

## **ORDINANCE NO.**

### **AN ORDINANCE BY THE CITY OF RALEIGH TO RELINQUISH EXTRATERRITORIAL JURISDICTION OVER CERTAIN PROPERTY IN THE VICINITY OF DOVER FARM ROAD.**

**WHEREAS**, North Carolina General Statutes (N.C.G.S.) Chapter 160D, Article 2 authorizes a City to exercise extraterritorial zoning, subdivision, and building inspection powers over land beyond its corporate limits; and

**WHEREAS**, the Raleigh City Council adopted Ordinance (1973) 482 on August 20, 1973 establishing its extraterritorial jurisdiction (ETJ) in areas of Wake County, and amended said ETJ with Ordinances (1981) 582 and (1981) 583 on February 17, 1981; and

**WHEREAS**, N.C.G.S. 160D-202(h) allows municipalities to relinquish ETJ and provides a sixty (60) day grace period during which the relinquishing municipality's jurisdiction may continue; and

**WHEREAS**, the City of Raleigh has determined that an area designated as the City of Raleigh's ETJ should be served by Wake County; and

**WHEREAS**, Wake County must adopt development regulations for that area within 60 days or sooner.

**NOW, THEREOFRE, BE IT ORDAINED BY THE CITY COUNCIL OF  
THE CITY OF RALEIGH, NORTH CAROLINA THAT:**

**Section 1.** That the City of Raleigh hereby agrees to relinquish extraterritorial jurisdiction authority over the area described below and illustrated in Exhibit 1.

Beginning at an existing iron pipe in the southern right-of-way of Tryon Road, said pipe being the northeast property corner of Wake County Parcel 0782576434 as recorded in Book of Maps 2016; Page 1983; thence South 05°37'36" West 884.65 feet to an existing iron pipe at the southwest property corner of Wake County Parcel 0782579241; thence South 76°57'58" East 696.85 feet to an existing iron pipe at the southeast property corner of Wake County Parcel 0782579241; thence South 76°48'47" East 798.80 feet to an existing rebar at the northeast property corner of Wake County Parcel 0782661149; thence South 01°15'23" West 272.49 feet to an existing concrete monument (disturbed) at the northwest property corner of Wake County Parcel 0782622867, currently owned by State of North Carolina; thence along State of North Carolina Property the following (9) calls; South 00°26'13" West 1079.36 feet to an existing concrete monument (disturbed); thence North 89°09'05" West 509.64 feet to an existing concrete monument (disturbed); thence South 00°13'38" West 279.38 feet to an

existing concrete monument; thence South 89°27'32" West 413.15 feet to a computed point; thence North 00°15'38" East 68.44 feet to a computed point; thence South 89°21'37" West 209.88 feet to a computed point; thence South 00°14'30" West 1638.07 feet to an existing concrete monument; thence North 89°22'34" West 1042.00 feet to an existing concrete monument; thence South 00°36'52" East 1500.93 feet to an existing iron pipe at the northeast property corner of Wake County Parcel 0782326204, currently owned by Triangle Land Conservancy; thence along Triangle Land Conservancy Property the following (3 ) calls; South 89°23'15" West 994.94 feet to an existing iron pipe; thence North 40°54'21" West 466.76 feet to an existing iron pipe; thence North 22°20'52" West 1255.04 feet to an existing iron pipe at the southeast property corner of Wake County Parcel 0782248600; thence North 08°21'03" West 338.88 feet to an existing iron pipe at the southwest property corner of Wake County Parcel 0782345478; thence South 85°06'29" East 903.51 feet, passing through an existing iron pipe at 829.26', to a computed point in pond; thence North 51°24'07" East 972.87 feet to an existing iron pipe at the southeast property corner of Wake County Parcel 0782444648; thence North 00°34'12" East 852.36 feet to an existing iron pipe; thence North 27°59'48" West 62.59 feet to an existing iron pipe; thence South 00°30'55" West 216.99 feet to an existing iron pipe; thence South 89°17'20" West 170.33 feet to an existing iron pipe; thence North 00°32'07" East 252.11 feet to an existing iron pipe; thence North 89°20'42" East 141.42 feet to an existing iron pipe; thence North 00°50'46" West 45.38 feet to an existing iron pipe; thence South 89°26'54" West 410.05 feet to an existing iron pipe in the eastern right-of-way of Dover Farm Road (SR 1350); thence along said right-of-way the following (9) calls; North 04°27'05" East 236.21 feet to an existing iron pipe; thence North 03°49'06" East 411.98 feet to an existing iron pipe; thence North 03°37'33" East 319.79 feet to an existing iron pipe; thence North 01°42'07" East 205.13 feet to an existing iron pipe; thence North 00°00'11" West 47.38 feet to an existing iron pipe; thence North 00°00'11" West 163.67 feet to an existing iron pipe; thence North 02°03'22" East 143.10 feet to an existing iron pipe; thence North 05°17'30" East 96.47 feet to an existing iron pipe; thence North 06°24'10" East 375.47 feet to an existing iron pipe at the northwest property corner of Wake County Parcel 0782478025; thence South 74°49'35" East 874.84 feet to an existing iron pipe at the northeast property corner of Wake County Parcel 0782478025; thence South 76°50'00" East 312.45 feet to an existing iron pipe at the southeast property corner of Wake County Parcel 0782572676; thence North 05°37'35" East 864.39 feet to an existing iron pipe in the southern right-of-way of Tryon Road point; thence along said right-of-way the following (2) calls; South 85°13'01" East 14.42 feet to an existing iron pipe; thence North 86°08'02" East 61.40 feet to the point and place of beginning, and containing 227.589 acres, more or less.

**Section 2.** That the relinquishment of above property from Raleigh's ETJ shall become effective on December 1, 2020.

**Section 3.** The City of Raleigh Planning Director is hereby authorized and directed to cause the official ETJ delineation map known as the "City of Raleigh Official ETJ" map be physically revised and amended to reflect the deletion of the ETJ areas relinquished by this ordinance.

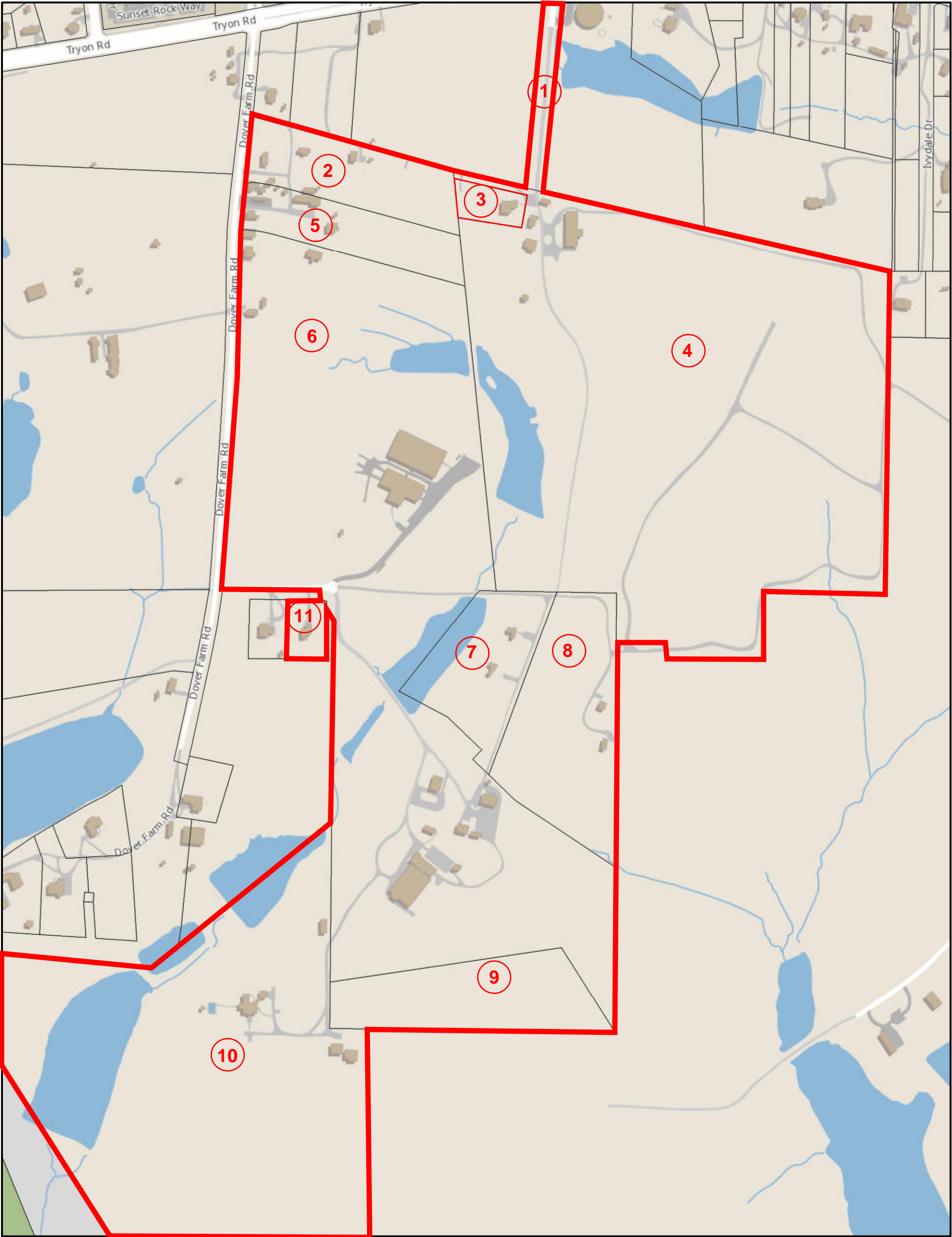
**Section 4.** A copy of this ordinance shall be filed with the City of Raleigh City Clerk's office.

**Adopted:** October 6, 2020

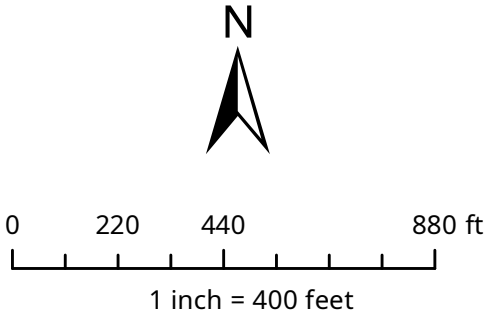
**Effective:** December 1, 2020

**Distribution:** Planning – Young, Bowers, Crane, Golden, Mabel, Aull  
Transportation– Moore, Lamb, Myers  
Public Utilities – Massengill, Brower  
Emergency Communication –  
Fire Department –  
Register of Deeds for Wake County  
Wake County GIS  
Transcription Services –

EXHIBIT 1



**\*See attached table for corresponding parcel information\***



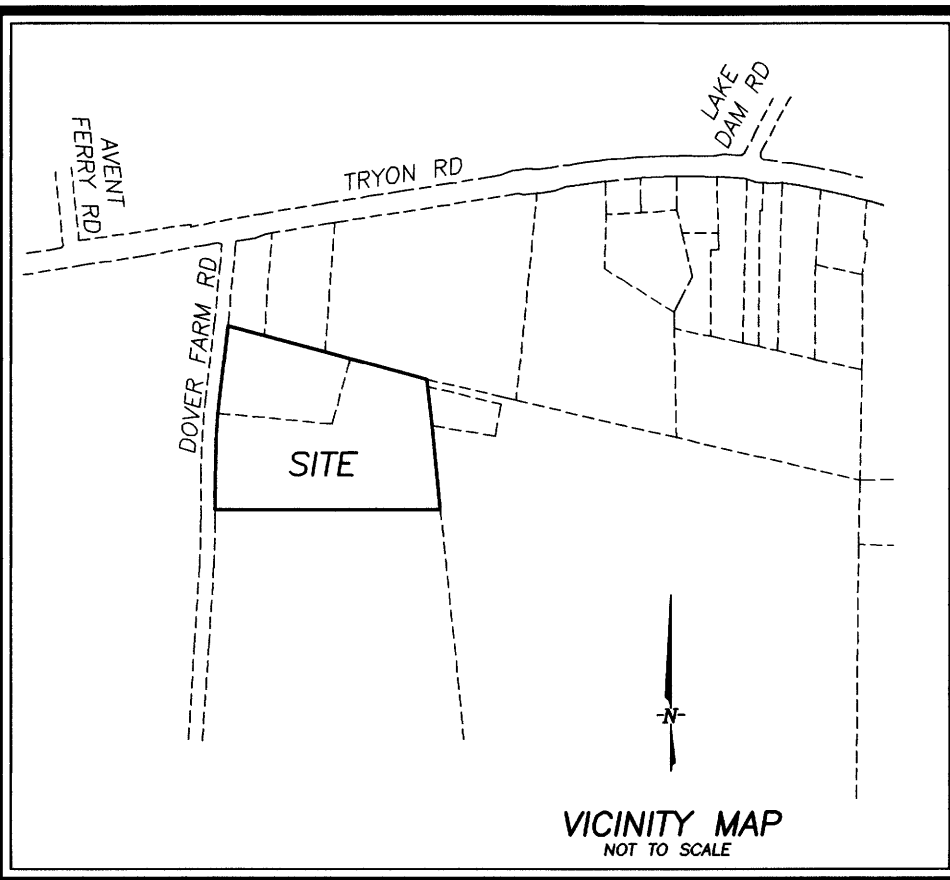
**Disclaimer**  
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

## MacNair Farm Property

# on Map	Site Address	Owner	PIN	REID	Acres	Property Description	Deed Date	Deed Book	Page	Book of Maps	Page
1	4317 Tryon Road	<b>5 Irrevocable Trusts:</b> MACNAIR, ALAN TRUSTEE, AGER, JOHN CURTIS TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; MACNAIR, COLIN TRUSTEE, MACNAIR, COLIN DRAKE TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; MIDYETTE, CARLTON TRUSTEE, MORRIS, NEIL TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; PETTY, JOAN MACNAIR TRUSTEE, PETTY, GLENN THOMAS TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; MACNAIR, HENRY KNOX TRUSTEE, MACNAIR, WILLIAM H TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST	0782576434	0094947	1.50	LO3 RCMB MACNAIR STARNES PROPERTY LLC BM2007-01409	12/21/18	17323	1386	2007	01409
2	2405 Dover Farm Road	<b>5 Irrevocable Trusts:</b> MACNAIR, ALAN TRUSTEE, AGER, JOHN CURTIS TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; MACNAIR, COLIN TRUSTEE, MACNAIR, COLIN DRAKE TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; MIDYETTE, CARLTON TRUSTEE, MORRIS, NEIL TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; PETTY, JOAN MACNAIR TRUSTEE, PETTY, GLENN THOMAS TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; MACNAIR, HENRY KNOX TRUSTEE, MACNAIR, WILLIAM H TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST	0782478025	0462071	5.33	LO20 RCMB MACNAIR CARL LAND LLC ET AL BM2018-01915	12/21/18	17323	1386	2018	01915
3	4321 Tryon Road	<b>5 Irrevocable Trusts:</b> MACNAIR, ALAN TRUSTEE, AGER, JOHN CURTIS TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; MACNAIR, COLIN TRUSTEE, MACNAIR, COLIN DRAKE TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; MIDYETTE, CARLTON TRUSTEE, MORRIS, NEIL TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; PETTY, JOAN MACNAIR TRUSTEE, PETTY, GLENN THOMAS TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; MACNAIR, HENRY KNOX TRUSTEE, MACNAIR, WILLIAM H TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST	0782564914	0178497	1.00	LO2 PROP OF CAROLINE MACNAIR CARL BM2007-1409	12/21/18	17323	1386	2007	01409
4	2505 Dover Farm Road	<b>5 Irrevocable Trusts:</b> MACNAIR, ALAN TRUSTEE, AGER, JOHN CURTIS TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; MACNAIR, COLIN TRUSTEE, MACNAIR, COLIN DRAKE TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; MIDYETTE, CARLTON TRUSTEE, MORRIS, NEIL TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; PETTY, JOAN MACNAIR TRUSTEE, PETTY, GLENN THOMAS TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; MACNAIR, HENRY KNOX TRUSTEE, MACNAIR, WILLIAM H TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST	0782661149	0067005	64.47	LO1 PROP OF CAROLIN MACNAIR CARL BM2007-01409	12/21/18	17323	1386	2007	01409
5	2409 Dover Farm Road	ROCK N K RANCH LLC	0782468821	0462073	4.38	LO21 RCMB MACNAIR CARL LAND LLC ET AL BM2018-01915	10/30/18	17280	2095	2018	01915
6	2501 Dover Farm Road	ROCK N K RANCH LLC	0782459292	0181755	62.14	LO22 BM2018-01914	10/30/18	17280	2095	2018	01914
7	4505 Horse Carriage Ln	<b>5 Irrevocable Trusts:</b> MACNAIR, ALAN TRUSTEE, AGER, JOHN CURTIS TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; MACNAIR, COLIN TRUSTEE, MACNAIR, COLIN DRAKE TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; MIDYETTE, CARLTON TRUSTEE, MORRIS, NEIL TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; PETTY, JOAN MACNAIR TRUSTEE, PETTY, GLENN THOMAS TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; MACNAIR, HENRY KNOX TRUSTEE, MACNAIR, WILLIAM H TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST	0782543978	0044825	5.70	LO23 RCMB MACNAIR CARL LAND LLC ET AL BM2018-01921	12/21/18	17323	1386	2018	01921

## MacNair Farm Property

# on Map	Site Address	Owner	PIN	REID	Acres	Property Description	Deed Date	Deed Book	Page	Book of Maps	Page
8	2815 Dover Farm Road	<b>5 Irrevocable Trusts:</b> MACNAIR, ALAN TRUSTEE, AGER, JOHN CURTIS TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; MACNAIR, COLIN TRUSTEE, MACNAIR, COLIN DRAKE TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; MIDYETTE, CARLTON TRUSTEE, MORRIS, NEIL TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; PETTY, JOAN MACNAIR TRUSTEE, PETTY, GLENN THOMAS TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST; MACNAIR, HENRY KNOX TRUSTEE, MACNAIR, WILLIAM H TRUSTEE - CAROLINE MACNAIR CARL IRREVOCABLE TRUST	0782547734	0114174	9.47	LO24 RCMB MACNAIR CARL LAND LLC ET AL BM2018-01921	12/21/18	17323	1386	2018	01921
9	2941 Dover Farm Road	ROCK N K RANCH LLC	0782533539	0199456	7.05	LO13 RCMB PONDERING THE VIEW LLC ETAL BM2018-00704	10/30/18	17280	2095	2018	00704
10	2931 Dover Farm Road	MACNAIR, HENRY K	0782421949	0457394	65.57	LO14 RCMB PONDERING THE VIEW LLC BM2018-00704	05/31/18	17141	2053	2018	00704
11	2801 Dover Farm Road	ROCK'N K LLC	0782456134	0134058	0.98	LO1C PROP OF KIM & PATRICIA DOVER BM1984-00657	12/30/16	16655	724	1984	00657



## SURVEY CERTIFICATE

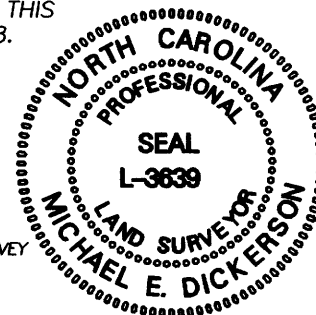
I, MICHAEL E. DICKERSON, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 8/14/18, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 15,000+ ; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 14th DAY OF Aug, A.D., 2018.

## TYPE OF PLAT

I, MICHAEL E. DICKERSON, PROFESSIONAL LAND SURVEYOR No. L-3639, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:

- ☒ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION:

Michael E. Dickerson L-3639  
MICHAEL E. DICKERSON, PROFESSIONAL LAND SURVEYOR No. L-3639



THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Joseph P. Sadler  
PLANNING & DEVELOPMENT OFFICER, WAKE COUNTY REVIEW OFFICER

8/20/18

## CITY LIMITS CERTIFICATE

THIS PLAT IS ~~NOT~~ TO BE RECORDED AFTER 4 DAY OF Sept, 18  
1 COPY TO BE RETAINED FOR THE CITY.

THIS PLAT IS IN ☐ - OUT ☒ OF THE CITY LIMITS.

## FLOOD PLAIN ORDINANCE

☒ FIRM PANEL 700  
☒ OTHER FLOOD SOILS  
APPROVED BY: ABong 8/17/18

## PROPERTY OWNER CERTIFICATE

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.

MACNAIR CARL LAND LLC

By R MacNaair

BY: MANAGER

## NOTARY PUBLIC

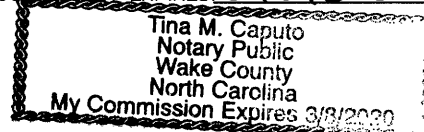
I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGED TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: Henry Knox MacNaair

DATE: August 15, 2018.

Tina M. Caputo

PRINTED NAME: Tina M. Caputo NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/8/2020



## PROPERTY OWNER CERTIFICATE

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.

MACNAIR STARNES PROPERTY LLC

By R MacNaair

BY: MANAGER

## NOTARY PUBLIC

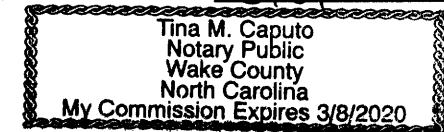
I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGED TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: Henry Knox MacNaair

DATE: August 15, 2018.

Tina M. Caputo

PRINTED NAME: Tina M. Caputo NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/8/2020



WAKE COUNTY, NC 173  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
08/20/2018 14:29:24



BOOK: BM2018 PAGE: 01620

## NOTES:

1. THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON NORTH CAROLINA FLOOD INSURANCE RATE MAP #372007B200J DATED 5/2/06
2. MISCLASURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THE MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
4. AREAS COMPUTED BY COORDINATE METHOD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
6. IRON PIPES SET AT ALL NEW PROPERTY CORNERS UNLESS OTHERWISE NOTED.
7. BASIS OF BEARING NC GRID NAD 83 (2001) BY OTHERS. THERE IS NOT NC GRID MONUMENT LOCATED WITHIN 2000'.
8. FLOOD HAZARD SOILS AND PONDS SHOWN HEREON ARE PLOTTED FROM WAKE COUNTY GIS DATA.
9. RECOMBINED PROPERTIES ARE SUBJECT TO STORMWATER CONTROL REGULATIONS UNDER ARTICLE 9.2 OF THE UDO.
10. ALL SEPTIC TANK LOCATIONS ARE APPROXIMATE ONLY.

## REFERENCES:

DB 10687 PG 1607 (SOURCE)  
DB 14843 PG 721 (SOURCE)  
BM 1993 PG 1648  
BM 2012 PG 850  
AND OTHERS AS SHOWN HEREON

THE PURPOSE OF THIS PLAT IS TO RECOMBINE THE 2 EXISTING PARCELS INTO 1 NEW PARCEL AS SHOWN HEREON.

## OWNER INFORMATION:

MACNAIR CARL LAND LLC  
8310 BANDFORD WAY  
RALEIGH, NC 27615-2752

MACNAIR STARNES PROPERTY LLC  
2931 DOVER FARM RD.  
RALEIGH, NC 27606-4516

DATE:	8/14/18	SCALE:	N/A
DRAWN:	MED	CHECKED:	MED
SHEET:	1	OF	2
CAD FILE:	BD_18081A		
PROJECT NO:	02120375		

RECOMBINATION PLAT FOR  
MACNAIR CARL LAND LLC &  
MACNAIR STARNES PROPERTY, LLC

NORTH CAROLINA

WAKE COUNTY

PLAT OF SURVEY

WithersRavenel  
Engineers | Planners | Surveyors  
115 Mackenran Drive | Cary, NC 27511 | t: 919.469.3940  
license #: C-0832 | www.withersravenel.com







## SURVEY CERTIFICATE

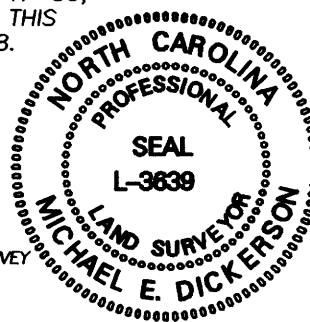
I, MICHAEL E. DICKERSON, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 4-5-18, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 15,000+ ; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 5th DAY OF April, A.D., 2018.

## TYPE OF PLAT

I, MICHAEL E. DICKERSON, PROFESSIONAL LAND SURVEYOR No. L-3639, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:

- ☒ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;

Michael E. Dickerson L-3639  
MICHAEL E. DICKERSON, PROFESSIONAL LAND SURVEYOR No. L-3639



THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

PLANNING & DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER 4/12/18

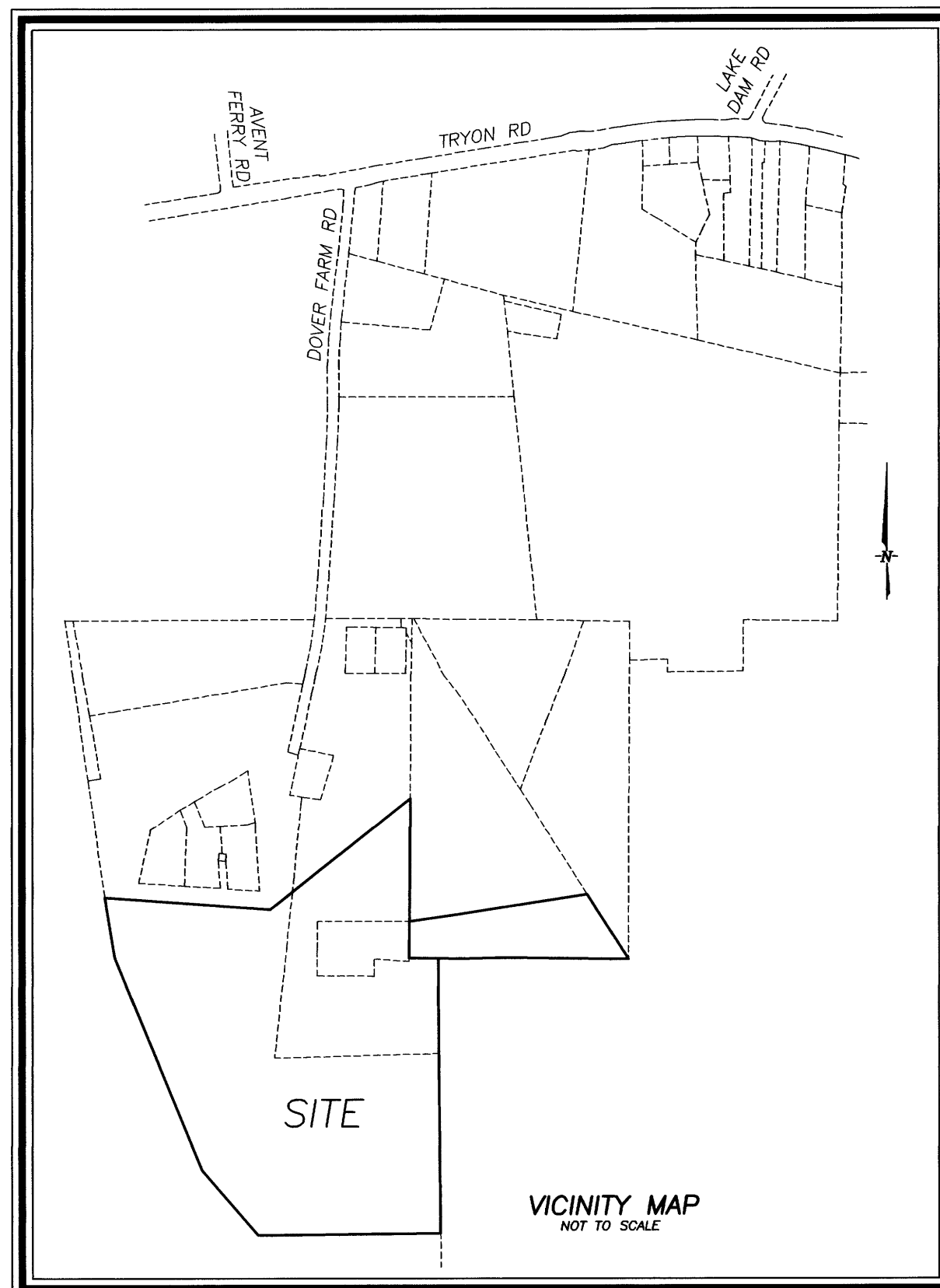
## CITY LIMITS CERTIFICATE

THIS PLAT IS NOT TO BE RECORDED AFTER 26 DAY OF April, 2018.  
1 COPY TO BE RETAINED FOR THE CITY.

THIS PLAT IS IN ☐ - OUT ☒ OF THE CITY LIMITS.

## NOTES:

- THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON NORTH CAROLINA FLOOD INSURANCE RATE MAP #3720078200J DATED 5/2/06
- MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THE MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
- AREAS COMPUTED BY COORDINATE METHOD.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- IRON PIPES SET AT ALL NEW PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- BASIS OF BEARING NC GRID NAD 83 (2001) BY OTHERS. THERE IS NOT NC GRID MONUMENT LOCATED WITHIN 2000'.
- THESE PARCELS ARE LOCATED IN THE SWIFT CREEK WATERSHED PROTECTION OVERLAY DISTRICT AND THE MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA IS 30%.
- FLOOD HAZARD SOILS AND PONDS SHOWN HEREON ARE PLOTTED FROM WAKE COUNTY GIS DATA.
- RECOMBINED PROPERTIES ARE SUBJECT TO STORMWATER CONTROL REGULATIONS UNDER ARTICLE 9.2 OF THE UDO.



## SITE DATA TABLE:

ZONING: R-40 & R-1, SWPOD

SWIFT CREEK WATERSHED PROTECTION OVERLAY DISTRICT

WAKE COUNTY PIN NUMBERS	LAND USE	ZONING
0782.03-43-8587	AC>10-HS	R-1 SWPOD
0782.03-43-1434	AGR-FARM	R-1 SWPOD
0782.03-42-0709	AGR-FARM	R-1 SWPOD & R-40W

TOTAL NUMBER OF LOTS PRIOR TO RECOMBINATION = 3  
TOTAL NUMBER OF LOTS AFTER THE RECOMBINATION = 2

## LEGEND:

IRON PIPE FOUND ● IPF  
IRON PIPE SET ○ SIP  
TRANSFORMER • T  
ADDRESS [4505]  
CONCRETE [shaded box]  
ZONING LINE - - - - -  
OLD PROPERTY LINE - - - - -  
NEW PROPERTY LINE ————  
LINE NOT SURVEYED - - - - -

## REFERENCES:

DB 10687 PG 1607 (SOURCE)  
DB 14843 PG 721 (SOURCE)  
BM 1893 PG 1648  
BM 2012 PG 850  
AND OTHERS AS SHOWN HEREON

WAKE COUNTY, NC 65  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
04/13/2018 11:32:21



BOOK: BM2018 PAGE: 00703

## PROPERTY OWNER CERTIFICATE

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.

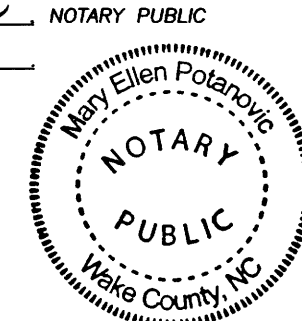
MAC COUNTRY ACRES LLC

Henry K. MacNair  
BY: MANAGER

## NOTARY PUBLIC

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGED TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: Henry K. MacNair, Manager, Mac Country Acres, LLC  
DATE: April 6, 2018.

Mary Ellen Potanovic  
PRINTED NAME: Mary Ellen Potanovic NOTARY PUBLIC  
MY COMMISSION EXPIRES: 6-15-2018



## PROPERTY OWNER CERTIFICATE

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.

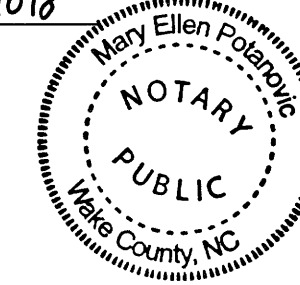
PONDERING THE VIEW LLC

Henry K. MacNair  
BY: MANAGER

## NOTARY PUBLIC

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGED TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: Henry K. MacNair, Manager, Pondering The View, LLC  
DATE: April 6, 2018.

Mary Ellen Potanovic  
PRINTED NAME: Mary Ellen Potanovic NOTARY PUBLIC  
MY COMMISSION EXPIRES: 6-15-2018



OWNER INFORMATION:  
PONDERING THE VIEW LLC  
2931 DOVER FARM RD.  
RALEIGH, NC 27606-4516

MAC COUNTRY ACRES LLC  
2931 DOVER FARM RD.  
RALEIGH, NC 27606-4516

THE PURPOSE OF THIS PLAT IS TO  
RECOMBINE THE 3 EXISTING PARCELS INTO  
THE 2 NEW PARCELS AS SHOWN HEREON.

R-16-18  
Trans# 544450

RAD40621

RECORDED IN BOOK OF MAPS 2018, PAGE 703, WAKE COUNTY

**WithersRavenel**  
Engineers | Planners | Surveyors  
115 Mackenan Drive | Cary, NC 27511 | t: 919.469.3340  
license #: C-0832 | www.withersravenel.com

RECOMBINATION PLAT FOR  
PONDERING THE VIEW LLC  
MAC COUNTRY ACRES LLC

NORTH CAROLINA

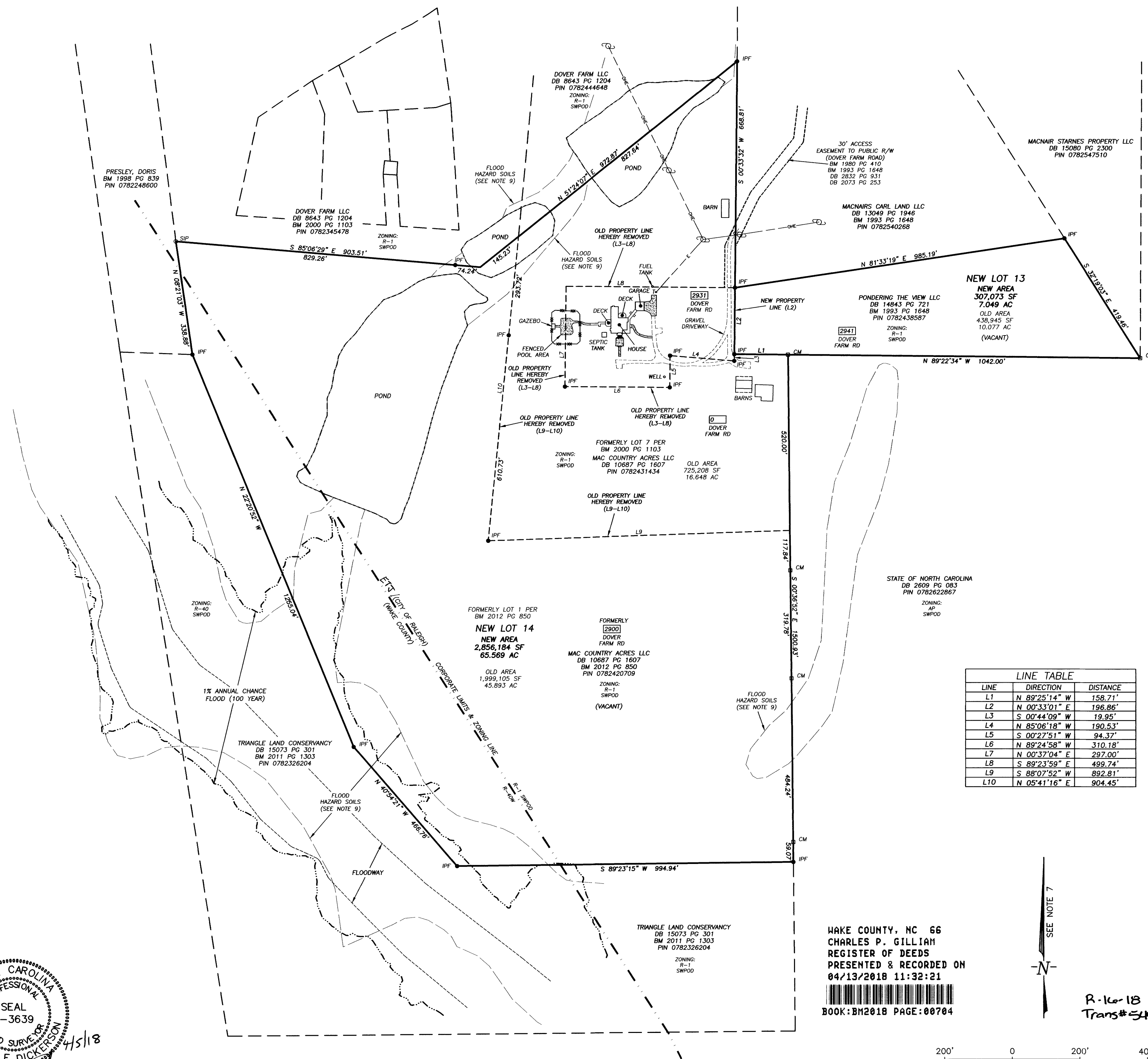
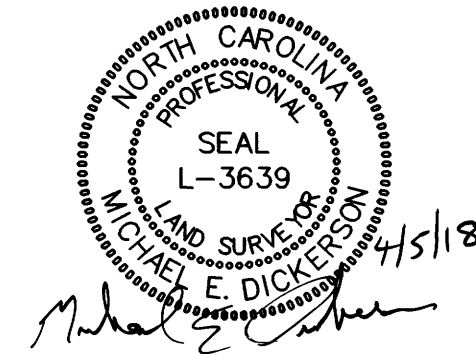
WAKE COUNTY

PLAT OF SURVEY

SWIFT CREEK TOWNSHIP

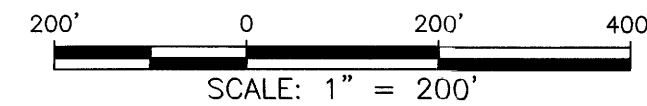
NO.	DATE	DESCRIPTION	BY

DATE: 4/5/18	SCALE: N/A
DRAWN: MED	CHECKED: MED
SHEET: 1	OF 2
CAD FILE: BD_18014A	PROJECT NO: 02120375



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 89°25'14" W	158.71'
L2	N 00°33'01" E	196.86'
L3	S 00°44'09" W	19.95'
L4	N 85°06'18" W	190.53'
L5	S 00°27'51" W	94.37'
L6	N 89°24'58" W	310.18'
L7	N 00°37'04" E	287.00'
L8	S 89°23'59" E	489.74'
L9	S 88°07'52" W	892.81'
L10	N 05°41'16" E	904.45'

WAKE COUNTY, NC 66  
 CHARLES P. GILLIAM  
 REGISTER OF DEEDS  
 PRESENTED & RECORDED ON  
 04/13/2018 11:32:21  
 BOOK:BM2018 PAGE:00704



RECORDED IN BOOK OF MAPS 2018, PAGE 704, WAKE COUNTY

**WithersRavenel**  
 Engineers | Planners | Surveyors  
 115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340  
 license #: C-0832 | www.withersravenel.com

RECOMBINATION PLAT FOR  
 PONDERING THE VIEW LLC  
 & MAC COUNTRY ACRES LLC

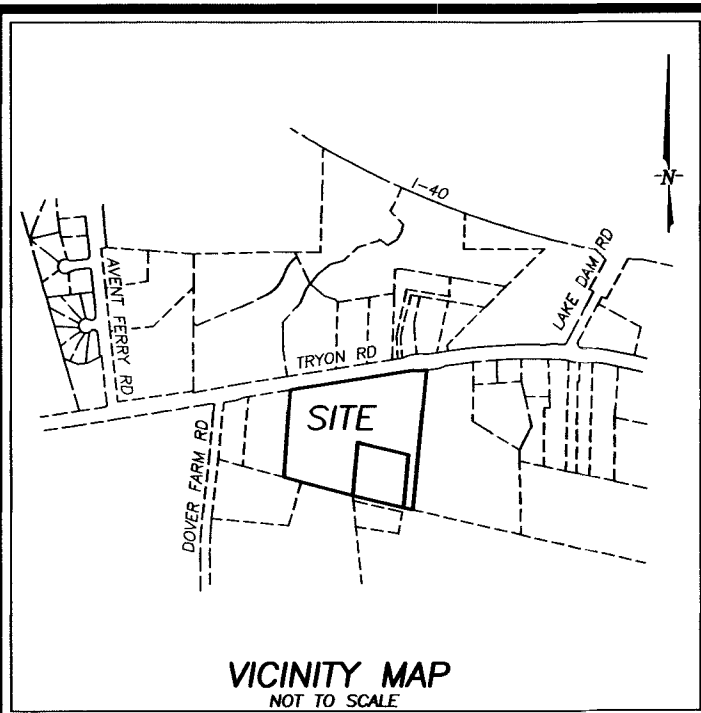
NORTH CAROLINA  
 WAKE COUNTY  
 PLAT OF SURVEY

NO.	DATE	DESCRIPTION	BY

DATE: 4/5/18	SCALE: 1" = 200'
DRAWN: MED	CHECKED: MED
SHEET: 2 OF 2	
CAD FILE: BD_18014B	
PROJECT NO: 02120375	

R-16-18  
 Trans# 54450

RA040621



## SURVEY CERTIFICATE

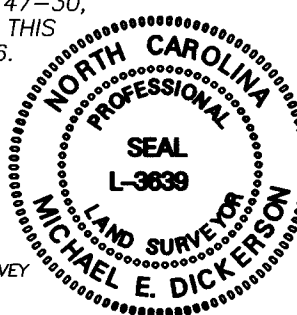
I, MICHAEL E. DICKERSON, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 11/22/2016, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 15,000+ ; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 9th DAY OF Nov, A.D., 2016.

## TYPE OF PLAT

I, MICHAEL E. DICKERSON, PROFESSIONAL LAND SURVEYOR No. L-3639, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:

☒ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;

Michael E. Dickerson L-3639  
MICHAEL E. DICKERSON, PROFESSIONAL LAND SURVEYOR No. L-3639



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 85°12'25" E	4.82'
L2	S 85°12'25" E	14.42'
L3	N 86°08'39" E	61.42'
L4	S 81°04'03" W	37.65'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	22873.00'	230.23'	230.23'	S80°42'48"W

## PROPERTY OWNER CERTIFICATE

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.

MACNAIR STARNES PROPERTY, LLC

Henry K. MacNair  
BY: MANAGER

## NOTARY PUBLIC

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGED TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: Henry K. MacNair

DATE: November 9, 2016.

Mary Ellen Potanovic  
PRINTED NAME: Mary Ellen Potanovic

MY COMMISSION EXPIRES: 6/15/2018

NOTARY PUBLIC

THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Ken A. Bowers  
PLANNING & DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

## CITY LIMITS CERTIFICATE

THIS PLAT IS NOT TO BE RECORDED AFTER 7th DAY OF Dec-16  
1 COPY TO BE RETAINED FOR THE CITY.

THIS PLAT IS IN ☐ - OUT ☒ OF THE CITY LIMITS.

## FLOOD PLAIN ORDINANCE

[X] FIRM PANEL 782  
[X] OTHER Aluvial Soils  
APPROVED BY: mgator 11/17/16

## NOTES:

- THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON NORTH CAROLINA FLOOD INSURANCE RATE MAP #3720078200J DATED 5/2/06
- MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THE MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
- AREAS COMPUTED BY COORDINATE METHOD.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- IRON PIPES SET AT ALL NEW PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- BASIS OF BEARING NC GRID NAD 83 (2001).
- THESE PARCELS ARE LOCATED IN THE SWIFT CREEK WATERSHED PROTECTION OVERLAY DISTRICT AND THE MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA IS 30%.
- FLOOD HAZARD SOILS SHOWN HEREON ARE PLOTTED FROM WAKE COUNTY GIS DATA.

## SITE DATA TABLE:

ZONING: R-10-CU  
SWIFT CREEK WATERSHED PROTECTION OVERLAY DISTRICT  
EXISTING LAND USE (LOT 2) AGR-FARM (LOT 3) VACANT  
WAKE COUNTY PIN NUMBERS: (LOT 2) 0782.07-57-2676 (LOT 3) 0782.11-57-4211  
TOTAL NUMBER OF LOTS = 2  
NUMBER OF NEW LOTS = 0

## LEGEND:

IRON PIPE FOUND ● IPF  
IRON PIPE SET ○  
ADDRESS [4505]

## REFERENCES:

DB 12631 PG 227 (SOURCE)  
DB 15080 PG 2306 (SOURCE)  
BM 2007 PG 1409  
BM 2008PG 786

WAKE COUNTY, NC 10  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
11/22/2016 09:26:32



BOOK:BM2016 PAGE:01983

## OWNER INFORMATION:

MACNAIR STARNES PROPERTY, LLC  
2931 DOVER FARM RD.  
RALEIGH, NC 27606-4516

100' 0 100' 200'  
SCALE: 1" = 100'

RECOMBINATION PLAT FOR LOTS 2 & 3  
OWNER: MACNAIR STARNES PROPERTY, LLC

SWIFT CREEK TOWNSHIP WAKE COUNTY NORTH CAROLINA  
PLAT OF SURVEY

NO.	DATE	DESCRIPTION

DATE: 11/9/16 SCALE: 1" = 100'  
DRAWN: MED CHECKED: MED

SHEET: 1 OF 1

CAD FILE: BD\_16158

PROJECT NO: 02120375

WithersRavenel  
Engineers | Planners | Surveyors  
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340  
license #: C-0832 | www.withersravenel.com

\* Active Assessments Due

RECORDED IN BOOK OF MAPS 2016, PAGE 1983, WAKE COUNTY

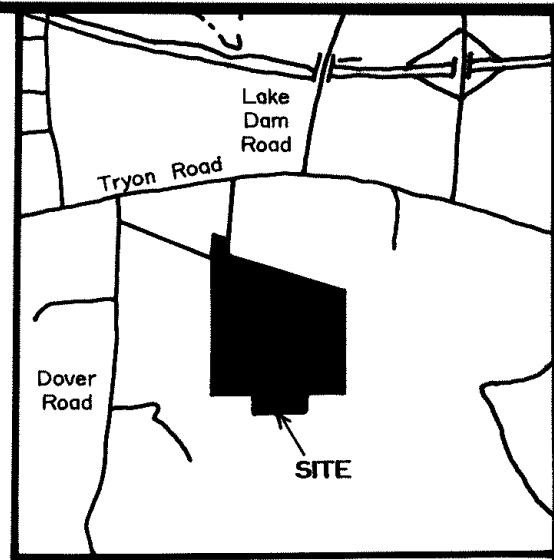
R-135-16  
RAD040181

NOTE: This property does not appear to be located within 2,000 feet of a N.C. Grid System Monumentation.

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the above property described (is) (is not) located in a special flood hazard area.

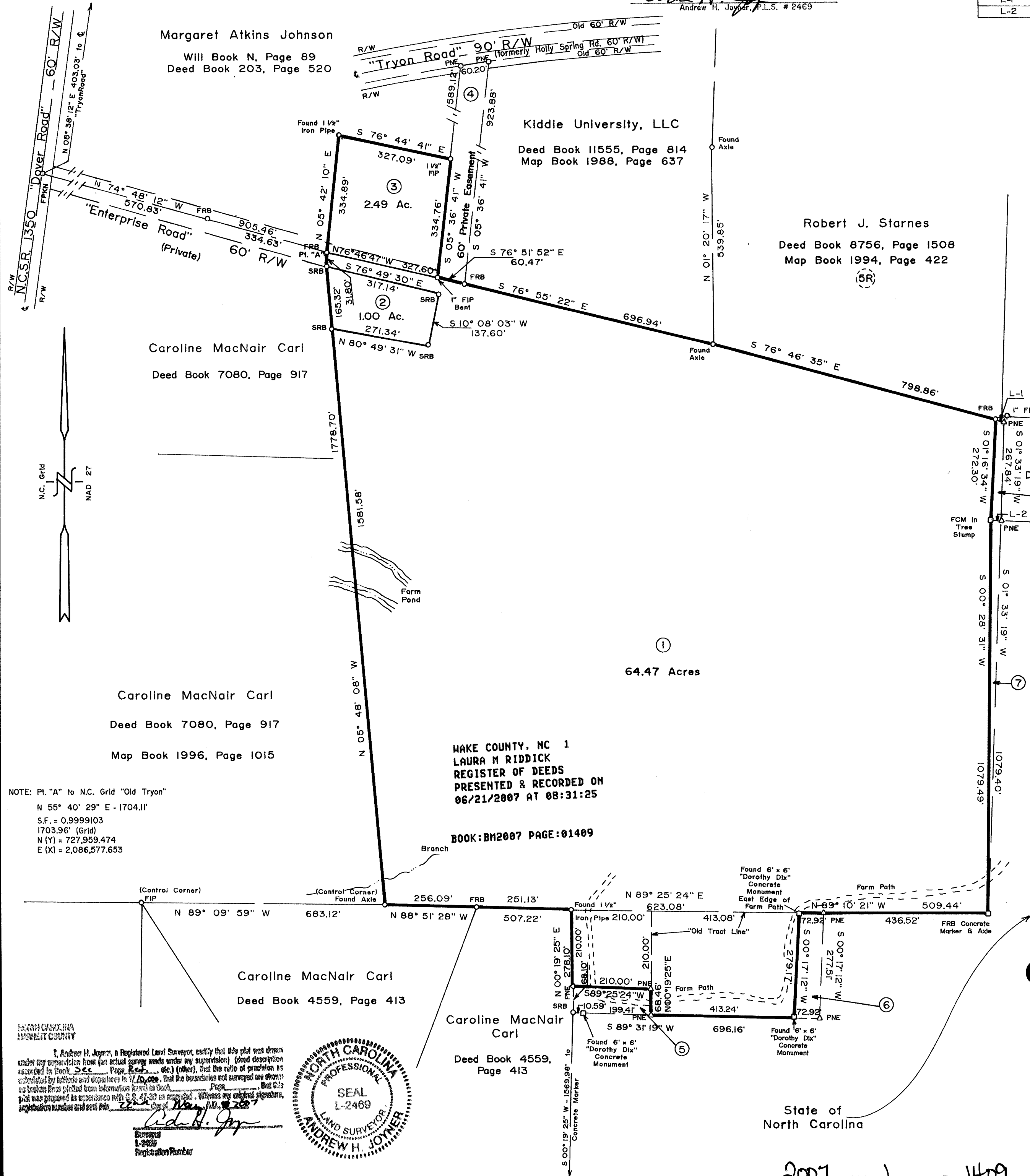
*Ad H. Joyner*  
Andrew H. Joyner, P.L.S. # 2469

LINE DATA:		
Line No.	Bearing	Distance
L-1	S 76° 46' 35" E	22.13'
L-2	N 88° 42' 55" W	20.35'



I, Andrew H. Joyner, Professional Land Surveyor No. 2469, Certify That This Plat Is Of A Survey Of An Existing Parcel Or Parcels Of Land And Does Not Create A New Street Or Change An Existing Street.

*Ad H. Joyner*  
Andrew H. Joyner, P.L.S. # 2469



- LEGEND**
- FIP-----Found Iron Pipe
  - SIP-----Set Iron Pipe
  - FCM-----Found Concrete Monument
  - FPKN-----Found P.K. Nail
  - SPKN-----Set P.K. Nail
  - FRB-----Found Rebar
  - SRB-----Set Rebar
  - R/W-----Right of Way
  - CL-----Centerline
  - PNE-----Point Not Established

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

- NOTE: Deed Reference:**
- |  |  |
|--|--|
| Grantee:   |  |
| Lot No. 1 - 64.47 Acres                            | Robert Johnston Starnes                            |
| Tract I, Tract II & Tract III, (Map 1989, Pg. 872) | Deed Bk. 10,545, Pg. 2264 / Deed Bk. 4220, Pg. 627 |
|  | PIN # 0782661149                                   |
| Lot No. 2 - 1.00 Acre                              | Robert Johnston Starnes                            |
|  | Deed Book 10545, Page 2264                         |
|  | PIN # 0782564914                                   |
| Lot No. 3 - 2.49 Acres                             | William Johnston Starnes                           |
|  | Deed Book 2372, Page 356                           |
|  | PIN # 0782574211                                   |
| Lot No. 4 - 60' Ingress-Egress Easement            |  |
|  | Deed Book 2372, Page 356                           |
|  | Deed Book 4162, Page 186                           |
| Lot No. 5 - 0.33 Acres                             | Gap Area with State of North Carolina              |
| Lot No. 6 - 0.47 Acres                             | Overlap Area with State of North Carolina          |
| Lot No. 7 - 10,980 Sq. Ft.                         | Overlap Area with State of North Carolina          |
| Lot No. 8 - 5,674 Sq. Ft.                          | Overlap Area with Abel Tolu Ajiboye                |

SURVEY FOR:

**CAROLINE MACNAIR CARL**

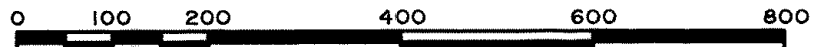
2931 Dover Farm Road, Raleigh, N.C. 27606

SWIFT CREEK TWP., WAKE COUNTY, N.C.

SURVEY BY: JOYNER PIEDMONT SURVEYING

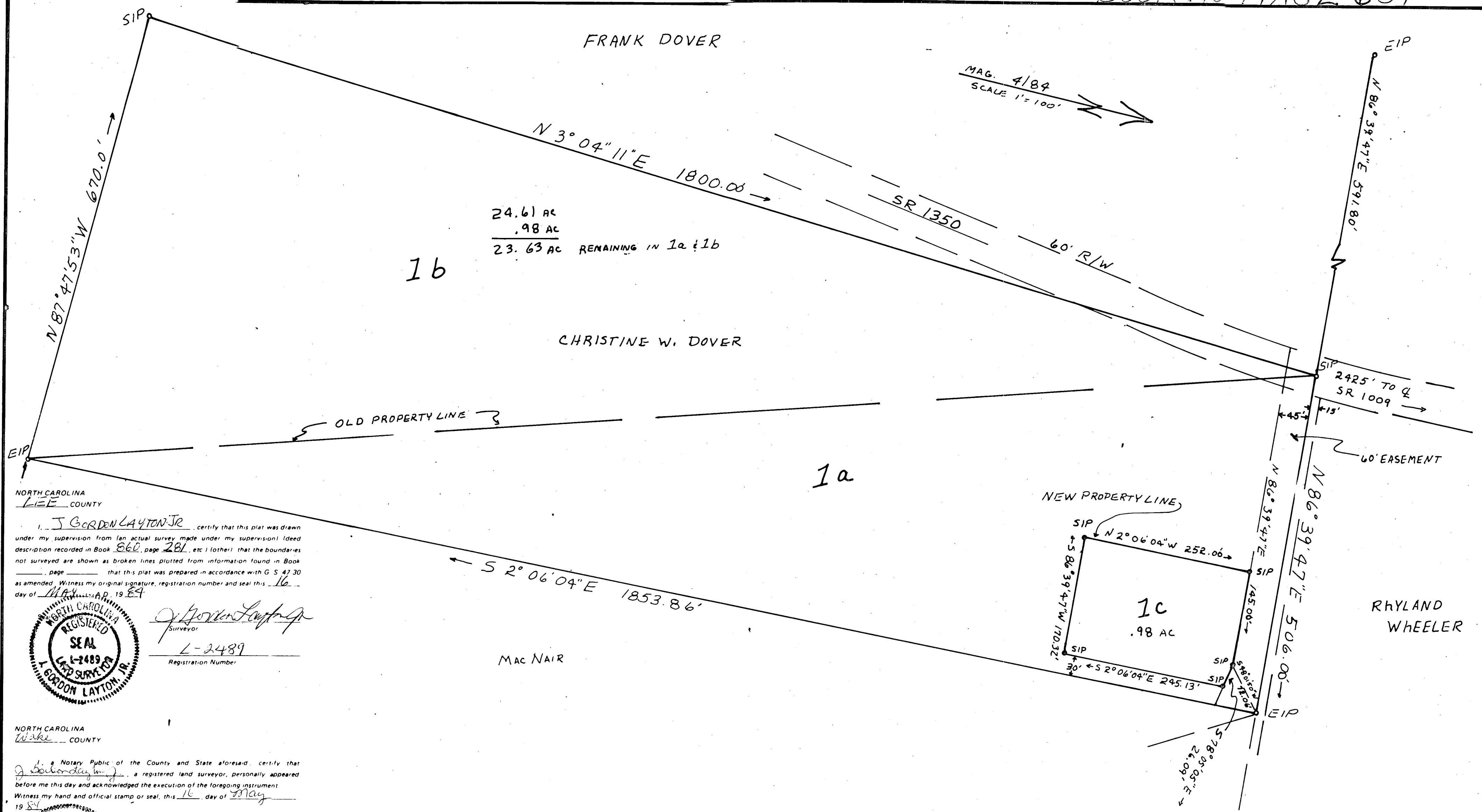
105 East Cumberland Street, P.O. Box 115, Dunn, N.C. 28335  
Phone (910) 892-2511

ZONE: MAY 22, 2007 SCALE: 1" = 200'



REVISION: JUNE 19, 2007





NORTH CAROLINA  
LEE COUNTY

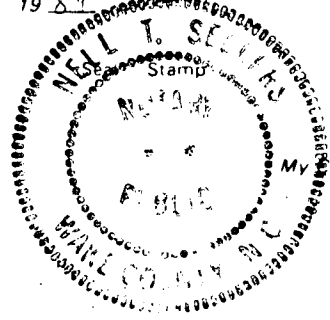
I, J. GORDON LAYTON JR., certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book 860, page 281, etc.) (other) that the boundaries not surveyed are shown as broken lines plotted from information found in Book \_\_\_\_\_, page \_\_\_\_\_ that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 16 day of May, 1984.



*J. Gordon Layton Jr.*  
Surveyor  
L-2489  
Registration Number

NORTH CAROLINA  
Wake County

I, a Notary Public of the County and State aforesaid, certify that *George B. Chapman*, 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 16 day of May, 1984.

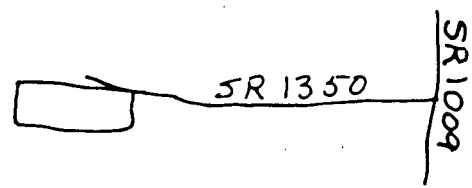


*Neil J. Sellers*  
Notary Public  
My commission expires 7/24/87

NORTH CAROLINA  
Wake County

The foregoing certificate of *Neil J. Sellers*, Notary Public, is certified to be correct. This instrument was presented for registration and recorded in Plat Book 1984 page 657 This May 17, 1984 at 11:13 A.M.

*Joseph B. Johnson*  
Register of Deeds  
Deputy



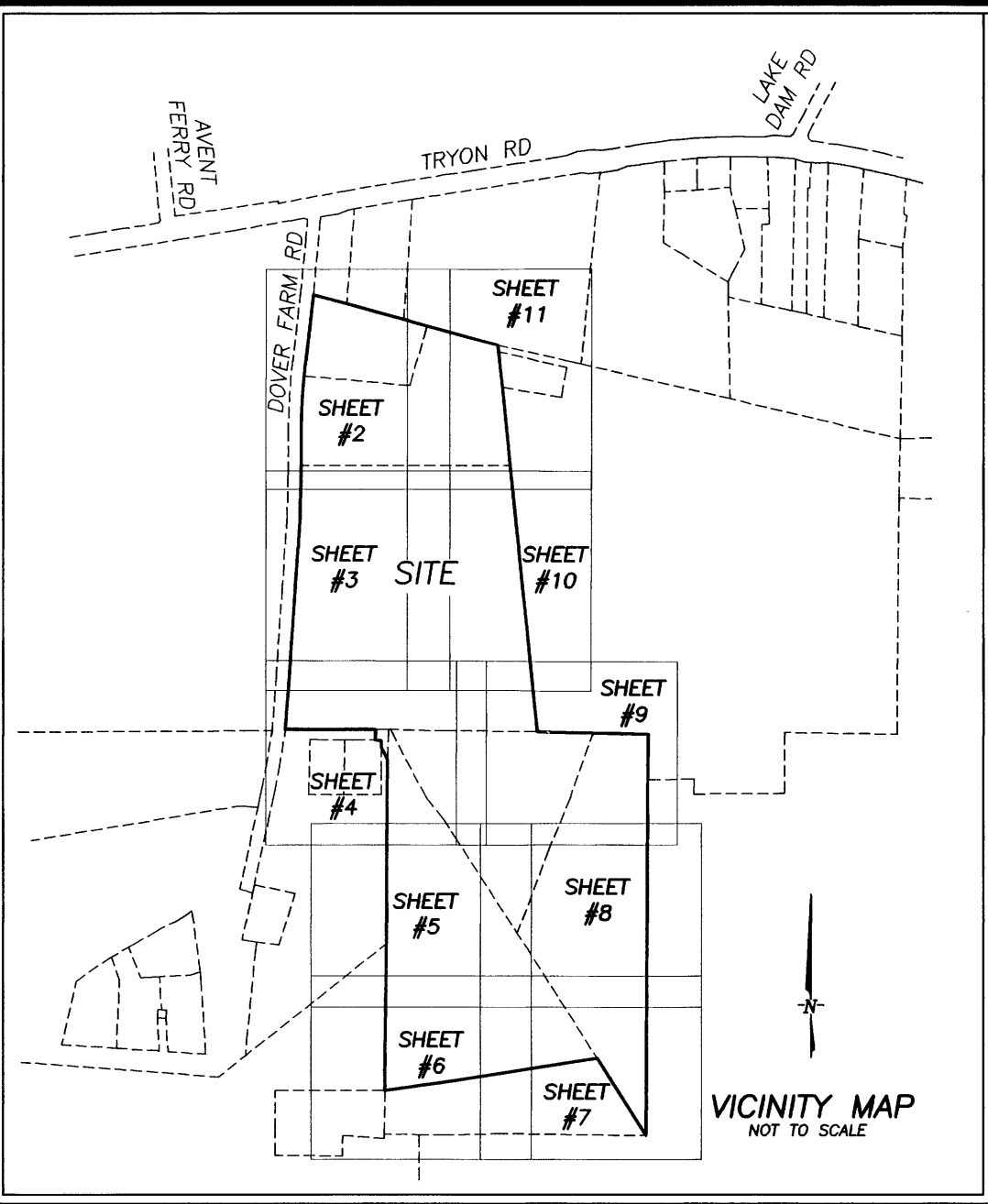
VICINITY MAP  
NOT TO SCALE

THIS IS NOT A SUBDIVISION BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY.

*George B. Chapman* 5/16/84  
George B. Chapman  
Director of Planning

REVISIONS		PROPERTY SURVEY FOR KIM G. AND PATRICIA B. DOVER		J. GORDON LAYTON, JR., RLS	
		RECOMBINATION OF 1a & 1b DOVER PROPERTY		ROUTE 6, Box 623 SANFORD, NC. 27330 499-9270	
		TOWNSHIP SWIFT CREEK	COUNTY WAKE	DATE 4-14-84	SURVEYED BY JGL
		STATE NORTH CAROLINA		SCALE 1" = 100'	DRAWN BY JGL
		ZONE	TAX MAP	CHECKED & CLOSURE BY JGL	FIELD BOOK
			PARCEL		DRAWING NO.

R-96-84



### SURVEY CERTIFICATE

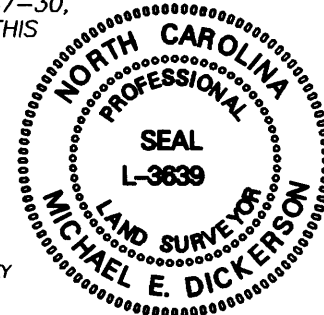
I, MICHAEL E. DICKERSON, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 9/5/18, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 15,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED, WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 5th DAY OF SEPT, A.D., 2018.

### TYPE OF PLAT

I, MICHAEL E. DICKERSON, PROFESSIONAL LAND SURVEYOR No. L-3639, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:

☒ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;

Michael E. Dickerson L-3639  
MICHAEL E. DICKERSON, PROFESSIONAL LAND SURVEYOR No. L-3639



THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Peggy T. Soder  
PLANNING & DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

### CITY LIMITS CERTIFICATE

THIS PLAT IS NOT TO BE RECORDED AFTER 9/12/18 DAY OF Oct, 18.

1 COPY TO BE RETAINED FOR THE CITY.

THIS PLAT IS IN ☐ - OUT ☒ OF THE CITY LIMITS.

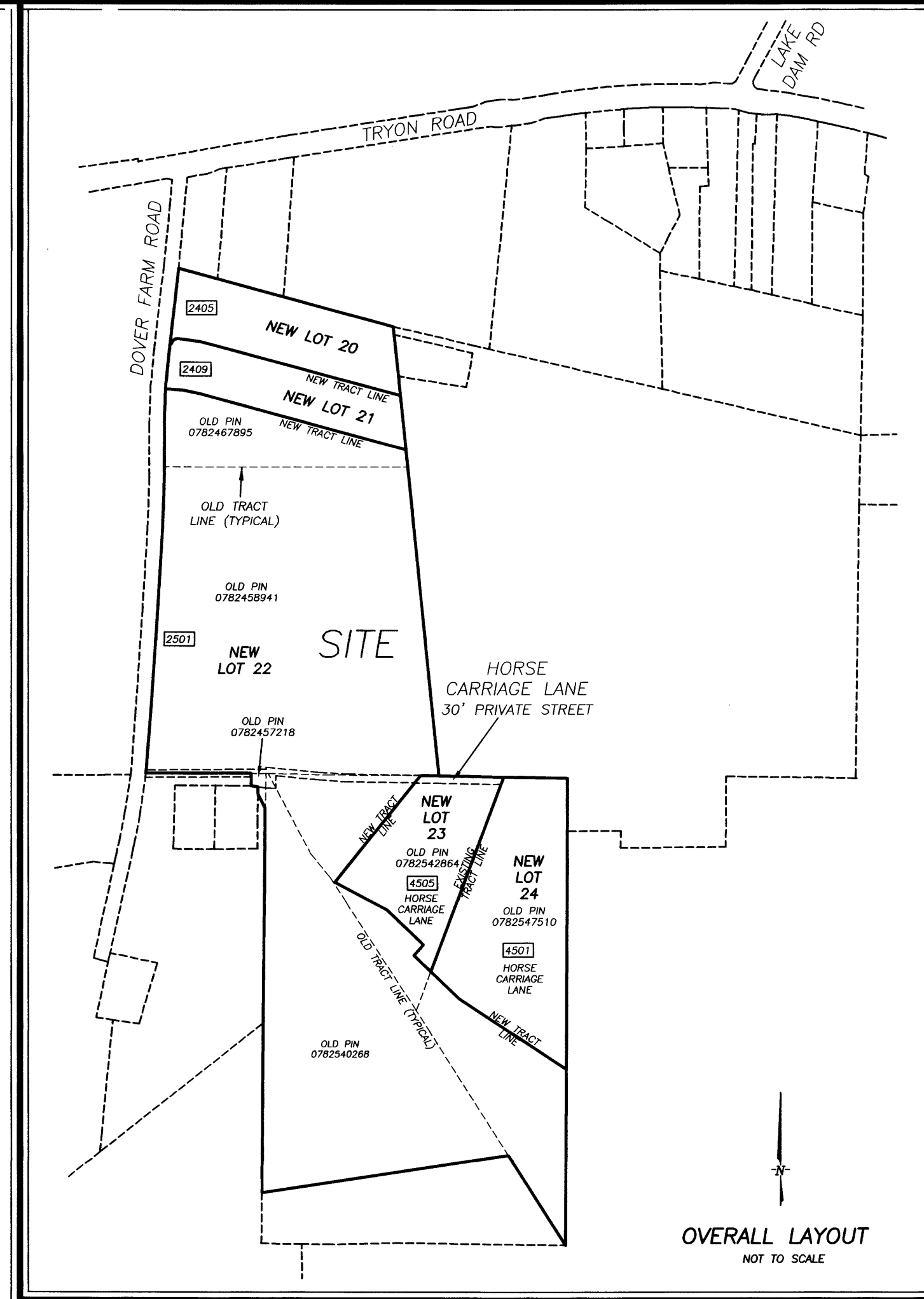
### FLOOD PLAIN ORDINANCE

☒ FIRM PANEL 782  
☐ OTHER

APPROVED BY: Boag 9/21/18

### NEUSE RIVER RIPARIAN BUFFER NOTE:

AREAS IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES; NOR CUT, REMOVE, OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRAZING OR WATERING OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE DIVISION OF WATER QUALITY (DWQ) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (15A NCAC 2B .0233 OR .0259). THIS COVENANT IS TO RUN WITH THE LAND, AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT.



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 83°24'32" W	26.59'
L2	N 83°35'50" W	5.00'
L3	S 89°26'54" W	30.11'
L4	N 84°46'08" W	30.07'
L5	N 27°59'48" W	62.59'
L6	N 00°30'55" E	28.10'
L7	N 75°24'15" W	26.04'
L8	S 89°20'42" W	3.56'
L9	N 00°50'46" W	45.38'
L10	N 00°34'12" E	22.53'
L11	S 84°36'04" E	214.41'
L12	S 86°30'33" E	112.74'
L13	S 89°12'27" E	284.79'
L14	S 20°26'55" W	31.81'
L15	N 88°57'02" W	245.77'
L16	N 89°12'27" W	357.49'
L17	N 86°30'33" W	113.94'
L18	N 84°36'04" W	172.66'
L19	N 00°05'32" E	10.77'
L20	N 89°12'27" W	39.48'
L21	N 74°46'55" W	30.36'
L22	S 32°30'37" E	31.83'
L23	S 57°29'23" W	15.00'
L24	N 32°30'37" W	46.77'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	775.00'	116.27'	116.16'	N79°06'40"W
C2	25.00'	39.35'	35.41'	S51°29'49"W
C3	575.00'	140.02'	139.67'	N81°47'21"W
C4	275.00'	13.88'	13.88'	N73°22'02"W
C5	775.00'	67.63'	67.61'	N80°54'31"W
C6	775.00'	21.17'	21.17'	N77°37'34"W
C7	775.00'	27.46'	27.46'	N75°49'42"W

### SITE DATA TABLE:

ZONING: R-1, SWPOD

SWIFT CREEK WATERSHED PROTECTION OVERLAY DISTRICT

WAKE COUNTY PIN NUMBERS / LAND USE / ZONING:  
0782.10-46-7895 AGR-FARM R-1 SWPOD  
0782.10-45-8941 AGR-FARM R-1 SWPOD  
0782.10-45-7218 VACANT R-1 SWPOD  
0782.04-54-0268 AGR-FARM R-1 SWPOD  
0782.04-54-2864 AGR-FARM R-1 SWPOD  
0782.04-54-7510 AGR-FARM R-1 SWPOD

TOTAL NUMBER OF RECOGNIZED LOTS PRIOR TO RECOMBINATION=5  
(PLUS ONE NON-CONFORMING LOT (PIN #0782.10-45-7218).  
TOTAL NUMBER OF LOTS AFTER THE RECOMBINATION = 5

### OLD/NEW AREA TABLE PER RALEIGH CHECKLIST

LOT #	OLD AREA	NEW AREA
20	13.883 AC	5.326 AC
21	PART OF LOT 20	4.377 AC
22	47.871 AC (29.256+0.107+18.508)	62.139 AC
23	10.033 AC	5.702 AC
24	15.227 AC	8.470 AC
TOTAL	87.014 AC	87.014 AC

### LEGEND:

IRON PIPE FOUND

IRON PIPE SET

COMPUTED POINT

CONCRETE MONUMENT FOUND

LIGHT POLE

UTILITY POLE

ADDRESS

OLD PROPERTY LINE

NEW PROPERTY LINE

LINE NOT SURVEYED

● IFF

○ SIP

○ CP

■ CM

☼

○

4505

### PROPERTY OWNER CERTIFICATE

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.

MACNAIR CARL LAND LLC

Henry K. MacNair  
BY: MANAGER

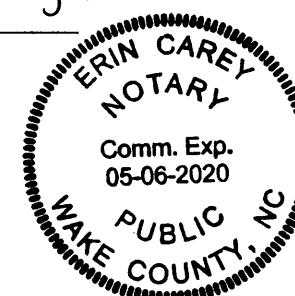
### NOTARY PUBLIC

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGED TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: Henry K. MacNair, Manager, MacNair Carl Land, LLC

DATE: September 19, 2018.

Erin Carey  
PRINTED NAME: Erin Carey NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-6-2020



### PROPERTY OWNER CERTIFICATE

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.

MACNAIR STARNES PROPERTY LLC

Henry K. MacNair  
BY: MANAGER

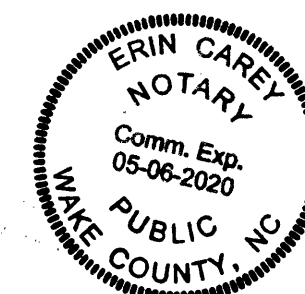
### NOTARY PUBLIC

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGED TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: Henry K. MacNair, Manager, MacNair Starnes Property, LLC

DATE: September 19, 2018.

Erin Carey  
PRINTED NAME: Erin Carey NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-6-2020



WAKE COUNTY, NC 110  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
09/27/2018 12:36:02

BOOK: BM2018 PAGE: 01914

### NOTES:

- THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON NORTH CAROLINA FLOOD INSURANCE RATE MAP #3720078200J DATED 5/2/06
- MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THE MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
- AREAS COMPUTED BY COORDINATE METHOD.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- IRON PIPES SET AT ALL NEW PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- BASIS OF BEARING NC GRID NAD 83 (2001) BY OTHERS. THERE IS NOT NC GRID MONUMENT LOCATED WITHIN 2000'.
- FLOOD HAZARD SOILS AND PONDS SHOWN HEREON ARE PLOTTED FROM WAKE COUNTY GIS DATA.
- RECOMBINED PROPERTIES ARE SUBJECT TO STORMWATER CONTROL REGULATIONS UNDER ARTICLE 9.2 OF THE UDO.
- ALL SEPTIC TANK LOCATIONS ARE APPROXIMATE ONLY.

### REFERENCES:

DB 10687 PG 1607 (SOURCE)  
DB 14843 PG 721 (SOURCE)  
DB 13049 PG 1942  
BM 1993 PG 1648  
BM 2012 PG 850  
BM 2018 PG 1620  
BM 2018 PG 1621  
AND OTHERS AS SHOWN HEREON

### OWNER INFORMATION:

MACNAIR CARL LAND LLC  
8310 BANDFORD WAY  
RALEIGH, NC 27615-2752  
MACNAIR STARNES PROPERTY LLC  
2931 DOVER FARM RD.  
RALEIGH, NC 27606-4516

THE PURPOSE OF THIS PLAT IS TO RECOMBINE THE 5 EXISTING PARCELS INTO THE 5 NEW PARCELS AS SHOWN HEREON.

RA040770

R-76-18

TRANSACTION #557720

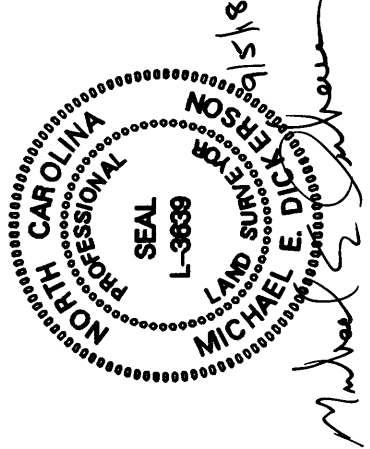
RECORDED IN BOOK OF MAPS 2018, PAGE 1914, WAKE COUNTY

RECOMBINATION & EASEMENT PLAT FOR  
MACNAIR CARL LAND LLC &  
MACNAIR STARNES PROPERTY, LLC  
SWIFT CREEK TOWNSHIP  
WAKE COUNTY  
NORTH CAROLINA  
PLAT OF SURVEY

NO.	DATE	DESCRIPTION
1	9/5/18	
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE:	9/5/18	SCALE:	N/A
DRAWN:	MED	CHECKED:	MED
SHEET:	1	OF	11
CAD FILE:	BD_18055A		
PROJECT NO:	02120375		

WithersRavenel  
Engineers | Planners | Surveyors  
115 MacKenzie Drive | Cary, NC 27511 | t: 919.469.3340  
license #: C-0832 | www.withersravenel.com



MACNAIR STARNES  
PROPERTY, LLC  
DB 15080 PG 2303  
BM 1998 PG 1015  
PIN 0782474590

MACNAIR STARNES  
PROPERTY, LLC  
DB 15080 PG 2306  
BM 1998 PG 1015  
PIN 0782477801

FORMERLY LOT 20 PER  
BM 2018 PG 1620  
**NEW LOT 20**  
**NEW AREA**  
**232,000 SF**  
**5.320 AC**  
OLD LOT 20 AREA  
604,738 SF  
13.883 AC  
ZONING:  
R-1  
SHP20

1-STORY  
STONE/FRAME  
HOUSE

SEPTIC  
TANK

MACNAIR CARL LAND LLC  
DB 17221 PG 1698  
DB 13049 PG 1942  
BM 2018 PG 1620  
PIN 0782467855

MACNAIR CARL LAND LLC  
DB 17221 PG 1698  
DB 13049 PG 1942  
BM 2018 PG 1620  
PIN 0782467855

FORMERLY LOT 20 PER  
BM 2018 PG 1620  
**NEW LOT 21**  
**NEW AREA**  
**190,684 SF**  
**4.377 AC**  
OLD AREA  
604,738 SF  
13.883 AC  
ZONING:  
R-1  
SHP20

MACNAIR CARL LAND LLC  
DB 17221 PG 1698  
DB 13049 PG 1942  
BM 2018 PG 1620  
PIN 0782467855

FORMERLY LOT 20 PER  
BM 2018 PG 1620  
**NEW LOT 22**  
**NEW AREA**  
**2,627,750 SF**  
**60.213 AC**  
OLD LOT 20 AREA  
604,738 SF  
13.883 AC  
FORMERLY  
[Z225]  
ZONING:  
R-1  
SHP20

DOVER FARM ROAD  
SR 1350  
60' PUBIC R/W  
DB 1458 PG 517

WAKE COUNTY, NC 111  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
09/27/2018 12:36:02



BOOK:BM2018 PAGE:01915

29040770

SCALE: 1" = 50'



NO.	DATE	DESCRIPTION	BY

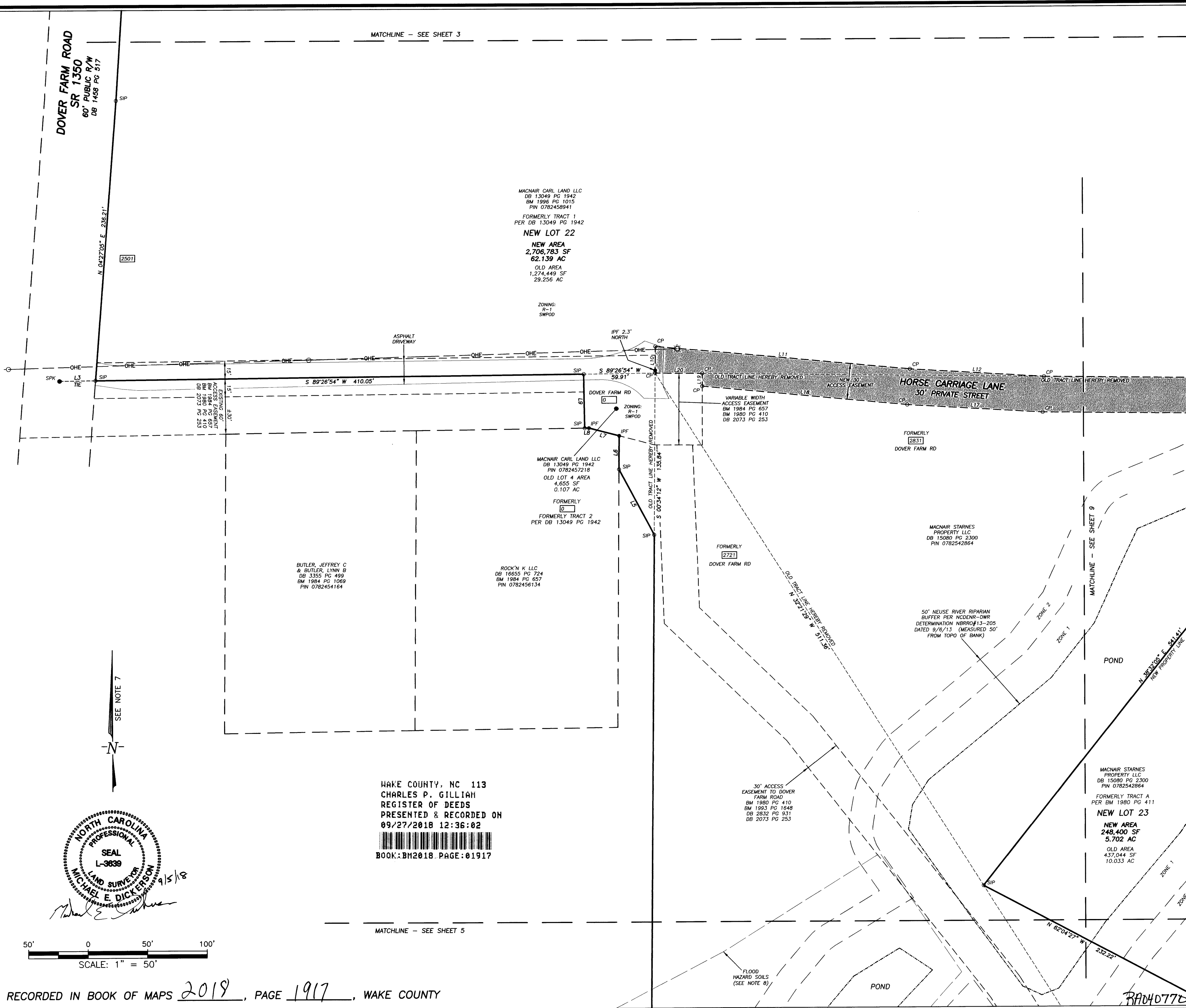
DATE:	9/5/18	SCALE:	1" = 50'
DRAWN:	MED	CHECKED:	MED
SHEET:	2	OF	11
CAD FILE:	BD_18055B		
PROJECT NO:	02120375		

RECOMBINATION & EASEMENT PLAT FOR  
MACNAIR CARL LAND LLC &  
MACNAIR STARNES PROPERTY, LLC  
SWIFT CREEK TOWNSHIP WAKE COUNTY NORTH CAROLINA  
PLAT OF SURVEY

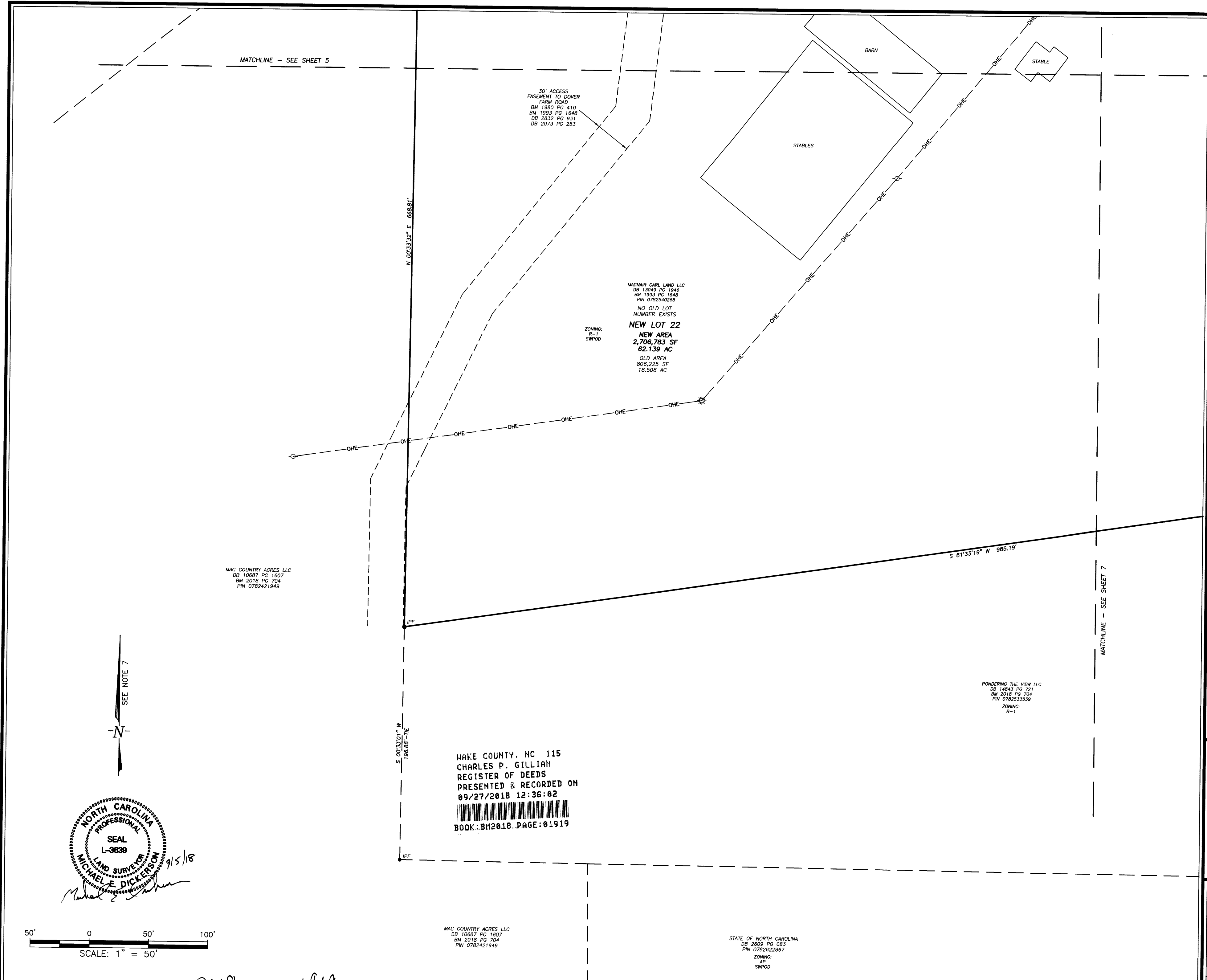
**WithersRavenel**  
Engineers | Planners | Surveyors  
115 MacKenran Drive | Cary, NC 27511 | t: 919.469.3340  
license #: C-0632 | www.withersravenel.com





[illegible]





**WithersRavenel**  
Engineers | Planners | Surveyors  
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340  
license #: C-0832 | www.withersravenel.com

RECOMBINATION & EASEMENT PLAT FOR  
MACNAIR CARL LAND LLC &  
MACNAIR STARNES PROPERTY, LLC

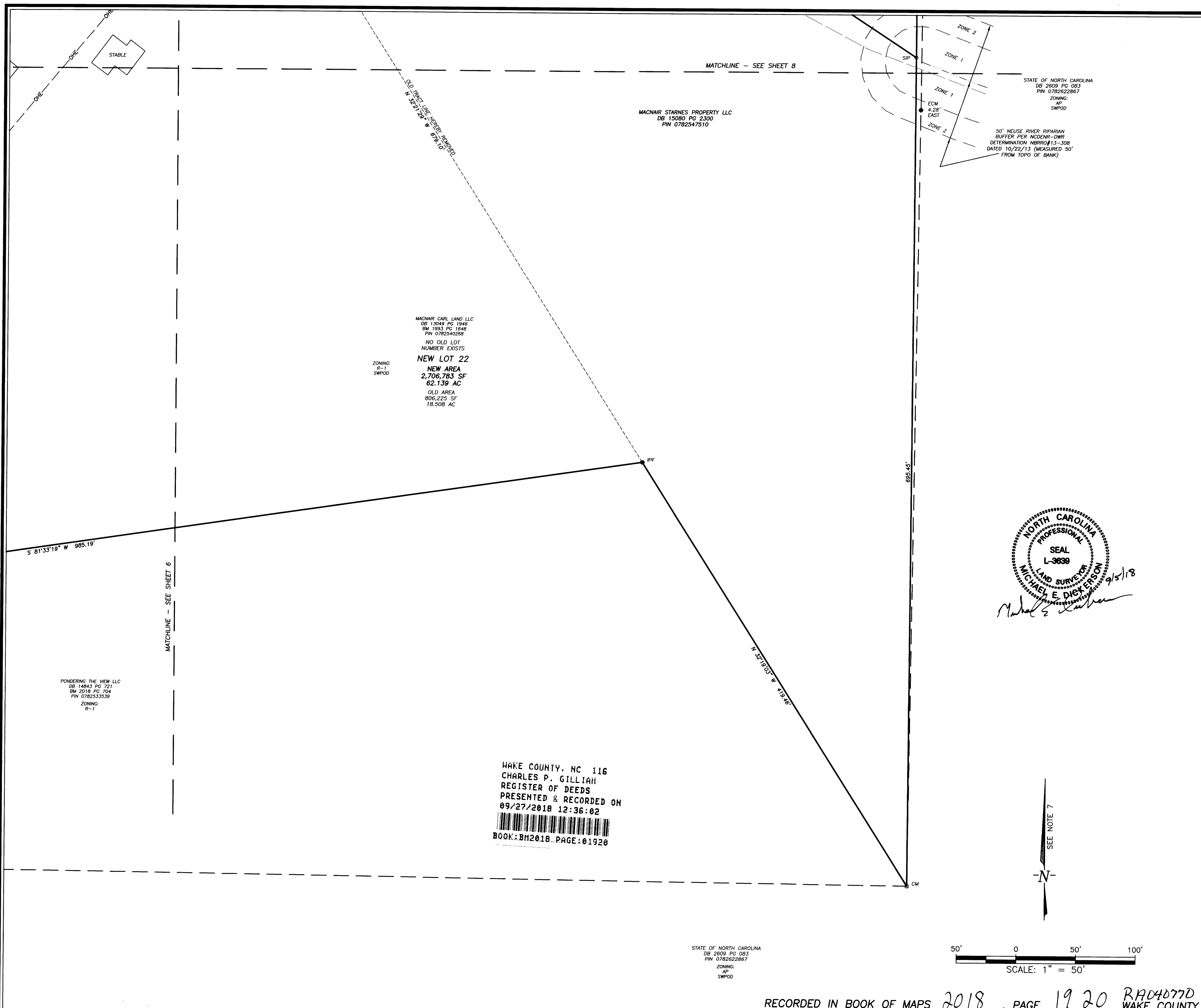
SWIFT CREEK TOWNSHIP      WAKE COUNTY      NORTH CAROLINA

PLAT OF SURVEY

NO.	DATE	DESCRIPTION	BY

DATE: 9/5/18	SCALE: 1" = 50'
DRAWN: MED	CHECKED: MED
SHEET: 6 OF 11	
CAD FILE: BD_18055F	
PROJECT NO: 02120375	

PA040770

[illegible]

1115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340  
license #: C-0832 | [www.withersravenel.com](http://www.withersravenel.com)

RECOMBINATION & EASEMENT PLAT FOR  
MACNAIR CARL LAND LLC &  
MACNAIR STARNES PROPERTY, LLC

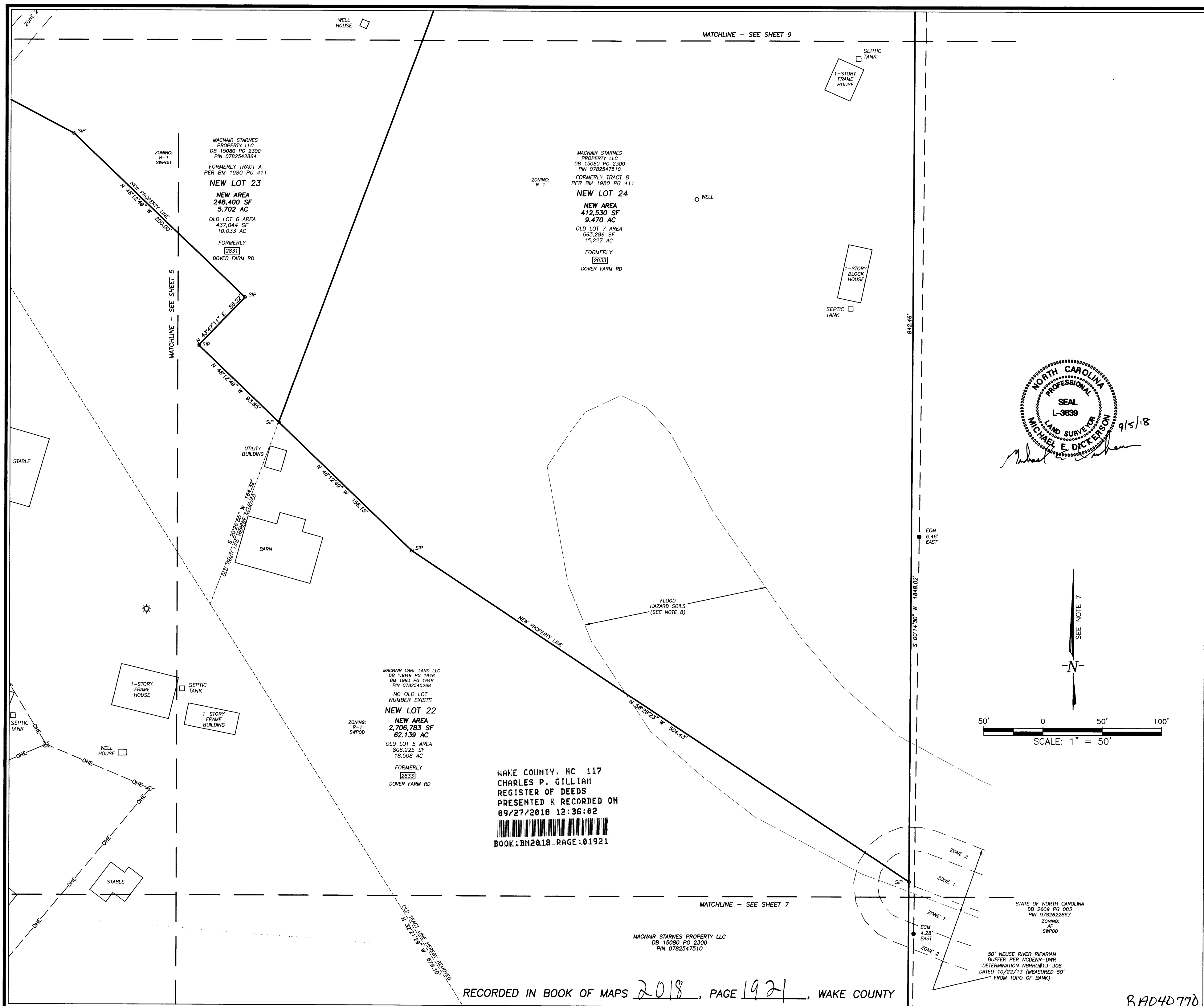
NORTH CAROLINA

WAKE COUNTY

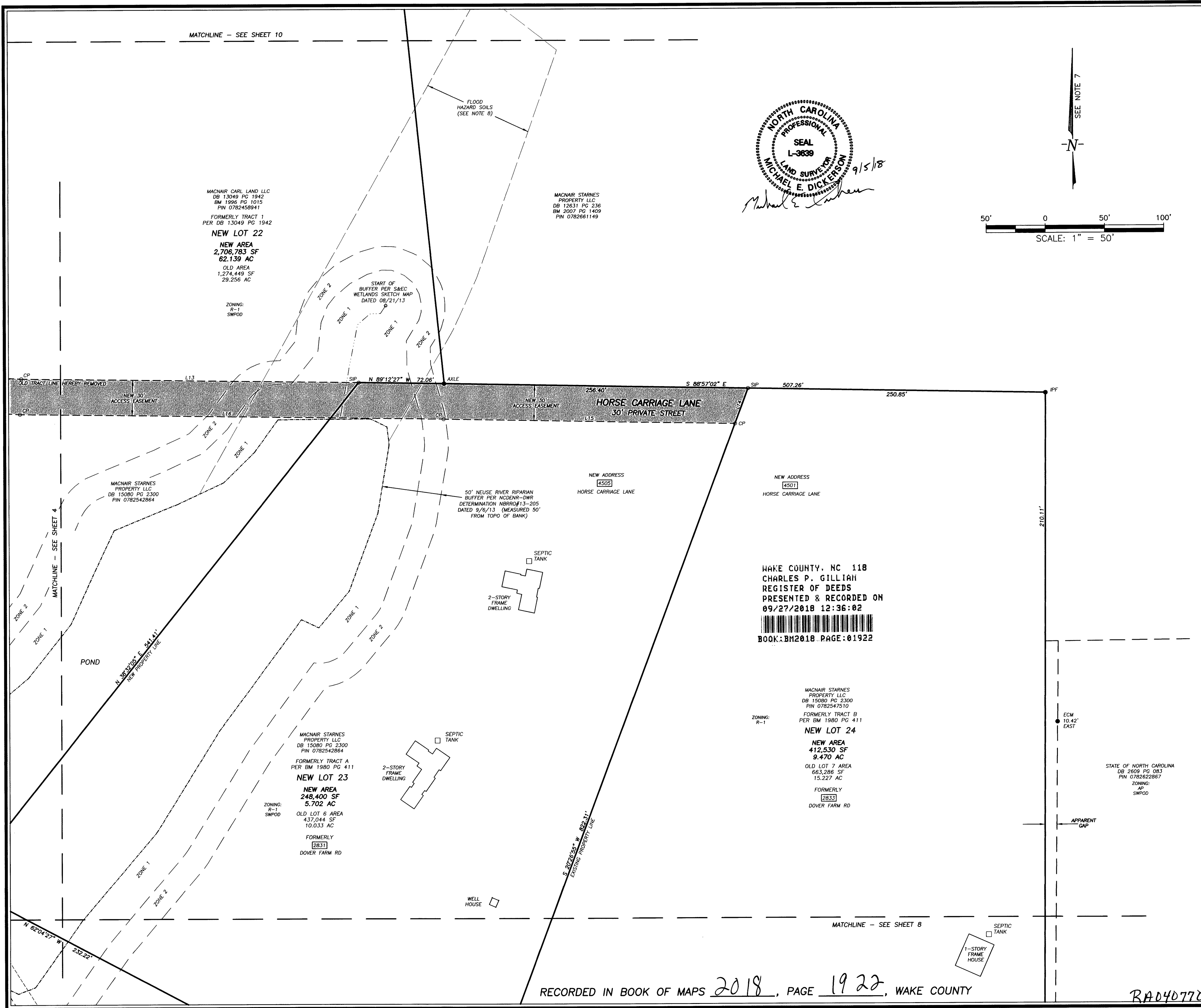
## PLAT OF SURVEY

[illegible]

DATE: 9/5/18	SCALE: 1" = 50'
DRAWN: MED	CHECKED: MED
SHEET:  8 OF 11	
CAD FILE: BD_18055H	
PROJECT NO: 02120375	







**WithersRavenel**  
Engineers | Planners | Surveyors  
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340  
license #: C-0832 | www.withersravenel.com

**RECOMBINATION & EASEMENT PLAT FOR**  
**MACNAIR CARL LAND LLC &**  
**MACNAIR STARNES PROPERTY, LLC**

**PLAT OF SURVEY**

**WAKE COUNTY**  
**SWIFT CREEK TOWNSHIP**  
**NORTH CAROLINA**

NO.	DATE	DESCRIPTION	BY

DATE: 9/5/18  
DRAWN: MED  
SHEET: 9 OF 11  
CAD FILE: BD\_18055i  
PROJECT NO: 02120375

SCALE: 1" = 50'  
CHECKED: MED



FLOOD  
HAZARD SOILS  
(SEE NOTE 8)

MACNAIR STARNES  
PROPERTY LLC  
DB 12631 PG 236  
BM 2007 PG 1409  
PIN 0782661149

MATCHLINE - SEE SHEET 11

POND

FLOOD  
HAZARD SOILS  
(SEE NOTE 8)

S 05°49'41" E 1779.13'

MATCHLINE - SEE SHEET 3

MACNAIR CARL LAND LLC  
DB 13049 PG 1942  
BM 1998 PG 1015  
PIN 0782458941

FORMERLY TRACT 1  
PER DB 13049 PG 1942

NEW LOT 22

NEW AREA  
2,706,783 SF  
62.139 AC

OLD LOT 3 AREA  
1,274,449 SF  
29.256 AC

FORMERLY  
2401

DOVER FARM RD  
ZONING:  
R-1  
SWPOD

COVERED  
LIVESTOCK  
ARENA

BARN

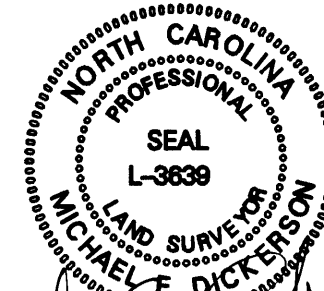
SEPTIC  
TANK

WAKE COUNTY, NC 119  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
09/27/2018 12:36:02



BOOK: BM2018 PAGE: 01923

MATCHLINE - SEE SHEET 9



50' 0 50' 100'  
SCALE: 1" = 50'

FLOOD  
HAZARD SOILS  
(SEE NOTE 8)

RECORDED IN BOOK OF MAPS 2018, PAGE 1923, WAKE COUNTY

RECOMBINATION & EASEMENT PLAT FOR  
MACNAIR CARL LAND LLC &  
MACNAIR STARNES PROPERTY, LLC

SWIFT CREEK TOWNSHIP

WAKE COUNTY

NORTH CAROLINA

PLAT OF SURVEY



**WithersRavenel**  
Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340  
license #: C-0832 | www.withersravenel.com

NO.	DATE	DESCRIPTION	BY

DATE: 9/5/18  
DRAWN: MED  
CHECKED: MED  
SCALE: 1" = 50'

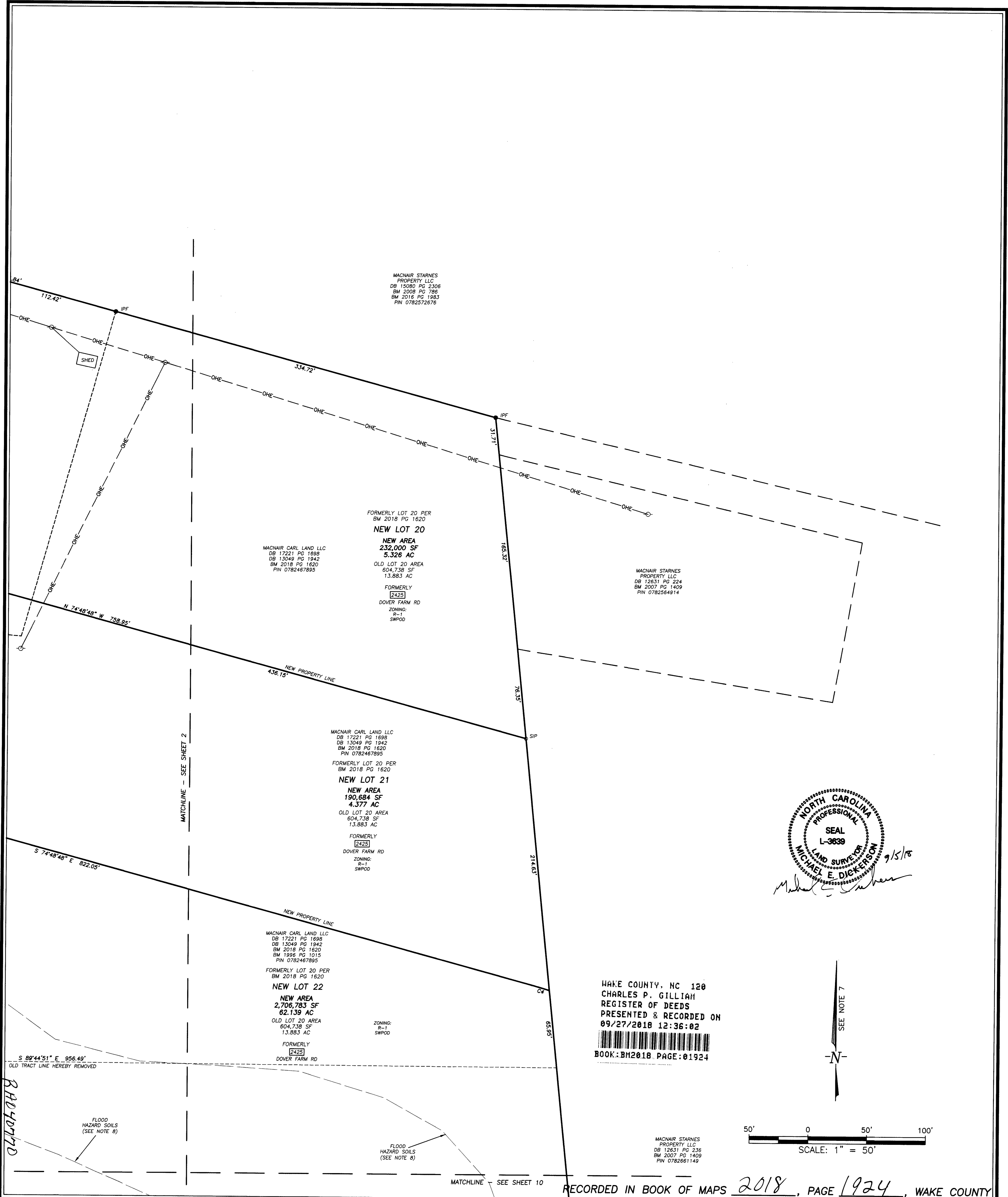
SHEET: 10 of 11

CAD FILE: BD\_180551

PROJECT NO.: 02120375

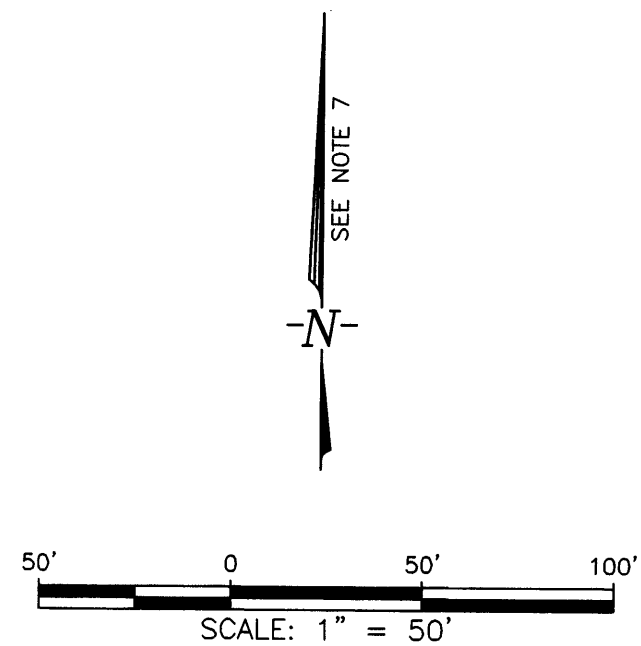
RA040770

BKBM2018PG01923



NORTH CAROLINA  
PROFESSIONAL  
SEAL  
L-3839  
LAND SURVEYOR  
MICHAEL E. DICKERSON  
9/5/18

WAKE COUNTY, NC 120  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
09/27/2018 12:36:02  
BOOK:BM2018 PAGE:01924



PROJECT NO:	02120375
CAD FILE:	BD_18055K
SHEET:	11 OF 11
DATE:	9/5/18
DRAWN:	MED
CHECKED:	MED
DATE:	9/5/18
SCALE:	1" = 50'

RECOMBINATION & EASEMENT PLAT FOR  
MACNAIR CARL LAND LLC &  
MACNAIR STARNES PROPERTY, LLC

SWIFT CREEK TOWNSHIP      WAKE COUNTY      NORTH CAROLINA

PLAT OF SURVEY

 **WithersRavenel**  
Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340  
license #: C-0832 | www.withersravenel.com

BKBM2018PG01924