## **Preliminary Subdivision Application**

## **Planning and Development**





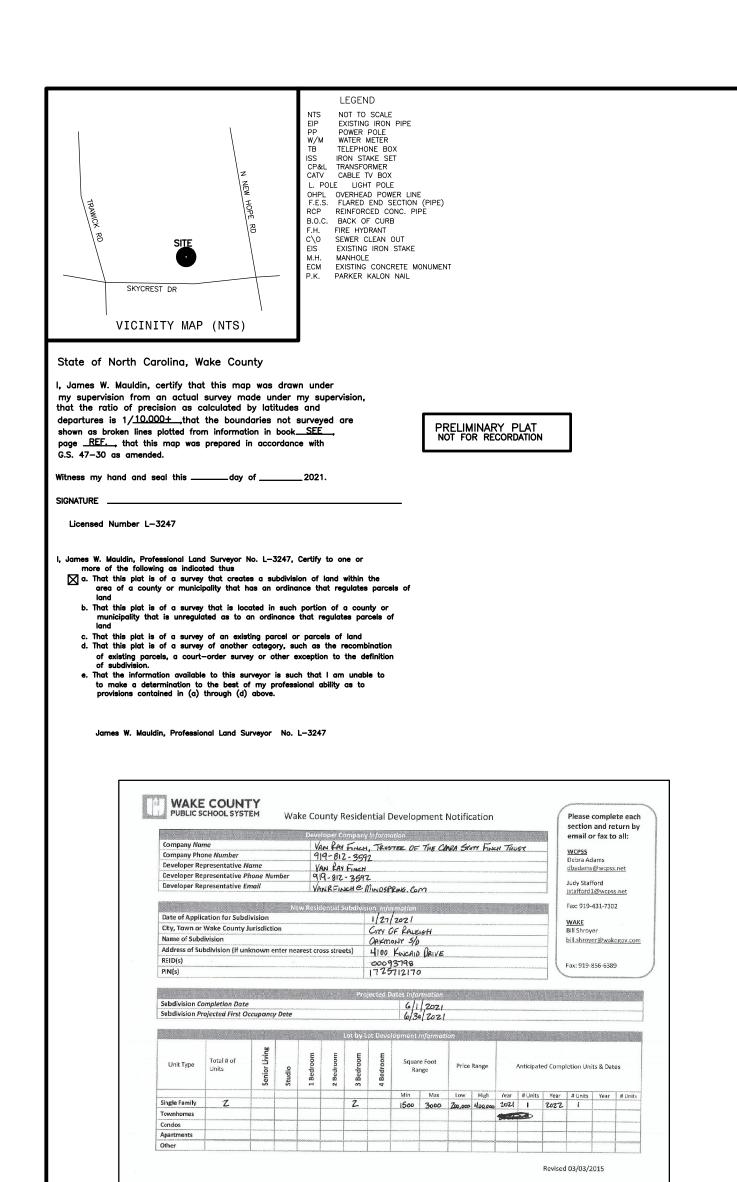
**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to <a href="mailto:SiteReview@raleighnc.gov">SiteReview@raleighnc.gov</a>.

| DEVELOPMENT TYPE (UDO Section 2.1.2)   |                     |                        |                 |                     |                 |  |
|--|---------------------|------------------------|-----------------|---------------------|-----------------|--|
| Conventional Subdivision Compact Development Conservation Development Cottage Court                |                     |                        |                 |                     |                 |  |
| NOTE: Subdivisions may require   | City Coun           | cil approval if in a M | etro Park Overl | ay or Historic Over | lay District    |  |
|  |                     | GENERAL INFOR          |                 |                     |                 |  |
| Scoping/sketch plan case number(s):  |                     |                        |                 |                     |                 |  |
| Development name (subject to approval): OAKMINT SUBDIVISION  |                     |                        |                 |                     |                 |  |
| Property Address(es):  |                     |                        |                 |                     |                 |  |
| 4100 KINCAID DRIVE   |                     |                        |                 |                     |                 |  |
| Recorded Deed PIN(s):  RN 1725712170   |                     |                        |                 |                     |                 |  |
| D.B. 16729 PG. 1918  |                     |                        |                 |                     |                 |  |
| nucinal to a   | le family<br>rtment | Townhous Non-resid     |                 | Other:              | Attached houses |  |
| CHR  | ENT DOOR            | PERTY OWNER/DE         | VELORED IN      |                     |                 |  |
|  |                     |                        |                 |                     |                 |  |
| NOTE: Please attach purchase agreement when su  Company:  Owner/Developer Name and To              |                     |                        |                 |                     |                 |  |
| Company:  Owner/Developer Name and Title: VAN RAY FINCH  Address: 100 HIBISCUS COURT APEX NC 27523 |                     |                        |                 |                     |                 |  |
| Phone #: 919-542-2503 Email: VANRFINCH & MINDSPRING. Com   |                     |                        |                 |                     |                 |  |
|  |                     | APPLICANT INFOR        |                 | SIFING.COM          |                 |  |
| Company: MAULDIN-WATKINS   |                     |                        |                 | - 1                 |                 |  |
|  | O CETOMPO           | Address: Ro. B         | NY LLUL C.      | S WAYNE MIR         | IC OSCAL        |  |
| Phone #: 919-552-9326  Email: MWSURVEY @ EMBARGMAIL. Com   |                     |                        |                 |                     |                 |  |

Continue to page 2 >>

| STORMWATER INF  cisting Impervious Surface:  Cres:   | de City limits? Yes No rd of Adjustment (BOA) Case # A-  DRMATION  oposed Impervious Surface: res: 0.230 Square Feet: 10000 etlands Yes No |
|--|--|
| ross site acreage: O.545 Acres oning districts (if more than one, provide acreage of each):  R-6  verlay district: onditional Use District (CUD) Case # Z-  Boa  STORMWATER INF  disting Impervious Surface: Cres: O.103 Square Feet: 4515 Acres: Cres: O.103 Square Feet: 451 | de City limits? Yes No rd of Adjustment (BOA) Case # A-  DRMATION  oposed Impervious Surface: res: 0.230 Square Feet: 10000 etlands Yes No |
| Verlay district: Inside on ditional Use District (CUD) Case # Z-  STORMWATER INFIDENCES  Cres: O.103 Square Feet: 4515 Accepted Bulleting Impervious Surface:  Proces: O.103 Square Feet: 4515 Accepted Bulleting Impervious Surface:  Proces: O.103 Square Feet: 4515 Accepted Bulleting Impervious Surface:  Proces: O.103 Square Feet: 4515 Accepted Bulleting Impervious Surface:  Proces: O.103 Square Feet: 4515 Accepted Bulleting Impervious Surface: 4515 Accepted Bu | Trd of Adjustment (BOA) Case # A-  DRMATION  Oposed Impervious Surface:  Pres: 0.230 Square Feet: 10000  etlands Yes No  NO DENSITY        |
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| cres:O.103Square Feet:   | oposed Impervious Surface: res:0.230   |
| this a flood hazard area? Yes No yes, please provide the following: luvial soils: bod study: MA Map Panel #: 3720172500 J  Tal # of townhouse lots: Detached A tal # of single-family lots: Z  Deposed density for each zoning district (UDO 1.5.2.F): H UNITS PER ACRE tal # of open space and/or common area lots:   | etlands Yes & No   |
| ves, please provide the following:  [uvial soils:  | ND DENSITY   |
| tal # of townhouse lots: Detached A tal # of single-family lots: Z  possed density for each zoning district (UDO 1.5.2.F): UNITS PER ACRE tal # of open space and/or common area lots:   |  |
| tal # of townhouse lots: Detached A tal # of single-family lots: Z  possed density for each zoning district (UDO 1.5.2.F): UNITS PER ACRE tal # of open space and/or common area lots:   |  |
| tal # of single-family lots: Z  oposed density for each zoning district (UDO 1.5.2.F):  H UNITS PER ACRE  tal # of open space and/or common area lots:   |  |
| tal # of open space and/or common area lots:   |  |
| tal # of open space and/or common area lots: Ø tal # of requested lots: 2  |  |
| fal # of requested lots: 2   |  |
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| SIGNATURE BL   | OCK  |
| nereby designate James Wayne Maurin garding this application, to receive and response to administrate to represent me in any public meeting regarding this applicate have read, acknowledge, and affirm that this project is count to the proposed development use. I acknowledge that this a bmittal policy, which states applications will expire after six of the proposed development.   | nforming to all application requirements applicable  |
| nature: Val Juil Trustee of the Clara :  | . Finch Trust Date: Dec. 15, 2020  |
| nature: VAN R. FINCH   |  |
| nature.  |  |

Please email your completed application to SiteReview@raleighnc.gov.



Property Owner/Applicant: Van Ray Finch , Trustee of the Clara Stotf Finch Trust Address: 4100 Kincaid Drive Raleigh NC 27604 We have applied to the City of Raleigh Development Services Department for approval of a Preliminary Subdivision Plan near property you own. The subject property is located at the following address(es) and Parcel Identification Numbers: 4100 Kincaid Drive, PIN 1725712170 Attached is a preliminary plan showing our proposal. Specifically, this proposal is to: Subdivide 4100 Kincaid Drive, Lot 13 of Oakmont Subdivision, into 2 lots. The application, plans, and status can be viewed on the city's website at <a href="https://www.raleighnc.gov">www.raleighnc.gov</a>, by searching for 'current development activity' in the search box and scrolling to 'Subdivision' Cases (S)'. More information can also be found by accessing the development plans layer in iMaps, the online mapping and property information system located at <a href="http://maps.raleighnc.gov">http://maps.raleighnc.gov</a>. Per Section 10.2.1.C of the city's Unified Development Ordinance we are required to provide this mailed notice to all properties within 100 feet. If you wish to discuss our application, you may reach ne via phone at 419.812-35 12 or via email at varifich@mindspring.com The Development Services Department can be reached at 919-996-2492 or currentplanning@raleighnc.gov. Var Etnix: Trustee of the Clara Stott Finch Trust

|   |   |         |   | GENERAL REQUIREMENTS   | APPL        | APPLICANT |  | CITY STAFF |         |          |           |             |
|---|---|---------|---|--|-------------|-----------|--|------------|---------|----------|-----------|-------------|
| Preliminary Subdivision Checklist   |   |         |   |  |             |           | Applicant to provide the following plan information:   | YES        | N/A     | YES      | NO        | N/A         |
| Site Review Planning and Development Customer Service Center • One Exchange Plaza, Suite 400   Raleigh, NC 27601   919-996-2500 Raleigh   |   |         |   | 5. Proposed grading plan: including but not limited to - Limits of land disturbance; grading; stream buffers with labels; labeled impervious surfaces (and calcuations); tree protection fencing information; retaining walls with iop and bottom of wall; stormwater ponds, bioretention facilities, etc. |             | D         |  |            |         |          |           |             |
| INSTRUCTIONS: Use this checklist as a guide for Preliminary Subdivision 10.2.5). This checklist must be submitted with your application.  |   | uomitta | l require   | ments (UI  | DO Section  |           | Proposed stormwater information: include preliminary stormwater quantity and quality summany and calculations information. If not required, provide notes indicating such and reference UDO section on front cover   |            | 8       |          |           |             |
| MAILED NOTIFICATION REQUIRE  Mailed notification must be submitted with all preliminary subdivision a requirements include the following:   | plications                                  |         |   |  |             |           | <ol> <li>Proposed Utility Plan: All utilities (shown underground); above<br/>ground utilities and equipment with required screening (UDO<br/>Section 7.2.5.D.); include Fire</li> </ol>  |            | X       |          |           |             |
| Stamped, unsealed envelopes each containing a notification let within 100' of subject parcel(s) A copy of the completed notification letter A copy of the list of all property owners within 100', with the add   |   |         |   |  | S           |           | <ol> <li>Lighting Plan: Pole mounted fixture locations and details (with<br/>height labeled to top of fixture; building nounted fixture locations;<br/>graphics and notes conveying compliance with UDO Section 7.4 (If<br/>applicable).</li> </ol>                          |            | 8       |          |           |             |
| <ul> <li>A copy of a map showing all properties to be notified</li> <li>NOTE: Click here to download the letter template and other helpful info</li> </ul>  |   |         |   |  |             |           | <ol> <li>Proposed tree conservation plan: for secondary tree<br/>conservation areas, include two copies of the tree cover report<br/>completed by a certified arborist, NC licensed landscape architect,</li> </ol>  |            | Ki      |          |           |             |
| GENERAL REQUIREMENTS  | GENERAL REQUIREMENTS  APPLICANT  CITY STAFF |         | or NC registered forester. If not required provide notes indicating such and reference UDO section on front cover |  | 8           |           |  | П          |         |          |           |             |
| Applicant to provide the following plan information:  | YES   | N/A     | YES   | NO   | N/A         |           | 10. Proposed landscape plan: (UDO Section 7.2) including but not   | -          |         |          |           |             |
| 1. Cover sheet and/or second sheet: include project name and location; copy of applications, site data table (include Propery Identification Numbers (PINs), Zoning, Overlay District(s), number of proposed lots, residential density and unit data; general notes; sheet index and legend defining symbols; contact information for owner, applicant, and all consultants; vicinity map no smaller than the property of t | A   |         |   |  | N/A         |           | limited to – existing vegetation to remails; proposed landscaping meeting minimum size and species mixng requirements; plant list; label yard types; show and label parking lot landscaping (UDO Section 7.1.7.) include existing and/or proposed parking lot light fixtures |            | 8       |          |           |             |
| conditions (if any)   |   |         |   |  |             |           | NOTE: Revisions to previously approved preliminary subdi<br>minimum information:   | visions m  | ust con | tain the | following | )           |
| Existing conditions sheet: including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; with the state of the s   |   |         |   |  |             |           |  |            |         |          |           |             |
| CAISUITU SUTUCILITES' HILLITIES and eacomonte: tongarente.  | 8   |         |   | REQUIREMENTS FOR REVISIONS TO EXISTING SUBDIVISIONS Applicant to provide the following plan information:   |             | ADDL      | 0.11.11  |            |         |          |           |             |
| sidewalks, water, and sewer): built improvements (structures  | 0   |         |   |  |             | YES       | N/A  | YES        | NO NO   | N/A      |           |             |
| driveways, alleys); and vegetation  3. Demolition plan: Clearly indicate items to be removed  | M   |         |   |  |             |           | <ol> <li>Provide documentation showing Development Services Staff have<br/>approved the proposed site plan changes as a revision</li> </ol>  |            |         |          |           |             |
| Proposed subdivision plan: including but not limited to – north     arrow and graphic scale; show and distinguish between a sixty.  | Ø   |         |   |  |             |           | Provide narrative of the proposed revisions on the cover page and<br>modify the project name to include revision   |            |         |          |           |             |
| did proposed conditions estructures etracte deixerne -t-  |   |         |   |  |             |           | <ol><li>List date of previously approved subdivision plan.</li></ol>   |            |         |          |           |             |
| streetscape; sidewalks, walkways, trails; parting information (UDO)  Section 7.1.2): amenity area (UDO) Section 4.5.2)  | 6   |         |   |  |             |           | Cloud areas of proposed change on all applicable sheets, and provide a legend specifying the proposed changes on all applicable sheets   |            |         |          |           |             |
| and/or greenways (UDO Section 2.5); transition protective yard (UDO Section 7.2.4); Site Data (Zoning, Housing Type (UDO Section 2.1.2); # of Lots, Proposed use(s); Parking data; open space Callettime Processing Section 2.  |   |         |   |  |             |           | <ol> <li>Provide updated sits data table including number of proposed lots,<br/>open space calculations, etc.</li> </ol>   |            |         |          |           |             |
| Setback/Build-to: transitional protective yard type (UDO Section 1.4);  |   |         |   |  |             |           | 6. Provide documented history of impervious surfaces with dates  |            |         |          |           |             |
| 7.2.4.A); street protective yard type (UDO Section 7.2.4.B.)  ontinue to page two >>  |   |         |   |  |             |           |  |            |         |          |           |             |
| age 1 of 2  |   |         |   | RIVISIO  | ON 07.07.20 | F         | Page 2 of 2  |            |         |          | REVISIO   | ON 07.07.20 |
|   |   |         |   |  | ghnc.gov    | f         |  |            |         |          | ralei     | ghnc.go     |
|   |   |         |   |  |             |           |  |            |         |          |           |             |

| Droliminam, Cub divisi   |   |  |
|--|---|--|
| Preliminary Subdivision Planning and Development   | on Application  |  |
| Planning and Development Customer Society Contact  | One Exchange Plaza, Suite 400   Raleigh, NC 27601   919-996-2500  |  |
|  | One Exchange Plaza, Suile 400   Raleigh, NC 27601   919-996-2500  | Gross site acreage:  |
| INSTRUCTIONS: This form is used when su  | bmitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the   | Zoning districts (if more R-6  |
| subdivision plans to <u>SiteReview@raleighnc.c</u>   | CDECKIST document. Please email all documents and your proliminant.   | Overlay district:  |
| plane to <u>shartoview@raioigililo.g</u>   | <u>100</u> .  | Conditional Use Distric  |
| DEVEL  | OPMENT TYPE (UDO Section 2.1.2)   |  |
| Conventional Subdivision Com   | pact Development Conservation Development Cottage Court   |  |
| NOTE: Subdivisions may require City Coun-  | cil approval if in a Metro Park Overlay or Historic Overlay District  | Existing Impervious Sur  |
|  | GENERAL INFORMATION   | Acres: 0,103 Neuse River Buffer  |
| Scoping/sketch plan case number(s):  | - In the state of | is this a flood hazard ar  |
| , o para ana mango).   | 경기 등 그 사람이 없다는 사람은 것이었다고 다  | If yes, please provide th  |
| Development name (subject to approval):  | OAKMONT SUBDIVISION   | Alluvial soils:  |
| Property Address(es):  | CANADATI SUBDITISION  | Flood study:<br>FEMA Map Panel #: 3  |
| 4100 KINCAID DRIVE   |   | · Livit Map Faller #. 5  |
| Recorded Deed PIN(s):  |   | Total # of townhouse lot   |
| PIN 1725712170   |   | Total # of single-family li  |
| D.B. 16729 PG. 1918  |   | Proposed density for ear   |
| What is your Single family   | Townhouse Attached houses   | 4 UNITS PER ACRE   |
| project type? Apartment  | Non-residential Other:  | Total # of open space ar   |
|  |   | Total # of requested lots  |
| CURRENT PROF   | PERTY OWNER/DEVELOPER INFORMATION   |  |
|  | purchase agreement when submitting this form  |  |
| Company:   | Owner/Developer Name and Title: Van Ray Finch   | I hereby designate   |
| Address: 100 HIBISCUS COURT AF   | ex NC 21523   | regarding this application   |
| Phone #: 919-542-2503  | Email: VANRFINCH @ MINDSPRING. Com  | and to represent me in a   |
|  | APPLICANT INFORMATION   | I/we have read, acknow   |
| Company: MAULDIN-WATKINS SURVEYING   | Contact Name and Title: James Wayne MayLow  | with the proposed devel<br>submittal policy, which s   |
|  | Address: P.O. Box 444 FUGUAY-VARINA NC 27526  | policy, which  |
| Phone #: 919-552-9326  | Email: MWSURYEY & EMBARGMAIL. Com   |  |
|  | 1.100 DAY OF TELLIPHICALITY COM   | Signature: Vale  |
| Continue to page 2 >>  |   | Printed Name: VAN  |
|  |   | Signature: Printed Name:   |
|  |   | ramed Name:  |
|  |   | Ple  |
|  |   | Page 2 of 2  |
|  |   | . 050 = 0: 2   |
| Page 1 of 2  |   |  |
|  | REVISION 07.07.20   |  |
|  | raleighnc.gov   |  |
| - / N. A. D. C. Start Company of the start o |   | The state of the s |

|  | PE + SITE DATE TABLE  |                              |
|--|---|------------------------------|
|  | all developments)   |                              |
| Gross site acreage: 0.545 Acres  | NFORMATION  |                              |
| Zoning districts (if more than one, provide acreage of   |   |                              |
| R-6  | ach):   |                              |
| Overlay district:  | Inside City limits? Yes No  |                              |
| Conditional Use District (CUD) Case # Z-   |   |                              |
|  | Board of Adjustment (BOA) Case # A-   |                              |
| STORWAT  | R INFORMATION   |                              |
| Existing Impervious Surface:   |   |                              |
| Acres: 0.103 Square Feet: 4515   | Proposed Impervious Surface: Acres: 0.230 Square Feet:  | 10000                        |
| Neuse River Buffer Yes No Is this a flood hazard area? Yes No  | LALLE I COUNTY I COUNTY   | No                           |
| Is this a hood nazard area? Yes No If yes, please provide the following: Alluvial soils: Flood study: FEMA Map Panel #: 37201725007  |   |                              |
| NUMBER OF L  | OTS AND DENSITY   |                              |
| Total # of townhouse lots: Detached  | Atached   |                              |
| Total # of single-family lots: Z Proposed density for each zoning district (JDO 1.5.2.F)   |   |                              |
| Total # of requested lots: 2   |   |                              |
| SIGNATU  | RE BLOCK  |                              |
| I horsely desired  | 7 ( ) 4 |                              |
| Thereby designate James Wayne Mayunn regarding this application, to receive and response to a and to represent me in any public meeting regarding this have read, acknowledge, and affirm that this project with the proposed development use. I acknowledge that submitted policy, which states applications will expire afficient the submitted policy.  | t is con'orming to all application requirem<br>this application is subject to the filing cal<br>er six consecutive months of inactivity.  | ents applicable<br>endar and |
| rogativing ans application, to receive and response to a and to represent me in any public meeting regarding this like have read, acknowledge, and affirm that this project with the proposed development use. I acknowledge the submittal policy, which states applications will expire afficient the proposed development use. I acknowledge the submittal policy, which states applications will expire afficient the proposed development use. I acknowledge the submittal policy, which states applications will expire afficient the proposed development use.   | t is conforming to all application requirem   | ents applicable<br>endar and |
| and to represent me in any public meeting regarding this application, to receive and response to a and to represent me in any public meeting regarding this liwe have read, acknowledge, and affirm that this project with the proposed development use. I acknowledge the submittal policy, which states applications will expire afficiently the submittal policy, which states applications will expire afficiently the submittal policy. Trustae of the Curinted Name: VAN R. FINCH  | t is con'orming to all application requirem<br>this application is subject to the filing cal<br>er six consecutive months of inactivity.  | ents applicable<br>endar and |
| rogativing ans application, to receive and response to a and to represent me in any public meeting regarding this like have read, acknowledge, and affirm that this project with the proposed development use. I acknowledge the submittal policy, which states applications will expire afficient the proposed development use. I acknowledge the submittal policy, which states applications will expire afficient the proposed development use. I acknowledge the submittal policy, which states applications will expire afficient the proposed development use.   | t is con'orming to all application requirem<br>this application is subject to the filing cal<br>er six consecutive months of inactivity.  | ents applicable<br>endar and |
| and to represent me in any public meeting regarding this and to represent me in any public meeting regarding this live have read, acknowledge, and affirm that this project with the proposed development use. I acknowledge the submitted policy, which states applications will expire afficient the state of the continued of the continued Name:  VAN R. FINCH ignature:  Please email your completed applications and the continued Name:   | this conforming to all application requirements this application is subject to the filling call or six consecutive months of inactivity.  The six consecutive months of inactivity.   | ents applicable ender and    |
| regarding this application, to receive and response to a and to represent me in any public meeting regarding this like have read, acknowledge, and affirm that this project with the proposed development use. I acknowledge the submittal policy, which states applications will expire afficient the submittal policy. Which states applications will expire afficient the submittal policy. Trustee of the Contribution of the submittal policy.  Trustee of the Contribution of the submittal policy with the submittal policy. Trustee of the Contribution of the submittal policy with the submittal policy. Trustee of the Contribution of the submittal policy with the proposed development use. I acknowledge that submittal policy which states applications will expire affine the submittal policy which states applications will expire affine the submittal policy which states applications will expire affine the submittal policy with the proposed development use. I acknowledge the submittal policy with the proposed development use. I acknowledge the submitted policy with the proposed development use. I acknowledge the submitted policy with the proposed development use. I acknowledge the submitted policy with the proposed development use. I acknowledge the submitted policy with the proposed development use. I acknowledge the submitted policy with the | t is conforming to all application requirem this application is subject to the filling call ar six consecutive months of mactivity.  Para 5. Finch Trust Date: Dec.   | ents applicable ender and    |
| and to represent me in any public meeting regarding this and to represent me in any public meeting regarding this live have read, acknowledge, and affirm that this project with the proposed development use. I acknowledge the submitted policy, which states applications will expire afficient the state of the continued of the continued Name:  VAN R. FINCH ignature:  Please email your completed applications and the continued Name:   | t is conforming to all application requirem this application is subject to the filling call ar six consecutive months of mactivity.  Para 5. Finch Trust Date: Dec.   | ents applicable ander and    |

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1725712170 SITE AREA = 0.545 ACRES 23,768 SQ.FT. ZONING - R-6 OVERLAY DISTRICT - NONE CURRENT USE - RESIDENTIAL EXISTING IMPERVIOUS -4,507 SQ.FT. (19.0%) SITE ADDRESS - 4100 KINCAID DRIVE

GRAPHIC SCALE - FEET

**REFERENCES:** D.B.16729, PG.1918 B.O.M.1974, PG.118 B.O.M.2000, PG.350 ALL OTHER REFERENCES SHOWN

- Existing Iron Pipe (Control Point) Olron Stake Set (unless otherwise noted)
- Existing Concrete Monument(Control Point)
- ☐ Concrete Monument Set
- X Computed Point Only

All measurements shown are horizontal ground measurements unless otherwise noted. Area computed by coordinates

| Zoning: _ | R-6 | _ Pin#: | 1725712170 |
|-----------|-----|---------|------------|
| -         |     | -       |            |

| 0000 | _ | DENOTES | STREET | ADDRESS |
|------|---|---------|--------|---------|
|      |   |         |        |         |

RECORDED WAKE COUNTY BOOK 2021

| PAGE |  |  |
|------|--|--|

| OWNER:<br>VAN RAY FINCH, TRUSTEE       |
|--|
| CLARA STOTT FINCH TRUST                |
| 100 HIBISCUS COURT<br>APEX, N.C. 27523 |

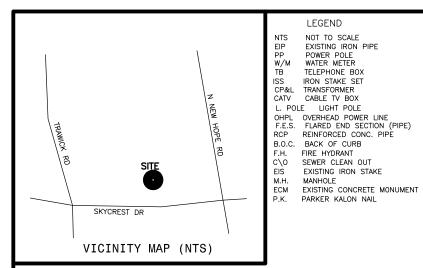
## COVER PAGE FOR: CLARA STOTT FINCH TRUST OAKMONT SUBDIVISION - LOT 13

ST. MATTHEW'S TOWNSHIP, WAKE COUNTY, NORTH CAROLINA SCALE 1" = 30' DECEMBER 7, 2020

P.O. FUQI (919

| ILDIN - WAII | VINO OUR  | KVETING, | r.A.  |
|--------------|-----------|----------|-------|
| . BOX 444 /  | ′ 1.39 N. | MAIN ST  | •     |
|              |           |          |       |
| UAY VARINA,  |           | CARULINA | 2/320 |
| 9) 552–9326  | ട്രെയാ    |          |       |
| -,           | -U-SLS    |          |       |

raleighnc.gov



State of North Carolina, Wake County

I, James W. Mauldin, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitudes and departures is 1/10.000+ that the boundaries not surveyed are shown as broken lines plotted from information in book <u>SEE</u>, page <u>REF.</u> that this map was prepared in accordance with G.S. 47–30 as amended.

PRELIMINARY PLAT NOT FOR RECORDATION

Witness my hand and seal this \_\_\_\_\_day of \_\_\_\_\_2021.

Licensed Number L-3247

- I, James W. Mauldin, Professional Land Surveyor No. L−3247, Certify to one or more of the following as indicated thus

   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.
- 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-order survey or other exception to the definition of subdivision.
- That the information available to this surveyor is such that I am unable to to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

James W. Mauldin, Professional Land Surveyor No. L-3247

I THE UNDERSIGNED DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR \_\_\_\_,
APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN HEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.

PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER DATE

30 DAY RECORDING LIMIT

THIS PLAT IS NOT TO BE RECORDED AFTER THE \_\_\_\_ DAY OF \_\_ 1 COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS [X] IN [ ] OUT OF THE CITY LIMITS.

(A.) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME. (B.) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY. (C.) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDER PRESENT ON THIS SITE. (D.) THIS PROPERTY IS IN ZONE X OF THE FEMA FLOOD INSURANCE RATE MAP 3720172500J EFFECTIVE MAY 2, 2006.

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

**REFERENCES:** D.B.16729, PG.1918 B.O.M.1974, PG.118 B.O.M.2000, PG.350 ALL OTHER REFERENCES SHOWN

● Existing Iron Pipe (Control Point) Olron Stake Set (unless otherwise noted)

- Existing Concrete Monument(Control Point)
- ☐ Concrete Monument Set
- X Computed Point Only

All measurements shown are horizontal ground

measurements unless otherwise noted. Area computed by coordinates Pin#: \_\_\_\_1725712170 Zoning: R-6

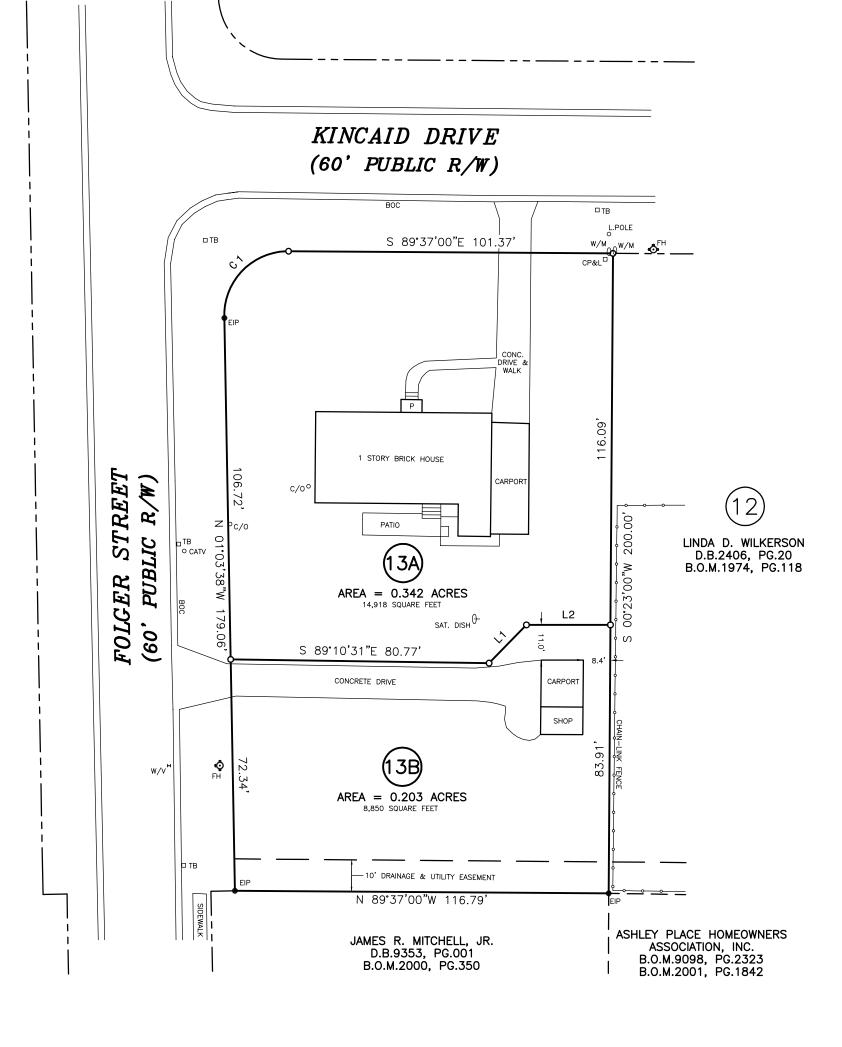
0000 - DENOTES STREET ADDRESS

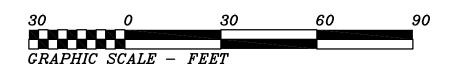
RECORDED WAKE COUNTY BOOK

PAGE .

| Course | Bearing       | Distance |
|--------|---------------|----------|
| L1     | N 44°19'37" E | 16.70'   |
| L2     | N 89°58'33" E | 26.25    |
|        |               |          |

| Curve | Radius | Length | Chord   | Chord Bear.   |
|-------|--------|--------|---------|---------------|
| C1    | 20.00  | 32.37' | 28 95 ' | N 43°53'18" E |





CERTIFICATE OF OWNERSHIP AND DEDICATION

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 HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUSH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE.

DEED BOOK 16729, PAGE 1918

PRINTED NAME:\_

MY COMMISSION EXPIRES: \_\_\_

| SIGNATURE(S) & TITLE/POSITION OF PROPERTY  | OWNER(S): |  |  |  |
|--|-----------|--|--|--|
| PRINT OWNERS NAME:   | DATE:     |  |  |  |
|  | 5,112     |  |  |  |
| 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:, 2021  | ··        |  |  |  |

NOTARY PUBLIC



OWNER: VAN RAY FINCH, TRUSTEE CLARA STOTT FINCH TRUST 100 HIBISCUS COURT APEX, N.C. 27523

SUBDIVISION MAP FOR: CLARA STOTT FINCH TRUST OAKMONT SUBDIVISION - LOT 13

ST. MATTHEW'S TOWNSHIP, WAKE COUNTY, NORTH CAROLINA SCALE 1" = 30' DECEMBER 7, 2020

MAULDIN — WATKINS SURVEYING, P.A. P.O. BOX 444 / 139 N. MAIN ST. FUQUAY VARINA, NORTH CAROLINA 27526 (919) 552-9326C-929

TN# XXXXXX JOB# 4760