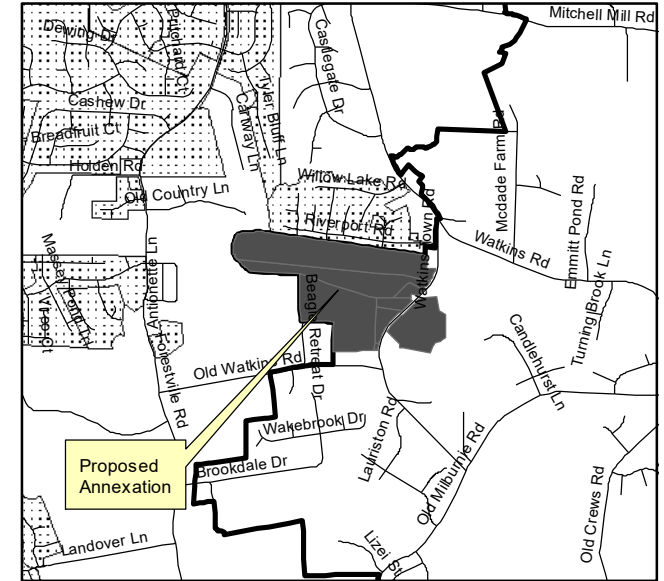




1 inch = 833 feet

**3013, 3033, 3029, 2933, and
2932 WATKINS TOWN RD,
1505 OLD WATKINS RD,
0 OLD MILBURNIE RD
CONTIGUOUS PETITION ANNEXATION
PROPOSED EFFECTIVE 9/1/21**



 Proposed City Limits

1 inch = 3,333.333333 feet

 Existing City Limits

 ETJ



ANNEXATION ORDINANCE# _____

ORDINANCE ADOPTION DATE _____

APPROVED EFFECTIVE DATE _____

Subdivision or Building Permit Transaction Reference Number _____

Council District B

Annexation Case File# AX-14-2021

THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE ON IT AS TO METES AND BOUNDS OF INDIVIDUAL PROPERTIES MAY BE MADE.

This exhibit meets all statutory requirements for recording. _____

Planning Director / Wake County Review Officer

Date

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 | 919-996-2682

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:

☐	Written metes and bounds description of the property to be annexed must be attached to this application. See page 2.	
☐	Electronic Word document of the written metes and bounds must be e-mailed to: JP.Mansolf@raleighnc.gov	
☐	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.	
☐	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 .	
☐	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.)
☐	Projected Market Value of Development at build-out (land and improvements).	
☐	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.	
☐	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:		
☐	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.	
☐	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</u> MUST be filled in!	
☐	Corporate Seal for property owned by a corporation.	
☐	Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction .	
Optional, but necessary if petitioner desires to have development project waived from paying outside sewer connection charges prior to annexation effective date.		
☐	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				
Street Address				
City of Raleigh Subdivision approval # (S-_____ - _____) or	Building Permit Transaction # _____ or	Group Housing # (GH-_____ - _____ - _____)		
Wake County Property Identification Number(s) list below				
P.I.N.	P.I.N.	P.I.N.	P.I.N.	
P.I.N.	P.I.N.	P.I.N.		
Acreage of Annexation Site		Linear Feet of Public Streets within Annexation Boundaries		
Annexation site is requesting connection to City of Raleigh Water ☐ and/or Sewer ☐				
Number of proposed dwelling units				
Type of Units:	Single Family _____	Townhouse _____	Condo _____	Apartment _____
Building Square Footage of Non-Residential Space				
Specific proposed use (office, retail, warehouse, school, etc.)				
Projected market value at build-out (land and improvements) \$				
Person to contact if there are questions about the petition				
Name				
Address				
Phone	Fax #	Email		
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: JP.Mansolf@raleighnc.gov				

Section D Annexation Petition

State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina

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:

☒

Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or

☐

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).

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.

Do you declare such vested rights for the property subject to this petition? ☐ Yes ☒ 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 27 day of April, 2021 by the owners of the property described in Section C.

Owner's Signature(s)

Signature [Signature] Date 4-27-2021

Signature [Signature] Date 4-27-2021

Signature [Signature] Date 4-27-2021

Signature _____ Date _____

Corporate Seal

Print owner name(s) and information

Name Donald Lawrence Zeigler Phone 919-218-3235

Address 3029 Watkins Town Road, Raleigh, NC 27616

Name James Edward Murray Phone 919-413-5213

Address 3029 Watkins Town Road, Raleigh, NC 27616

Name Keith Earl Murray Phone 919-218-2435

Address 3029 Watkins Town Road, Raleigh, NC 27616

Name _____ Phone _____

Address _____

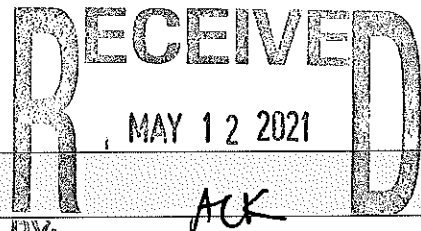
Above signature(s) attested by [Signature] 4-27-2021

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

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.



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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 27 day of April, 20 21 by the owners of the property described in Section C.

Owner's Signature(s)

Signature Robert Mantle Duke Date 4/27/2021 | 2:41 PM CDT

Signature Ronald Edward Duke Date 4/27/2021 | 2:45 PM CDT

Signature Roger Henderson Duke Date 4/27/2021 | 3:36 PM CDT

Signature _____ Date _____

Corporate Seal

Print owner name(s) and information

Name Brothers Seventeen LLC Phone 919-614-5081

Address 2932 Watkins Town Road, Raleigh, NC 27616

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

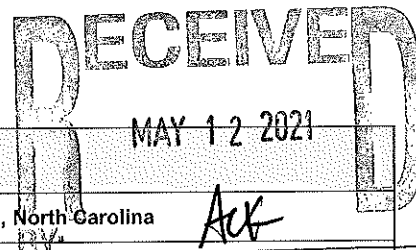
Above signature(s) attested by Tracie Hicks 4/27/2021 | 4:53 PM CDT

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

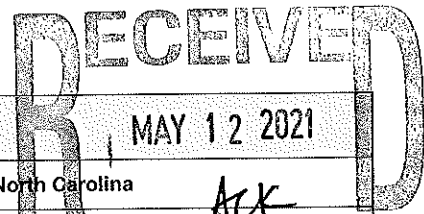
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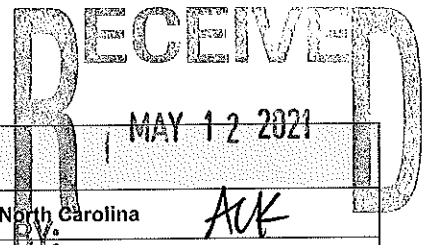
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State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina	
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Do you declare such vested rights for the property subject to this petition? ☐ Yes ☒ 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 <u>27</u> day of <u>April</u> , 20 <u>21</u> by the owners of the property described in Section C.	
Owner's Signature(s) Signature <u>Robert Mantle Duke</u> Date <u>4/27/2021 2:41 PM CDT</u> Signature <u>Ronald Edward Duke</u> Date <u>4/27/2021 2:45 PM CDT</u> Signature <u>Roger Henderson Duke</u> Date <u>4/27/2021 3:36 PM CDT</u> Signature _____ Date _____	Corporate Seal
Print owner name(s) and information Name <u>Robert Mantle Duke</u> Phone <u>919-614-5081</u> Address <u>2933 Watkins Town Road, Raleigh, NC 27616</u> Name <u>Ronald Edward Duke</u> Phone <u>919-801-7638</u> Address <u>2933 Watkins Town Road, Raleigh, NC 27616</u> Name <u>Roger Henderson Duke</u> Phone <u>Roger Henderson Duke 919-604-4806</u> Address <u>2933 Watkins Town Road, Raleigh, NC 27616</u> Name _____ Phone _____ Address _____	
Above signature(s) attested by <u>Tracie Hicks</u> 4/27/2021 4:53 PM CDT	
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	
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RECEIVED
MAY 12 2021
ACK

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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 <u>27</u> day of <u>April</u> , 20 <u>21</u> by the owners of the property described in Section C.	
Owner's Signature(s) Signature <u>[Signature]</u> Date <u>4-27-2021</u> Signature <u>[Signature]</u> Date <u>4-27-2021</u> Signature <u>[Signature]</u> Date <u>4-27-2021</u> Signature _____ Date _____	Corporate Seal
Print owner name(s) and information Name <u>Donald Lawrence Zeigler</u> Phone <u>919-218-3235</u> Address <u>3029 Watkins Town Road, Raleigh, NC 27616</u> Name <u>James Edward Murray</u> Phone <u>919-413-5213</u> Address <u>3029 Watkins Town Road, Raleigh, NC 27616</u> Name <u>Keith Earl Murray</u> Phone <u>919-518-2435</u> Address <u>3029 Watkins Town Road, Raleigh, NC 27616</u> Name _____ Phone _____ Address _____	
Above signature(s) attested by <u>[Signature]</u> <u>4-27-2021</u>	
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Signed this <u>27</u> day of <u>April</u> , 20 <u>21</u> by the owners of the property described in Section C.	
Owner's Signature(s) Signature <u>Cynthia S. Perry</u> Date <u>4/27/2021 2:57 PM CDT</u> Signature _____ Date _____ Signature _____ Date _____ Signature _____ Date _____	Corporate Seal
Print owner name(s) and information Name <u>Cynthia S. Perry, Trustee of the Linda W. Stoll Irrevocable Trust</u> Phone <u>919-413-5254</u> Address <u>3033 Watkins Town Road, Raleigh, NC 27616</u> Name _____ Phone _____ Address _____ Name _____ Phone _____ Address _____ Name _____ Phone _____ Address _____	
Above signature(s) attested by <u>Tracie Hicks</u> 4/27/2021 2:58 PM CDT	
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	
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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 <u>28</u> day of <u>April</u> , 20 <u>21</u> by the owners of the property described in Section C.		
Owner's Signature(s) Signature <u>Hilda Watkins</u> Date _____ Signature _____ Date _____ Signature _____ Date _____ Signature _____ Date _____	Corporate Seal	
Print owner name(s) and information Name <u>Josephine W. Watkins Hilda W. WATKINS</u> Phone _____ Address <u>1505 Old Watkins Road, Raleigh, NC 27616</u> Name _____ Phone _____ Address _____ Name _____ Phone _____ Address _____ Name _____ Phone _____ Address _____		
Above signature(s) attested by <u>[Signature]</u> <u>4-28-2021</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 _____		
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RECEIVED
MAY 12 2021
North Carolina
ACK

Section D Annexation Petition

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Do you declare such vested rights for the property subject to this petition? ☐ Yes ☒ 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 28 day of April, 2021 by the owners of the property described in Section C.

Owner's Signature(s)

Signature Hilda Watkins Date _____

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Corporate Seal

Print owner name(s) and information

Name Hilda W. Watkins Phone

Address 0 Old Milburnie Road, Raleigh, NC 27616

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

Above signature(s) attested by

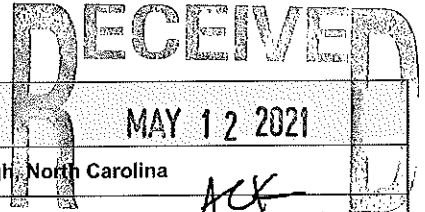
4-28-2021

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Signed this <u>27</u> day of <u>April</u> , 2021 by the owners of the property described in Section C.		
Owner's Signature(s) Signature <u><i>Donald L. Ziegler</i></u> Date <u>4-27-2021</u> Signature _____ Date _____ Signature _____ Date _____ Signature _____ Date _____	Corporate Seal	
Print owner name(s) and information Name <u>Donald L. Ziegler</u> Phone <u>919-218-3235</u> Address <u>3013 Watkins Town Road, Raleigh, NC 27616</u> Name _____ Phone _____ Address _____ Name _____ Phone _____ Address _____ Name _____ Phone _____ Address _____		
Above signature(s) attested by <u><i>Jason M. Hides</i></u> <u>4-27-2021</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		
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Portion of PIN# 1747711222

All that certain real property situated in Wake Forest Township, Wake County, North Carolina, more particularly described as follows:

All of Tract 1 as said tract is shown and so designated on a plat entitled "Recombination Survey for L. L. Watkins Heirs" by Gil Clark Surveying, dated December 5, 2004 and recorded in Book of Maps 2004, Page 2404, Wake County Registry,

EXCEPTING THEREFROM the following:

Beginning at the southeast corner of the aforesaid Tract 1 at a point in the centerline of Watkins Town Road (S.R. 2222); thence along the southern boundary of said Tract 1, North 77°19'07" West (record North 77°18'10" West) 32.26 feet to a found iron pipe on the western right of way line of Watkins Town Road; thence continuing along said southern boundary North 77°19'07" West 268.77 feet; thence leaving said southern boundary, along a new line North 04°25'56" East 413.67 feet to the northern boundary of said Tract 1 and the southeast corner of Lot 131 as said lot is shown and so designated on the plat of "Willow Lake Subdivision, Phase III" recorded in Book of Maps 1999, Page 1870, Wake County Registry; thence along the northern boundary of said Tract 1 and the southern boundary of said Willow Lake Subdivision, South 81°58'08" East (record South 81°57'21" East) 150.63 feet to a found iron pipe at the northwest corner of that certain parcel conveyed to Linda Watkins Stell in Deed Book 2332, Page 239, Wake County Registry; thence along the western and southern boundary of said Stell property the following two courses: (1) South 06°33'34" East (record South 06°30'06" East) 238.87 feet to a found iron pipe and (2) South 88°56'05" East 174.24 feet (record South 88°52'37" East 175.60 feet) to the centerline of Watkins Town Road; thence along the centerline of said road the following three courses: (1) South 10°28'10" West 43.33 feet, (2) South 19°31'10" West 84.68 feet, and (3) South 29°10'25" West 108.24 feet to the point of beginning.

Containing 32.839 acres, more or less.

PIN# 1747701824

All that certain real property situated in Wake Forest Township, Wake County, North Carolina, more particularly described as follows:

All of Tract 2 as said tract is shown and so designated on a plat entitled "Recombination Survey for L. L. Watkins Heirs" by Gil Clark Surveying, dated December 5, 2004 and recorded in Book of Maps 2004, Page 2404, Wake County Registry.

Containing 19.240 acres (gross) and 19.105 acres (net), more or less.

PIN# 1747804539

All that certain real property situated in Wake Forest Township, Wake County, North Carolina, more particularly described as follows:

All of the parcel depicted on a plat entitled "Property of Donald L. Zeigler" by Henry T. Jones, dated September 13, 1986 and recorded in Book of Maps 1986, Page 2056, Wake County Registry.

Containing 1.783 acres (gross) and 1.690 acres (net), more or less.

PIN# 1746894942

All that certain real property situated in Wake Forest Township, Wake County, North Carolina, more particularly described as follows:

All of Lot 2A as said lot is shown and so designated on a plat entitled "Minor Subdivision, Property of Fannie M. Watkins, Division of Remainder of Tract 1, Lot 2" by Ronald W. Mercer, RLS, dated March 10, 1997 and recorded in Book of Maps 1997, Page 639, Wake County Registry.

Containing 18.329 acres (gross) and 17.574 acres (net), more or less.

PIN# 1747709196

All that certain real property situated in Wake Forest Township, Wake County, North Carolina, more particularly described as follows:

Beginning at a found iron pipe marking the southwest corner of the portion of Lot 2A that is situated on the northwest side of Watkins Town Road (S.R. 2222) as said Lot 2A is shown and so designated on a plat entitled "Minor Subdivision, Property of Fannie M. Watkins, Division of Remainder of Tract 1, Lot 2" by Ronald W. Mercer, RLS, dated March 10, 1997 and recorded in Book of Maps 1997, Page 639, Wake County Registry; thence along the southern boundary of said Lot 2A, South 84°49'56" West 451.29 feet (record South 82°14'00" East 451.34 feet) to a found iron pipe on the northwestern right of way line of Watkins Town Road; thence continuing along said southern boundary South 84°49'56" West 41.98 feet to the centerline of Watkins Town Road; thence along the centerline of said road the following eight courses: (1) South 49°33'18" West 68.18 feet, (2) South 48°25'08" East 100.02 feet, (3) South 45°58'57" West 99.97 feet, (4) South 38°52'18" West 100.01 feet, (5) South 30°19'09" West 101.57 feet, (6) South 23°32'30" West 98.34 feet, (7) South 19°23'09" West 100.01 feet, and (8) South 15°32'48" West 61.10 feet to the northeast corner of that certain parcel conveyed to Hilda W. Watkins in Deed Book 8628, Page 1022, Wake County Registry; thence along the northern boundary of said Watkins parcel, North 81°45'38" West 29.81 feet to a found iron pipe on the western right of way line of Watkins Town Road; thence continuing along said northern Watkins boundary North 81°45'38" West 52.56 feet to a found iron pipe at the northwestern corner thereof, said pipe also being on the eastern boundary of that certain parcel conveyed to D. H. Watkins in Deed Book 1345, Page 210, Wake County Registry; thence along the eastern boundary of said D. H. Watkins parcel North 00°45'43" West 621.66 feet to the point of beginning.

Containing 3.393 acres (gross) and 2.893 acres (net), more or less.

PIN# 1746798664

All that certain real property situated in Wake Forest Township, Wake County, North Carolina, more particularly described as follows:

Beginning at a found iron pipe at the southeast corner of the most southern boundary line of that certain parcel conveyed to D. H. Watkins in Deed Book 1345, Page 210, Wake County Registry; thence along the eastern boundary of said Watkins parcel North 00°45'43" West 113.22 feet to a found iron pipe at the southwest corner of that certain parcel conveyed to Willard Edward Duke and Joyce Watkins Duke in Deed Book 1620, Page 498, Wake County Registry; thence along the southern boundary of said Duke parcel South 81°45'38" East 52.56 feet to a found iron pipe on the western right of way line of Watkins Town Road (S.R. 2222); thence continuing along said southern Duke boundary South 81°45'38" East 29.81 feet to the centerline of Watkins Town Road; thence along the centerline of Watkins Town Road, South 08°37'07" West 101.92 feet to the northeast corner of that certain parcel conveyed to Amanda White Giustiniani and John J. Giustiniani in Deed Book 17160, Page 1282, Wake County Registry; thence along the northern boundary of said Giustiniani parcel South 89°26'03" West 30.11 feet to a found iron pipe on the western right of way line of Watkins Town Road; thence continuing along said northern Giustiniani boundary South 89°26'03" West 34.63 feet to the point of beginning.

Containing 0.180 acres (gross) and 0.109 acres (net), more or less.

PIN# 1747702102

All that certain real property situated in Wake Forest Township, Wake County, North Carolina, described as follows:

A portion of that certain parcel conveyed to D. H. Watkins in Deed Book 1345, Page 210, Wake County Registry, more particularly described as follows:

Beginning at a concrete monument marking the northwest corner of Lot 2A as said lot is shown and so designated on a plat entitled "Minor Subdivision, Property of Fannie M. Watkins, Division of Remainder of Tract 1, Lot 2" by Ronald W. Mercer, RLS, dated March 10, 1997 and recorded in Book of Maps 1997, Page 639, Wake County Registry; thence along the western boundary of said Lot 2A, South 00°45'43" East 165.87 feet to a found iron pipe at the northwest corner of that certain parcel conveyed to Willard Edward Duke and Joyce Watkins Duke in Deed Book 1620, Page 498, Wake County Registry; thence along the western boundary of said Duke parcel South 00°45'43" East 621.66 feet to a found iron pipe at the southwestern corner thereof and the northwestern corner of that certain parcel conveyed to Hilda W. Watkins in Deed Book 8628, Page 1022, Wake County Registry; thence along the western boundary of said Watkins parcel South 00°45'43" East 113.22 feet to a found iron pipe at the southwestern corner thereof, said pipe also being on the northern boundary of that certain parcel conveyed to Amanda White Giustiniani and John J. Giustiniani in Deed Book 17160, Page 1282, Wake County Registry; thence along the northern boundary of said Giustiniani parcel and the northern boundaries of the parcels conveyed to Randolph H. White and Brenda Gale White in Deed Book 2698, Page 35, and Randolph H. White in Deed Book 12664, Page 2661, Wake County Registry, South 89°26'03" West 731.69 feet to a found iron pipe on the eastern boundary of Tract 1 as said tract is shown and so designated on that certain plat entitled "Recombination Survey For James Walter Watkins" by Cawthorne, Moss & Panciera,

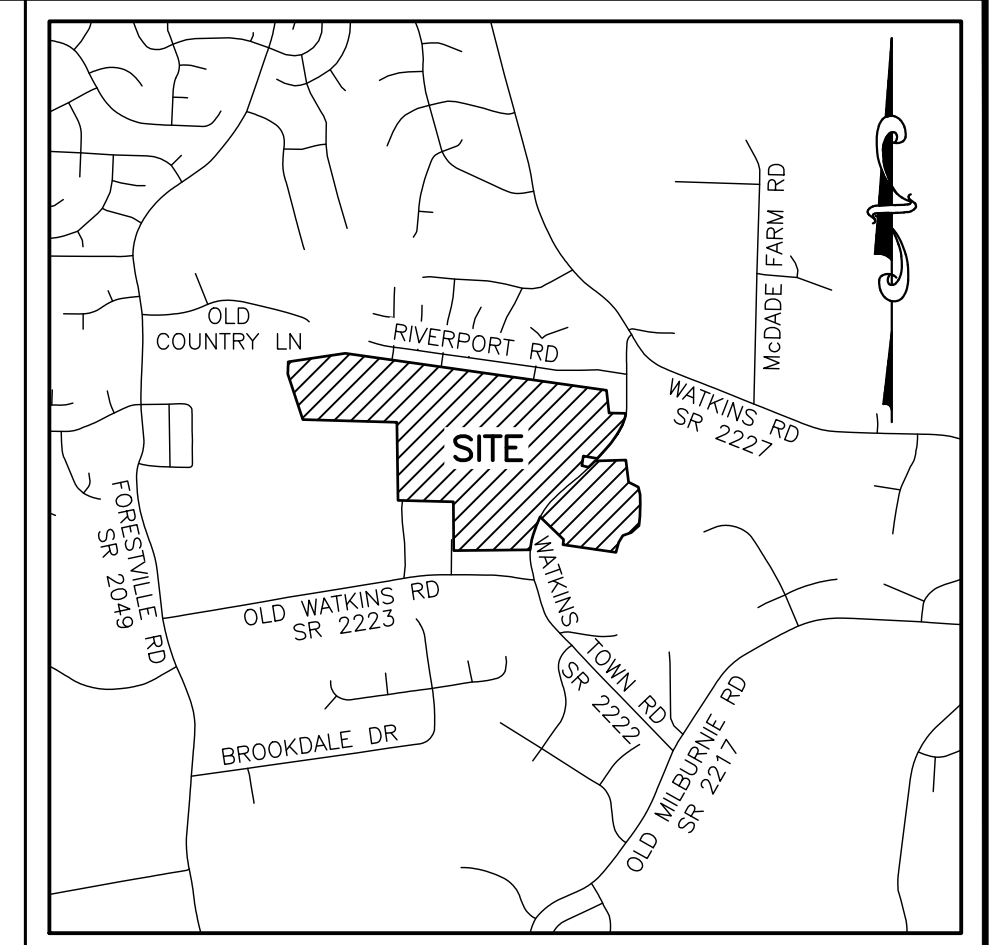
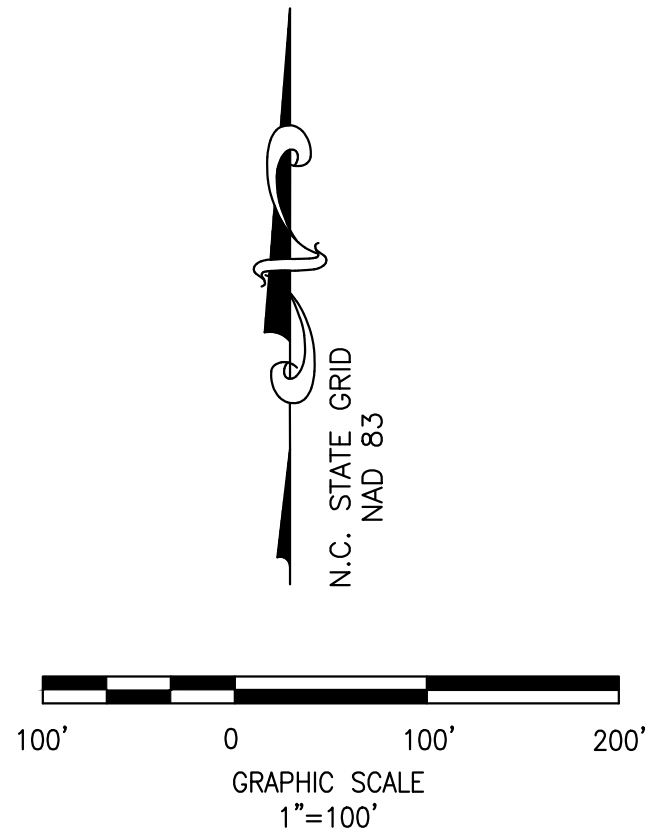
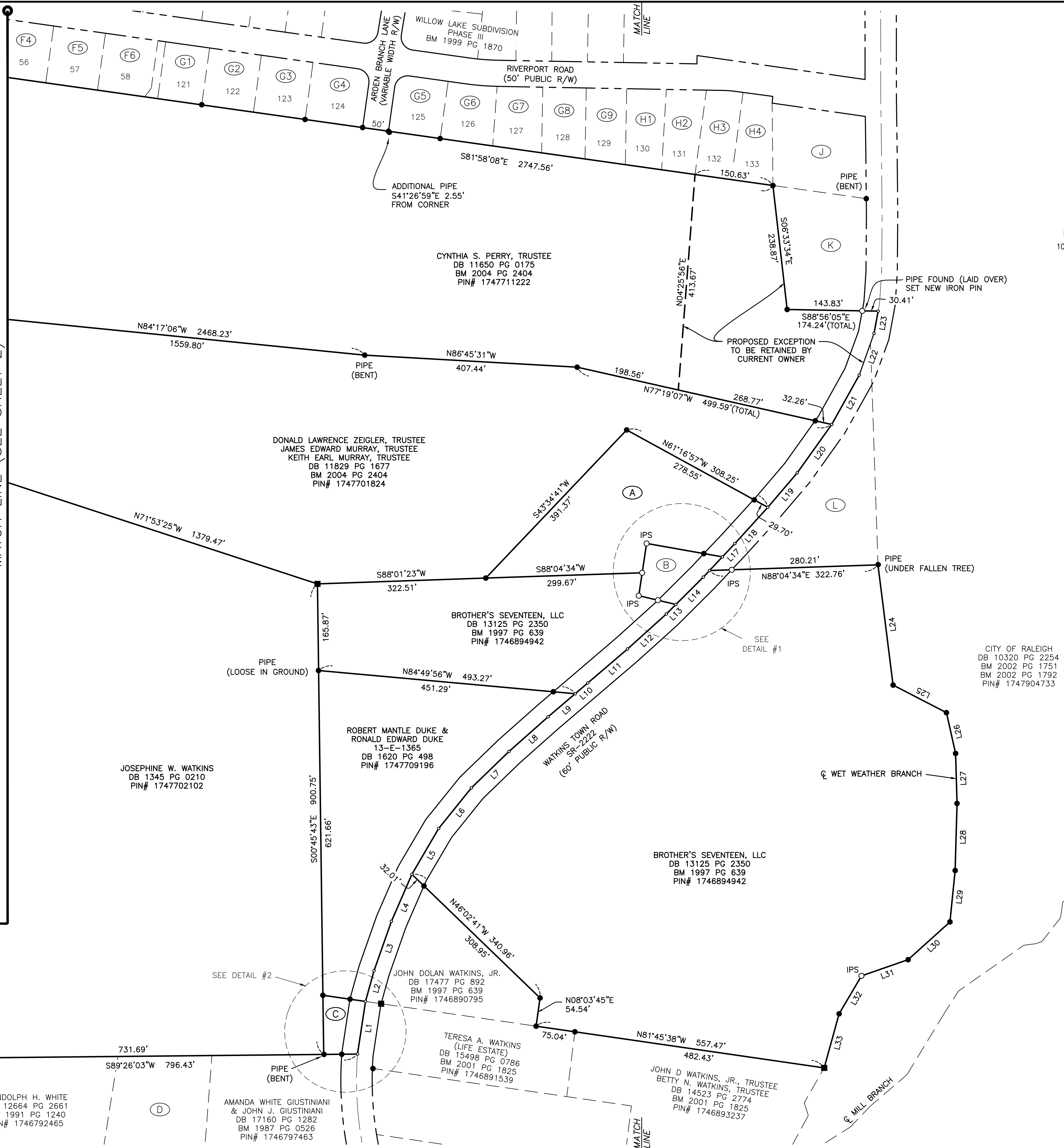
P.C., dated May 12, 2006 and recorded in Book of Maps 2006, Page 2247, Wake County Registry; thence along the eastern boundary of said Tract 1, North 00°21'09" West 509.19 feet to the northeast corner thereof; thence along the northern boundary of said Tract 1 and the northern boundary of the southern portion of Tract 2 of the same plat North 88°36'09" West 576.56 feet to a found bent iron rod at the southeast corner of the northern portion of said Tract 2; thence along the eastern boundary of the northern portion of said Tract 2, North 00°50'25" West 711.82 feet to a found axle at the northeast corner thereof, said axle also being an angle point in the southern boundary of Tract 2 as said tract is shown and so designated on a plat entitled "Recombination Survey for L. L. Watkins Heirs" by Gil Clark Surveying, dated December 5, 2004 and recorded in Book of Maps 2004, Page 2404, Wake County Registry; thence along the southern boundary of Tract 2 of said L. L. Watkins Heirs plat South 71°53'25" West 1379.47 feet to the point of beginning.

Containing 26.742 acres, more or less.

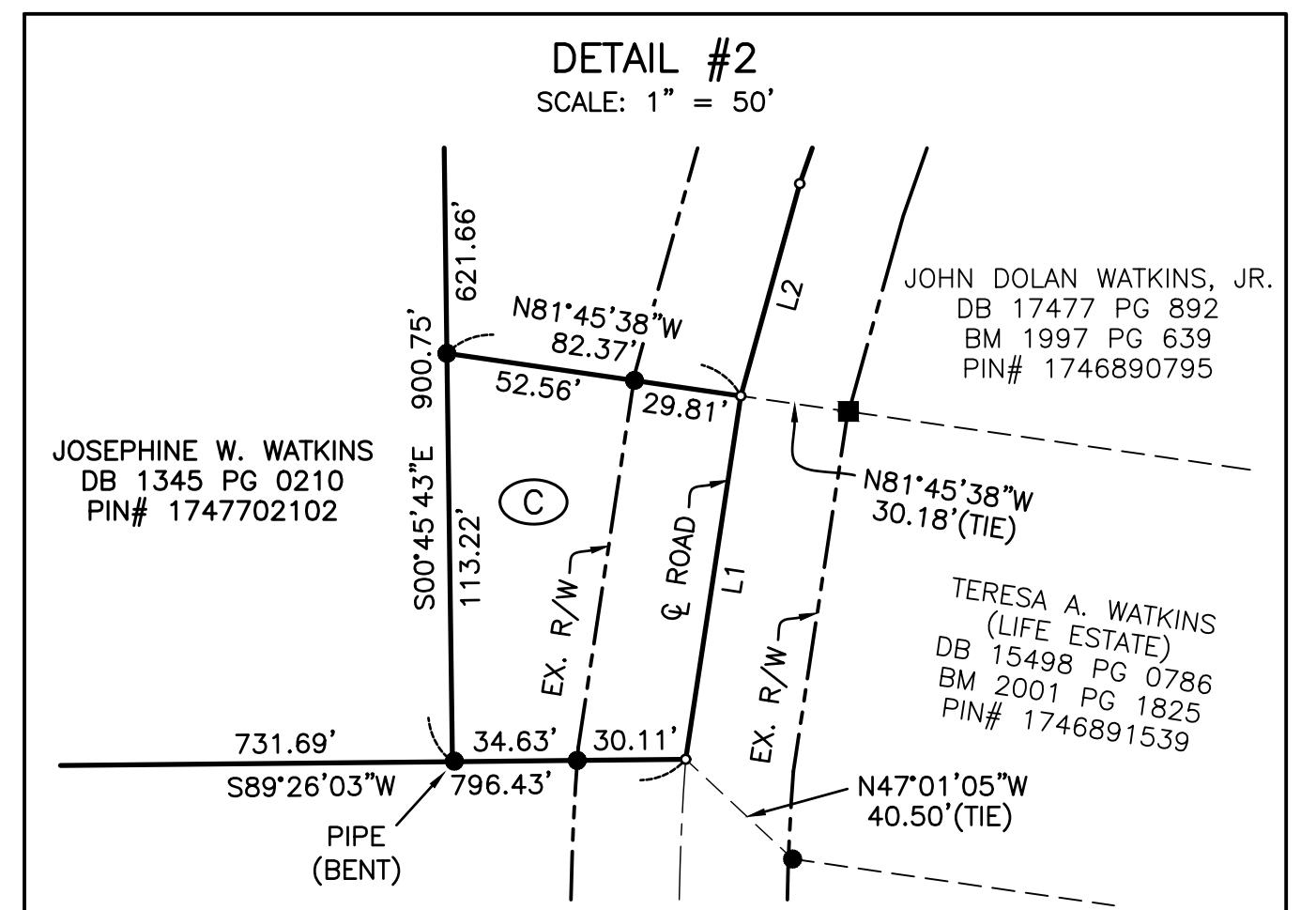
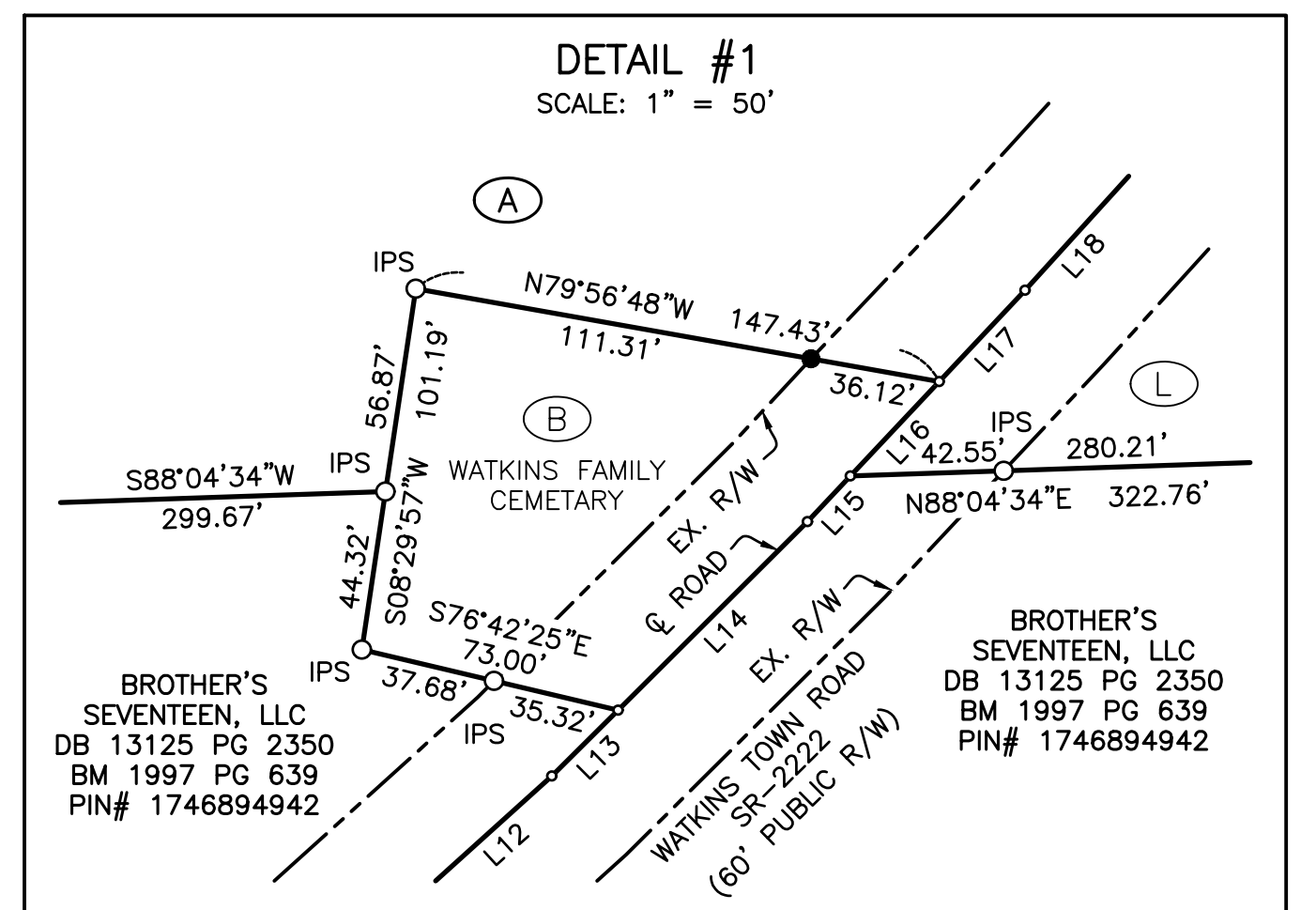
MATCH
LINE

■ FOUND CONCRETE MONUMENT
 ● FOUND IRON PIPE
 ⊗ FOUND MONUMENT AS NOTED
 IPS ○ IRON PIN SET (PINS NOT YET SET)
 ◦ DIMENSION POINT (NOTHING SET)
 R/W RIGHT OF WAY

MATCH LINE (SEE SHEET 2)



VICINITY MAP
SCALE: 1"=2000'



CITY OF RALEIGH
DB 10320 PG 2254
BM 2002 PG 1751
BM 2002 PG 1792
PIN# 1747904733



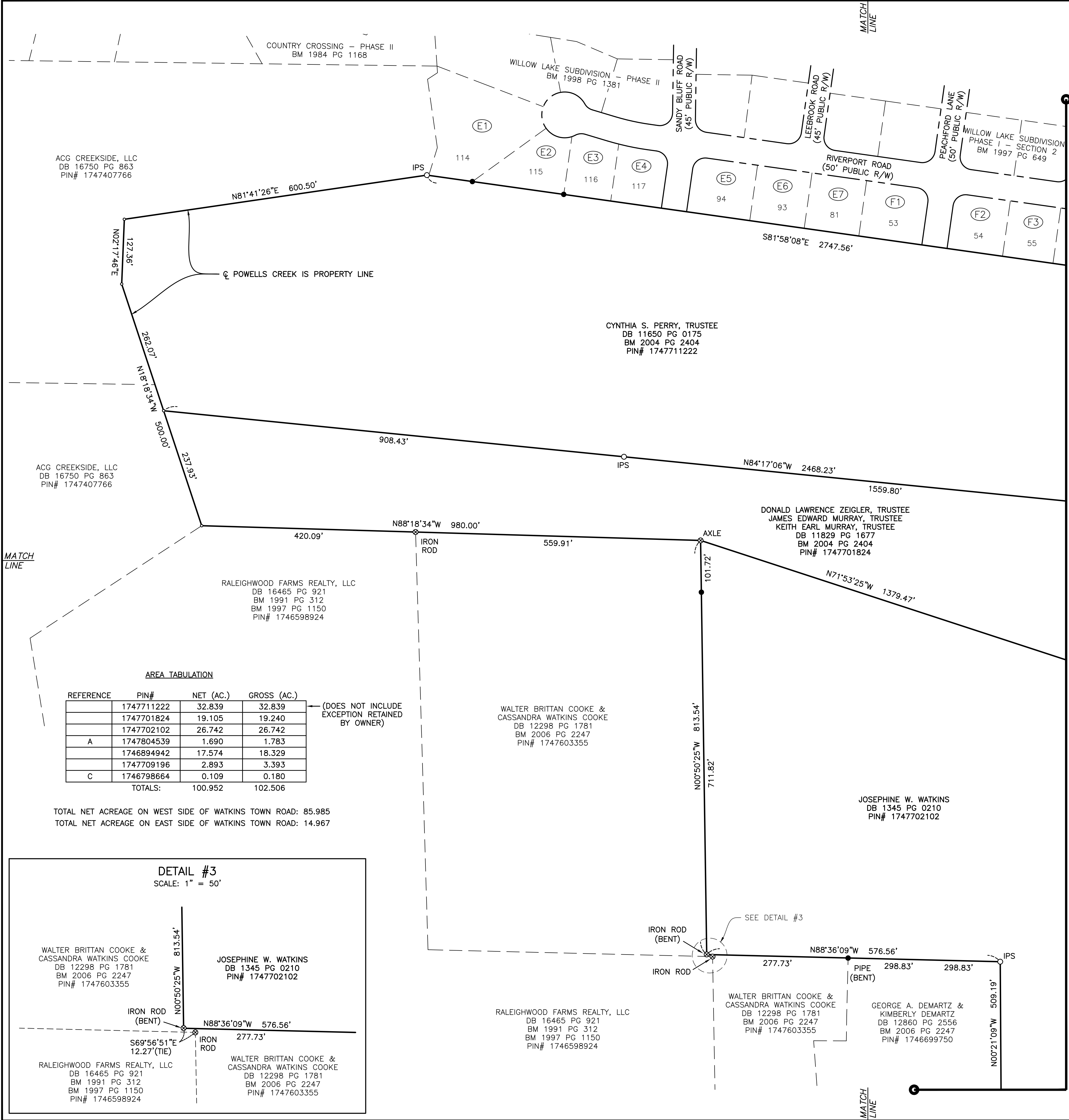
PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

Preliminary

WAKE FOREST TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT#:	
CHECKED BY: WTR	CONTRACT#:	JMT#: 20-03949-002
DATE: 05/04/2021	SCALE: 1"=100'	SHEET 1 OF 2



- (A) DONALD L. ZEIGLER
DB 4365 PG 0734
BM 1988 PG 2056
BM 2004 PG 2404
PIN# 1747804539
- (B) L. L. WATKINS &
FANNIE M. WATKINS
(WATKINS FAMILY CEMETARY)
DB 1326 PG 0135
DB 1482 PG 0592
BM 1997 PG 639
BM 2004 PG 2404
PIN# 1747805408
- (C) HILDA W. WATKINS &
JOSEPHINE W. WATKINS
DB 8628 PG 1022
PIN# 1746798664
- (D) RANDOLPH H. WHITE &
BRENDA GALE WHITE
DB 2698 PG 0035
BM 1978 VOL. 8 PG 897
PIN# 1746797463
- (E1) CHARLES MITCHELL GIBBS, III
& KENDRA CAMPBELL GIBBS
DB 8494 PG 1138
BM 1998 PG 1381
PIN# 1747610782
- (E2) LINDA ARMOUR
DB 11864 PG 2733
BM 1998 PG 1381
PIN# 1747612613
- (E3) TOMMY AUSTIN &
SUZANNE AUSTIN
DB 8288 PG 1479
BM 1998 PG 1361
PIN# 1747613612
- (E4) JEFFREY PETERSEN &
GRETCHEN PETERSEN
DB 10843 PG 1302
BM 1998 PG 1381
PIN# 1747614600
- (E5) JOHN D. BARRETT &
JENNIFER J. BARRETT
DB 8303 PG 0387
BM 1998 PG 1381
PIN# 1747615579
- (E6) STEPHEN GORDON RADFORD
DB 16416 PG 2258
BM 1998 PG 1381
PIN# 1747616597
- (E7) JAMES M. STENERSON &
KATHRYN C. STENERSON
DB 12870 PG 0001
BM 1998 PG 1381
PIN# 1747617596
- (F1) JOSEPH L. WHITNEY &
ROSEMARY A. WHITNEY
DB 7875 PG 0231
BM 1997 PG 0649
PIN# 1747619515
- (F2) DINH HO &
HANNA HO
DB 16624 PG 1928
BM 1997 PG 0649
PIN# 1747710573
- (F3) SUSAN GERTRUDE LEGATOWICZ
DB 14280 PG 1714
BM 1997 PG 0649
PIN# 1747711582
- (F4) MARY J. DUNCAN
DB 16318 PG 1538
BM 1997 PG 0649
PIN# 1747712580
- (F5) D.E. BORDEAUX
DB 9939 PG 2703
BM 1997 PG 0649
PIN# 1747713479
- (F6) JOSHUA KEMP &
ELISHA KEMP
DB 16457 PG 0024
BM 1997 PG 0649
PIN# 1747714477

- (G1) JOSETTE D. GREENE
DB 14506 PG 2004
BM 1999 PG 1870
PIN# 1747715484
- (G2) GARRY D. O'NEILL &
MARY M. O'NEILL
DB 8617 PG 1464
BM 1999 PG 1870
PIN# 1747716483
- (G3) BERNARD N. OKORORIE
& IFEOMA C. OKORORIE
DB 15527 PG 1674
BM 1999 PG 1870
PIN# 1747717471
- (G4) THOMAS E. SAVAGE
& PENNY C. SAVAGE
DB 8594 PG 0929
BM 1999 PG 1870
PIN# 1747718480
- (G5) DWIGHT ALLEN MYERS
& SUE ANNA MYERS
DB 15670 PG 0751
BM 1999 PG 1870
PIN# 1747810338
- (G6) JEROME GLENN &
KAREN L. BRANNON-GLENN
DB 8763 PG 0843
BM 1999 PG 1870
PIN# 1747811336
- (G7) MELISSA A. THORNTON
DB 15356 PG 0318
BM 1999 PG 1870
PIN# 1747812325
- (G8) JACLYNN SZWAGIEL
DB 17684 PG 1995
BM 1999 PG 1870
PIN# 1747813315
- (G9) RAYMOND J. BOYDEN &
KATHLEEN PIDKAMENY
DB 17454 PG 2409
BM 1999 PG 1870
PIN# 1747813394
- (H1) JESSE D. HERRERA &
CHRISTINA R. LEE-HERRERA
DB 8811 PG 1576
BM 1999 PG 1870
PIN# 1747814373
- (H2) ALLEN G. JOHNSON &
MAKAYLA R. JOHNSON
DB 16781 PG 2146
BM 1999 PG 1870
PIN# 1747815343
- (H3) AMANDA IBBOTT
DB 15435 PG 0146
BM 1999 PG 1870
PIN# 1747816312
- (H4) STEPHEN B. SNOWDEN &
REBECCA LYNN SNOWDEN
DB 13407 PG 2471
BM 1999 PG 1870
PIN# 1747816381
- (J) FERNANDO LUGO
DB 13893 PG 2435
PIN# 1747818209
- (K) LINDA WATKINS STELL
DB 2332 PG 0239
PIN# 1747818131
- (L) DONALD LAWRENCE ZEIGLER, TRUSTEE
JAMES EDWARD MURRAY, TRUSTEE
KEITH EARL MURRAY, TRUSTEE
DB 11829 PG 1677
BM 2004 PG 2404
PIN# 1747807577

100' 0 100' 200'

GRAPHIC SCALE
1"=100'

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND IRON PIPE
- FOUND MONUMENT AS NOTED
- IPS IRON PIN SET (PINS NOT YET SET)
- DIMENSION POINT (NOTHING SET)
- R/W RIGHT OF WAY

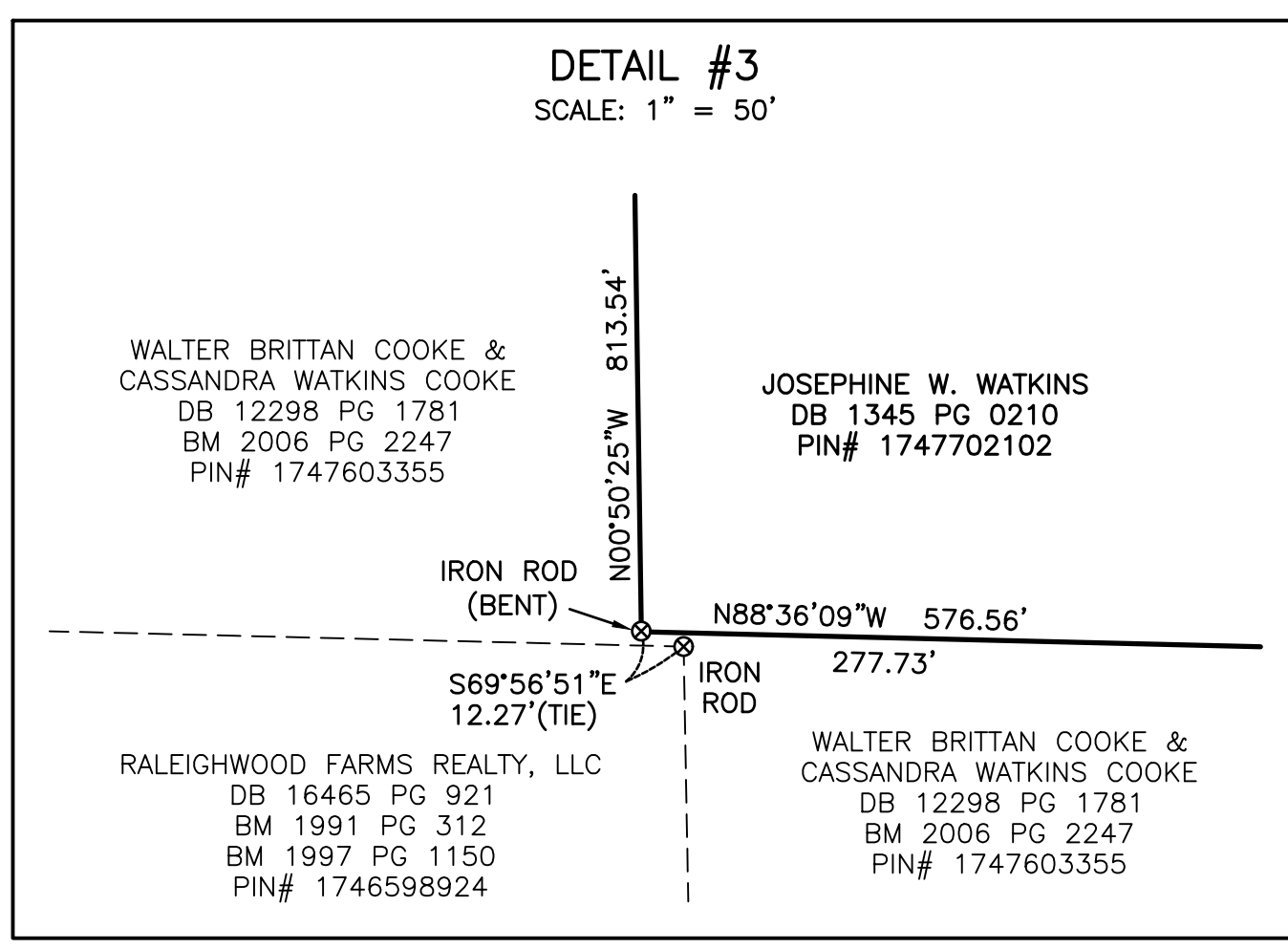
LINE	BEARING	DISTANCE
L1	N08°37'07"E	101.92'
L2	N15°32'48"E	61.10'
L3	N19°23'09"E	100.01'
L4	N23°32'30"E	98.34'
L5	N30°19'09"E	101.57'
L6	N38°52'18"E	100.01'
L7	N45°58'57"E	99.97'
L8	N48°25'08"E	100.02'
L9	N49°33'18"E	68.18'
L10	N49°33'18"E	31.80'
L11	N49°30'08"E	100.04'
L12	N47°55'56"E	100.00'
L13	N45°08'41"E	25.87'
L14	N45°08'41"E	74.13'
L15	N43°14'41"E	17.38'
L16	N43°14'41"E	35.94'
L17	N43°14'41"E	34.76'
L18	N42°17'05"E	93.97'
L19	N40°30'23"E	86.60'
L20	N35°27'19"E	113.81'
L21	N29°10'25"E	108.24'
L22	N19°31'10"E	84.68'
L23	N10°28'10"E	43.33'
L24	S07°09'43"E	231.86'
L25	S62°40'13"E	115.01'
L26	S12°39'12"E	80.04'
L27	S01°38'05"E	95.74'
L28	S01°36'45"W	128.42'
L29	S05°46'39"W	98.90'
L30	S47°55'56"W	107.81'
L31	S70°51'42"W	94.59'
L32	S30°34'02"W	84.23'
L33	S15°24'01"W	107.47'

AREA TABULATION

REFERENCE	PIN#	NET (AC.)	GROSS (AC.)
	1747711222	32.839	32.839
	1747701824	19.105	19.240
	1747702102	26.742	26.742
A	1747804539	1.690	1.783
	1746894942	17.574	18.329
	1747709196	2.893	3.393
C	1746798664	0.109	0.180
TOTALS:		100.952	102.506

(DOES NOT INCLUDE EXCEPTION RETAINED BY OWNER)

TOTAL NET ACREAGE ON WEST SIDE OF WATKINS TOWN ROAD: 85.985
TOTAL NET ACREAGE ON EAST SIDE OF WATKINS TOWN ROAD: 14.967



LINE	BEARING	DISTANCE	
L1	N08°37'07"E	101.92'	(S06°E 113')(3)
L2	N15°32'48"E	61.10'	(N18°02'35"E 61.15')(2)
L3	N19°33'09"E	100.01'	(N21°52'56"E 100.01')(2)
L4	N23°32'30"E	98.34'	(N26°02'17"E 99.97')(2)
L5	N30°19'09"E	101.57'	(N32°55'33"E 99.95')(2)
L6	N38°52'18"E	100.01'	(N41°22'05"E 100.01')(2)
L7	N45°58'57"E	99.97'	(N48°28'44"E 99.97')(2)
L8	N48°25'08"E	100.02'	(N50°54'55"E 100.02')(2)
L9	N49°33'18"E	68.18'	(N52°03'05"E 67.97')(2)
L10	N49°33'18"E	31.80'	(N52°03'05"E 32.01')(2)
L11	N49°30'08"E	100.04'	(N51°59'55"E 100.04')(2)
L12	N47°55'36"E	100.00'	(N50°25'23"E 100.00')(2)
L13	N45°08'41"E	25.87'	(N47°38'28"E)(2)
L14	N45°08'41"E	74.13'	(N47°38'28"E)(2)
L15	N43°14'41"E	17.38'	(N45°37'51"E 17.22')(2)
L16	N43°14'41"E	35.94'	(N45°37'51"E)(2)
L17	N43°14'41"E	34.76'	(N43°17'27"E 34.81')(1)
L18	N42°17'05"E	93.97'	(N42°18'29"E 94.03')(1)
L19	N40°30'23"E	86.60'	(N40°31'43"E 86.54')(1)
L20	N35°27'19"E	113.81'	(N35°28'43"E 113.80')(1)
L21	N29°10'25"E	108.24'	(N29°11'51"E 108.25')(1)
L22	N19°31'10"E	84.58'	
L23	N10°28'10"E	43.33'	
L24	S07°09'43"E	231.86'	(N04°39'56"E 232.11')(2)
L25	S62°40'13"E	115.01'	(N60°10'26"E 115.01')(2)
L26	S12°39'12"E	80.04'	(N10°09'25"E 80.04')(2)
L27	S01°38'05"E	95.74'	(N00°51'42"E 95.74')(2)
L28	S01°36'45"W	128.42'	(N04°06'32"E 128.42')(2)
L29	S05°46'39"W	98.90'	(N08°16'26"E 98.90')(2)
L30	S47°55'56"W	107.81'	(N50°25'43"E 107.81')(2)
L31	S70°51'42"W	94.59'	(N73°21'28"E 94.60')(2)
L32	S30°34'02"W	84.23'	(N33°03'49"E 84.23')(2)
L33	S15°24'01"W	107.47'	(N17°53'48"E 107.47')(2)

MATCH LINE

LEGEND

- (1) RECORD DATA PER BM 2004 PG 2404
 - (2) RECORD DATA PER BM 1997 PG 639
 - (3) RECORD DATA PER DB 8628 PG 1022
 - (4) RECORD DATA PER BM 1999 PG 2239
 - (5) RECORD DATA PER DB 1345 PG 210
 - (6) RECORD DATA PER BM 2006 PG 2247
- FOUND CONCRETE MONUMENT
 - FOUND IRON PIPE
 - ⊙ FOUND MONUMENT AS NOTED
 - IPS IRON PIN SET
 - DIMENSION POINT (NOTHING SET)
 - R/W RIGHT OF WAY
 - C&G CURB AND GUTTER
 - CP&L CAROLINA POWER AND LIGHT COMPANY
 - CATV CABLE TV RISER
 - ☐ TELEPHONE RISER
 - ☐ POWER POLE
 - ☐ RIGHT OF WAY
 - ☐ SANITARY SEWER MANHOLE
 - ☐ WATER VALVE
 - ☐ WELL
 - FENCE
 - OVERHEAD ELECTRIC LINE

MATCH LINE
(SEE SHEET 3)

GEORGE A. DEMARTZ &
KIMBERLY DEMARTZ
DB 12860 PG 2556
BM 2006 PG 2247
PIN# 1746699750

RANDOLPH H. WHITE
DB 12664 PG 2661
BM 1991 PG 1240
PIN# 1746792465

SEE DETAIL #3
30' CP&L EASEMENT
DB 2709 PG 329
&
TIME WARNER ENTERTAINMENT EASEMENT
DB 12725 PG 457

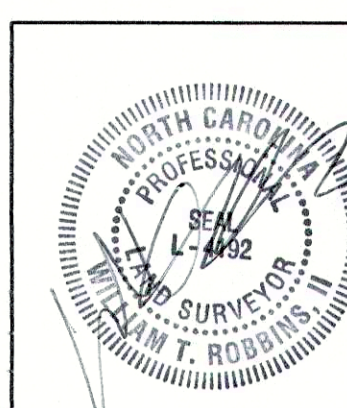
AMANDA WHITE GIUSTINIANI
& JOHN J. GIUSTINIANI
DB 17160 PG 1282
BM 1987 PG 0526
PIN# 1746797463

JOHN DOLAN WATKINS, JR.
DB 17477 PG 892
BM 1997 PG 639
PIN# 1746890795

TERESA A. WATKINS
(LIFE ESTATE)
DB 15498 PG 0786
BM 2001 PG 1825
PIN# 1746891539

TRACT IV
BROTHER'S SEVENTEEN, LLC
DB 13125 PG 2350
BM 1997 PG 639
PIN# 1746894942
2932 WATKINS TOWN RD
14.966 AC. (NET)(EAST SIDE OF ROAD)

CITY OF RALEIGH
DB 10320 PG 2254
BM 2002 PG 1751
BM 2002 PG 1792
PIN# 1747904733



JOHNSON, MIRMIRAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236
PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtvo@jmt-engineering.com

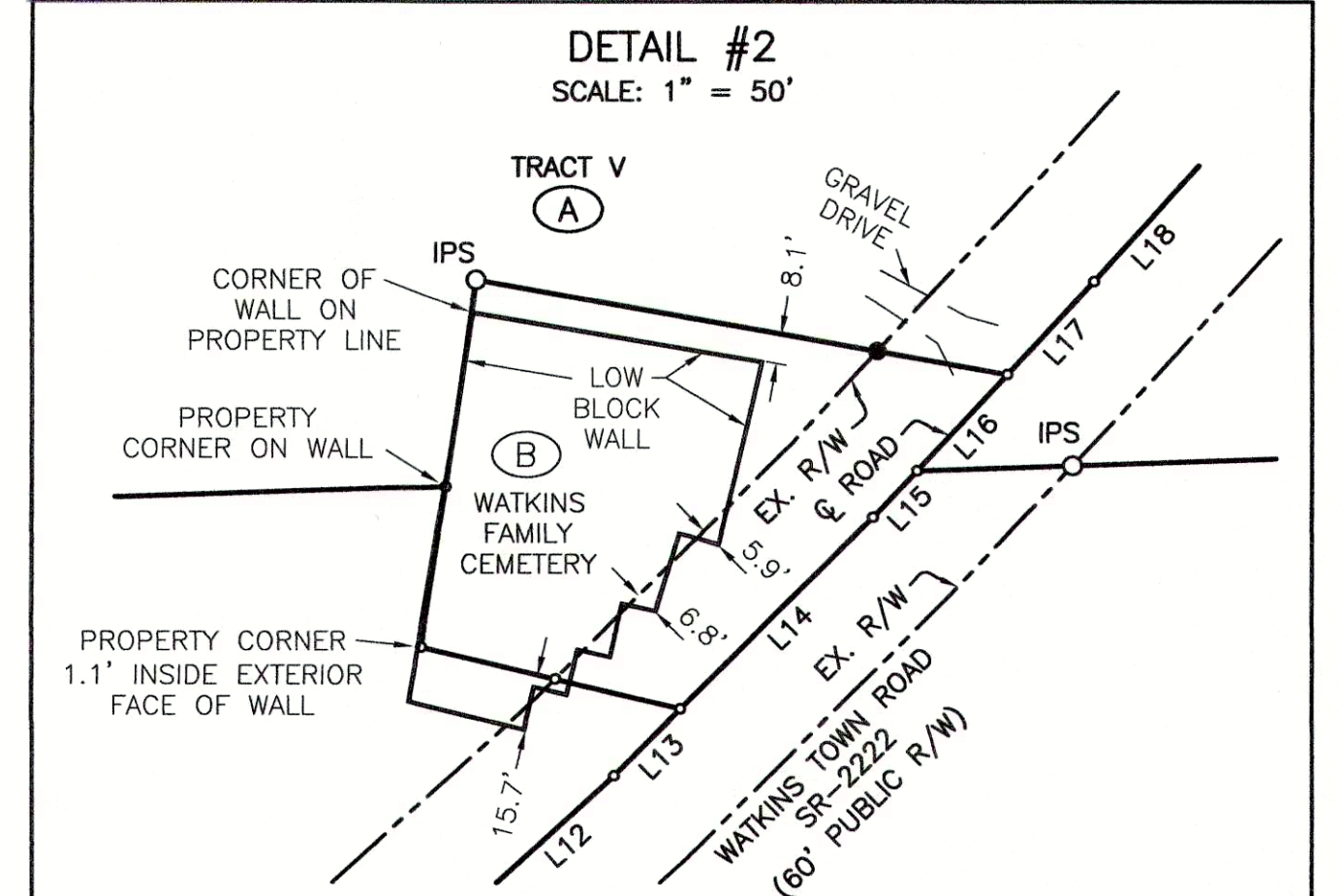
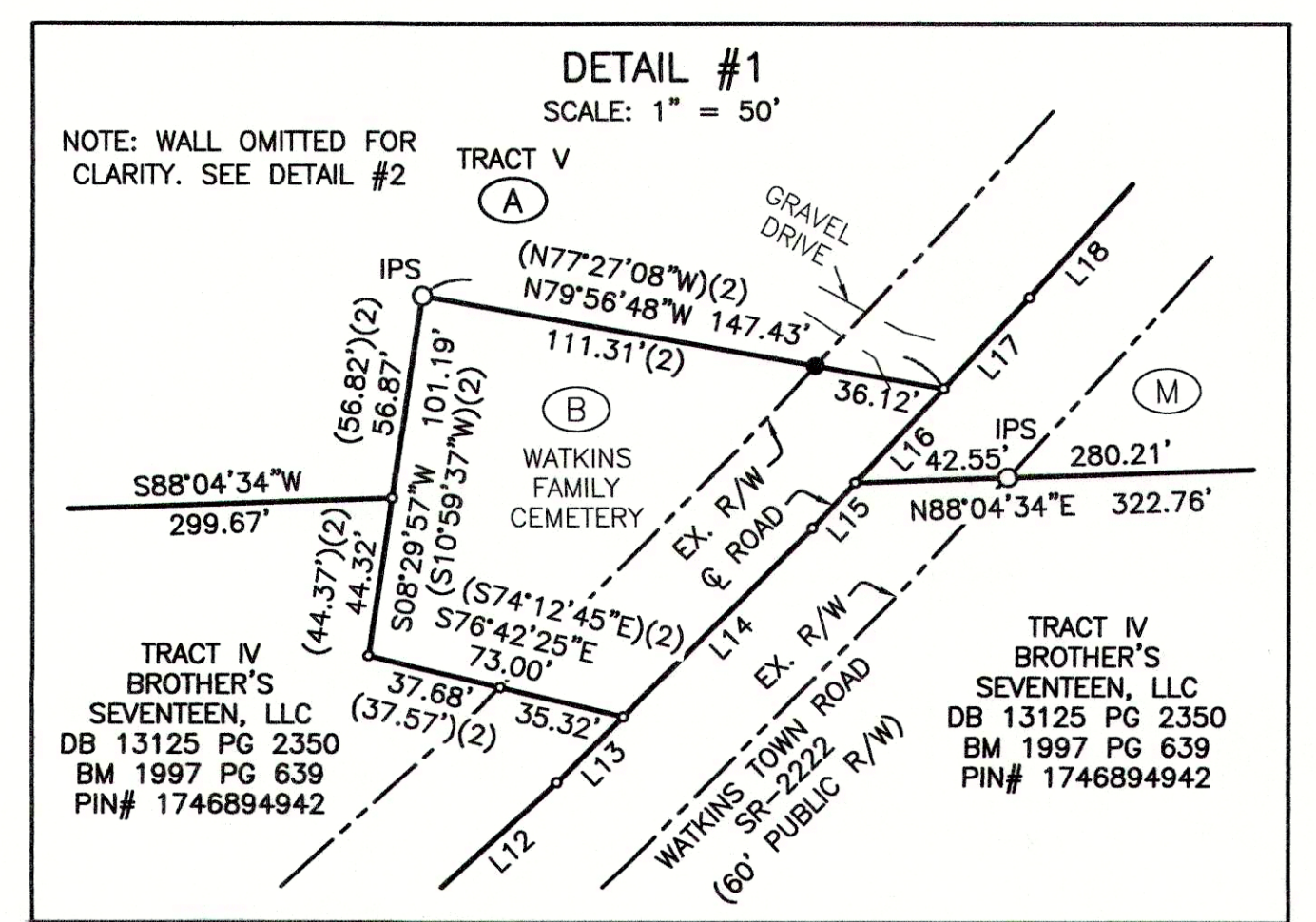
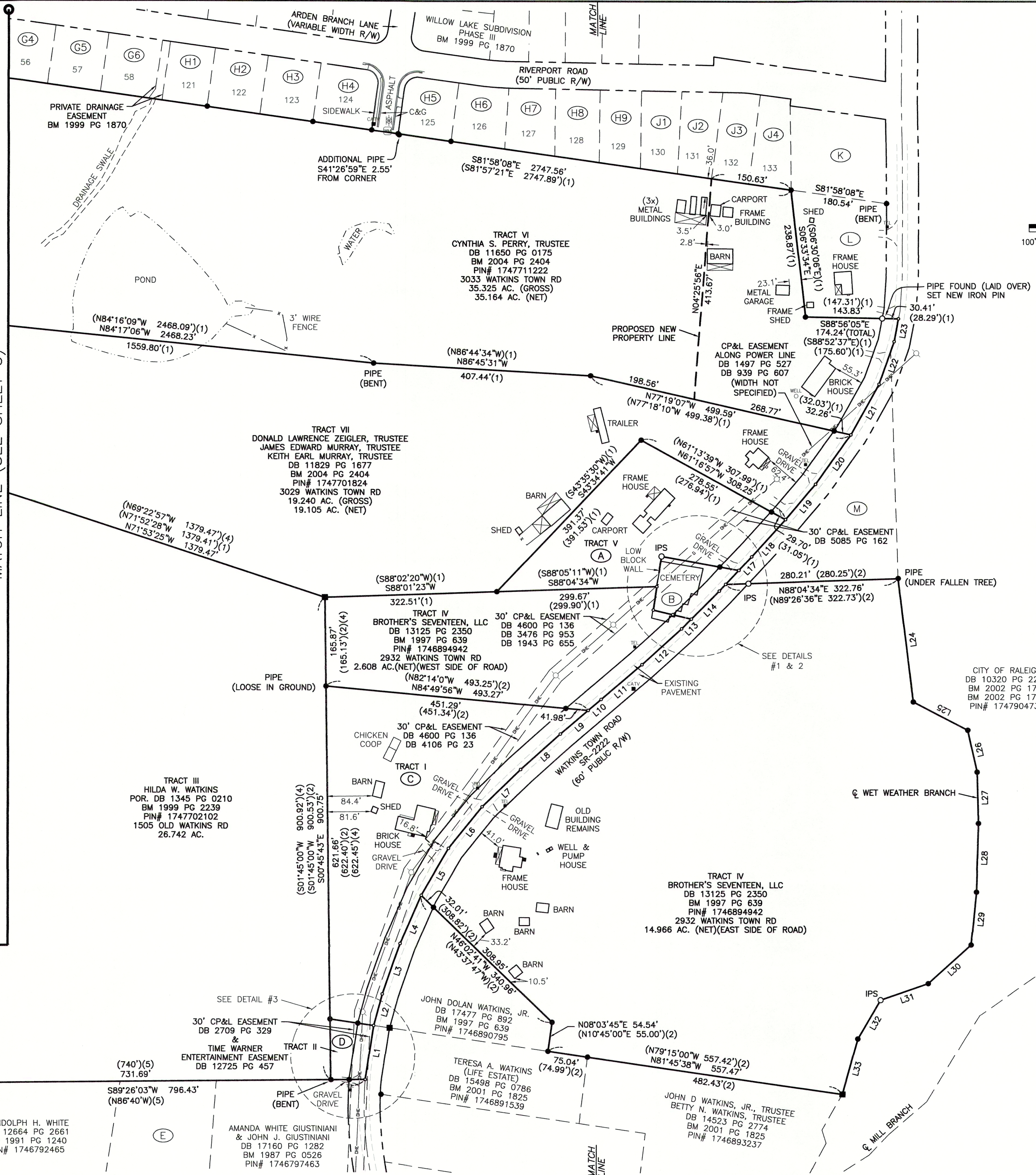
REVISION #	DATE	REASON FOR REVISION
1	5/19/21	AMENDED TITLE COMMISSION

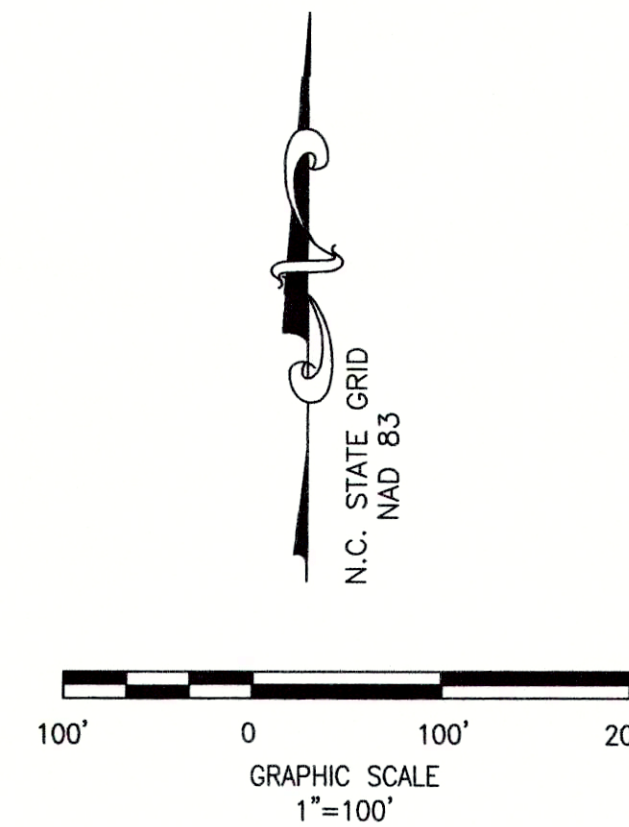
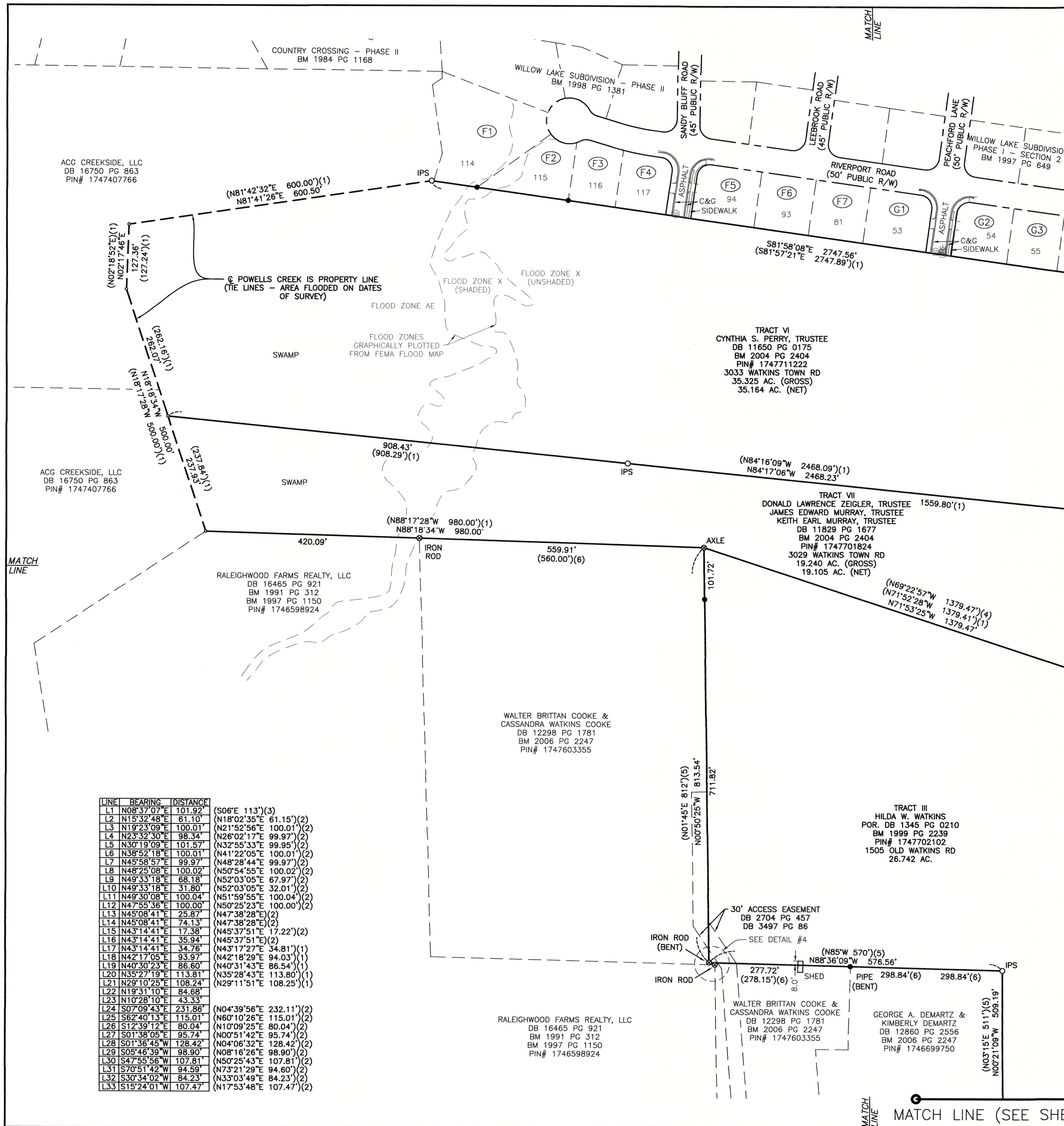
ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR
LENNAR CAROLINAS, LLC
EVERLEE SUBDIVISION
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

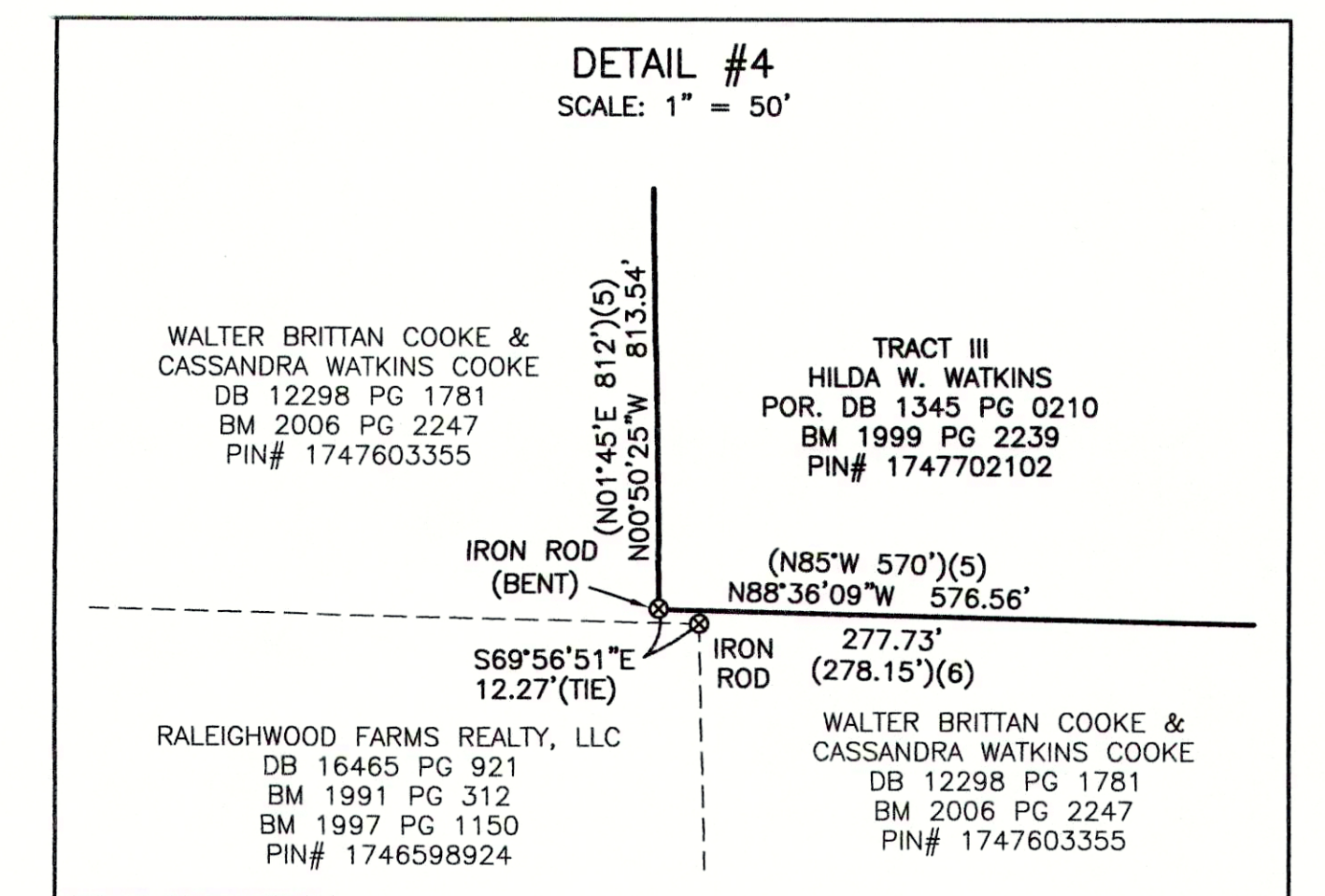
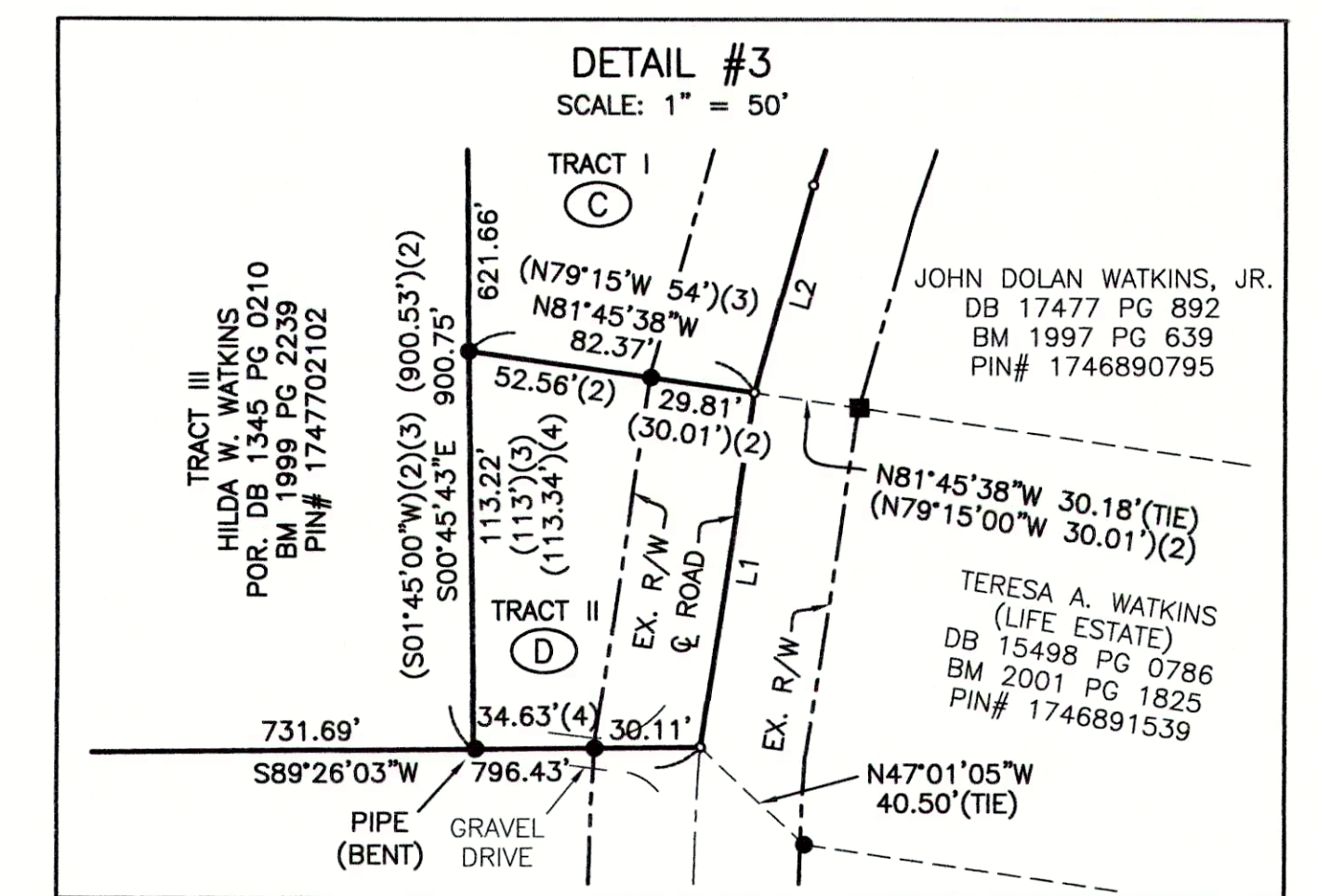
DRAWN BY: JSZ	PROJECT#:	JMT# 20-03949-002
CHECKED BY: WTR	CONTRACT#:	
DATE: 05/13/2021	SCALE: 1"=100'	SHEET 2 OF 3

MATCH LINE (SEE SHEET 3)



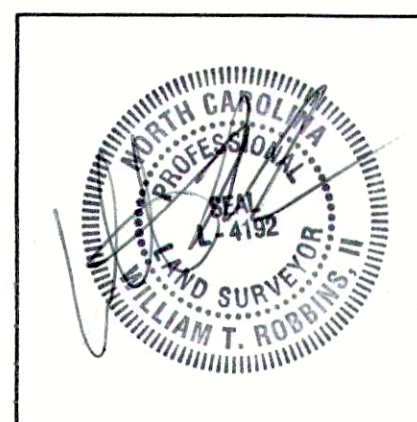


- LEGEND**
- (1) RECORD DATA PER BM 2004 PG 2404
 - (2) RECORD DATA PER BM 1997 PG 639
 - (3) RECORD DATA PER DB 8628 PG 1022
 - (4) RECORD DATA PER BM 1999 PG 2239
 - (5) RECORD DATA PER DB 1345 PG 210
 - (6) RECORD DATA PER BM 2006 PG 2247
 - FOUND CONCRETE MONUMENT
 - FOUND IRON PIPE
 - FOUND MONUMENT AS NOTED
 - IPS ○ IRON PIN SET
 - DIMENSION POINT (NOTHING SET)
 - R/W RIGHT OF WAY
 - C&G CURB AND GUTTER
 - CP&L CAROLINA POWER AND LIGHT COMPANY
 - C&L CABLE TV RISER
 - TELEPHONE RISER
 - POWER POLE
 - RIGHT OF WAY
 - SANITARY SEWER MANHOLE
 - WATER VALVE
 - WELL
 - FENCE
 - OVERHEAD ELECTRIC LINE



JMT JOHNSON, MIRMIRAN & THOMPSON
Engineering A Brighter Future®
 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmtvo@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION
1	5/14/21	PROJECT FILE CORRECTED



ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
LENNAR CAROLINAS, LLC
EVERLEE SUBDIVISION
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT#:	JMT# 20-03949-002
CHECKED BY: WTR	CONTRACT#:	
DATE: 05/13/2021	SCALE: 1"=100'	SHEET 3 OF 3

I, RONALD W. MERCER, CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, SEE REFERENCES, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM SOURCES, AS REFERENCED, AND WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED, THAT THE ERROR OF CLOSURE, BEFORE ADJUSTMENT, AS CALCULATED BY LATITUDES AND DEPARTURES IS 1" IN 209,183'. AREA COMPUTATIONS BY COORDINATES. ADJUSTMENT BY COMPASS METHOD. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL OR STAMP THIS 24 DAY OF MARCH 1997.

Ronald W. Mercer, R.L.S. # 1475



I, Ronald W. Mercer, certify the following checked category:
(a) That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;

Witness my original signature, registration number and stamp or seal this 24 day of March 1997.

Ronald W. Mercer, R.L.S. # 1475

WAKE COUNTY, NORTH CAROLINA
I, KAREN M. WHEELER, A NOTARY PUBLIC OF THE AFORESAID COUNTY AND STATE CERTIFY THAT RONALD W. MERCER, R.L.S. # 1475 PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 24 DAY OF March 1997.

Karen M. Wheeler
NOTARY PUBLIC
MY COMMISSION EXPIRES SEPTEMBER 18, 1997

CERTIFICATION OF OWNERSHIP

THE UNDERSIGNED HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF WAKE AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT.

Fannie M. Watkins, Joy H. Duke P.O.A.
OWNER
JOYCE DUKE, POWER OF ATTORNEY FOR FANNIE M. WATKINS

County, North Carolina
I, Karen M. Wheeler, a Notary Public of the aforesaid County and State certify that Joyce H. Duke personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my Hand and Official Stamp or Seal this 13 day of March 1997.
Karen M. Wheeler
Notary Public
My Commission expires 9-18-97

NOTES:
There shall be no filling or the erection of permanent structures in the areas of Wake County Flood Hazard Soils or Federal Emergency Management Agency Zones until a flood study is approved by Wake County or FEMA. Before acquiring a building permit for lots marked by "*" (an asterisk) the builder may need to obtain a Flood Hazard Permit from County Zoning Administration. The builder's engineer, architect or surveyor must certify on any permit that all flood hazard requirements are met.

CERTIFICATION OF SUBDIVISION REVIEW BY WAKE COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT LOTS SHOWN ON THIS PLAT FOR LOT 2B FANNIE M. WATKINS HAVE BEEN PRELIMINARILY REVIEWED FOR MINIMUM SPACE REQUIREMENTS FOR SEWAGE DISPOSAL AND WATER SUPPLY SYSTEM. BASED ON THIS PRELIMINARY REVIEW, IT APPEARS THAT LOTS ON THIS PLAT PROBABLY WILL MEET APPROPRIATE WAKE COUNTY DEPARTMENT OF HEALTH REGULATIONS. NOTE THAT THIS PRELIMINARY CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK, NOR DOES IT GUARANTEE FINAL APPROVAL FOR ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITTING.

4-16-97
DATE
Ed Duke, R.L.S.
WAKE COUNTY HEALTH DIRECTOR OR AUTHORIZED REPRESENTATIVE

WAKE COUNTY CERTIFICATION

I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF WAKE COUNTY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

4-16-97
DATE
APRIL 16 1997
APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE

4-30-97

WAKE COUNTY, NORTH CAROLINA
THE FOREGOING CERTIFICATE OF KAREN M. WHEELER, NOTARY PUBLIC IS CERTIFIED TO BE CORRECT. THIS INSTRUMENT

WAS PRESENTED FOR REGISTRATION AT 10 O'CLOCK A.M.
THIS 17th DAY OF April 1997

LAURA M. RIDDICK
REGISTER OF DEEDS
By Elizabeth E. Joffe
ASSISTANT REGISTER OF DEEDS

Recorded in Map Book 1997 Page 639

THIS MAP IS IN THE PLANNING JURISDICTION OF WAKE COUNTY

L.L. WATKINS
PIN 1747.04-71-7146
DB 1326 PG 135

DONALD L. ZEIGLER
PIN 1747.04-80-4539
MB 1986 PG 2056

N/F
MAGGIE MASSEY
PIN 1747.04-91-7917

N1°45'00"E BASE BEARING FROM MAP BY E.C. SMITH
900.53 TOTAL TO SET CONCRETE MONUMENT
REPLACING PLANTED STONE (REF-DEED) AND EXISTING
IRON AXLE [2" TALL WITH LESS THAN 6 INCHES IN GROUND]

FLOOD HAZARD
SOILS LINE
PER: WAKE COUNTY

EXISTING PARCEL - SHOWN FOR CLARITY
IMPROVEMENTS NOT SHOWN
WILLARD R. & JOYCE DUKE
PIN 1747.04-70-9199
DB 1620 PG 498

3.398 ACRES TO EXISTING CENTER
2.898 ACRES TO R/W

WATKINS FAMILY CEMETARY
0.072 ACRES - PIN 1747.04-80-5408
(THIS AREA NOT INCLUDED WITH LOT 2A)

LOT 2A *

FANNIE M. WATKINS
DEED BOOK 1482 PAGE 592 - TRACT # 1, LOT # 2
PIN 1746.02-89-4872

2.612 ACRES TO R/W - WEST SIDE OF ROAD
14.957 ACRES TO R/W - EAST OF ROAD
17.569 ACRES TOTAL LOT 2A

LOT 2B

42,943 SF
0.986 ACRES

TERESA A. WATKINS
TRACT 2A
MB 1993 PG 1608

DORIS S. WATKINS
TRACT 1A
MB 1993 PG 1608
PIN 1746.02-89-2384

REFERENCE:
BEARINGS ON THIS MAP ARE REFERENCED TO AN UNRECORDED MAP OF THE DIVISION OF THE "ANNE K. WATKINS ESTATE" PREPARED BY E.C. SMITH, R.L.S. # 597 (DECEASED) DATED NOV. 8, 1981
PIN 1746.02-89-4872
REFERENCE DEED BOOK 1482 PAGE 592 TRACT 1, LOT 2
MB 1993 PG 1608
MB 1978 PG 897
MB 1987 PG 526
ZONED R-30
ALL AREAS SHOWN ARE TO THE RIGHT-OF-WAY OF NCSR # 2222 - WATKINS TOWN ROAD
PROPERTY IS NOT WITHIN 2000' OF GRID CONTROL

LEGEND:
● = EXISTING IRON PIPE
○ = SET IRON PIPE
x = COMPUTED POINT - NOT SET
Δ = PK NAIL OR SPIKE - CONTROL CORNER
■ = EXISTING CONCRETE MONUMENT - CONTROL CORNER
■ = SET CONCRETE MONUMENT - CONTROL CORNER
— = CENTERLINE

MINOR SUBDIVISION

PROPERTY OF
FANNIE M. WATKINS

DIVISION OF REMAINDER OF TRACT 1, LOT 2
DEED BOOK 1482 PAGE 592 - TRACT # 1, LOT # 2
PIN 1746.02-89-4872

CREATING
LOT 2A & LOT 2B

LOCATED IN WAKE FOREST TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

100 50 0 100 200
SCALE: 1" = 100 FT

DRAWN BY RWM

DATE MARCH 10, 1997

JOB NUMBER \WATKINS\WATKINS2

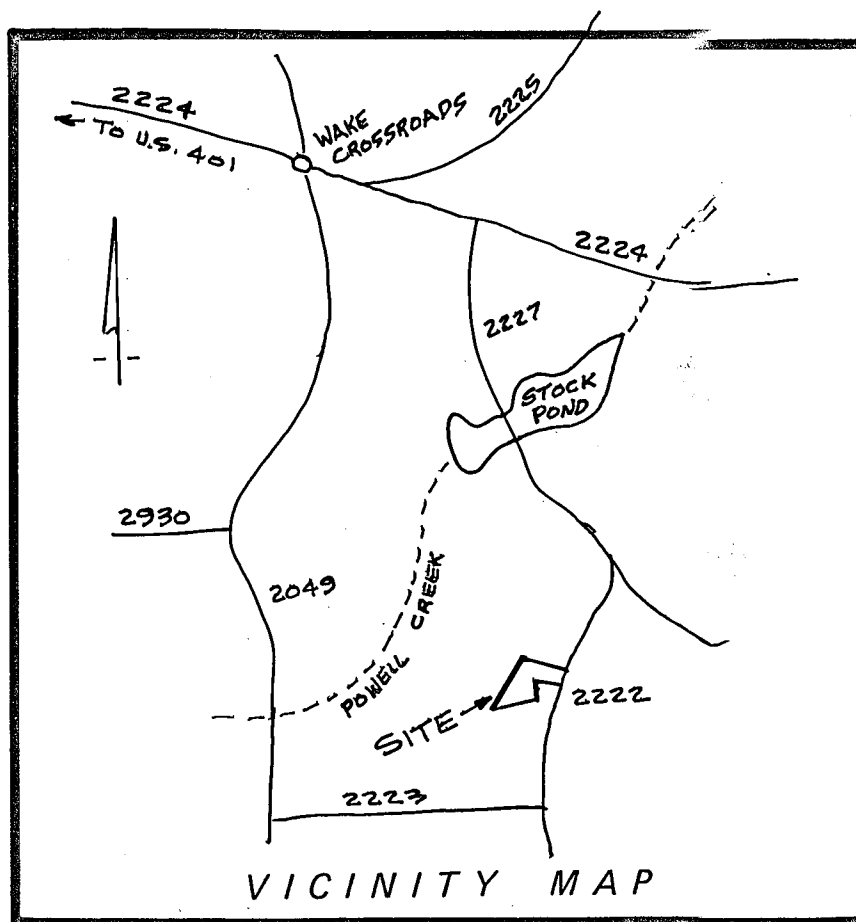
4084 BARRETT DRIVE

RALEIGH, N.C.

787-8114

LAND
TECH
SURVEYORS INC.

5-442-96

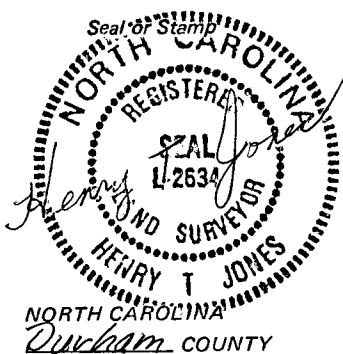


LEGEND

- Lines Surveyed
- Lines Not Surveyed
- EIP ----- Existing Iron Pipe Control Corner
- ECM ----- Existing Concrete Monument
- NIP ----- New Iron Pipe
- PKN ----- P K Nail
- DMD ----- Double Meridian Distance
- R/W ----- Right of Way
- DB ----- Deed Book
- CM ----- Concrete Monument
- ELS ----- Existing Lightwood Stake

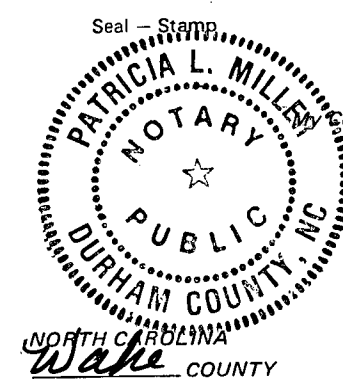
NORTH CAROLINA
WAKE COUNTY

I, HENRY T. JONES, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book 1326, page 135, etc.) (other), that the ratio of precision as calculated by latitude and departures is 1/25,000 +, that the boundaries not surveyed are shown as broken lines plotted from information found in Book 1326, page 135; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and seal this 19 day of SEPT., A.D., 19 86.



Henry T. Jones
Surveyor
L-2634
Registration Number

I, a Notary Public of the County and State aforesaid, certify that Henry Jones, a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30th day of September, 19 86.



Patricia L. Miller
Notary Public
Commission expires 9-1-88

The foregoing certificate of Patricia L. Miller, Notary Public, is certified to be correct. This instrument was presented for registration and recorded in Plat Book 1986, page 2056 This November 21, 19 86 at 1:30 P.M.

KENNETH C. WILKINS
Register of Deeds

James B. Johnson Deputy
Assistant Reg. of Deeds

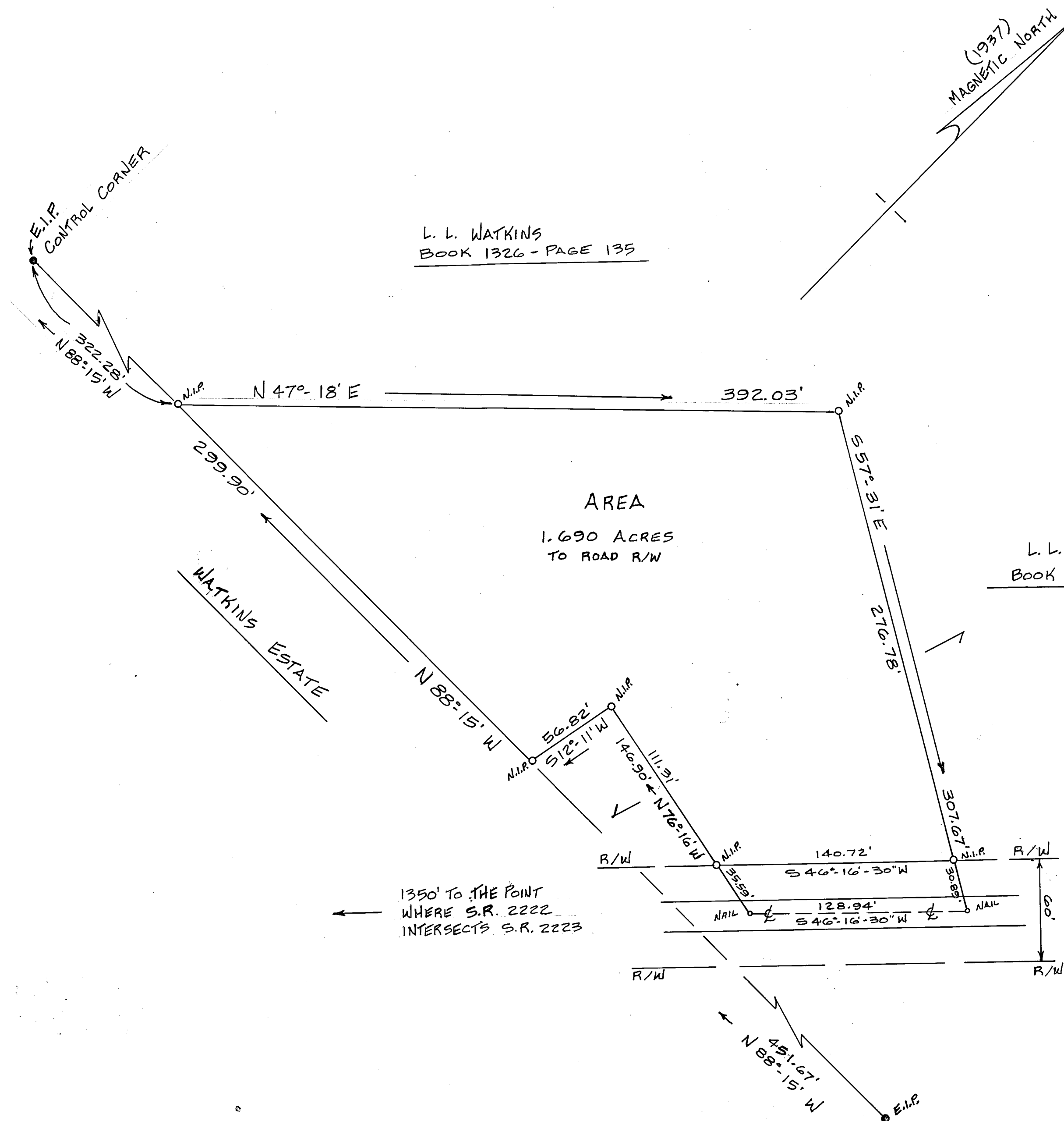
WAKE COUNTY CERTIFICATION
I hereby certify that this record plat has been found to comply with the Subdivision Ordinance of Wake County, North Carolina, and that this plat has been approved for recording in the office of the Register of Deeds of Wake County.

11-19-86
Date Alma Fattie

Recorded in Book of Maps 1986 Vol. — Pg. 2056

L. L. WATKINS
BOOK 1326 - PAGE 135

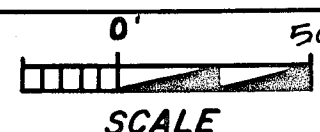
L. L. WATKINS
BOOK 1326 PAGE 135

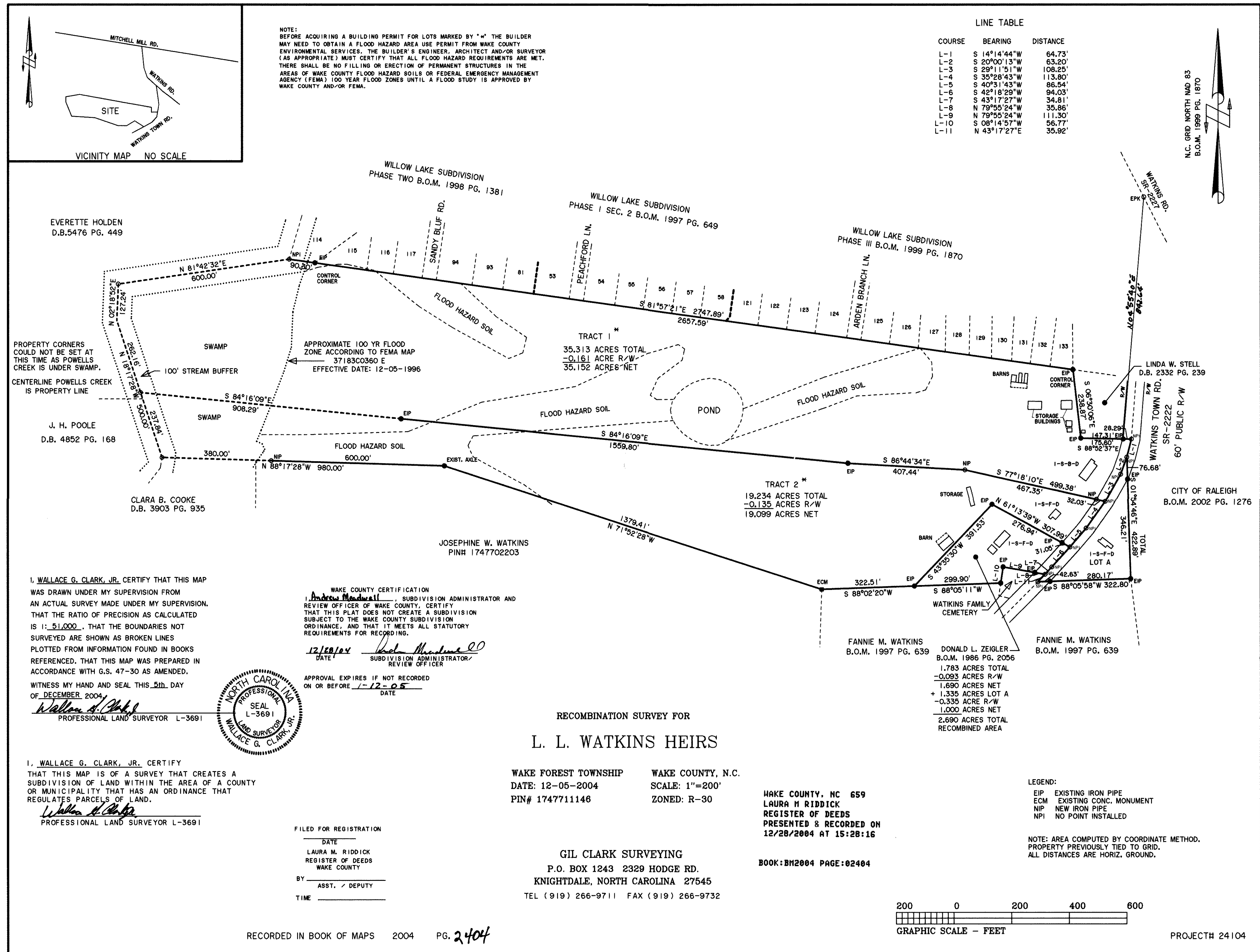


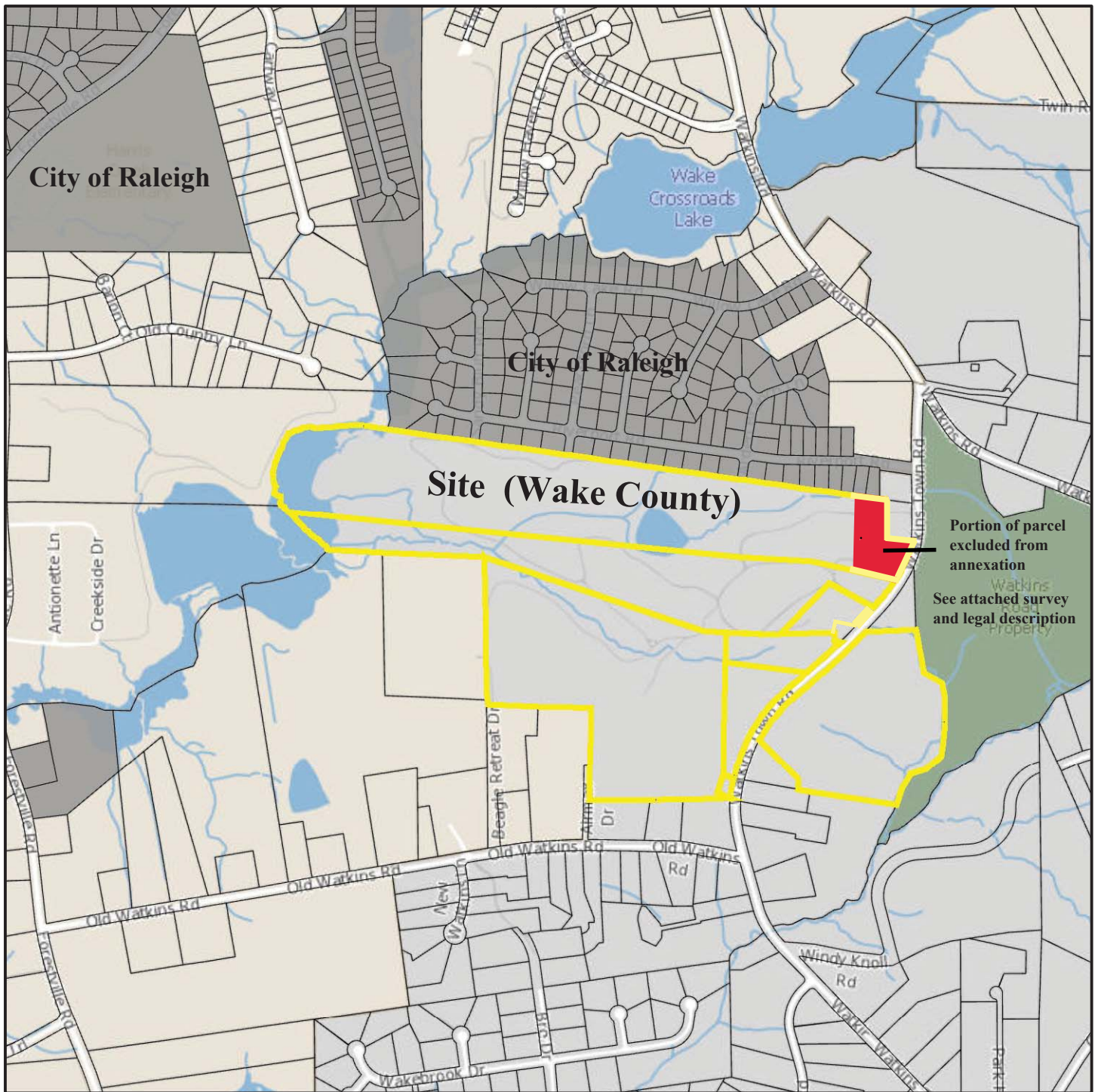
1350' TO THE POINT
WHERE S.R. 2222
INTERSECTS S.R. 2223

WATKINS TOWN ROAD
S.R. 2222
18' PAV'T. - 60' R/W

REVISIONS	PROPERTY OF		HENRY T. JONES		
	DONALD L. ZEIGLER		RT. 5 RALEIGH, N.C.		
	3013 WATKINS TOWN ROAD		DATE: 9-13-86	SURVEYED BY: <u>Atj</u>	FIELD BOOK
	TOWNSHIP: WAKE FOREST	COUNTY: WAKE	SCALE: 1" = 50'	DRAWN BY: <u>Atj</u>	DRAWING NO.
	STATE: NORTH CAROLINA		CHECKED & CLOSURE BY: <u>Atj</u>		
	ZONE: R-30	TAX MAP: 357	PARCEL: 16		

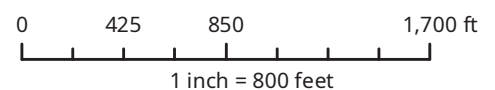






Annexation of:

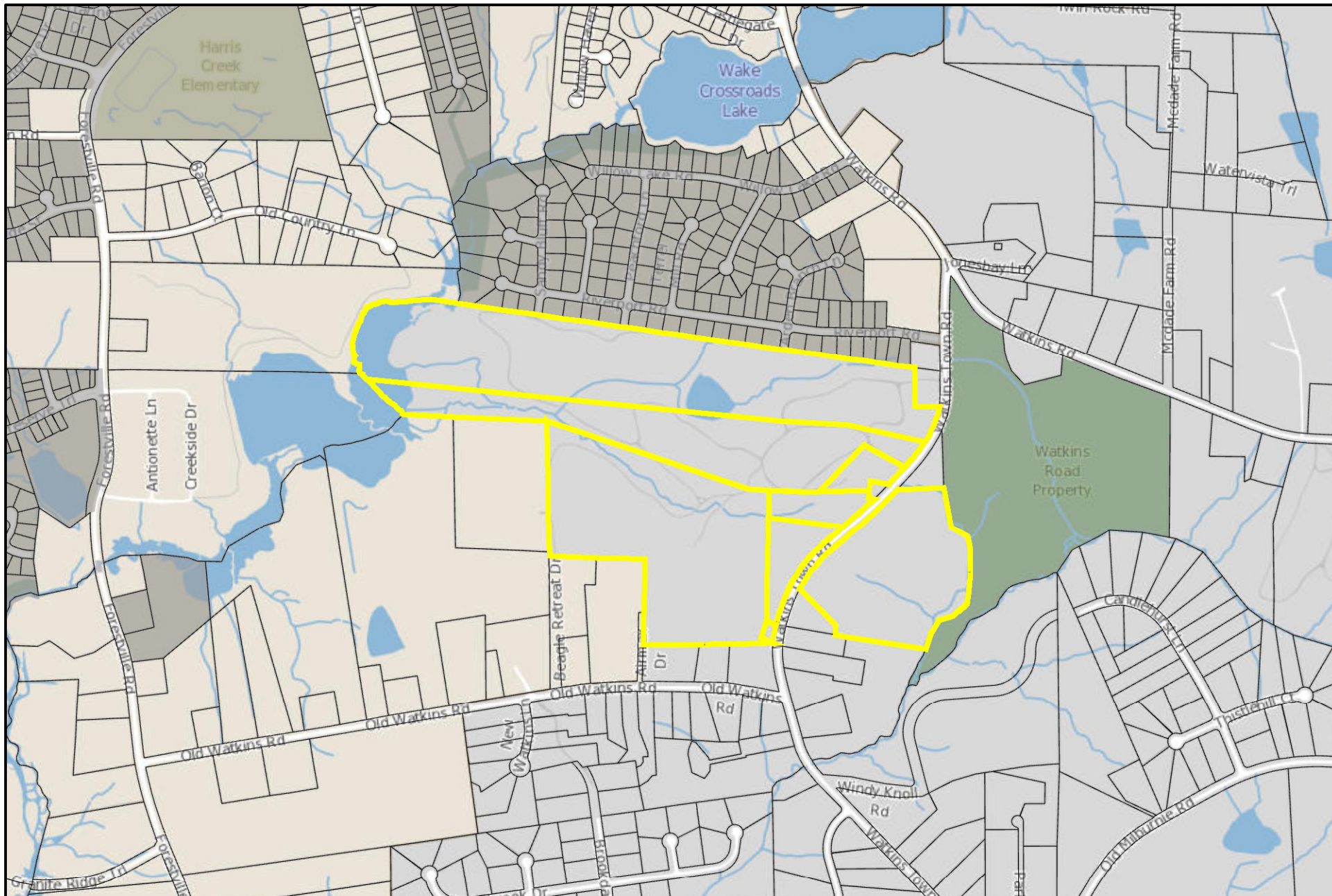
**2932, 2933, 3013, 3029, & 3033 Watkins Town Road;
1505 Old Watkins Road;
& 0 Old Milburnie Road**



Jurisdictions Map

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.*



0 425 850 1,700 ft
1 inch = 800 feet

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