

Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document. 5-1-19

Office Use Only: Transaction # 582579 Project Coordinator LE Team Leader Stegall			
PRELIMINARY APPROVALS			
<input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision			
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District			
If your project has been through the Due Diligence process, provide the transaction #:			
GENERAL INFORMATION			
Development Name The Townes at Sunpointe			
Proposed Use Residential development			
Property Address(es) 5940 Farm Gate Road Raleigh NC 27606			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 0773668992	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
What is your project type?			
<input type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district <input checked="" type="checkbox"/> Other (describe): MINOR SUBDIVISION			
OWNER/DEVELOPER INFORMATION			
Company Name Cape Partners LLC and/or assigns		Owner/Developer Name Troy Menges	
Address 625 St Vincent Dr Holly Springs NC 27540			
Phone (919) 602-5144	Email troy@swordfishdevelopment.com	Fax n/a	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name : ECLS Global, Inc		Contact Name : Camille Lopez	
Address 19 N McKinley St, Coats NC 27521			
Phone (910) 897-3257	Email: CamilleL@eclsglobalinc.com	Fax (910) 897-2329	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) **R-6 and R-10 (area surrounding tennis court)**

If more than one district, provide the acreage of each: **R-6 = 1.70 acs; R-10 = 0.54 acs**

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z-

COA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface : 38645.9 sf. acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Proposed Impervious Surface acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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If in a Flood Hazard Area, provide the following:

Alluvial Soils	Flood Study	FEMA Map Panel # : 3720077300J
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NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached n/a	Attached n/a
---	---------------------

Total # of Single Family Lots n/a	Total # of All Lots n/a
--	--------------------------------

Overall Unit(s)/Acre Densities Per Zoning Districts : **n/a**

Total # of Open Space and/or Common Area Lots : **n/a**

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate **n/a** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

<u>David Wilson Senior</u>	President HOA	<u>1 October 2018</u>
Signature		Date

Signature	Date
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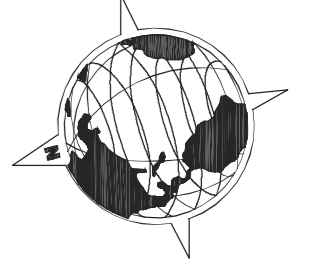
GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input type="checkbox"/>		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input type="checkbox"/>	<input type="checkbox"/>	✓		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input type="checkbox"/>	<input type="checkbox"/>	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input type="checkbox"/>		✓		
6. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input type="checkbox"/>				
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	<input checked="" type="checkbox"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36"	<input type="checkbox"/>		✓		
9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input type="checkbox"/>		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input type="checkbox"/>		✓		
11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input type="checkbox"/>		✓		
12. Wake County School form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>	✓		
13. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input type="checkbox"/>	✓		
14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input type="checkbox"/>	✓		

THE TOWNES AT SUNPOINTE

5940 FARM GATE ROAD, RALEIGH N.C. 27606

RALEIGH TWP., WAKE CO., N. C.

ECLS GLOBAL, INC.
U.S. VETERAN-OWNED
19 N. MCKINLEY ST.
COATS, NC 27521
910.897.3257 ECLSGLOBAL.COM
910.897.2329 (FAX) CO# C-4175



REVISIONS:

SURVEY BY:

SUBDIVISION PLAT

GREENBELT HOMEOWNERS ASSOCIATION INC.
5940 FARM GATE RD
RALEIGH TWP., WAKE CO., N. C.
PIN: 0773668992

PROJ. NO.: 18-268
DRAWN BY: WPA/CLM
CHECK BY: STR
SCALE: 1"=500'
DATE: 09/17/2018

ECLS

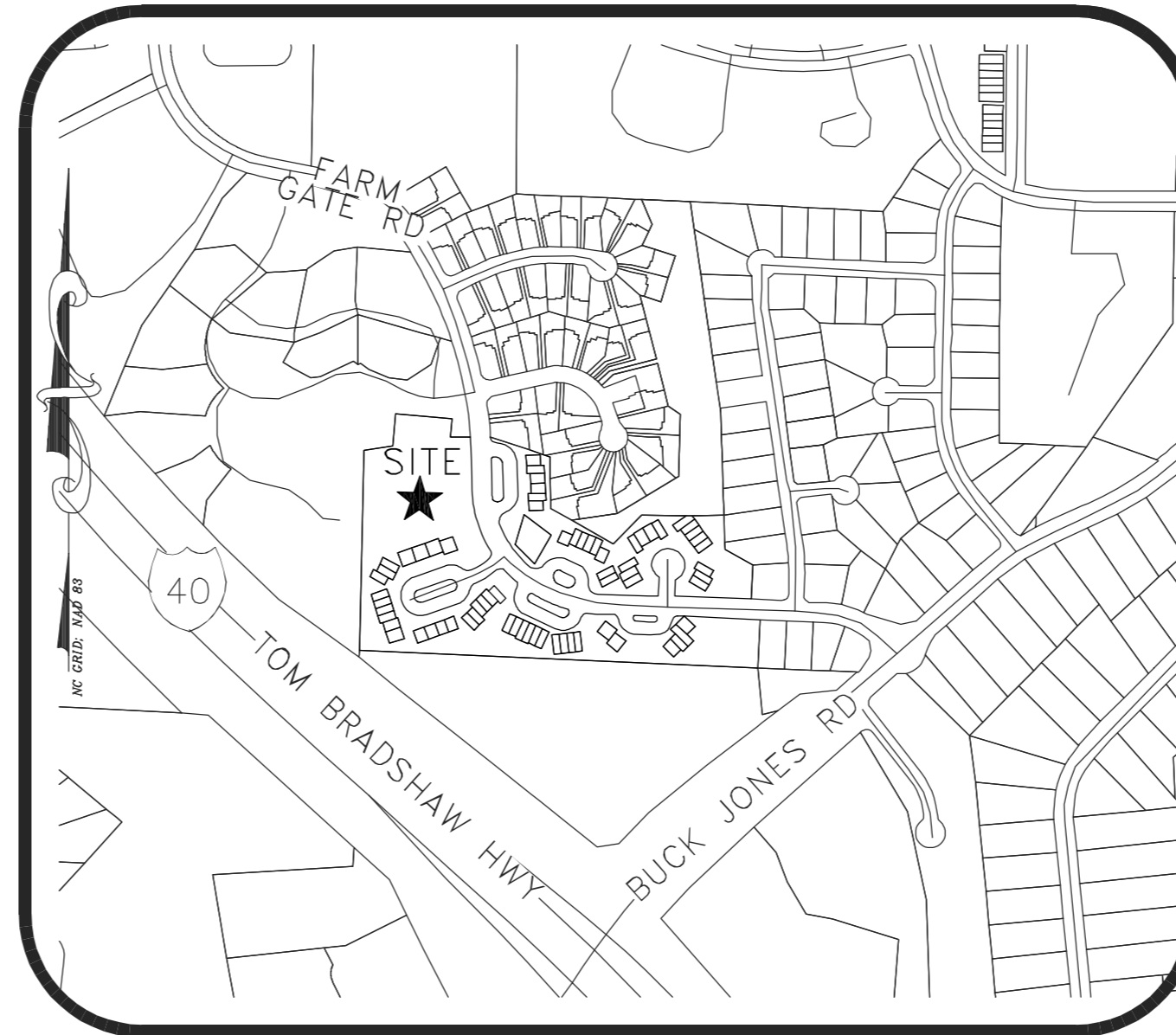
Preliminary Subdivision Plan Application



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Company Name: ECLS Global, Inc			Contact Name: Camille Lopez		
Address: 19 N McKinley St, Coats NC 27521					
Phone: (910) 897-3257		Email: CamilleL@eclsglobalinc.com		Fax: (910) 897-2329	



VICINITY MAP (SCALE: 1"= 500')

**PRELIMINARY
NOT FOR RECORDATION**

OWNER:
GREENBELT HOMEOWNERS ASSOCIATION INC.
ADDRESS: 3815 BARRETT DR., RALEIGH NC 27609-7214.

SITE DATA:
TOTAL ACREAGE OF PARENT TRACT: 8.05 AC
TOTAL ACREAGE OF SUBDIVISION: 2.41 AC.
ZONING: R-6 & R-10 (RESIDENTIAL)
PIN: 0773668992

DEVELOPER INFORMATION:
CAPE PARTNERS LLC AND/OR ASSIGNS
TROY MENGES

625 ST. VICENT DR. HOLLY SPRINGS NC 27540
PHONE: (919) 602-5144

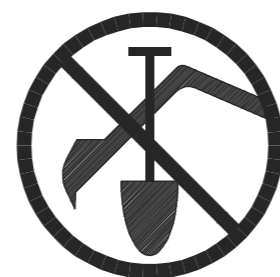
SURVEYOR
ECLS GLOBAL, INC.
19 N MCKINLEY STREET COATS, N.C. 27521
PHONE: (910) 897-3257

SHEET INDEX:

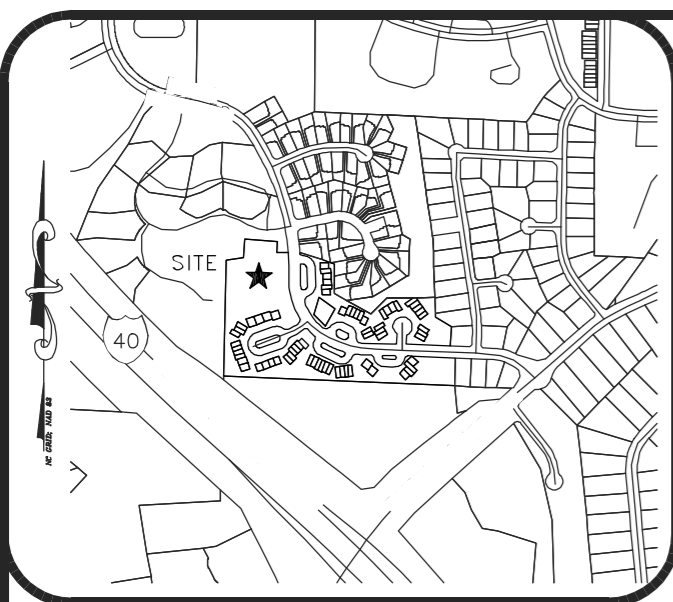
- S-1 COVER SHEET
- S-2 EXISTING CONDITIONS
- S-3 PROPOSED SUBDIVISION
- S-4 PROPOSED TREE CONSERVATION PLAN
- S-5 STREET TREE PLAN
- S-6 CROSS SECTION

SHEET 1 OF 6

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Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
CUD (Conditional Use District) Case # 2-			
COA (Certificate of Appropriateness) Case #			
BOA (Board of Adjustment) Case # A-			
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NUMBER OF LOTS AND DENSITY			
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Total # of Single Family Lots	n/a	Total # of All Lots	n/a
Overall Unit(s)/Acre Densities Per Zoning Districts: n/a			
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I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.			
Signature: <u>David W. Van Sumer</u>		Date: <u>1 October 2018</u>	
Signature: _____		Date: _____	



BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



VICINITY MAP (SCALE: 1"=1,000')

LEGEND

- PROPERTY LIMITS SURVEYED BY ECLS
- PROPERTY LIMITS NOT SURVEYED BY ECLS
- SEWER EASEMENT
- RIGHT OF WAY
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- 2' CONTOUR INTERVAL LINES FROM WAKE COUNTY GIS DATA

- EIP = EXISTING IRON PIPE
- EIR = EXISTING IRON ROD
- EOP = EDGE OF PAVEMENT
- BOC = BACK OF CURB
- R/W = RIGHT OF WAY

- WELP = WOOD ELECTRIC LIGHT POLE
- WEP = WOOD ELECTRIC POLE

- WM = WATER METER
- OHP = OVERHEAD POWER LINES
- SMH = SEWER MANHOLE
- CO = CLEAN OUT
- CS = CONCRETE SLAB
- PKNS = PK NAIL SET
- CATVB = CABLE TV BOX
- ST = STAIRS
- SW = SIDEWALK
- WMB = WATER METER BOX
- EB = ELECTRIC BOX
- TU = TELEPHONE UTILITY
- SMH = SANITARY SEWER MANHOLE
- RS = ROAD SIGN
- CP = CALCULATED POINT

NOTES

1. COORDINATES AT CONTROL CORNER WERE ESTABLISHED USING RTK GPS UNIT REFERENCING VRS NETWORK.

2. DASHED PROPERTY LINES SHOWN HEREON ARE FROM WAKE COUNTY GIS DATA BASE AND WAS NOT FIELD SURVEYED BY ECLS GLOBAL. DETAILED INFORMATION OF EACH LOT IS ON THE FOLLOWING REFERENCED PLATS: B.M. 1975, PG. 0019-0023

3. FLOOD LINES SHOWN HEREON ARE TAKEN FROM NC FLOOD MAPS DATA BASE.

4. REFERENCES:
- D.B. 02254, PG. 0366
 - D.B. 02434, PG. 0415
 - D.B. 02438, PG. 0445
 - D.B. 02404, PG. 0415
 - D.B. 17132, PG. 0992
 - D.B. 04422, PG. 0343
 - D.B. 02252, PG. 0207
 - D.B. 03043, PG. 0283
 - D.B. 03843, PG. 0897
 - D.B. 02404, PG. 0413
 - D.B. 02254, PG. 0366
 - D.B. 02446, PG. 0581
 - B.M. 01975, PG. 0018
 - B.M. 01976, PG. 0146
 - B.M. 01973, PG. 0255
 - B.M. 02018, PG. 0710-711

OWNERS

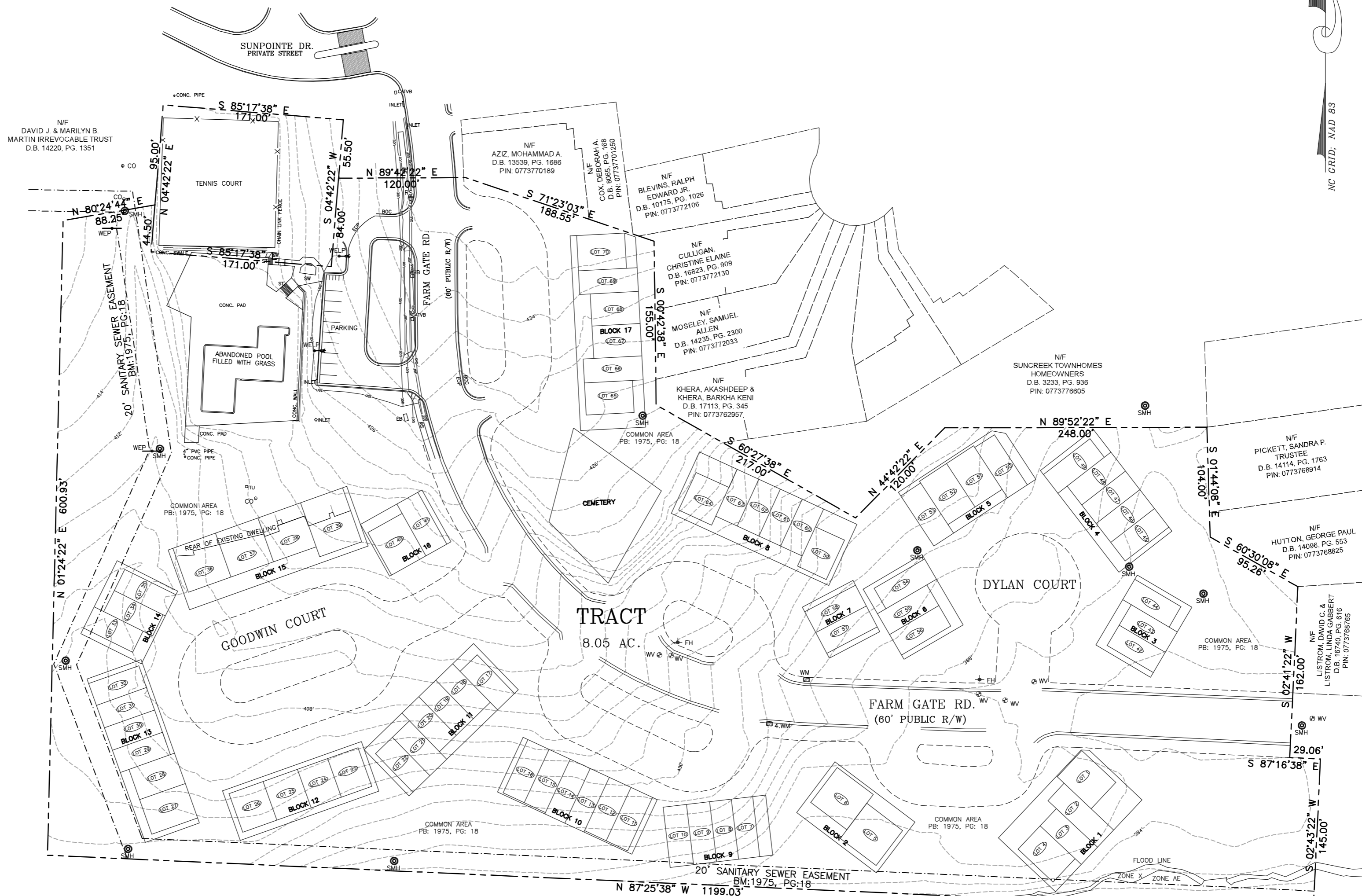
GREENBELT HOMEOWNERS ASSOCIATION INC.
ADDRESS: 3815 BARRETT DR., RALEIGH NC 27609-7214.

ZONING

R-6
(RESIDENTIAL-6)
R-10 (AREA OF THE TENNIS COURT)
(RESIDENTIAL-10)

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
FLOOD MAP 3720077300J
EFFECTIVE DATE 05/02/2006.



NC GRID: NAD 83

REVISIONS:

SURVEY BY:

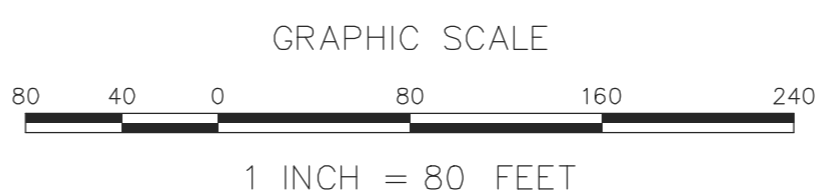
EXISTING CONDITIONS
GREENBELT HOMEOWNERS ASSOCIATION INC.
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RALEIGH TWP., WAKE CO., N. C.
PIN: 0773668992

FOR
PROJ. NO.: 18-268
DRAWN BY: WPA/CLM
CHECK BY: STR
SCALE: 1"=80'
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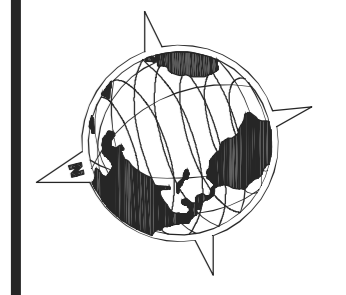


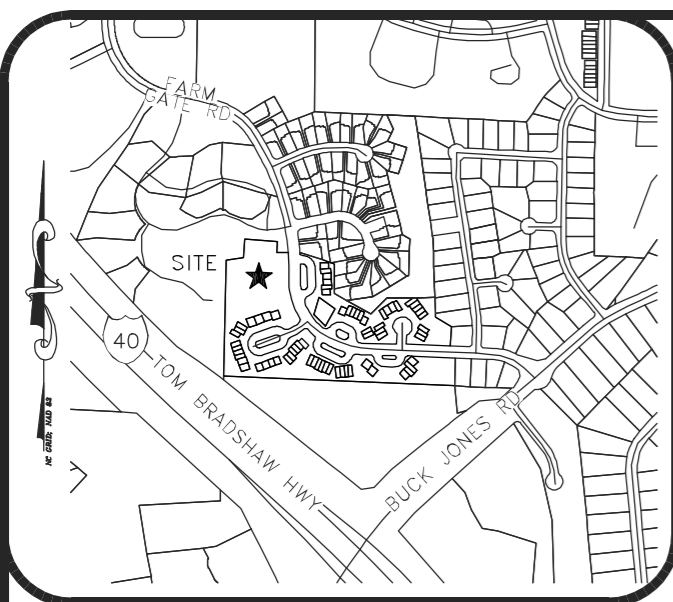
PRELIMINARY
NOT FOR RECORDATION

SHEET 2 OF 6



ECLS GLOBAL, INC.
U.S. VETERAN-OWNED
19 N. MCKINLEY ST.
COATS, NC 27521
910.897.3257 ECLSGLOBAL.COM
910.897.2329 (FAX) CO# C-4175





VICINITY MAP (SCALE: 1"=1,000')

LEGEND

- PROPERTY LIMITS SURVEYED BY ECLS
- - - - - PROPERTY LIMITS NOT SURVEYED BY ECLS
- - - - - SEWER EASEMENT
- - - - - RIGHT OF WAY
- - - - - UNDERGROUND ELECTRIC LINE
- - - - - UNDERGROUND SEWER LINE
- - - - - UNDERGROUND GAS LINE
- - - - - UNDERGROUND TELEPHONE LINE
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- EB = ELECTRIC BOX
- TU = TELEPHONE UTILITY
- SMH = SANITARY SEWER MANHOLE
- RS = ROAD SIGN
- CP = CALCULATED POINT

NOTES

1. COORDINATES AT CONTROL CORNER WERE ESTABLISHED USING RTK GPS UNIT REFERENCING VRS NETWORK.
2. DASHED PROPERTY LINES SHOWN HEREON ARE FROM WAKE COUNTY GIS DATA BASE AND WAS NOT FIELD SURVEYED BY ECLS GLOBAL. DETAILED INFORMATION OF EACH LOT IS ON THE FOLLOWING REFERENCED PLATS: B.M. 1975, PG. 0019-0023
3. FLOOD LINES SHOWN HEREON ARE TAKEN FROM NC FLOOD MAPS DATA BASE.
4. INFORMATION SHOWN ON TRACT 1 IS FROM EXISTING CONDITIONS. FIELD WORK WAS COMPLETED BY 08/06/2018.
5. REFERENCES:
 D.B. 02254, PG. 0366
 D.B. 02434, PG. 0415
 D.B. 02438, PG. 0445
 D.B. 02404, PG. 0415
 D.B. 17132, PG. 0992
 D.B. 04422, PG. 0343
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 D.B. 03043, PG. 0283
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 B.M. 01975, PG. 0018
 B.M. 01976, PG. 0146
 B.M. 01973, PG. 0255
 B.M. 02018, PG. 0710-1111

OWNERS

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 ADDRESS: 3815 BARRETT DR., RALEIGH NC
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R-6
 (RESIDENTIAL-6)
 R-10 (AREA OF THE TENNIS COURT)
 (RESIDENTIAL-10)

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 FLOOD MAP 3720077300J
 EFFECTIVE DATE 05/02/2006.

Certificate of Ownership and Dedication.

This certifies and warrants that the undersigned is(are) the sole owners 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.

Book No.: _____

Page No.: _____

Signature(s) & title/position of property owner(s)

STATE OF _____, COUNTY OF _____

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

WITNESS MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF _____, 20__

(OFFICIAL SEAL)

OFFICIAL SIGNATURE OF NOTARY _____, NOTARY PUBLIC
 NOTARY'S PRINTED OR TYPED NAME _____

MY COMMISSION EXPIRES: _____

I, Shawn T. Rumberger, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2438, page 445 and Book of Maps 1975, page 18); that the ratio of precision as calculated is 1:17,800; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 17th day of September, A.D., 2018.

I, Shawn T. Rumberger, Registered Land Surveyor, certify to one or more of the following as indicated:

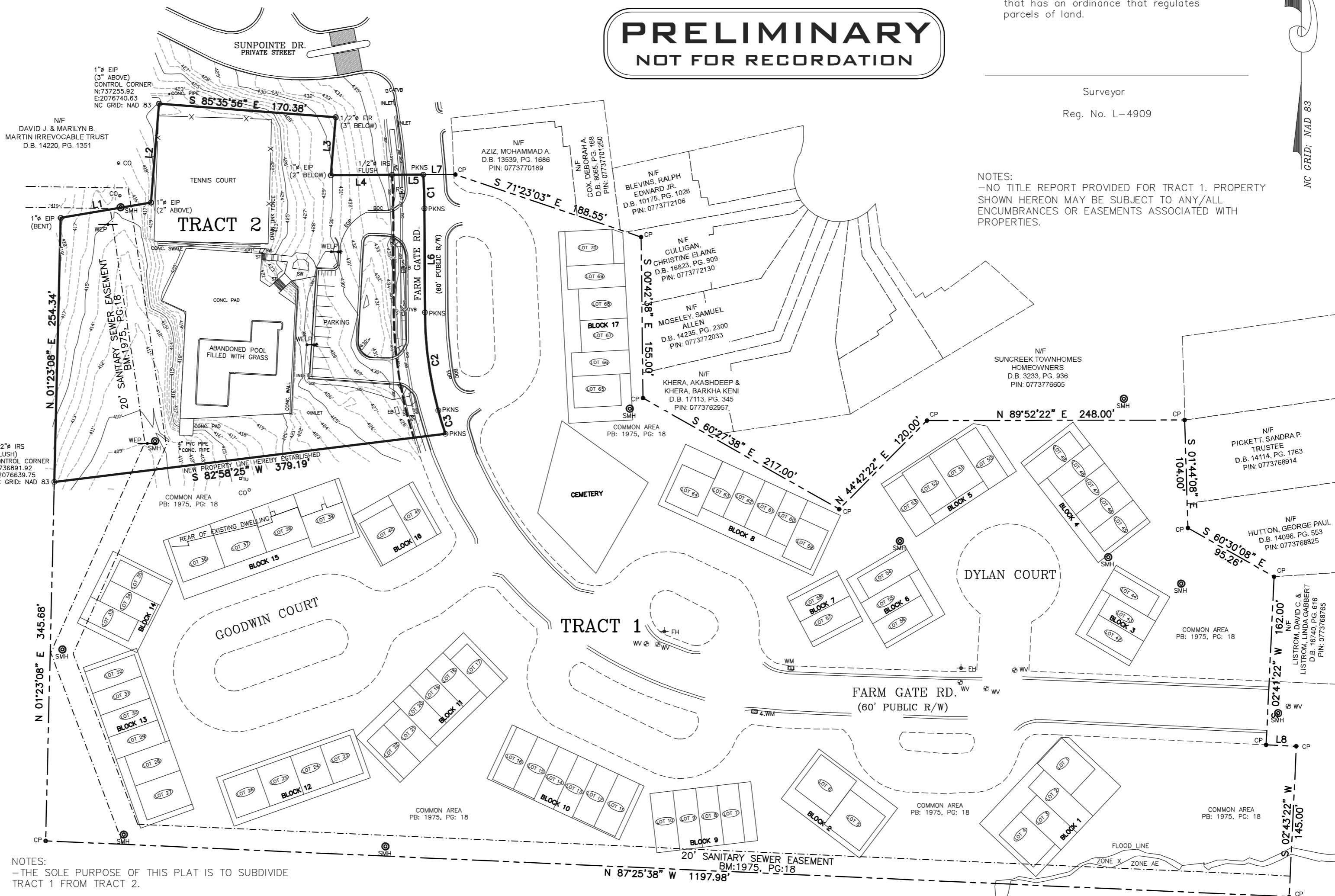
- A. The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Surveyor

Reg. No. L-4909

NOTES:
 -NO TITLE REPORT PROVIDED FOR TRACT 1. PROPERTY SHOWN HEREON MAY BE SUBJECT TO ANY/ALL ENCUMBRANCES OR EASEMENTS ASSOCIATED WITH PROPERTIES.

PRELIMINARY
NOT FOR RECORDATION



NOTES:
 -THE SOLE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1 FROM TRACT 2.

- LOTS FROM 1 TO 70, CEMETERY AND RIGHT OF WAY SHOWN HEREON HORIZONTAL LOCATION IS APPROXIMATE. TAKEN FROM WAKE COUNTY GIS DATA BASE.

LINE	BEARING	DISTANCE
L1	N 80°24'44" E	88.13'
L2	N 04°42'22" E	95.37'
L3	S 04°53'09" W	55.88'
L4	N 89°42'10" E	59.06'
L5	N 89°42'41" E	29.99'
L6	S 00°17'38" E	100.00'
L7	N 89°42'28" E	30.95'
L8	S 87°16'38" E	29.06'

THIS PLAT IS NOT TO BE RECORDED AFTER _____ DAY OF _____ ONE (1) COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS _____ IN _____ OF THE CITY LIMITS.

AREA SUMMARY

TRACT-1	5.64 Ac.
TRACT-2	2.41 Ac.
TOTAL	8.05 Ac.

GRAPHIC SCALE



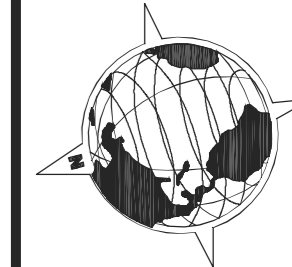
1 INCH = 80 FEET

AREA SUMMARY	
TRACT 1	ACRES
TRACT	11.95
RIGHT OF WAY	-3.33
LOTS & CEMETERY	-2.98
TOTAL	5.64
TRACT 2	ACRES
TRACT	2.24
RIGHT OF WAY	0.17
TOTAL	2.41

** SUM OF AREA OF TRACT 1 & TRACT 2 IS 14.36 ACRES (CALCULATED AREA BY USING B.M.:1976 VOL. II, PG. 146 AND B.M.: 1975, VOL. I, PG. 18). EXCLUDING RIGHT OF WAY FROM TRACT 1, LOTS AND CEMETERY THERE IS A TOTAL CALCULATED AREA OF 8.05 ACRES.
 ** CALCULATED AREA OF RIGHT OF WAY OF TRACT 1 IS APPROXIMATE.
 ** LOTS AREA AND CEMETERY SHOWN ON THE AREA SUMMARY TABLE WAS CALCULATED PER THE BLOCKS THAT ARE SHOWN ON THE REFERENCE PLATS B.M. 1975, PG.0019-0023.

SHEET 3 OF 6

ECLS GLOBAL, INC.
 U.S. VETERAN-OWNED
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 COATS, NC 27521
 910.897.3257 ECLSGLOBAL.COM
 910.897.2329 (FAX) CO# C-4175



REVISIONS:

SURVEY BY:

PROPOSED SUBDIVISION

GREENBELT HOMEOWNERS ASSOCIATION INC.

5940 FARM GATE RD
 RALEIGH TWP., WAKE CO., N. C.
 PIN:0773668992

PROJ. NO.: 18-268

DRAWN BY: WPA/CLM

CHECK BY: STR

SCALE: 1"=80'

DATE: 09/17/2018

ECLS