

Map by Raleigh Department of Planning and Development (stewarts): 6/14/2023

Rezoning Application and Checklist



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

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

			Rezoning Request		1. 20	
Rezoning	General Use X Conditional Use Master Plan		Office Use Only Rezoning case #			
Туре	Text change to zoning conditions					
Existing zoning base district: R-30 Height: Frontage:			Overlay(s):			
Proposed zoning base district: R-10-CU* Height: 3 Frontage:				Overlay(s):		
Helpful Tip: View the a layers.	Zoning Map to sea	rch for t	he address to be rez	coned, then turn on	the 'Zo	oning' and 'Overlay'

If the property has been previously rezoned, provide the rezoning case number:

Alter Martin and Alter	General Information	lion
Date:	Date amended (1):	Date amended (2):
Property address: A Portion of 8	113 Ligon Mill Road Wake Forest, NC	27587
Property PIN: A Portion of 17388	339789 See attached Exhibit B	
Deed reference (book/page): Bo	ook 952, Page 00-E-	
Nearest intersection: Ligon Mill F	Road and Taylors Ridge Road Prope	rty size (acres): Approximately 105
For planned development	t Total units:	Total square footage:
applications only	Total parcels:	Total buildings:
Property owner name and addr	'ess: John Wycliffe l'Anson, Lawrence W III l'Ans	on, Cheshire l'Anson Eveleigh, 1118 York Lane Virginia Beach, VA 23451
Property owner email: Che.	shire eveleigh a k	mail. Com
Property owner phone: 757		
Applicant name and address: Is	abel Worthy Mattox 127 W Hargett S	treet Suite 500, Raleigh, NC 27601
Applicant email: isabel@mattoxla	awfirm.com	
Applicant phone: 919-828-7171		
Applicant signature(s):		
Additional email(s):		~
By: John Wyclifee l'Anson	By: Lawrence W l'Anson III	By: Cheshire l'Anson Eveleigh
Title: Individually and as Co-	Title: Individually and as Co-	Title: Individually and as Co-Trustee of

Trustee of the MVD Woodward Trust

Trustee of the MVD Woodward Trust

the MVD Woodard Trust

*See attached Exhibit A

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Genera	IUse	X Conditional Use	Master Plan	Office Use Only Rezoning case #	
Text cha	ange to a	zoning conditions			
strict: R-30	Height	: Frontag	Ie:	Overlay(s):	
district: R-10-CU*	Height	::3 Frontag	e:	Overlay(s):	
oning Map to sea	arch for t	he address to be rezoned,	then turn on the 'Zo	oning' and 'Overlay'	
	Text chi strict: R-30 listrict: R-10-CU* Istrict: Rx-3-CU	General Use Text change to a strict: R-30 Height district: R-10-CU [*] Height	General Use X Conditional Use Text change to zoning conditions strict: R-30 Height: Frontag district: R-30 Height: 3	General Use X Conditional Use Master Plan Text change to zoning conditions strict: R-30 Height: Frontage:	

	General Informat	ion
Date:	Date amended (1):	Date amended (2):
Property address: A Portion of 811	3 Ligon Mill Road Wake Forest, NC	27587
Property PIN: A Portion of 173883	9789 See attached Exhibit B	_
Deed reference (book/page): Boo	k 952, Page 00-E-	
Nearest intersection: Ligon Mill Ro	ad and Taylors Ridge Road Proper	ty size (acres): Approximately 105
For planned development	Total units:	Total square footage:
applications only	Total parcels:	Total buildings:
Property owner name and address	SS: John Wycliffe l'Anson, Lawrence W III l'Anso	on, Cheshire l'Anson Eveleigh, 1118 York Lane Virginia Beach, VA 23451
Property owner email:		
Property owner phone:		
Applicant name and address: Isat	pel Worthy Mattox 127 W Hargett St	reet Suite 500, Raleigh, NC 27601
Applicant email: isabel@mattoxlaw	/firm.com	
Applicant phone: 919-828-7171		
Applicant signature(s):		
Additional email(s):		·

By: John Wyclifee l'Anson Title: Individually and as Co-Trustee of the MVD Woodward Trust

By: Lawrence W l'Anson III Title: Individually and as Co-Trustee of the MVD Woodward Trust By: Cheshire l'Anson Eveleigh Title:Individually and as Co-Trustee of the MVD Woodard Trust

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		h for the	address to be rezon	ed, then turn on the 'Z	oning' and 'Overlay'	
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Applicant phone: 919-828-7171				
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*See attached Exhibit A

	Conditional Use District Zoning Conditions	
Zoning case #:	Date submitted:	Office Use Only Rezoning case #
Existing zoning: R-30	Proposed zoning: R-10-CU and RX-3-CU	

Narrative of Zoning Conditions Offered

1. Overall residential density shall not exceed 6 dwelling units per acre.

2. At least 20 acres will remain as natural area and/ or open space and will not be developed except for greenway, utility and stormwater management purposes.

3. If an apartment building type is developed on the property, it must be used for a Congregate Care, Continuing Care Retirement Center, Rest Home and/or independent and/or assisted living facility.

4. All buildings shall be set back at least twenty (20) feet from the right-of-way of Ligon Mill Road.

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

By: John Wycliffe l'Anson Title: Individually and as Co-Trustee of the MVD Woodward Trust

Lawrence W III l'Anson Title: Individually and as Co-Trustee of the MVD Woodward Trust

By: Cheshire l'Anson Eveleigh Title: Individually and as Co-Trustee of the MVD Woodward Trust **REVISION 07.20.21**

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Rezoning Application Addendum #1	
Comprehensive Plan Analysis	Office Use Only
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	Rezoning case #
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with urban form map, and any applicable policies contained within the 2030 Con	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and	d in the public interest.

Rezoning Application Addendum #2	2
Impact on Historic Resources	
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	Office Use Only Rezoning case #
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezo the proposed zoning would impact the resource.	ned. For each resource, indicate how
Public Mitigation	
Provide brief statements describing actions that will be taken to mitigate all neg	ative impacts listed above.

Design Guidelines
The Applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:
 a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas", OR;
b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.
Policy UD 7.3:
The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.
The Applicant must respond to the Downtown Urban Design Guidelines contained in the 2030 Comprehensive Plan if:
 a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.
Policy DT 7.18:
The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.
Please <u>click here</u> to download the Design Guidelines Addendum if required.

Urban Form Designation:Click hereto view the Urban Form map.

Please continue to the next page for the Rezoning Checklist Submittal Requirement.

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant		To be completed by staff			
General Requirements – General Use or Conditional Use Rezoning:	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh					
2. Pre-application conference					
3. Neighborhood meeting notice and report					
4. Rezoning application review fee (see <u>Development Fee Guide</u> for rates).					
5. Completed application submitted through Permit and Development Portal					
6. Completed Comprehensive Plan consistency analysis					
7. Completed response to the urban design or downtown design guidelines					
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned					
9. Trip generation study					
10. Traffic impact analysis					
For properties requesting a Conditional Use District:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)					
If applicable, see page 18:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit					
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)					
For properties requesting a text change to zoning conditions:	Yes	N/A	Yes	No	N/A
14. Redline copy of zoning conditions with proposed changes					
15. Proposed conditions signed by property owner(s)					

Please continue to the next page for the Master Plan Submittal Requirements checklist.

Master Plan (Submittal Requirements)					
To be completed by Applicant		To be completed by staff			
General Requirements – Master Plan:	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh					
2. Total number of units and square feet					
3. 12 sets of plans					
4. Completed application submitted through Permit and Development Portal					
5. Vicinity Map					
6. Existing Conditions Map					
7. Street and Block Layout Plan					
8. General Layout Map/Height and Frontage Map					
9. Description of Modification to Standards, 12 sets					
10. Development Plan (location of building types)					
11. Pedestrian Circulation Plan					
12. Parking Plan					
13. Open Space Plan					
14. Tree Conservation Plan (if site is two acres or more)					
15. Major Utilities Plan/Utilities Service Plan					
16. Generalized Stormwater Plan					
17. Phasing Plan					
18. Three-Dimensional Model/renderings					
19. Common Signage Plan					

REVISION 07.20.21

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SUMMARY OF ISSUES

A neighborhood meeting was held on	meeting was held on (date) to discuss a potential rezoning located at	
	(property address). The neighborhood	
Meeting was held at	(location). There were approximately	

(number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

ATTENDANCE AT NEIGHBORS MEETING 8113 Ligon Mill Road Thursday, February 16, 2023

NAME	ADDRESS	PHONE #
Laura Pedersen	Street: 242 Clifton RE POCKy 27804 Email: Caurax De dersen og mak. Street: 3325 Ventura Cita	919.397
Amanda Dixon Judy	Email: ncdixon 0822amail.com	919880 3369
ERIC HARRIS	Street: 8513 Hamplon Chase et WAREFOREST NC 27587 Email: jimand polly & liberteg. US	919 554 B035
Randy Briggs	Street: 4708 Lunsber CT WF 2)587 Email: randephigs 160 guns 1	610.305-
Scon Sipppell	Email: Mande Brigge / 6 Ques / Street: 4709 LUNSFONS CT WARE FORMET NC 27581 Email: SSIPPREN OFASTMALINIZT	252 947-5312
Robert + Sheila Bishop	Street: 3525 Kendle Ridge DA. Wake Forest, NC 27587 Email: ASDishope Mindspring. COM	919-900-0179
Sherm Biggerstat	Street: 3109 Greenville Loop RL Email: Shermb@bellsouth.net	919- 266-4049
Julian William 5	Street: 3105 Falconburst Do Wale Forest NC 27587 Email: JulignTWillions660 Gmgil.12 Street: DO 21	919-280
Nina Beth Steele	Email: WakeForest, NC 27587	423334
STACEY KITTS	Street: 3/04 TAYLORS RIDBERD WALLE FOREST, NC 21587 Email: STOMKITTS PATT NET	919-5761- 8-9 86
Erin Binkley	Street: 3/00 Billiard Ct Email: Win. binkley@icloud.com Street: 3201 Greenville Lap Rd	919 500 6966
Grey lawa	Street: 3201 Greenville) Lap Rd Email: Gra 2001110 yahar. com Street:	919-500-5092
ann 6Ayden	Street: lele Cocobobs terril Email: Louisburg NC27549	919:495-18 6 Shroom 2 group

Page 9 of 10

Pamela Harris-Jones	Vicice Forest VIC a 130	919 413 2065
	Email: Damela harris Ones egmail.com	
	Email: Pamela harris iones egmail.com Street: 8505 Kayawa Co WF, NC 87591	Charling Control
ER.K NICOLAI	0505 KAUANTA CU	540.421.6094
	WF, NC RASSI	
	Email: EANICOLAI & HOTMAIL.OON	
Joon M 61	Street: 3209 Roxbury Dr	
Jereny Mynhir	Wike Porest NC 27587	919-744-804)
1		9
	Email:	
	Street:	
Hannah Reckhan	Robigh Hannung & Revelopment	
	Rahigh Planning & Revelopment Email:	
1 1	Street: 8201 Ligon M.11 Rd	919-961-14
Joe Seigler		
1		
	Email: Sergler De @ 9 Ma, L. LOM	
John Tsikevelanes	Email: Seiglerjoe @ 9 Mail.com Street: 8516 Humpton Chese G	
Inn Giller		
	Email: JWTSIKERDANDS @ GMAHL, COM	919686 8672
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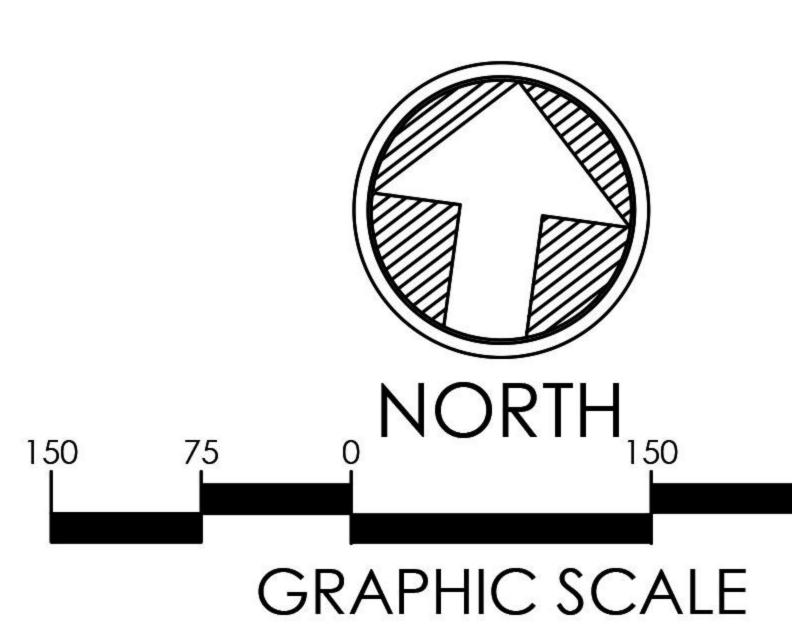


PURPOSES ONLY. ALL DIMENSIONS AND YIELDS SUBJECT TO VERIFICATION/CLARIFICATION WITH JURISDICTIONAL ENTITIES.





\mathbf{N} RALEIGH, NC BLUE HEEL DEVELOPMENT, LLC

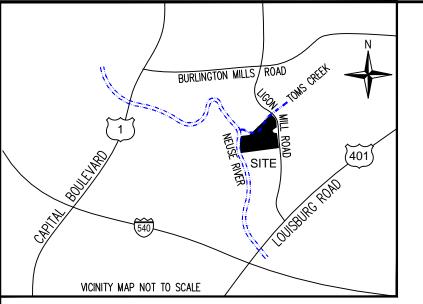


blue **blue** DEVELOPMENT

C22018 2022.09.01

8,000 SF 2,000 SF

- VERIFICATION/CLARIFICATION OF ALL ASSUMPTIONS MADE AND ALL EXISTING AND PROPOSE



SUBDIVISION, SUBJECT TO REVIEW BY LOCAL GOVERNMENT FOR RECORDATION.

6) AREA(S) CALCULATED BY THE COORDINATE METHOD

4) UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (m).

WATERCOURSES, SHOWN WITH ARROWHEADED LINES, ARE PLOTTED FROM 2017 AERIAL PHOTOGRAPHY.

ROADWAY PLANS INDICATE LINETYPE "---E---", WHICH INDICATES AN EASEMENT PER PLAN LEGEND.

5) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".

THE PUBLISHED FEMA MAP INCLUDES A LOMR (LETTER OF MAP REVISION) IMPACTING TRANSECT 026, AS SHOWN HEREON.

FEMA FLOODLINE NOTES: A. THE SUBJECT PARCELS LIE PARTIALLY WITHIN FLOOD ZONE AE AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 3720174800K, WITH A PUBLISHED DATE OF JULY 19, 2022.

ALL STREAMS ARE FIELD SURVEYED AND ARE SHOWN WITH A 50' NEUSE RIVER RIPARIAN BUFFER. THERE ARE NO BUFFER'S SHOWN ALONG THE WETLANDS AREAS.

SHEET 5 OF PROJECT# 50138.1.163, HSIP-2044(005) T.I.P., #W-5601FF ROADWAY ENGINEER; BEN UPSHAW, PE, DATED 03.30.2017.

THE CONTROL LINE SHOWN HEREON WAS ESTABLISHED BY GPS SURVEY METHODOLOGIES USING THE NORTH CAROLINA GEODETIC SURVEY'S (NCGS) VIRTUAL REFERENCE

SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). NO NCGS MONUMENT WAS FOUND WITHIN 2,000 FEET OF THE SITE.

I, RICHARD ELLIS BULLOCK, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE

CLASS "AA" - LOCAL CONTROL NETWORK SURVEY - NEITHER AXIS OF THE 95% CONFIDENCE LEVEL ERROR ELLIPSE FOR ANY CONTROL POINT OR PROPERTY CORNER

SHALL EXCEED 0.05 FEET MEASURED RELATIVE TO THE POSITION(S) OF THE HORIZONTAL CONTROL POINTS USED AND REFERENCED ON THE SURVEY.

<u>GENERAL NOTES</u>

ENVIRONMENTAL FEATURE NOTES:

NCDOT ACQUISITION NOTES:

SURVEY CONTROL / GRID TIE NOTES

2) POSITIONAL ACCURACY: H: 0.037' V: 0.113'

4) <u>DATE OF GPS SURVEY</u>: 02–13–2023

<u>VERTICAL DATUM:</u> NAVD88 6) <u>PUBLISHED/FIXED-CONTROL_USE:</u>

FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

3) TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORKS (VRS

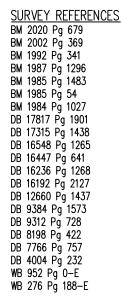
NAME: NCRD PID: DG4687 DATUM: NAD83 EPOCH: 2010.00

LATITUDE: 35°45'49.50798" ELLIPSOID HEIGHT: 51.791m

5) HORIZONTAL DATUM/EPOCH: NAD83 (NSRS2011) NC STATE PLANE COORDINATE SYSTEM

SURVEY METADATA IS AS FOLLOWS:

1) CLASS OF SURVEY:



1) THIS IS A 2-SHEET ALTA (AMERICAN LAND TITLE ASSOCIATION) SURVEY ISSUED BY TRYON TITLE AGENCY, LLC., ALTA ID: 1167588, COMMITMENT No: 2023022021. THIS SURVEY DEPICTS A PROPOSED 2-PARCEL EXEMPT

REFERENCE IS MADE TO A "NOTICE OF FLOOD HAZARD REVISIONS" BY WAKE COUNTY ENVIRONMENTAL SERVICES, DATED MARCH 17, 2017, AND A FOLLOW-UP LETTER WITH PROPOSED MAP REVISIONS. THIS LOWR

THE 100-YEAR FLOODLINE SHOWN IS DIGITAL AS DOWNLOADED FROM NCFLOODMAP.COM. THE FINAL LOCATION OF THE GRADIENT LINE CAN ONLY BE DETERMINED BY ACTUAL FIELD SURVEY VERTICAL LOCATION.

A. NCDOT PROJECT No. 6.402040, ACQUIRED A 60-FOOT WIDE RIGHT-OF-WAY IN DEED BOOK 1935 PAGE 77, (1970). THE CENTERLINE OF LIGON MILL ROAD WAS LOCATED TO DETERMINE RIGHT-OF-WAY ON THIS PLAT.

NO ACQUISITION DEED FOUND FOR THE EXISTING R/W SHOWN ON NCDOT PLAN THAT INDICATES A "60'-90' VAR. EXIST. R/W", NEAR -L2- STATION 22+71.11, PER

NCDOT PROJECT No. 6.402152, ACQUIRED A 60-FOOT WIDE RICHT-OF-WAY IN DEED BOOK 4670 PAGE 836, (1990). THE CENTERLINE OF LIGON MILL ROAD WAS LOCATED TO DETERMINE RIGHT-OF-WAY ON THIS PLAT.

NCDOT PROJECT No. 8.2408202, ID B-3918, PARCEL 007, ACQUIRED A VARIABLE WIDTH RIGHT-OF-WAY IN DEED BOOK 10586 PAGE 1269 (2003). THE DEED CITES A "TEMPORARY CONSTRUCTION EASEMENT", WHILE THE

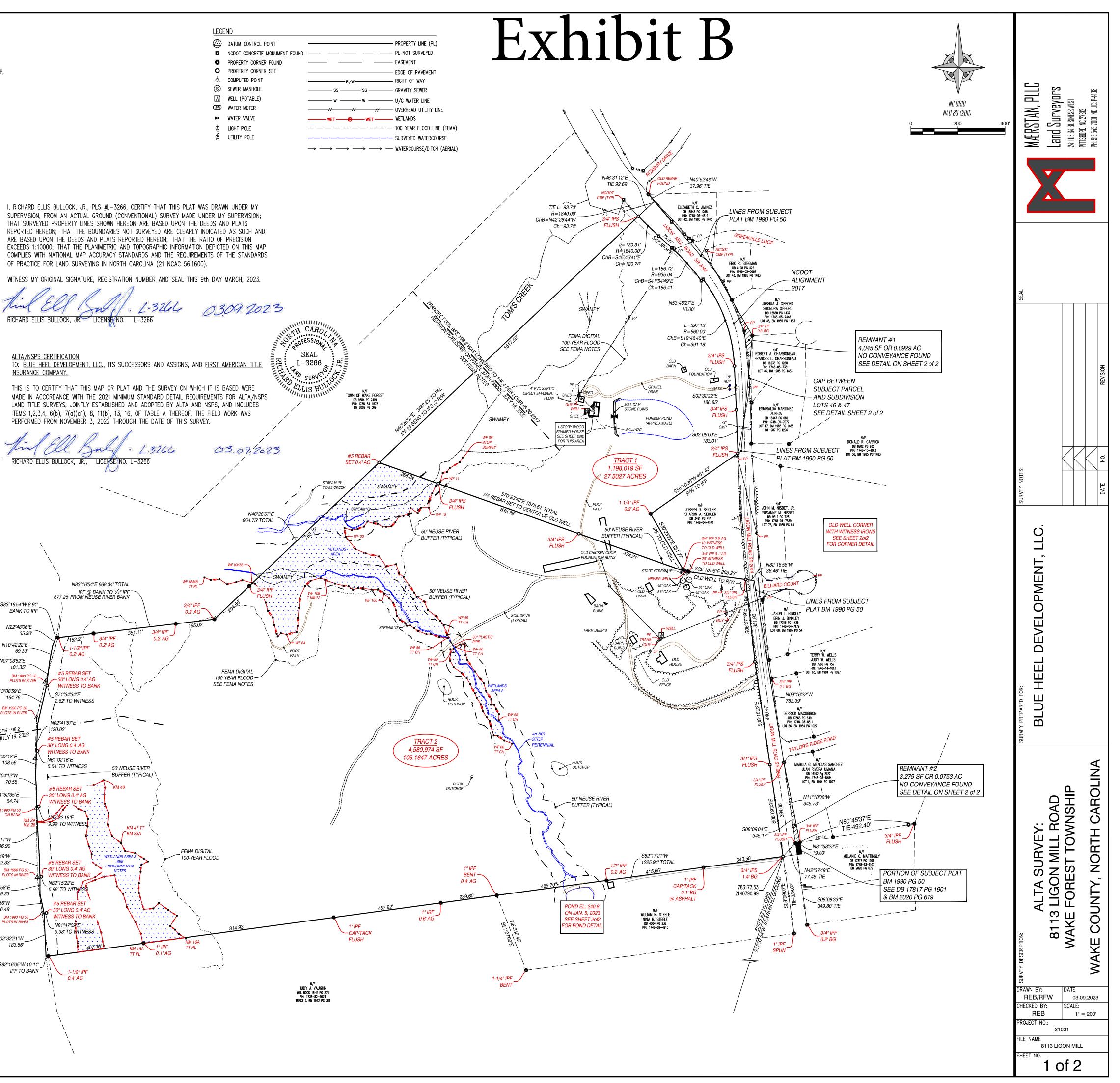
THE POTENTIAL JURISDICTIONAL WETLANDS AND STREAMS WERE DELINEATED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA., PROJECT No. 15542.W1, WETLAND SKETCH MAP, DATED 01.19.2023.

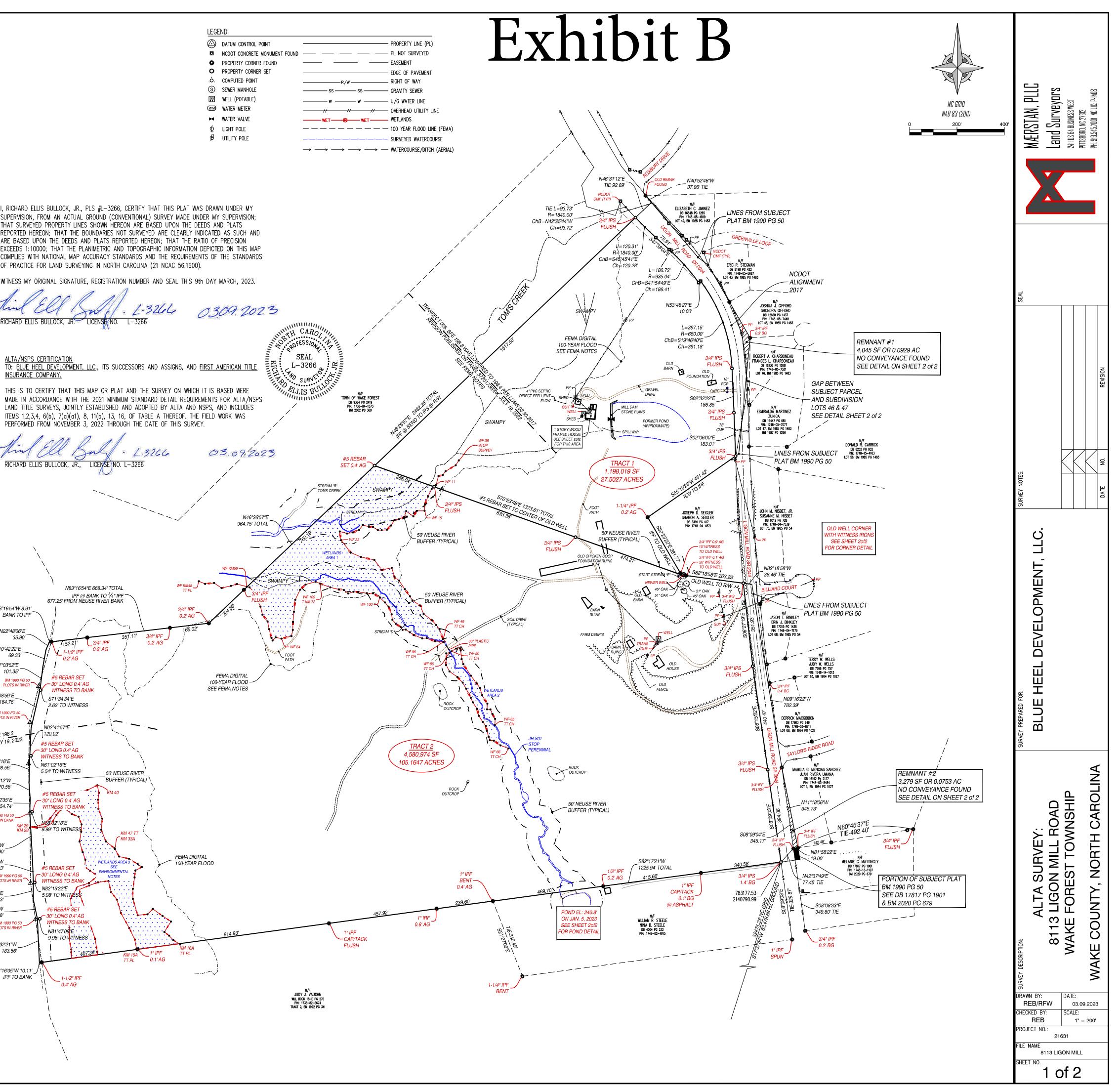
APPEARS TO HAVE BEEN ACCEPTED AND PUBLISHED BY FEMA, SHOWING THE 026 TRANSECT LOWERED TO A BEE ELEVATION OF 198.4 AS ALSO WITHIN THE AVAILABLE FEMA DIGITAL FILE, AS SHOWN ON THIS SURVEY.

ABBREVIATIONS BM BOOK OF MAPS DB DEED BOOK WB ESTATE WILL BOOK PG PAGE N/F NOW OR FORMERLY IPF IRON PIPE FOUND IPS IRON PIPE SET IRF IRON ROD FOUND PKF PK NAIL FOUND NS NAIL SET R/W RIGHT-OF-WAY SF SQUARE FEET AC ACRE

<u>PROPERTY DATA</u> CURRENT OWNER(s): ANN W. ANSON, TRUSTEE ET AL ELIZABETH CHESHIRE ANSON LAWRENCE W. ANSON, III JOHN W. ANSON CMF CONCRETE MONUMENT FOUND SITE ADDRESS: 8113 LIGON MILL ROAD WAKE COUNTY, WAKE FOREST TOWNSHIP,

NORTH CAROLINA, 27587 PARCEL ID: 79573 PIN: 1738-83-9789 PARCEL AREA: XXXXXX ACRES





LOCALIZATION: $rac{3}{7}$ IRON PIPE SET AT SOUTHEAST CORNER OF SUBJECT PROPERTY	AT THE WEST MARGIN OF LIGON MILL ROAD RIGHT OF WAY.	
]
American Land Title Association	Commitment for Title Insurance Adopted 08-01-2016	
SCHEDULE EXCEPT (DIRECT)	TIONS	S83°16'54"W 8. BANK TO I N22°48'06"E
Commitment No.: 2023022021		35.90'
THIS COMMITMENT DOES NOT REPUBLISH AN LIMITATION CONTAINED IN ANY DOCUMENT REFER THAT THE SPECIFIC COVENANT, CONDITION, RES FEDERAL LAW BASED ON RACE, COLOR, RELIGION HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.	RRED TO IN THIS COMMITMENT TO THE EXTENT STRICTION, OR LIMITATION VIOLATES STATE OR I, SEX, SEXUAL ORIENTATION, GENDER IDENTITY,	N10°42'22"E 69.33 N07°03'52"E 101.35' BM 1990 PG 3 PLOTS IN RIVE
The Policy will not insure against loss or damage resulting identified in Schedule A, and will include the following Company:		N13°08'59"E 164.76' BM 1990 PG 50 PLOTS IN RIVER
public records or attaching subsequent to the effect insured acquires of record for value the estate or in Commitment. NOT A MATTER OF SURVEY.		TRANSECT 12146, BFE 198.2 PANEL 3720173800K, JULY 19, 2022 N01°42'18"E
2. Taxes and assessments for the year 2023 and sul NOT A MATTER OF SURVEY.		108.56' N04°04'12"W
BM 1990 PG 50 SHOWS A PAVED ROAD, THEN A SOIL ROAD,	Maps1990, Page 50 of the Wake County Registry. AND INDICATED PORTIONS OF TRACT EAST OF LIGON MILL ROAD.	70.58
4. Intentionally Deleted		HENRIC 10.38 HENRIC 10.58 HENRIC 10.58 HE
County Registry. NCDOT PROJECT NO. 6.402040, A THE CENTERLINE OF LIGON MILL ROAD WAS LOCATED TO D	DETERMINE RIGHT-OF-WAY ON THIS PLAT.	ВМ 1990 PG 50 ОN BANK КМ 20 КМ 21
County Registry. NCDOT PROJECT NO. 6.402152, A THE CENTERLINE OF LIGON MILL ROAD WAS LOCATED TO D	DETERMINE RIGHT-OF-WAY ON THIS PLAT.	N03°16'11"W 206.90'
THE DEED CITES A "TEMPORARY CONSTRUCTION EASEMEN	8, PARCEL 007, ACQUIRED A VARIABLE WIDTH RIGHT-OF-WAY (2003). NT". WHILE THE ROADWAY PLANS INDICATE AN EASEMENT.	N01°56'49"W 92.33' BM 1990 PG 50
8. Subject to riparian rights of other property owners insured land. <i>NO EVIDENCE OF OTHER RIGHTS FOL</i>	along the river, namely the Neuse River, abutting the JND WITH THIS SURVEY.	PLOTS IN RIVER N00°13'58"E
9. Rights of parties in possession as tenants, if any. I tenants in possession this item may be removed fr	NOTE: Upon receipt of an appropriate affidavit regarding rom the final policy.	N00 13 38 E 69.33' N11°49'56"W 86.48'
10. Any discrepancy, conflict, access, shortage in area violation, variation, overlap, setback, easement or within road, ways, railroads, watercourses, burial g the mean high water mark or within the bounds of circumstance affecting the Title that would be disc	claims of easement, riparian right, and title to land grounds, marshes, dredged or filled areas or land below any adjoining body of water, or other adverse	BM 1990 PG 50 PLOTS IN RIVER N02°32'21"W 183.56'
A RESIDENTIAL ASPHALT DRIVE NEAR THE SOUTH LINE AS	SHOWN ON PLAT. THE NEUSE RIVER BANK HAS ERODED SINCE 1990. ction services (coverage or insurance) as they apply to	S82°16'05"W 10. IPF TO BAN

