

PROPERTY OF
MICAH L. WELBORN & AMY GRACE WELBORN

LOT 12, ROLLING RIDGE
3349 VENTURA CIRCLE

WAKE FOREST TOWNSHIP
WAKE COUNTY

SCALE: 1"=60'

WAKE FOREST, NORTH CAROLINA

REFERENCES: DEED BOOK 19084, PAGE 1726
BOOK OF MAPS 1985, PAGE 2246

JULY 25, 2022

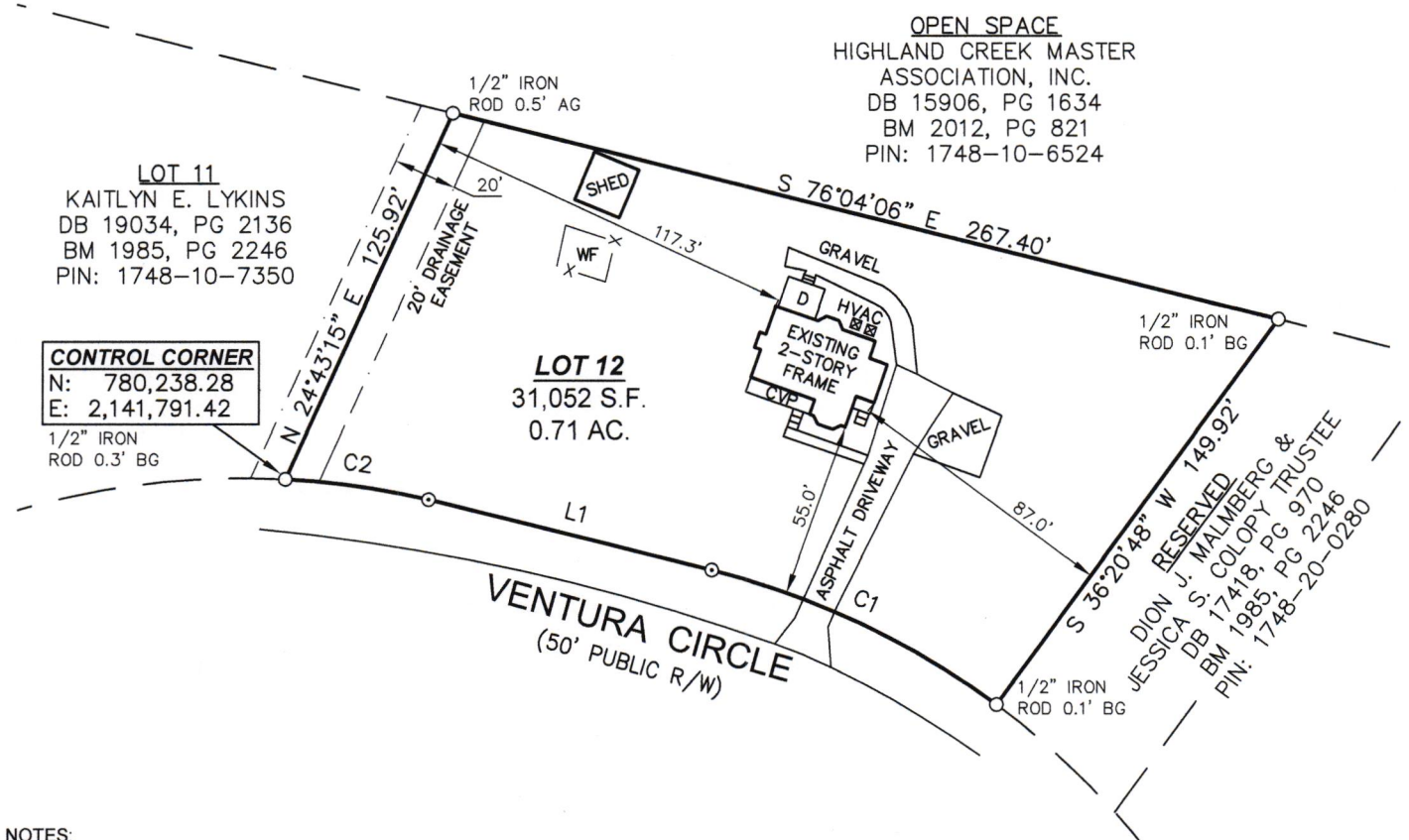
LEGEND

O	Ex. iron pipe/rod or nail
⊙	Calculated point
— X —	Fence
DB	Deed Book
PB or BM	Plat Book / Book of Maps
P/L	Property line
PG	Page
S.F.	Square feet
AC.	Acres
R/W	Right-of-way
AG	Above ground
BG	Below ground
CVP	Covered porch
D	Deck
WF	Wood fence

LINE TABLE		
LINE	LENGTH	BEARING
L1	91.60	N 76°04'06" W

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	99.57	255.00	N 64°43'22" W	98.94
C2	45.49	255.00	N 81°50'33" W	45.43

NC GRID NORTH
(NAD 83/2011)



NOTES:

- All distances are horizontal ground in u.s. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.
- The basis of all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Book of Maps 1985, Page 2246 & Wake County GIS unless otherwise noted.
- No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.
- Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720174800K, effective date July 19, 2022.
- The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is $\pm 0.07'$.



FINAL SURVEY

NEWCOMB land surveyors, Llc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615
Phone (919) 847-1800, License # P-0203

This survey performed and map prepared without benefit of a title report. This survey subject to any facts and easements which may be disclosed by a full and accurate title search.

229077
PIN: 1748-10-9245

I, Justin L. Luther, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted; that the boundaries not surveyed are clearly indicated as drawn from information noted under references; that the ratio of precision or positional accuracy exceeds 1:10,000; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)

Witness my original signature, license number and seal this 25th day of July, 2022.

Professional Land Surveyor L-5107