

# Preliminary Subdivision Application

## Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



**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 [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT OPTIONS (UDO Chapter 2)				
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development		
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval):				
Property Address(es):				
Recorded Deed PIN(s):				
<b>Building type(s):</b>	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
<b>Current Property Owner(s) Names:</b>	
Company:	Title:
Address:	
Phone #:	Email:
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact Names:</b>	
Company:	Title:
Address:	
Phone #:	Email:

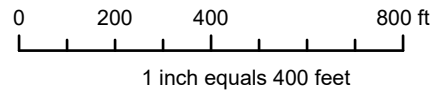
DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: .496			
Zoning districts (if more than one, provide acreage of each): R4, Frequent Transit Zoning (.324 + .172 = .496 total)			
Overlay district(s): FTO, SRPOD	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION			
Imperious Area on Parcel(s): Existing (sf) 4,724.64 Proposed total (sf) TBD		Impervious Area for Compliance (includes right-of-way): Existing (sf) 4,724.64 Proposed total (sf) 4,014.09	
NUMBER OF LOTS AND DENSITY			
# of Detached House Lots: 2	# of Attached House Lots:	# of Townhouse Lots:	
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):	
Total # of Lots: 2	Total # Dwelling Units: <sup>1 existing,</sup> <sub>1 building lot</sub>		
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____			
Proposed density for each zoning district (UDO 1.5.2.F):			

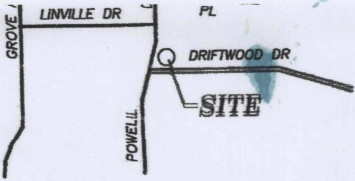
SIGNATURE BLOCK	
<p>Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.</p> <p>By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).</p> <p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.</p>	
Signature:	Date:
Printed Name: Wuschel, LLC, Sallie Andrews, Manager	
Signature: <i>Sallie Andrews, Manager</i>	Date: <i>Apr. 22, 2024</i>
Printed Name: <i>SALLIE ANDREWS MANAGER</i>	



703 Powell Dr



**Disclaimer**  
iMaps 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.



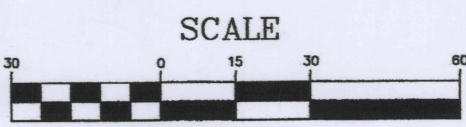
VICINITY MAP  
(N.T.S.)

D.B. 11206, PG 2382



N/F ~~MARK M. FORESTIERI~~  
~~CARLA E. FORESTIERI~~  
DB 4325, PG 0132

T1  $S 04^{\circ}15'00'' E$   
125.00'



SCALE  
( IN FEET )  
1 inch = 30 ft.

**LEGEND**

- EXISTING IRON PIPE
- NEW IRON PIPE
- × COMPUTED CORNER

NOTE:  
THIS PROPERTY DOES NOT LIE WITHIN  
2000' OF A N.C.G.S. MONUMENT.  
THIS SURVEY IS OF AN EXISTING PARCEL  
OR PARCELS OF LAND.  
UTILITIES SHOWN ARE FOR REPRESENTATION  
ONLY AND NOT TO BE USED FOR  
PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS,  
FLOOD LIMITS & SETBACKS TAKEN  
FROM BGM 1920, PG 191

N  $04^{\circ}05'00'' E$  1398.00'  
TIE TO THE INTERSECTION OF THE  
EAST R/W OF POWELL DRIVE AND THE  
SOUTHERN R/W OF WESTERN BOULEVARD

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision;  
and that the error of closure as calculated by latitudes and departures is  $1/10,000+$ ; 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 amended.

Witness my original signature, registration number and seal this  
24TH day of AUGUST 2011.

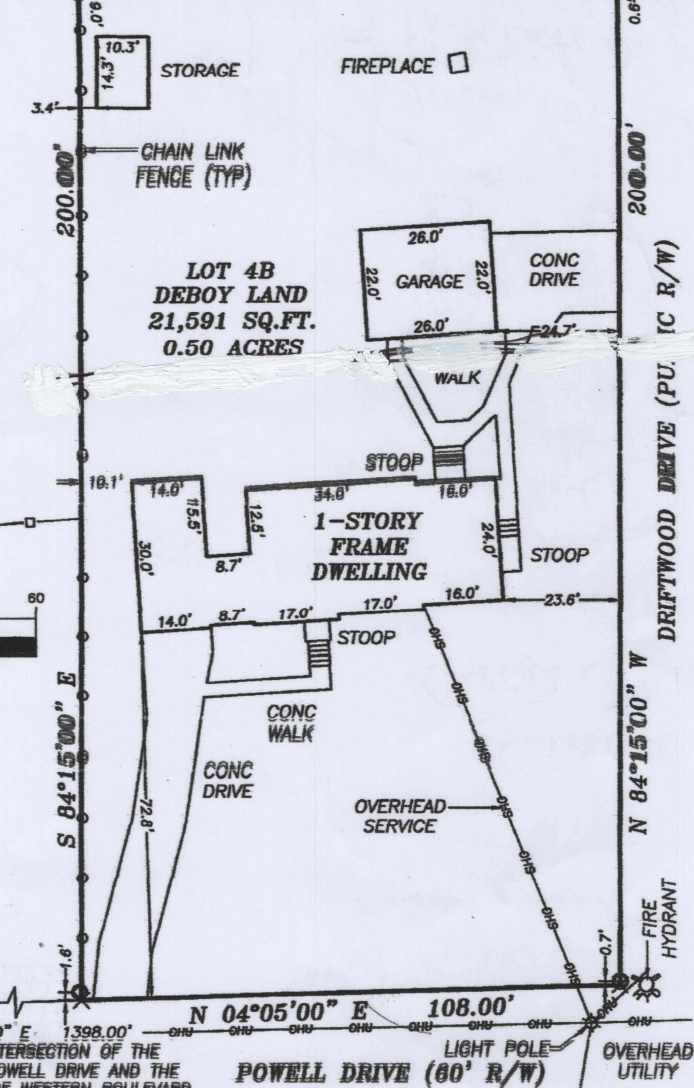
Signed 

Seal

Existing  
Conditions  
MAP

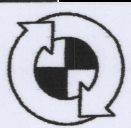
370243 0783 J  
COMMUNITY # PANEL SUFFIX PROFESSIONAL LAND SURVEYOR

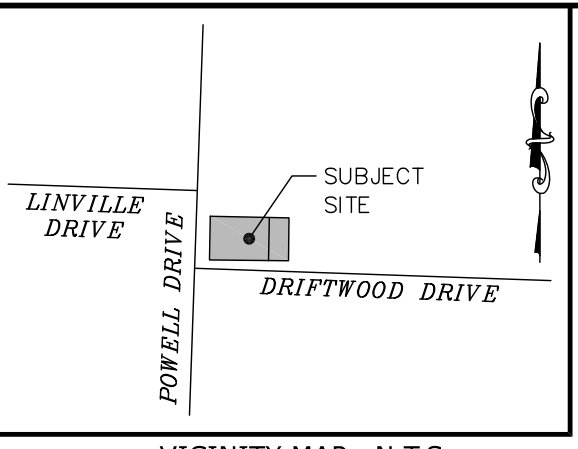
WOOD FENCE N/F ~~MARCOLOTTI AND JENNY WINTER~~ T1  
DB 11526, PG 1035  
 $S 04^{\circ}05'00'' W$  108.00'



C.N. = 17307  
B.O.M. 1920  
PAGE 191  
CO. REG.

WUSCHEL  
LLC  
PART OF LOT 4B  
DEBOY LAND  
703 POWELL DRIVE  
RALEIGH NORTH CAROLINA  
DATE: 08-24-2011  
SCALE: 1" = 30'

 **TURNING POINT**  
**SURVEYING** PLLC  
4113 JOHN S. RABOTEAU WYND  
RALEIGH, NORTH CAROLINA 27612  
FAX (800)948-0213 PH (919)781-0234  
License No: P-0121



BEARINGS SHOWN HEREON ARE  
BASED ON NAD83(EPOCH2011)



**Property Owners Certificate for Non-Dedication**  
This includes Miscellaneous/Preliminary surveys and Recombination plats where no easements or lots are being dedicated and recorded).

This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on the 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 such has (have) the right to convey the property in fee simple.

Book No.: 2050  
Page No.: 349

Signature(s) & title/position of property owner(s):

**SURVEYORS CERTIFICATE**

I, CLIFFORD WAGNER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN D.B. 14450, PG. 21); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION DERIVED FROM RECORD SOURCES REFLECTED ON THIS MAP; AND THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND OFFICIAL SEAL THIS 25TH DAY OF MARCH, 2024.

**PRELIMINARY ONLY**

I, CLIFFORD WAGNER, BY SIGNATURE ABOVE, ALSO HEREBY CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OF MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LANDS. GS 47-30 (11) a

**TITLE AND BOUNDARY NOTES**

- THE SURVEYOR WAS NOT PROVIDED A TITLE REPORT FOR THIS PROJECT. THIS SURVEY IS SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHT-OF-WAYS, EASEMENTS, UTILITIES, COVENANTS, EXCEPTIONS, CONVEYANCES, LEASES AND EXCLUSIONS PREVIOUSLY IMPOSED AND APPEARING OF RECORD THAT A TITLE REPORT MAY DISCLOSE.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE ROBOTIC TOTAL STATION BASED ON CONTROL ESTABLISHED USING A TRIMBLE R10 GPS UNIT UTILIZING THE NORTH CAROLINA GNSS CORS REAL TIME NETWORK WITH A RELATIVE PRECISION OF .04' AT THE 95% CONFIDENCE LEVEL.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
- COMBINED FACTOR = 0.99989826018332
- GEOID MODEL IS CONUS GEOID18
- CLASS A SURVEY

**NOTARY STATEMENT**

State of \_\_\_\_\_  
County of \_\_\_\_\_

I certify that the person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the document for the purpose stated therein and in the capacity indication:

Date: \_\_\_\_\_, 20\_\_.

**SITE TABLE**

ZONING R 4 LOWER NEUSE WATERSHED OVERLAY DISTRICT SRPOD & FTA
ACREAGE 100748 SF IMPERVIOUS ALLOWED 38,284
FEMA FLOOD ZONE X MAP NUMBER 3720078300K EFFECTIVE DATE: 07/19/2022

**REVIEW OFFICER**

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, \_\_\_\_\_, REVIEW OFFICER OF CUMBERLAND COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVAL FOR RECORDING**

I, \_\_\_\_\_ HEREBY, CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR WAKE COUNTY, NORTH CAROLINA, AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE \_\_\_\_\_ SUBDIVISION ADMINISTRATOR \_\_\_\_\_

**PLAN REFERENCES**

DEED BOOK 14450, PAGE 21

**TOTAL AREA**

21,591 S.F.  
0.496 AC.

**ZONING**

R 4 (FTO DISTRICT)  
CITY OF RALEIGH

SETBACKS  
FRONT = 10'  
SIDES = 5'  
SIDE STREET = 10'  
REAR = 25'

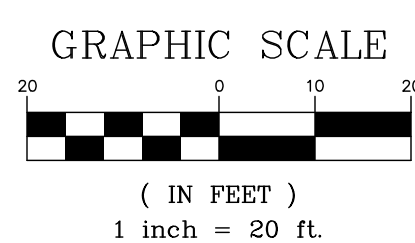
SMALL LOT OPTION APPLIES

**CONTACT INFORMATION**

ADDRESS: 703 POWELL DRIVE  
OWNER(S): WUSCHEL, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY  
MAILING ADDRESS:  
P.O. BOX 30724  
RALEIGH NC 27622-0724

**SYMBOL LEGEND**

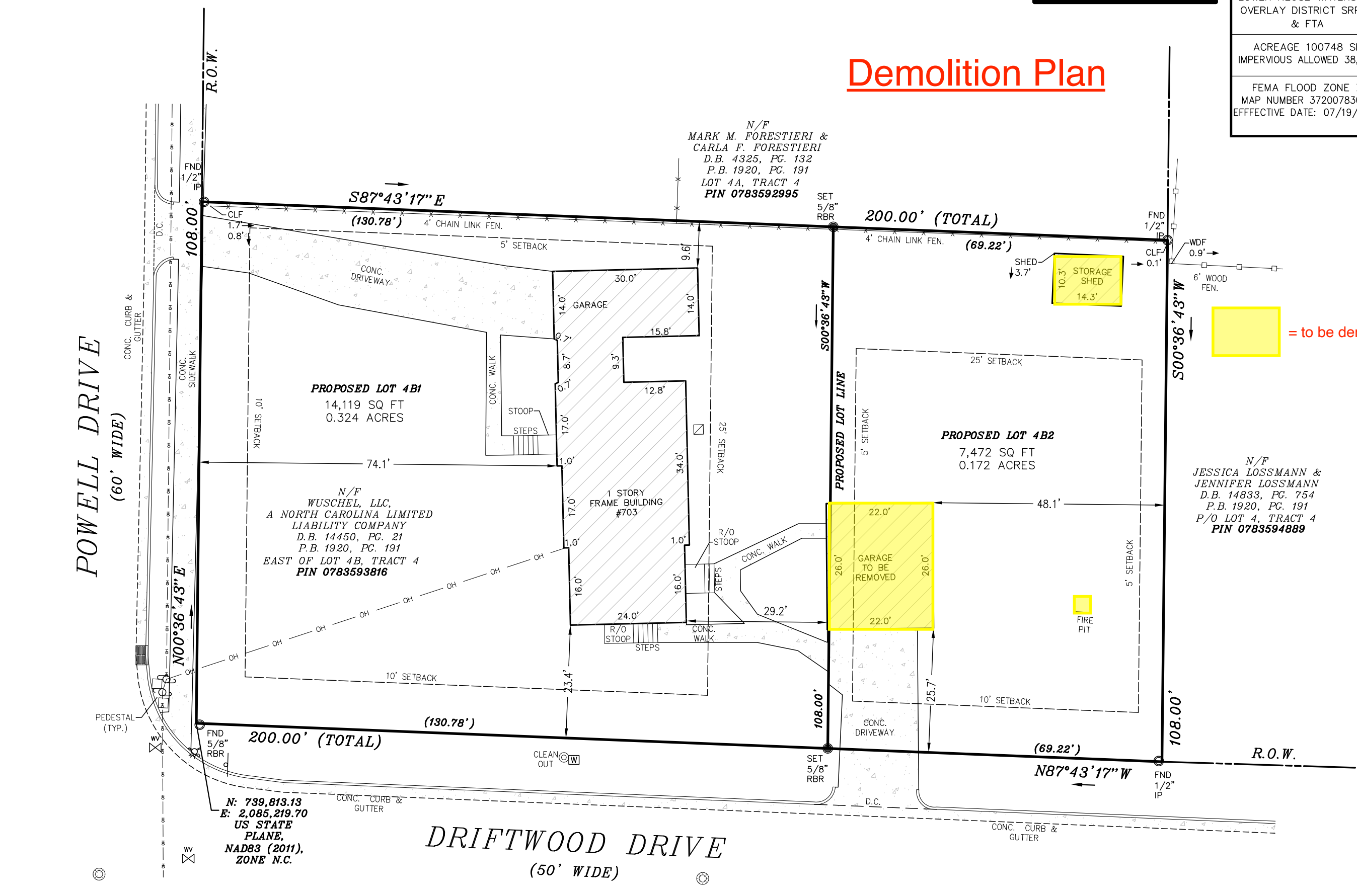
SURVEYED LINE	O/L ON LINE	FIRE HYDRANT
LINE NOT SURVEYED	MANHOLE	TEST HOLE
EASEMENT	"A"-INLET	TREE
C.P. POINT NOT SET	"B"-INLET	SHRUB
MONUMENT FND	YARD INLET	BOLLARD
I.P. / I.B. FND	YARD INLET	WETLAND FLAG
I.P. / I.B. SET	ELECTRIC METER	CANT. CANTILEVER
SPOT ELEVATIONS	GAS METER	FE. FENCE
UTILITY POLE	WATER METER	MAS. MASONRY
GUY WIRE	GAS VALVE	PLAT. PLATFORM
LIGHT POLE	WATER VALVE	B/W BAY WINDOW
SIGN	O/H OVERHANG	C/E CELLAR ENTRANCE
PVC FENCE (PVC)	R/O ROOF OVER	A/C UNIT
STOCKADE FENCE (STK)	D.C. DEPRESSED CURB	STAKE
CHAIN LINK FENCE (CLF)	R.O.W. RIGHT OF WAY	CENTERLINE
WIRE FENCE		



**City Limits Certification**

This plat is not to be recorded after \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

One (1) copy to be retained for the City of Raleigh. This plat is  X  in \_\_\_\_\_ out of the city limits



FIRM LICENSE NO. C-4482

**SCALICE** land surveying

mjslandsurvey.com P:984-240-7999  
266 W. Millbrook Road, Raleigh, NC 27609

PIN 0783593816

JOB No. 24-1101

DATE SURVEYED: 03/18/2024

DR.:GS CREW.:JS SCALE: 1" = 20'

**SUBDIVISION MAP OF**  
703 POWELL DRIVE RALEIGH, NC 27606  
OWNER: WUSCHEL, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

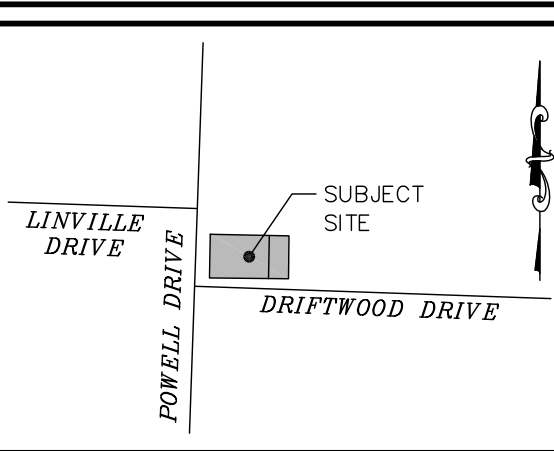
LOT 4B, TRACT 4  
AS SHOWN ON  
PLAT BOOK 1920, PAGE 191  
SITUATE IN  
RALEIGH TOWNSHIP  
WAKE COUNTY, NORTH CAROLINA

**SHEET**

1

1

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE GUARANTEED TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SHOW THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). (4) IF THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THE EXISTENCE OF ANY COVENANTS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY NOT SHOWN ARE NOT GUARANTEED. (5) IF THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THE EXISTENCE OF ANY COVENANTS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY NOT SHOWN ARE NOT GUARANTEED. (6) IF THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THE EXISTENCE OF ANY COVENANTS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY NOT SHOWN ARE NOT GUARANTEED. (7) IF THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THE EXISTENCE OF ANY COVENANTS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY NOT SHOWN ARE NOT GUARANTEED.



BEARINGS SHOWN HEREON ARE  
BASED ON NAD83(EPOCH2011)

GRID NORTH

**Property Owners Certificate for Non-Dedication**  
This includes Miscellaneous/Preliminary surveys and Recombination plats where no easements or lots are being dedicated and recorded).

This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on the 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 such has (have) the right to convey the property in fee simple.

Book No.: 2050  
Page No.: 349

Signature(s) & title/position of property owner(s):

**NOTARY STATEMENT**

State of \_\_\_\_\_  
County of \_\_\_\_\_

I certify that the person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the document for the purpose stated therein and in the capacity indication:

Date: \_\_\_\_\_, 20\_\_\_\_.

**SURVEYORS CERTIFICATE**

I, CLIFFORD WAGNER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN D.B. 14450, PG. 21); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION DERIVED FROM RECORD SOURCES REFLECTED ON THIS MAP; AND THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND OFFICIAL SEAL THIS 25TH DAY OF MARCH, 2024.

**PRELIMINARY ONLY**

I, CLIFFORD WAGNER, BY SIGNATURE ABOVE, ALSO HEREBY CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OF MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LANDS. GS 47-30 (11) a

- TITLE AND BOUNDARY NOTES**
1. THE SURVEYOR WAS NOT PROVIDED A TITLE REPORT FOR THIS PROJECT. THIS SURVEY IS SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHT-OF-WAYS, EASEMENTS, UTILITIES, COVENANTS, EXCEPTIONS, CONVEYANCES, LEASES AND EXCLUSIONS PREVIOUSLY IMPOSED AND APPEARING OF RECORD THAT A TITLE REPORT MAY DISCLOSE.
  2. THIS SURVEY WAS PERFORMED USING A TRIMBLE ROBOTIC TOTAL STATION BASED ON CONTROL ESTABLISHED USING A TRIMBLE R10 GPS UNIT UTILIZING THE NORTH CAROLINA GNSS CORS REAL TIME NETWORK WITH A RELATIVE PRECISION OF .04' AT THE 95% CONFIDENCE LEVEL.
  3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
  4. COMBINED FACTOR = 0.99989826018332
  5. GEOD MODEL IS CONUS GEOD18
  6. CLASS A SURVEY

**SITE TABLE**

ZONING	R 4
LOWER NEUSE WATERSHED OVERLAY DISTRICT SRPOD & FTA	
ACREAGE	1007.48 SF
IMPERVIOUS ALLOWED	38,284
FEMA FLOOD ZONE	X
MAP NUMBER	3720078300K
EFFECTIVE DATE:	07/19/2022

**REVIEW OFFICER**

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, \_\_\_\_\_, REVIEW OFFICER OF CUMBERLAND COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVAL FOR RECORDING**

I, \_\_\_\_\_ HEREBY, CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR WAKE COUNTY, NORTH CAROLINA, AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE \_\_\_\_\_ SUBDIVISION ADMINISTRATOR \_\_\_\_\_

**PLAN REFERENCES**

DEED BOOK 14450, PAGE 21

**TOTAL AREA**

21,591 S.F.  
0.496 AC.

**ZONING**

R 4 (FTO DISTRICT)  
CITY OF RALEIGH

SETBACKS  
FRONT = 10'  
SIDES = 5'  
SIDE STREET = 10'  
REAR = 25'

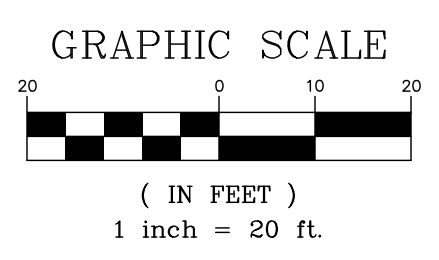
SMALL LOT OPTION APPLIES

**CONTACT INFORMATION**

ADDRESS: 703 POWELL DRIVE  
OWNER(S): WUSCHEL, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY  
MAILING ADDRESS:  
P.O. BOX 30724  
RALEIGH NC 27622-0724

**SYMBOL LEGEND**

— SURVEYED LINE	○/L ON LINE	⊗ FIRE HYDRANT
- - - LINE NOT SURVEYED	⊙ MANHOLE	⊙ TEST HOLE
— EASEMENT	⊙ "A"-INLET	⊙ TREE
○ C.P. POINT NOT SET	⊙ "B"-INLET	⊙ SHRUB
⊙ MONUMENT FND	⊙ YARD INLET	⊙ BOLLARD
⊙ I.P. / I.B. FND	⊙ GAS VALVE	⊙ WETLAND FLAG
⊙ I.P. / I.B. SET	⊙ ELECTRIC METER	⊙ CANT. CANTILEVER
⊙ SPOT ELEVATIONS	⊙ GAS METER	⊙ FE. FENCE
⊙ UTILITY POLE	⊙ WATER METER	⊙ MAS. MASONRY
⊙ GUY WIRE	⊙ GAS VALVE	⊙ PLAT. PLATFORM
⊙ LIGHT POLE	⊙ WATER VALVE	⊙ B/W BAY WINDOW
⊙ SIGN	⊙ O/H OVERHANG	⊙ C/E CELLAR ENTRANCE
⊙ PVC FENCE (PVC)	⊙ R/O ROOF OVER	⊙ A/C UNIT
⊙ STOCKADE FENCE (STK)	⊙ D.C. DEPRESSED CURB	⊙ STAKE
⊙ CHAIN LINK FENCE (CLF)	⊙ R.O.W. RIGHT OF WAY	⊙ CENTERLINE
⊙ WIRE FENCE		



**City Limits Certification**

This plat is not to be recorded after \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. One (1) copy to be retained for the City of Raleigh. This plat is  X  in \_\_\_\_\_ out of the city limits

FIRM LICENSE NO. C-4482

**SCALICE** land surveying

mjlandsurvey.com P:984-240-7999  
266 W. Millbrook Road, Raleigh, NC 27609

PIN 0783593816

JOB No. 24-1101

DATE SURVEYED: 03/18/2024

DR.:GS CREW.:JS SCALE: 1" = 20'

**SUBDIVISION MAP OF**  
703 POWELL DRIVE RALEIGH, NC 27606  
OWNER: WUSCHEL, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

LOT 4B, TRACT 4  
AS SHOWN ON  
PLAT BOOK 1920, PAGE 191  
SITUATE IN  
RALEIGH TOWNSHIP  
WAKE COUNTY, NORTH CAROLINA

**SHEET**

1 / 1

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE GUARANTEED TO BE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SHOW THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND OFFICIAL SEAL THIS 25TH DAY OF MARCH, 2024. (4) THE EXISTENCE OF ANY COVENANTS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY NOT SHOWN ARE NOT GUARANTEED. (5) IF THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THE EXISTENCE OF ANY COVENANTS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY NOT SHOWN ARE NOT GUARANTEED. (6) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (7) IF THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THE EXISTENCE OF ANY COVENANTS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY NOT SHOWN ARE NOT GUARANTEED.