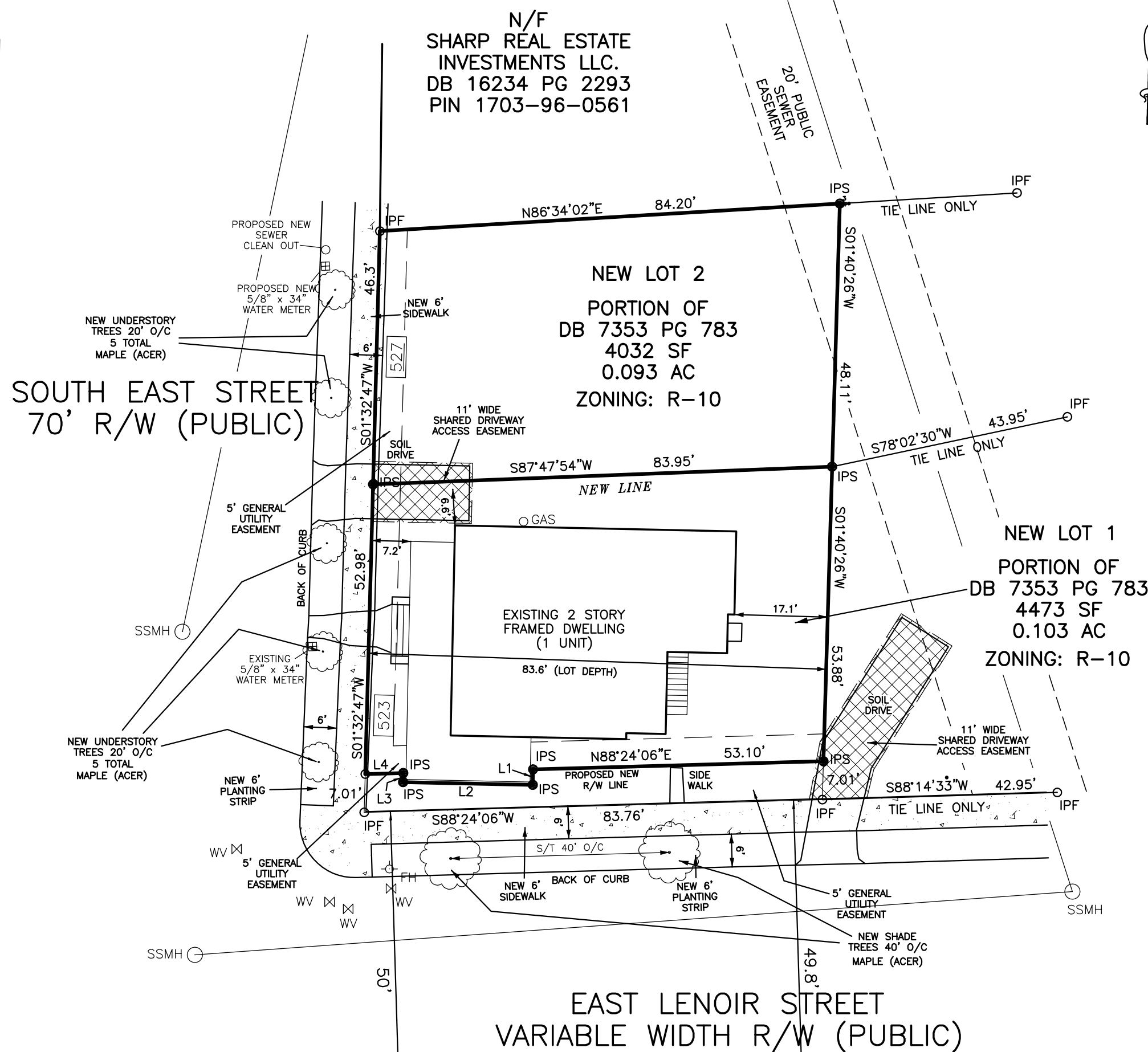
NC GRID NORTH NAD 2011

NOTES:

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- 7) REID NO. 0064601
- 8) NC PIN NO. 1703-96-0454
- 9) ADDRESS: 527 SOUTH EAST STREET, RALEIGH, NC 27601
- 10) SITE ACRES: 0.207 AC

REFERENCES:

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| DB 16234 PG 235  |                 |



N/F  
ANTHONY M. HORTON  
HELEN V. HORTON  
DB 7450 PG 814  
PIN 1703-96-1414

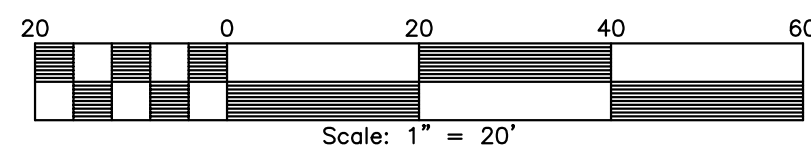
LOT 1 CASWELL  
POLLARD PROPERTY

RALEIGH TOWNSHIP, WAKE COUNTY  
NORTH CAROLINA

MARCH 6, 2017  
REVISED: 7/25/18

OWNER: ANTHONY M. HORTON  
HELEN V. HORTON  
105 WARE COURT  
GARNER, NC 27529

SUBDIVISION PLAN  
OF

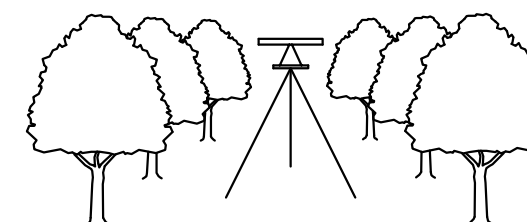


LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- ◻ CMF CONCRETE MONUMENT FOUND
- ◻ PKNF PARKER-KALON NAIL FOUND
- ◻ PNKS PARKER-KALON NAIL SET
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- [ ] STREET ADDRESS
- [ ] LINES NOT SURVEYED

|               |             |
|---------------|-------------|
| SURVEYED BY:  | KAMAL       |
| DRAWN BY:     | TYSON       |
| CHECKED BY:   | C. LANE PLS |
| DRAWING NAME: | SUBD.DWG    |
| SURVEY DATE:  | 1/23/17     |
| JOB NO.       | 2913.001    |

TRUE LINE SURVEYING, P.C.

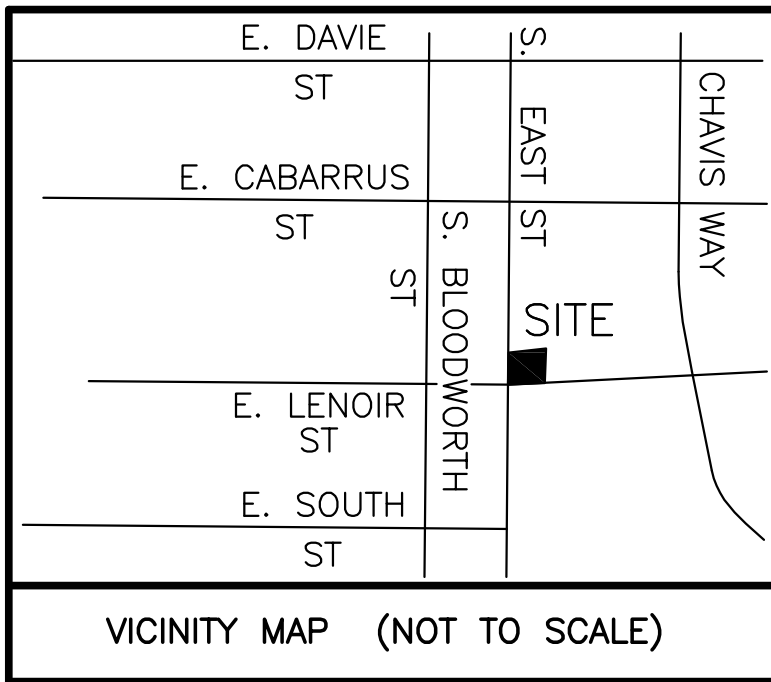


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SHEET 1 - PROPOSED

S-13-17

TRANS # 506473

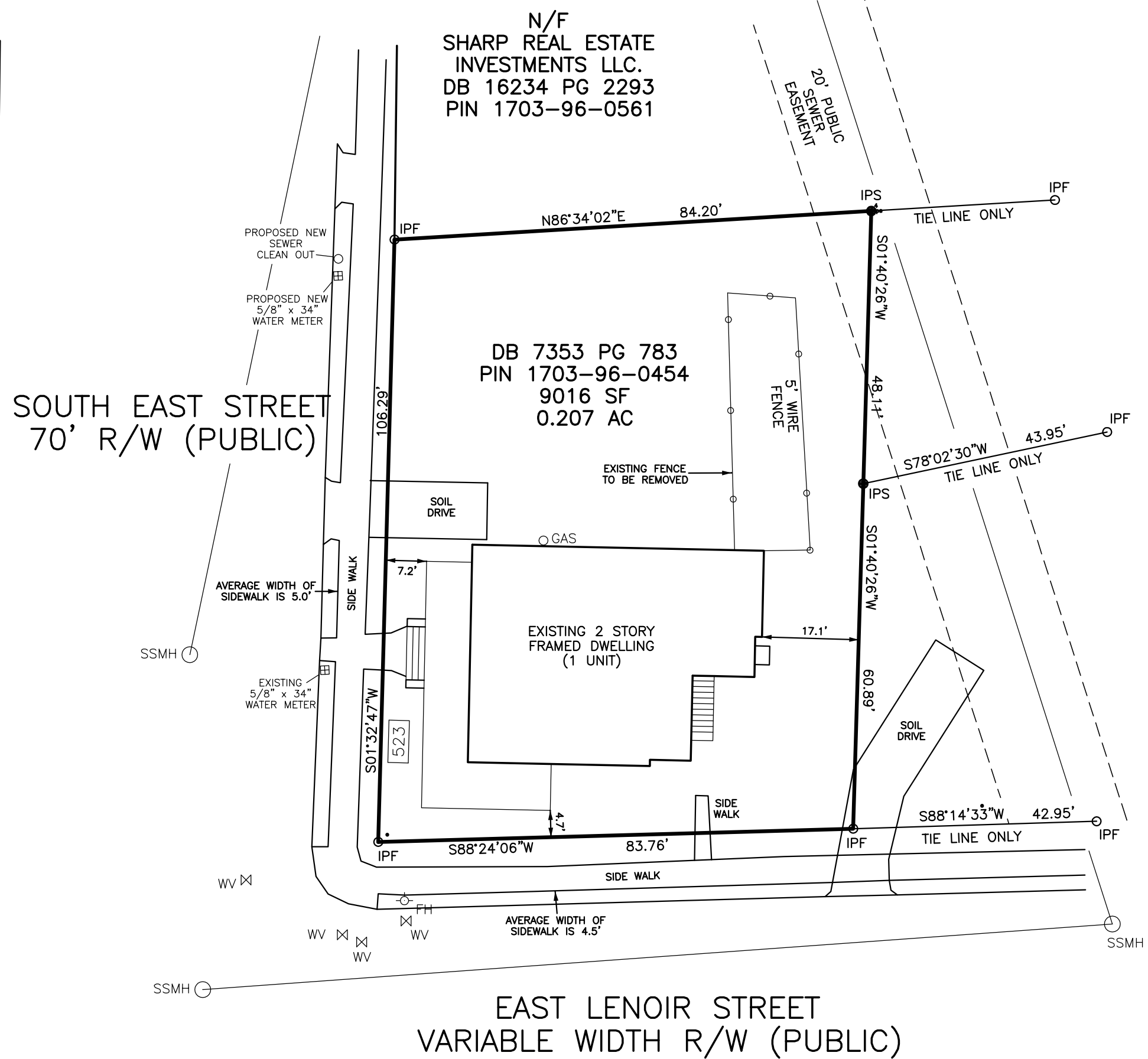


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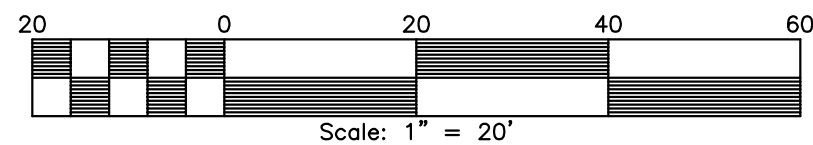
NC GRID NORTH NAD 2011

N/F  
ANTHONY M. HORTON  
HELEN V. HORTON  
DB 7450 PG 814  
PIN 1703-96-1414

SUBDIVISION PLAN OF  
**LOT 1 CASWELL  
POLLARD PROPERTY**

RALEIGH TOWNSHIP, WAKE COUNTY  
NORTH CAROLINA  
MARCH 6, 2017  
REVISED: 7/25/18

OWNER: ANTHONY M. HORTON  
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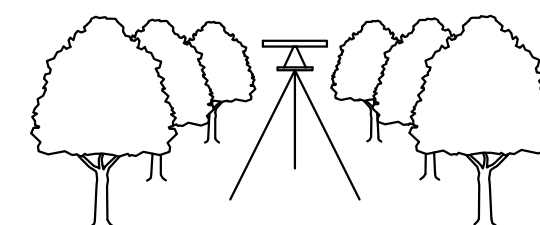


LEGEND

- IPF IRON PIPE FOUND
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|               |             |
|---------------|-------------|
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| CHECKED BY:   | C. LANE PLS |
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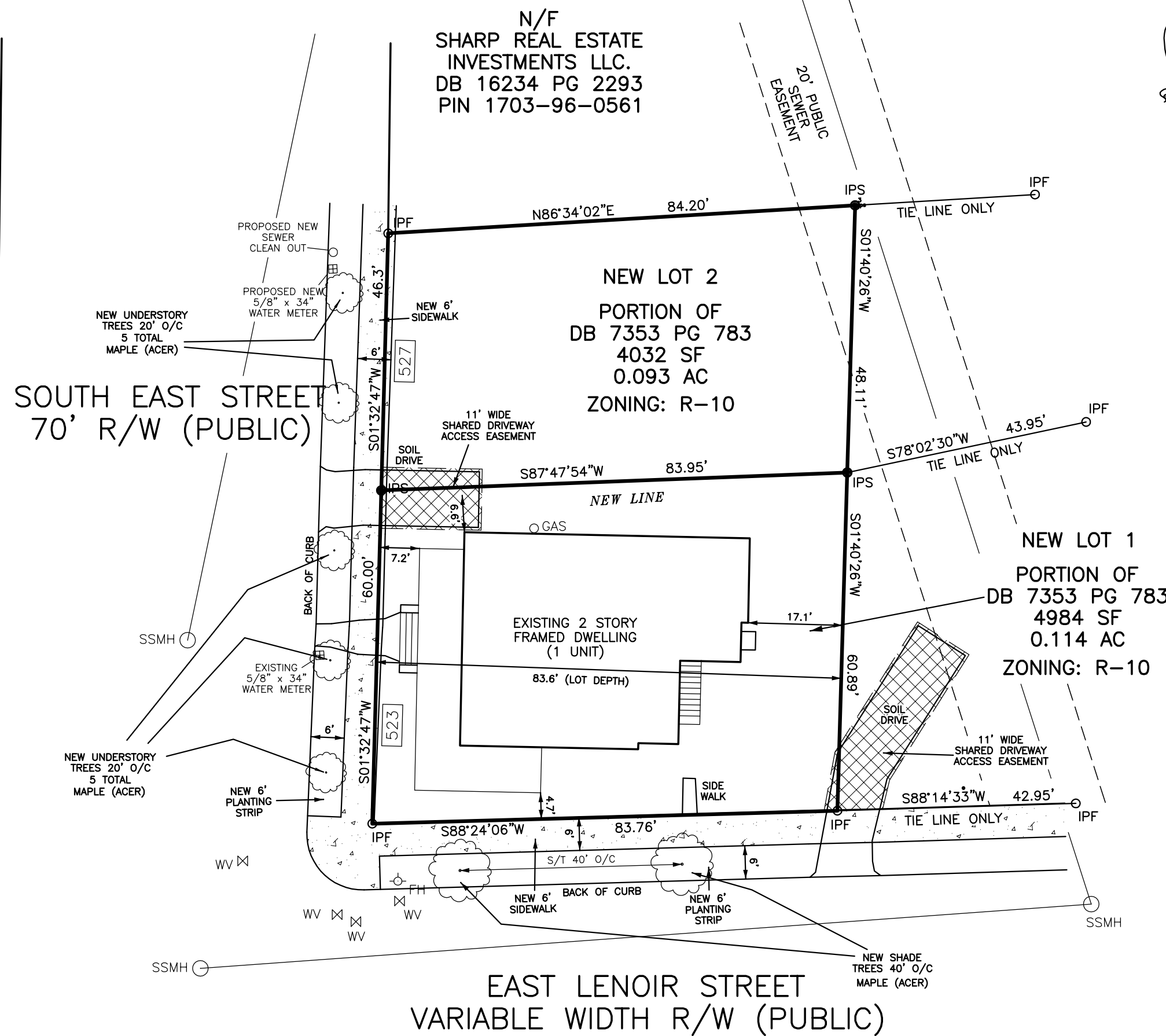
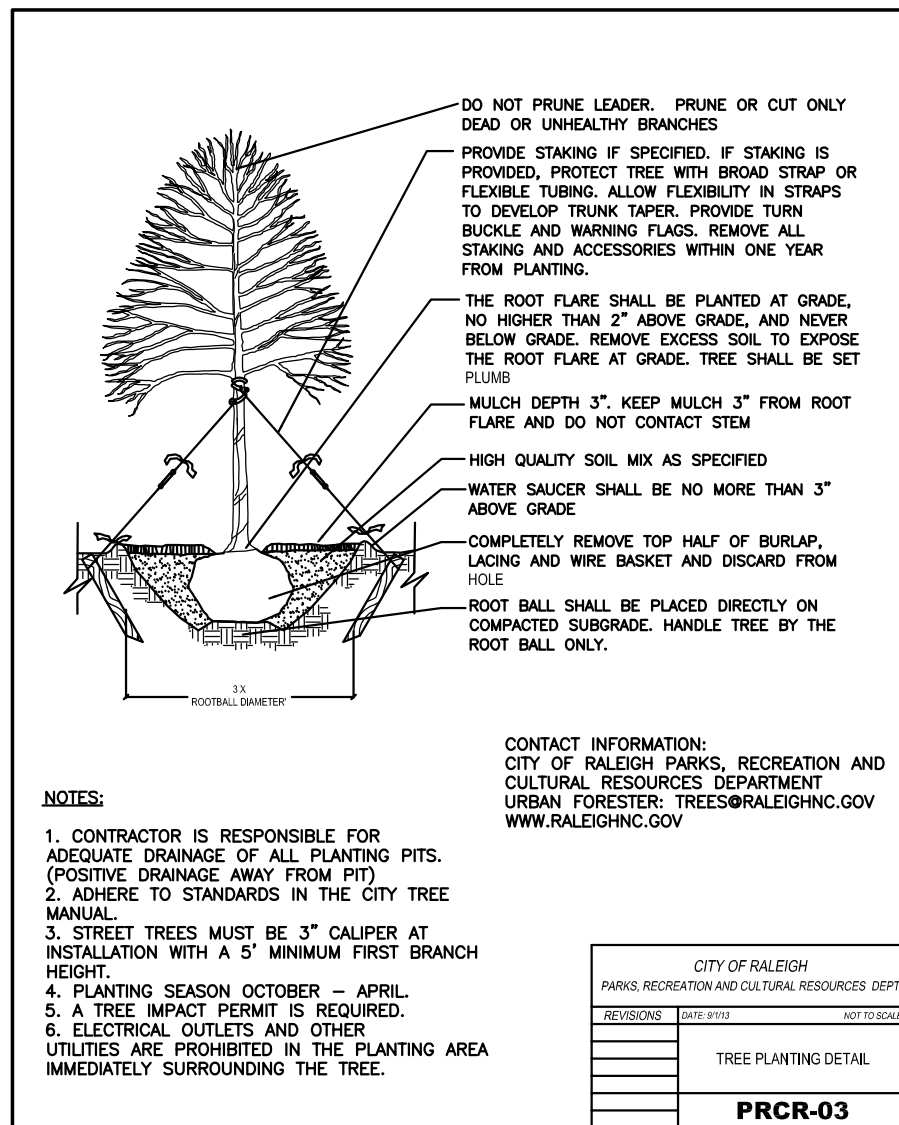
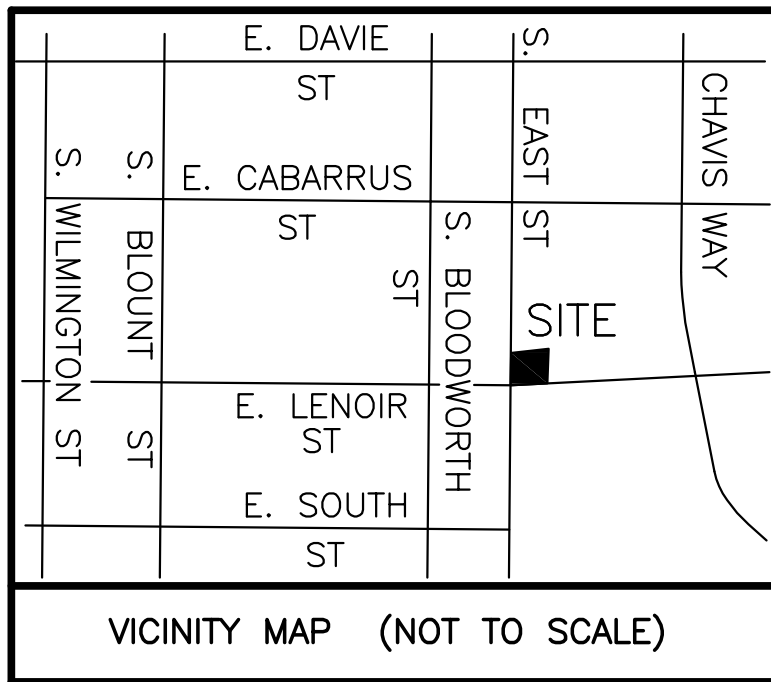


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**SHEET 2 - EXISTING**

S-13-17

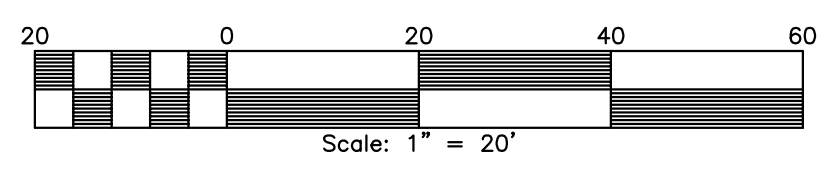
TRANS # 506473



NC GRID NORTH MAD 2011

N/F ANTHONY M. HORTON  
 HELEN V. HORTON  
 DB 7450 PG 814  
 PIN 1703-96-1414

\* NOTE: STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH CITY TREE MANUAL.  
 \* A TREE IMPACT PERMIT IS REQUIRED PRIOR TO SUBDIVISION FOR THE NEW STREET TREES TO BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY. THIS SAME PERMIT WILL NEED TO INCLUDE REMOVAL OF 2 EXISTING TREES ON THE EAST STREET RIGHT-OF-WAY



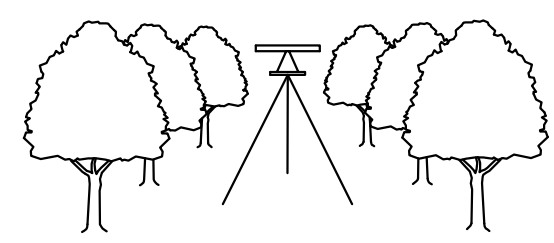
OWNER: ANTHONY M. HORTON  
 HELEN V. HORTON  
 105 WARE COURT  
 GARNER, NC 27529

LEGEND

|     |      |                         |
|-----|------|-------------------------|
| ○   | IPF  | IRON PIPE FOUND         |
| ●   | IPS  | IRON PIPE SET           |
| □   | CMF  | CONCRETE MONUMENT FOUND |
| ○   | PKNF | PARKER-KALON NAIL FOUND |
| ○   | PKNS | PARKER-KALON NAIL SET   |
| ○   | RRS  | RAILROAD SPIKE          |
| ○   | CSF  | COTTON SPIKE FOUND      |
| ○   | CSS  | COTTON SPIKE SET        |
| ○   | CC   | CONTROL CORNER          |
| ○   | CP   | COMPUTED POINT          |
| ○   | P/P  | POWER POLE              |
| ○   | OPW  | OVERHEAD POWER LINE     |
| ○   | R/W  | RIGHT OF WAY            |
| ○   | S.F. | SQUARE FEET             |
| ○   | AC   | ACRE                    |
| ○   | DB   | DEED BOOK               |
| ○   | PB   | PLAT BOOK               |
| ○   | BOM  | BOOK OF MAPS            |
| ○   | PS   | PAGE                    |
| ○   | LF   | LINEAR FEET             |
| ○   | 15S  | LOT HAS OFFSITE SEWER   |
| ○   | 15SL | OFFSITE SEWER LOT       |
| ○   | 15R  | RECOMBINATION LOT       |
| ○   | 100  | STREET ADDRESS          |
| --- |      | LINES NOT SURVEYED      |

|               |             |
|---------------|-------------|
| SURVEYED BY:  | KAMAL       |
| DRAWN BY:     | TYSON       |
| CHECKED BY:   | C. LANE PLS |
| DRAWING NAME: | SUBD.DWG    |
| SURVEY DATE:  | 1/23/17     |
| JOB NO.       | 2913.001    |

TRUE LINE SURVEYING, P.C.



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SHEET 4 - LANDSCAPE

S-13-17  
 TRANS # 506473