

RECORDING THE SUBDIVIDER SHALL FILE THE APPROVED FINAL PLAT WITH THE REGISTER OF DEEDS OF WAKE COUNTY FOR RECORDING WITHIN NINETY (90) DAYS AFTER THE DATE THAT THE TOWN CLERK HAS SIGNED THE PLAT; OTHERWISE, SUCH APPROVAL SHALL BE NULL AND VOID. THE SUBDIVIDER SHALL RETURN ONE (1) MYLAR SEPIA OF THE RECORDED MAP TO THE TOWN OF WAKE FOREST FOR PERMANENT COPY.

DEVELOPER

11 INVESTMENTS P.O. BOX 624 WAKE FOREST, NC 27587

OWNER

DAVID ARNOLD WILLIAMS SR. 3201 BAYNAM POND DR. WAKE FOREST, NC 27587

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- LOCATED WITHIN RICHLAND CREEK WATER SUPPLY WATERSHED PROTECTION OVERLAY DISTRICT.
- A 5' UTILITY EASEMENT IS REQUIRED ON THE FRONT AND REAR OF ALL LOTS. UTILITY NOT SHOWN FOR CLARITY PURPOSES.
- SEE SHEET 2 OF 2 FOR C.O.R. WATERLINE EASEMENT METES AND BOUNDS.

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.



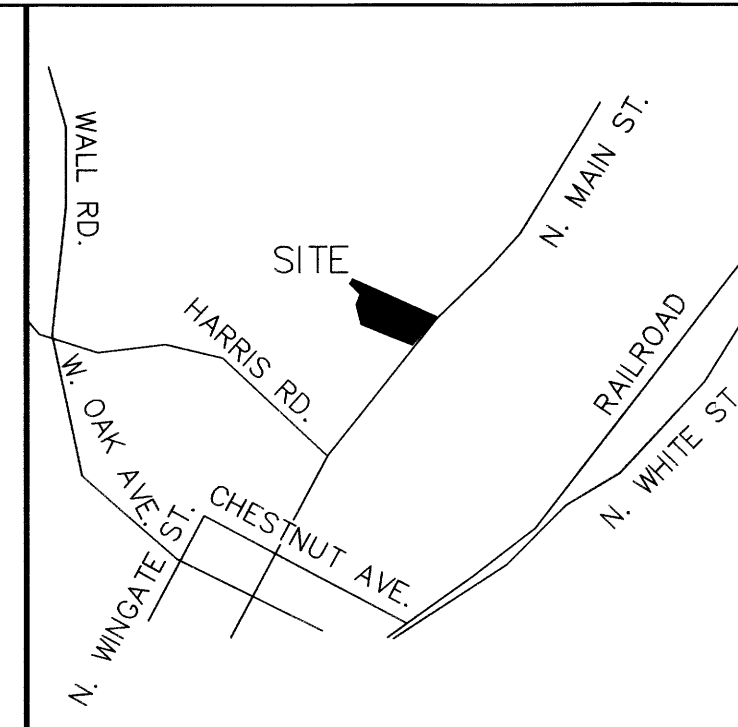
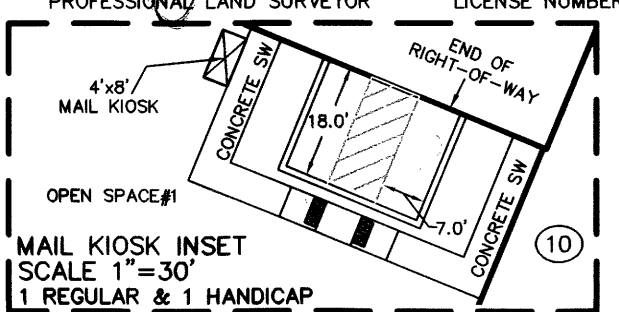
THIS 30TH DAY OF DECEMBER, A.D. 2020.

Signature of L. Jordan Parker, Jr., License L-4685, Professional Land Surveyor.

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.

Signature of L. Jordan Parker, Jr., License L-4685, Professional Land Surveyor.

CERTIFICATE OF OWNERSHIP & DEDICATION. I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF WAKE FOREST, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF WAKE FOREST OR OTHER PUBLIC AGENCY AS NOTED ON THIS PLAT.



FOR TOWN OF WAKE FOREST USE ONLY:

BM: PG: DT: TIME:

REZONING CONDITIONS:

- 1. THE REZONED PARCELS MAY BE USED FOR, AND ONLY FOR THE USES LISTED IMMEDIATELY BELOW. THE PERMITTED USES ARE SUBJECT TO THE LIMITATIONS AND REGULATIONS STATED IN THE UDO A.DWELLING-TOWNHOME UDO SECTION 5.5.4.F, WHICH REQUIRES PARKING FOR TOWNHOMES TO BE REAR LOADED FROM AN ALLEY. DUE TO THE HISTORIC NATURE OF THE ADJACENT PROPERTY, IT IS REQUESTED THAT THE 18 UNITS ADJACENT TO THE HISTORIC PROPERTY BE FRONT LOADED UNITS FROM THE PUBLIC RIGHT-OF-WAY.
3. VARIABLE FRONT SETBACK BETWEEN 18'-23' FOR THE 18 UNITS LOCATED ADJACENT TO THE HISTORIC PROPERTY.
4. THE RMX ZONED PORTION OF THE PROPERTY IS SUBJECT TO THE FOLLOWING: A.UDO SECTION 5.5.5. FACADE DESIGN/PERMEABILITY/TRANSPARENCY B.UDO SECTION 5.5.6. MATERIALS, PART A. BUILDING WALLS; NO VINYL SIDING PERMITTED C.UDO SECTION 5.5.6. MATERIALS, PART B. ROOF MATERIALS;

Table with 3 columns: PARCEL NO., AREA (SQ. FT.), AREA (AC.). Lists parcels 1 through 40 with their respective areas.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L-1 through L-35 with bearings and distances.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L-36 through L-51 with bearings and distances.

CURVE TABLE with columns: CURVE, ARC LENGTH, RADIUS, CHORD LENGTH, CHORD BEARING. Lists curves C-1 through C-18 with their respective measurements.

LEGEND:

- EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
O - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
TEL - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
C.O.R. - CITY OF RALEIGH
WL - WATERLINE
ESMT - EASEMENT
XXXX - ADDRESS
- LOT NUMBER
[Symbol] - PARK SPACE
[Symbol] - PRIVATE STORMWATER ACCESS & MAINTENANCE EASEMENT
[Symbol] - PRIVATE ALLEY EASEMENT

SITE DATA

TOTAL AREA = 4.545 AC. (TO BE SUBDIVIDED)
LESS R/W DEDICATION = 0.338 AC.
LESS NEW R/W = 0.792 AC.
OPEN SPACES = 1.576 AC.
NET AREA = 1.839 AC.
TOTAL LOTS = 40 TOWNHOMES
PROPOSED USE RESIDENTIAL USE
AVERAGE LOT SIZE = 0.046 AC.
TOTAL ROAD LENGTH = 700.5 L.F.

PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO CHANGE THE SUBDIVISION NAME TO HOLDING MILLS TOWNHOMES. PREVIOUS PLAT RECORDED IN B.M. 2020 PG. 2001-2002

STATE OF NORTH CAROLINA - COUNTY OF WAKE
I, Patrick Reidy, REVIEW OFFICER OF THE TOWN OF WAKE FOREST, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
1/5/21 DATE
Signature of Patrick Reidy, REVIEW OFFICER
APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST
1.6.2021 DATE
Signature of [Name], ADMINISTRATOR

SHEET 1 OF 2
FINAL SUBDIVISION PLAT FOR
HOLDING MILLS TOWNHOMES

1047 NORTH MAIN STREET
LOTS 1-3 SO PT W C JACKSON FARM
OWNER: DAVID ARNOLD WILLIAMS SR.
REF: D.B. 17145, PAGE 464
REF: B.M. 2020, PAGE 2001-2002
TOWN OF WAKE FOREST
WAKE COUNTY, NORTH CAROLINA
50 25 0 50 100

SCALE 1"=50'

MAY 8, 2020
REVISED DECEMBER 31, 2020
ZONED RMX-CD (RZ-15-06)
PIN #1841.08-78-7056

