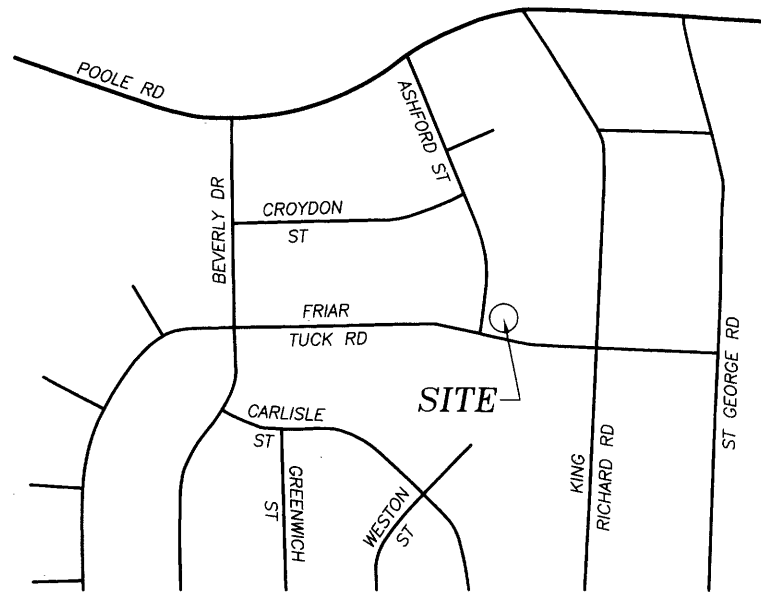




VICINITY MAP
(N.T.S.)

LEGEND

- Property Line
Property Line (not surveyed)
Center Line
Old R/W line
Right-of-Way Line
Easement Line
Zoning Line
Drain Line
Water Line
Sanitary Sewer
Overhead Utility
Overhead Service
Chain Link Fence
Wood Fence
Welded Wire Fence
- Existing Iron Pipe
Iron Pipe Set (Unless Otherwise Designated)
Existing Concrete Monument
Concrete Monument Set
Computed Corner
PK Nail
Cable TV Box
Telephone Box
Power Box
Light Pole
Utility Pole
Drop Inlet
Storm Drainage Manhole
Curb Inlet
Water Valve
Fire Hydrant
Existing Water Meter (3/4" Service line)
Sewer Manhole
Existing Sewer Clean Out (4" service line)
- EIP - Existing Iron Pipe
NIP - Iron Pipe Set
DB - Deed Book
PC - Page
R/W - Right of Way
TM - Tax Map
N/F - Now or Formerly
XXX - DENOTES ADDRESS

I the undersigned Development Services Director of the City of Raleigh, and Review Officer for Wake County, do hereby certify that this map or plat meets all the statutory requirements for recording and that the City of Raleigh, as provided by its City Code, on the 11th day of Nov., in the year 2025, approved this plat or map and accompanying sheets and accepted for the City of Raleigh the dedications as shown thereon, but on the further condition that the City assumes no responsibility to open or maintain the same until in the discretion and opinion of the governing body of the City of Raleigh it is in the public interest to do so.

Regan T. Sood
Planning and Development Officer/Wake County Review Officer 11/17/2025

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 and that the dedications(s) hereby agree to warrant and defend the title against any claims of all persons whomsoever excepted as specifically listed herein and that by recording this plat or map I (we) do irrevocably dedicate to the City of Raleigh for public use all streets, easements, rights-of-way, parks and greenways (as those interests are defined in the City Code) and as the same are shown on the plat for all lawful purposes to which the City may devote or allow the same to use and upon acceptance thereof, in accordance with all City policies, ordinances, regulations or conditions of the City of Raleigh, for the benefit of the public provided any dedication of easements for storm drainage not specifically labeled City of Raleigh or public are not made to the City of Raleigh, but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit.

Book No.: _____

Page No.: _____

Signature(s) of property owner(s):

Regan T. Sood
CLEAR CONSTRUCTION GROUP, LLC by
ARYA ASGARI (member/manager)

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____; Page _____; that this map was prepared in accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this 15TH day of JULY 2025.

Signed



I, Jeffrey H. Davis, PLS, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

1. Class of Survey: A
2. Positional Accuracy: H- 0.04' / H- 0.08'
3. Type of GPS Field Procedure: NC VRS Network
4. Date of Survey: 03-28-2025
5. Datum/Epoch: NAD 83 NSRS 2011 - NAVD 88
6. Published/Fixed Control: See Below
7. Geoid Model: 18
8. Combined Grid Factor: 0.99990478 (ground to grid)
9. Units: US survey feet

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	29.54'	20.00'	84°37'10"	N33°15'28"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	71.21'	N08°10'54"E

TIE LINE TABLE		
LINE	LENGTH	BEARING
T1	80.08'	N05°20'45"E

SITE DATA:

TOWNSHIP: RALEIGH

PIN: 1723153204

ZONING: R-6

INSIDE CITY LIMITS: YES

TOTAL ACRES: 0.35 ACRES

TOTAL # OF LOTS: 2

TYPE USE: SINGLE FAMILY

PARCELS ARE LOCATED IN THE FREQUENT TRANSIT AREA.

SITE IS NOT LOCATED IN A FLOOD-HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720172300K, EFFECTIVE JULY 19, 2022.

THERE ARE NO FLOOD HAZARD AREAS ON THIS SITE.

METHOD OF COMPUTATION IS COORDINATE COMPUTATION

GPS OBSERVATIONS WERE MADE ON CONTROL POINTS TO ESTABLISH GEODETIC & STATE GRID COORDINATES (NAD 83 NSRS 2011) USING AVERAGE POSITIONS FROM MULTIPLE OBSERVATIONS.

REFERENCE:
D.B. 19657, PG 376
BOM 1958, PG 20

DEMOLITION PERMIT # DEMO-041430-2025

NOTES:
EXISTING UTILITY SERVICES (UNUSED) SHALL BE ABANDONED AT TAP (MAIN) & REMOVED FROM ROW OR EASEMENT - PU HANDBOOK PG 67 & PG 125.

PRIVATE WATER & SEWER MAINS (OR SERVICES) MAY NOT CROSS PROPERTY LINES - SEC.8-2007.

ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.

THESE LOTS ARE EXEMPT PER UDO SECTION 9.2.2.A.2.b.i AS A RESIDENTIAL SUBDIVISION OF ONE ACRE OR LESS APPROVED AFTER MAY 1, 2001, BUT ARE SUBJECT TO IMPERVIOUS LIMITATIONS OF SUBSECTION A.4 AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

State of North Carolina, County of Wake

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

CLEAR CONSTRUCTION GROUP, LLC by
ARYA ASGARI (member/manager)

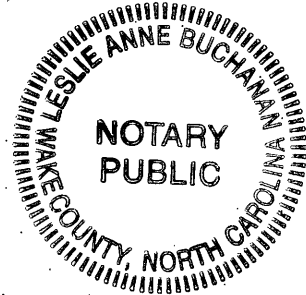
Date: November 17th, 2025.

(Official Seal)

Leslie Anne Buchanan

Printed Name: Leslie Anne Buchanan, Notary Public

My commission Expires: 02-11-2028



This plat or map does not require preliminary approval, and meets all statutory requirements for recording.

Regan T. Sood
Planning and Development Officer/Wake County Review Officer

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Jeffrey H. Davis
Registered Land Surveyor

Register of Deeds

Tammy L. Brunner

Wake County, NC

11/18/2025 03:23:57 PM

B: BM2025 P: 02212 Pages: 1

Recording Fee: \$21.00

DOCUMENT # 2025087499

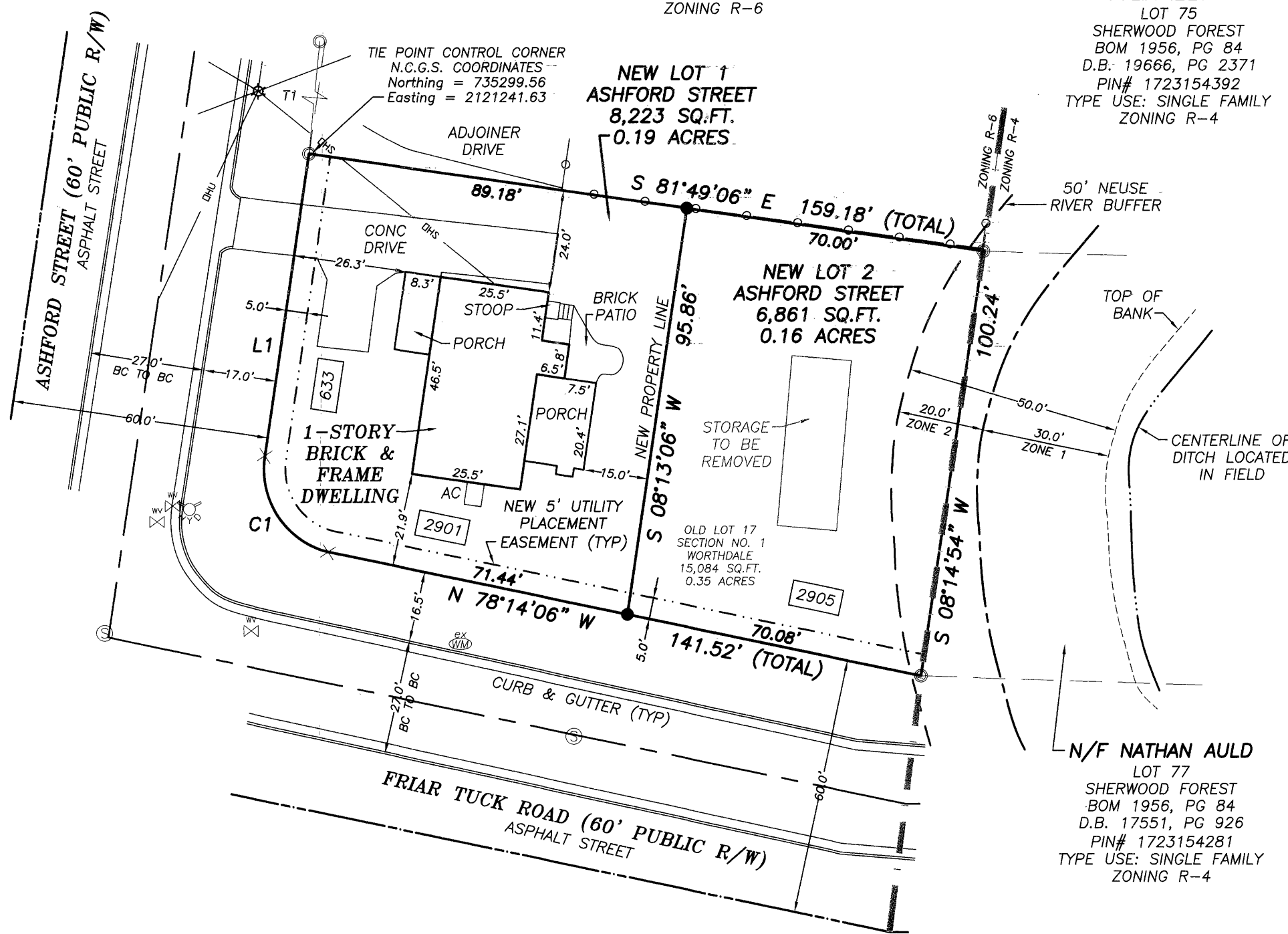


THIS PLAT NOT TO BE RECORDED AFTER 30 DAY OF DEC. 2025 (ONE) COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS ☒ IN ☐ OUT OF THE CITY LIMITS.

N.C. GRID (NAD 83-2011)

N/F JEFFREY A. COLLINS
STEPHANIE C COLLINS
LOT 16, SECTION NO. 1
WORTHDALE
BOM 1958, PG 20
D.B. 6169, PG 842
PIN# 1723153313
TYPE USE: SINGLE FAMILY
ZONING R-6

N/F APRIL PACHAK
JULIA IZETTA
LOT 75
SHERWOOD FOREST
BOM 1956, PG 84
D.B. 19666, PG 2371
PIN# 1723154392
TYPE USE: SINGLE FAMILY
ZONING R-4



N/F NATHAN AULD
LOT 77
SHERWOOD FOREST
BOM 1956, PG 84
D.B. 17551, PG 926
PIN# 1723154281
TYPE USE: SINGLE FAMILY
ZONING R-4

ALLOWABLE IMPERVIOUS CALCULATIONS TABLE:
LOT 1 AREA (8,223 SQ.FT. X 51%)=804 sq.ft.= 3,389 SQ.FT. ALLOWABLE
LOT 2 AREA (6,861 SQ.FT. X 51%)=804 sq.ft.= 2,695 SQ.FT. ALLOWABLE

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.

GRAPHIC SCALE

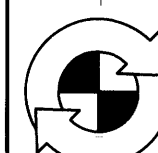


(IN FEET)
1 inch = 30 ft.

SUB-0061-2024
RCMP-0177-2025

RECORDED IN BOOK OF MAPS _____, PAGE _____, WAKE COUNTY

TURNING POINT



SURVEYING PLLC

4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX 800-948-0213 PH 919-781-0234
License No: P-0121

SUBDIVISION & EASEMENT MAP

NEW LOTS 1 & 2

ASHFORD STREET SUBDIVISION

633 ASHFORD STREET

WAKE COUNTY
NORTH CAROLINA

DATE: 07-15-2025

DRAWN BY: LB

CHK'D. BY: JHD

JOB NO. C-1263

SCALE: 1" = 30'

C.N. = 31847

DWG. NO.

C-1263

SHEET 1 OF 1