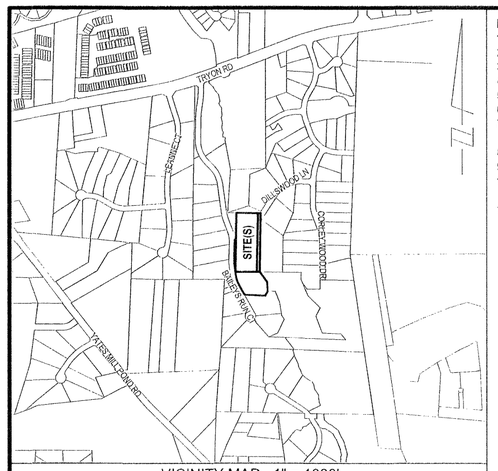


VICINITY MAP - 1" = 1000'

NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THESE PROPERTIES.
5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
6. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTIES.
7. PROPERTIES LIE IN FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 3720078200K DATED 7/19/2022. PROPERTIES LIE IN ZONE(S) "AE", "X", AND "FLOODWAY".
8. PROPERTIES ARE ZONED "R-40W" AND "R-1" AS SHOWN ON SURVEY.
9. PROPERTIES SUBJECT TO NEUSE RIVER BUFFERS.
10. SITE IS SUBJECT TO THE SWIFT CREEK WATERSHED PROTECTION OVERLAY DISTRICT REGULATIONS OF THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT ORDINANCE."
11. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY. CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.

"THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS "WY" OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA." [14-14-1,2(A-H)]

"BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY AN * (ASTERISK) THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM THE WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET." [14-14-1,2(A-H)]

I, DAN GREGORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK_SEE_, PAGE_REFERENCES_ ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK_SEE_, PAGE_REFERENCES_; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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 SUBDIVISION;

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 1 DAY OF APRIL, A.D., ~~2025~~ 2026

DAN GREGORY, PLS L-5240

NORTH CAROLINA PROFESSIONAL SEAL L-5240 LAND SURVEYOR DAN GREGORY

~~FLOODPLAIN ORDINANCE~~

~~FIRM PANEL 3720078200K DATED 7/19/2022.~~

~~APPROVED BY: _____~~

~~*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 TREAT ANY VEGETATION, NOR CONSTRUCT ANY STRUCTURES; NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NO 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.~~

OWNER CERTIFICATION (RECOMBINATION PLAT):

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHTS-OF-WAY, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

~~2026~~

ANUJ N. MITTAL & VINITA MITTAL

April 17, ~~2026~~

Bailey's Retreat Association, Inc

BAILEY'S RETREAT ASSOCIATION, INC. By: H W Senter

PROPERTY OWNERS CERTIFICATE FOR NON-DEDICATION :

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. (DB. 19607 PG. 2371 & DB. 19607 PGS. 2374-2376)

SIGNATURE(S) & TITLE/POSITION OF PROPERTY OWNER(S):

ANUJ N. MITTAL Anuj N. MITTAL NAME (PRINT)

ANUJ N. MITTAL _____ NAME (SIGNATURE)

VINITA MITTAL Vinita Mittal NAME (PRINT)

VINITA MITTAL _____ NAME (SIGNATURE)

STATE OF N.C

COUNTY OF WAKE

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

Anuj N. Mittal and Vinita Mittal

DATE: April 20, 2026

_____ (OFFICIAL SEAL)

OFFICIAL SIGNATURE OF NOTARY

NOTARY'S PRINTED OR TYPED NAME: Sandi Beltran NOTARY PUBLIC

MY COMMISSION EXPIRES: April 24, 2027

SANDI BELTRAN NOTARY Comm. Exp. 4-24-2027 PUBLIC WAKE COUNTY, N.C.

PROPERTY OWNERS CERTIFICATE FOR NON-DEDICATION :

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. (DB. 19607 PG. 2371 & DB. 19607 PGS. 2374-2376)

SIGNATURE(S) & TITLE/POSITION OF PROPERTY OWNER(S):

BAILEY'S RETREAT ASSOCIATION, INC, BY: HAROLD W. SENTER PRESIDENT
NAME (PRINT) TITLE

BAILEY'S RETREAT ASSOCIATION, INC, BY: H W Senter PRESIDENT
NAME (SIGNATURE) TITLE

STATE OF NC

COUNTY OF Wake

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

Harold W. Senter

DATE: April 17, 2026

Sarah Pikett (OFFICIAL SEAL)

OFFICIAL SIGNATURE OF NOTARY

NOTARY'S PRINTED OR TYPED NAME: Sarah Pikett NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/27/2026

Sarah Pikett NOTARY PUBLIC Wake County, NC

I, DAVID PARKS, PLANNING DIRECTOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. BECAUSE OF ITS "EXEMPT" STATUS, THE COUNTY HAS NOT REVIEWED THIS PLAT FOR COMPLIANCE WITH APPLICABLE LOT STANDARDS AND OTHER SUBDIVISION REGULATIONS (E.G., ROAD STANDARDS). PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT PLANS FOR BUILDING AND DEVELOPMENT MAY BE DENIED FOR LOTS THAT DO NOT MEET APPLICABLE COUNTY STANDARDS.

THIS APPROVAL EXPIRES IF NOT RECORDED BEFORE 5/16/2026

5/1/26 _____
DATE PLANNING DIRECTOR/REVIEW OFFICER

RECOMBINATION CERTIFICATE (RCMP-0270-2025)

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

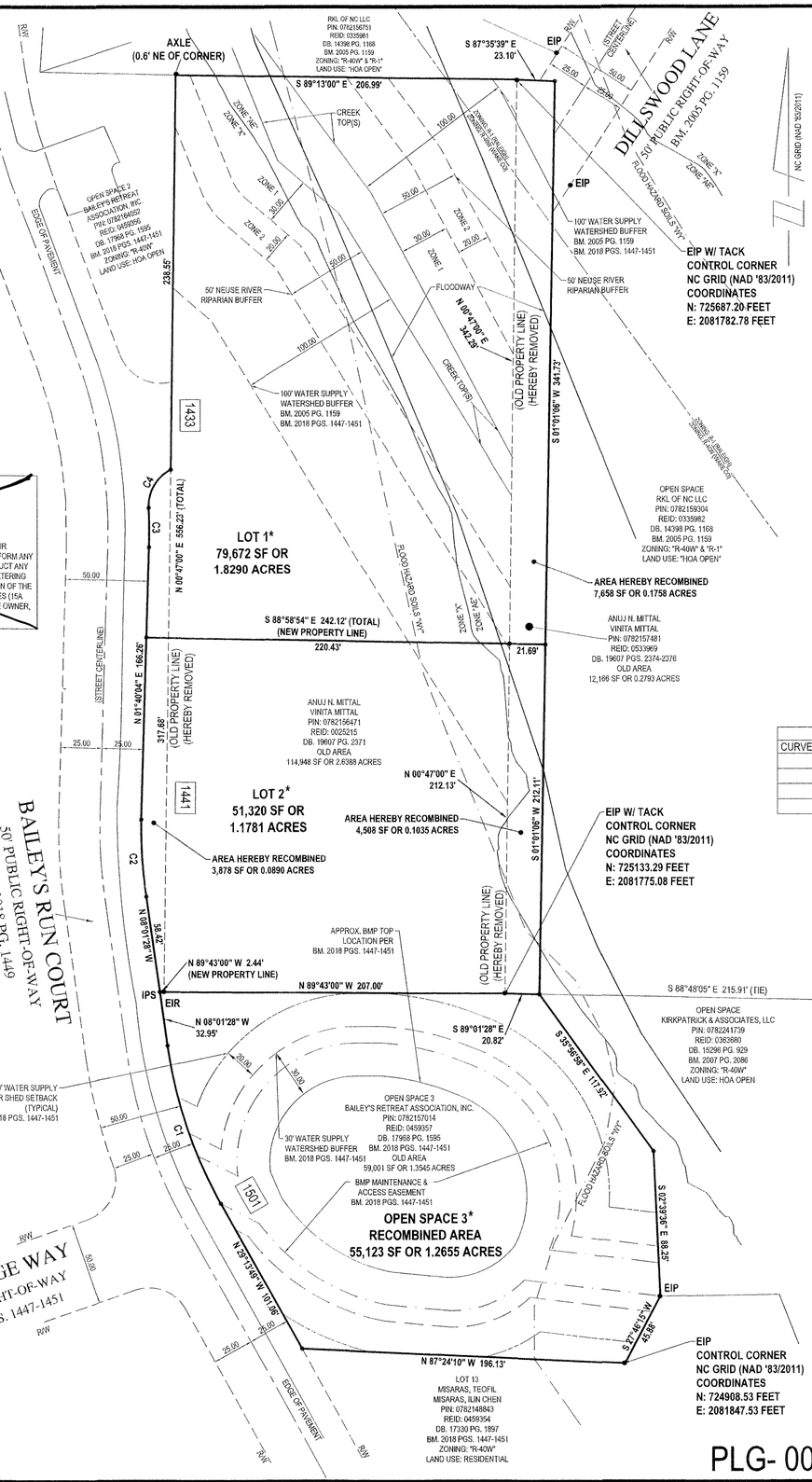
_____
PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER 4/29/2026

CITY LIMITS CERTIFICATION

THIS PLAT IS NOT TO BE RECORDED AFTER 13th DAY OF May 2026

ONE (1) COPY TO BE RETAINED FOR THE CITY OF RALEIGH.

THIS PLAT IS X IN X OUT OF THE CITY LIMITS.



SITE DATA TABLE

OWNER:	ANUJ N. MITTAL & VINITA MITTAL	(PIN: 0782156471)
	ANUJ N. MITTAL & VINITA MITTAL	(PIN: 0782157481)
	BAILEY'S RETREAT ASSOCIATION, INC.	(PIN: 0782157014)
DEED REFERENCE:	DB. 19607 PG. 2371	(PIN: 0782156471)
	DB. 19607 PGS. 2374-2376	(PIN: 0782157481)
	DB. 17968 PG. 1595	(PIN: 0782157014)
ZONING DISTRICT(S):	"R-40W"	(WAKE COUNTY ETJ)
	"R1"	(RALEIGH ETJ)
LAND USE:	VACANT	(PIN: 0782156471)
	VACANT	(PIN: 0782157481)
	HOA/OPEN SPACE	(PIN: 0782157014)
EXISTING AREAS		
PIN: 0782156471	114,948 SF OR 2.6388 ACRES	
PIN: 0782157481	12,166 SF OR 0.2793 ACRES	
OPEN SPACE 3	59,001 SF OR 1.3545 ACRES	
TOTAL	186,115 SF OR 4.2726 ACRES	
RECOMBINED AREAS		
LOT 1	79,672 SF OR 1.8290 ACRES	
LOT 2	51,320 SF OR 1.1781 ACRES	
OPEN SPACE #3	55,123 SF OR 1.2655 ACRES	
TOTAL	186,115 SF OR 4.2726 ACRES	

NOTE:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	275.00'	101.78'	N 18°37'39" W	101.20'
C2	275.00'	46.52'	N 03°51'48" W	46.47'
C3	325.00'	23.96'	N 00°26'39" W	23.96'
C4	25.00'	28.37'	N 29°56'59" E	26.87'

REFERENCES

DB. 14398 PG. 1168
DB. 15296 PG. 929
DB. 17330 PG. 1897
DB. 17968 PG. 1595
DB. 19607 PG. 2371
DB. 19607 PGS. 2374-2376
BM. 2007 PG. 2086
BM. 2018 PGS. 1447-1451

Register of Deeds
Tammy L. Brunner
Wake County, NC
05/04/2026 12:27:01 PM
B: BM2026 P: 00759 Pages: 1
Recording Fee: $21.00
DOCUMENT # 2026048962

LEGEND

- ● EIP = EXISTING IRON PIPE
- ◎ IPS = IRON PIPE SET
- ○ CP = CALCULATED POINT
- PK = PK NAIL
- R/W = RIGHT-OF-WAY
- XXXX DENOTES ADDRESS

EXISTING PROPERTY LINE =
EXISTING R/W LINE =
OLD PROPERTY LINE =

OWNER(S):

ANUJ N. MITTAL
VINITA MITTAL
104 GREEN PARK LANE
CARY, NC 27518-9769

BAILEY'S RETREAT ASSOCIATION, INC.
1612 MILITARY CUTTOFF RD STE 108
WILMINGTON, NC 27403

SCALE: 1" = 60'

0 30 60 120 180 240

REV.	DATE	DESCRIPTION	BY
2	04-01-2026	REVISED OWNER BOX	AMH
1	12-04-2025	REVISED PER COMMENTS	AMH

BNK
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
- 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
- TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
- CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY AQ
DRAWN BY AMH
CHECKED BY DG
DATE 10-22-2025

RECOMBINATION PLAT
PROPERTY OF
ANUJ N. MITTAL & VINITA MITTAL
AND
BAILEY'S RETREAT ASSOCIATION, INC.

RALEIGH (SWIFT CREEK TWSP) WAKE COUNTY NORTH CAROLINA

SHEET 1 OF 1

PLG- 006187-2025 & RCMP-0270-2025