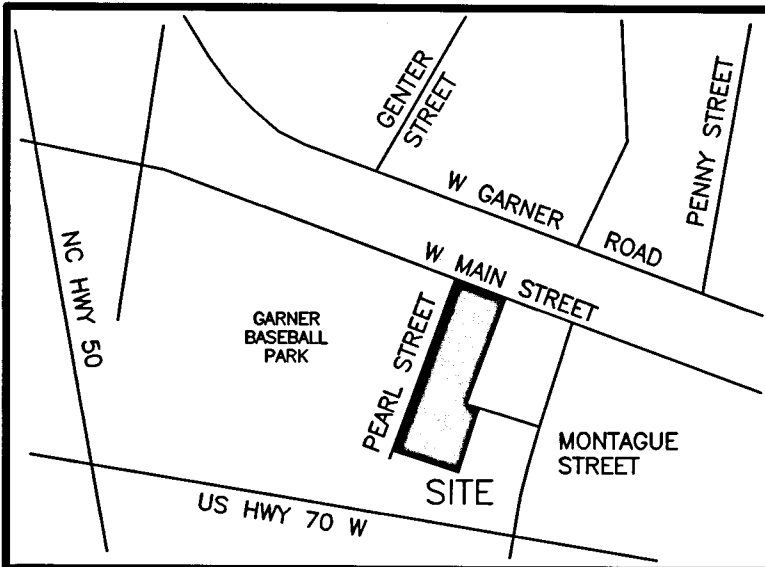


WAKE COUNTY, NC
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01-02-2024 AT 11:21:57
BOOK: BM2024 PAGE: 00003 - 00004

and the terms of the submitting agreement with the Wake County Register of Deeds.



VICINITY MAP (NOT TO SCALE)

NORTH CAROLINA, WAKE COUNTY

Jennifer Ball, A NOTARY PUBLIC FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT Van Smith PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND SEAL THIS 11/21/24 DAY OF November, 2023. MY COMMISSION EXPIRES 11/21/24

Jennifer Ball
NOTARY PUBLIC

NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
- 4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
- 6) GRID TIE BY GPS

REFERENCES:

DB 18975 PG 1161	BOM 1978 PG 908
DB 1606 PG 0039	BOM 1952 PG 91
DB 17455 PG 1528	
DB 15876 PG 2650	
DB 5692 PG 0090	
DB 14441 PG 2660	
DB 18965 PG 0595	
DB 1310 PG 0176	
DB 2070 PG 0343	
DB 15561 PG 1310	
DB 15458 PG 0170	

THIS SURVEY:

CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

11-02-23
DATE
SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

11-02-23
DATE
SURVEYOR

STATE OF NORTH CAROLINA, WAKE COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 18975, PAGE 1161, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 18975, PAGE 1161; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 1 CM ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 2nd DAY OF NOVEMBER, A.D. 2023



L - 3990
LICENSE NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF GARNER, THAT I/WE HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT SPECIFICALLY INDICATED AS PRIVATE, AND THAT I/WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE TOWN COUNCIL IN THE PUBLIC INTEREST.

Van Smith
OWNER(S) (PRINT)
Van Smith
OWNER(S) (SIGNATURE)
11/28/23
DATE

DIRECTOR OF PLANNING CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE TOWN OF GARNER'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN TWELVE MONTHS AFTER THE DATE BELOW) HAS BEEN ENSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE TOWN OF GARNER UNIFIED DEVELOPMENT ORDINANCE AND CONFORMS WITH THE PRELIMINARY SUBDIVISION APPROVED BY THE TOWN COUNCIL, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE TOWN OF GARNER, SUBJECT TO ITS BEING RECORDED IN THE WAKE COUNTY REGISTRY WITHIN 90 DAYS OF THE DATE BELOW.

Jeffrey S. Triezenberg
PLANNING DIRECTOR (PRINT)
Jeffrey S. Triezenberg
PLANNING DIRECTOR (SIGNATURE)
12/11/2023
DATE

LINE	BEARING	DISTANCE
L1	N81°46'22"W	5.21'
L2	N24°36'51"E	90.28'
L3	N24°36'51"E	75.00'
L4	S65°26'00"E	30.02'
L5	S65°26'00"E	20.00'
L6	S65°26'00"E	20.00'
L7	S65°26'00"E	35.00'
L8	S65°26'00"E	35.00'
L9	S65°26'00"E	20.00'
L10	S65°26'00"E	20.00'
L11	S65°26'00"E	23.38'
L12	S65°26'00"E	7.50'
L13	S24°07'59"W	44.42'
L14	S24°03'22"W	59.67'
L15	N81°24'45"W	73.11'
L16	N81°31'13"W	100.13'
L17	N81°46'22"W	47.31'
L18	N65°26'00"W	23.99'
L19	N65°26'00"W	20.00'
L20	N65°26'00"W	20.00'
L21	N65°26'00"W	35.00'
L22	N65°26'00"W	35.00'
L23	N65°26'00"W	20.00'
L24	N65°26'00"W	20.00'
L25	N65°26'00"W	30.08'
L26	S24°34'00"W	75.00'
L27	S24°34'00"W	75.00'
L28	S24°34'00"W	75.00'
L29	S24°34'00"W	75.00'
L30	S24°34'00"W	75.00'
L31	S24°34'00"W	75.00'
L32	S24°34'00"W	75.00'
L33	N24°36'51"E	50.02'
L34	S65°26'00"E	10.00'
L35	S65°26'00"E	20.00'
L36	S65°26'00"E	20.00'
L37	S65°26'00"E	30.50'
L38	S65°26'00"E	30.50'
L39	S65°26'00"E	20.00'
L40	S65°26'00"E	20.00'
L41	S65°26'00"E	26.58'
L42	S65°26'00"E	7.50'
L43	S24°07'59"W	75.00'
L44	N24°07'59"E	5.03'
L45	S24°07'59"W	25.00'
L46	N65°26'00"W	7.52'
L47	N65°26'00"W	27.13'
L48	N65°26'00"W	20.00'

LINE	BEARING	DISTANCE
L50	N65°26'00"W	20.00'
L51	N65°26'00"W	30.50'
L52	N65°26'00"W	30.50'
L53	N65°26'00"W	20.00'
L54	N65°26'00"W	20.00'
L55	N65°26'00"W	35.04'
L56	N24°34'00"E	75.00'
L57	N24°34'00"E	75.00'
L58	N24°34'00"E	75.00'
L59	N24°34'00"E	75.00'
L60	N24°34'00"E	75.00'
L61	N24°34'00"E	75.00'
L62	N24°34'00"E	75.00'
L63	N24°08'55"E	75.00'
L64	N24°35'27"E	39.87'
L65	S65°26'41"E	95.97'
L66	N46°51'27"W	15.82'
L67	N65°04'27"W	15.00'
L68	N24°33'09"E	8.78'
L69	N24°33'09"E	20.00'
L70	N24°33'09"E	20.00'
L71	N24°33'09"E	20.00'
L72	N24°33'09"E	20.00'
L73	N24°33'09"E	30.50'
L74	N24°33'09"E	30.50'
L75	N24°33'09"E	20.00'
L76	N24°33'09"E	20.00'
L77	N24°33'09"E	20.00'
L78	N24°33'09"E	20.00'
L79	N24°33'09"E	25.00'
L80	N24°33'09"E	81.14'
L81	N24°33'09"E	51.12'
L82	S65°04'27"E	30.17'
L83	S24°33'08"W	75.79'
L84	S24°33'08"W	81.14'
L85	S24°33'08"W	25.00'
L86	S24°33'08"W	20.00'
L87	S24°33'08"W	20.00'
L88	S24°33'08"W	20.00'
L89	S24°33'08"W	20.00'
L90	S24°33'08"W	30.50'
L91	S24°33'08"W	30.50'
L92	S24°33'08"W	20.00'
L93	S24°33'08"W	20.00'
L94	S24°33'08"W	20.00'
L95	S24°33'08"W	20.00'
L96	S24°33'08"W	33.79'
L97	N65°26'00"W	50.98'
L98	S65°26'51"E	75.97'
L99	S65°26'51"E	75.97'
L100	S65°26'51"E	75.97'

LINE	BEARING	DISTANCE
L101	S65°26'51"E	75.97'
L102	S65°26'51"E	75.97'
L103	S65°26'51"E	75.97'
L104	S65°26'51"E	75.97'
L105	S65°26'51"E	75.97'
L106	S65°26'51"E	75.97'
L107	S65°26'51"E	75.97'
L108	S65°26'51"E	75.97'
L109	S65°26'51"E	75.97'
L110	S65°26'51"E	75.97'
L111	S24°06'16"W	75.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.25'	35.34'	N69°35'26"E
C2	25.00'	39.26'	35.35'	N20°26'25"W
C3	25.00'	39.43'	35.47'	N69°44'21"E

FINAL PLAT OF MAJOR SUBDIVISION
FOR

PEARL STREET TOWNHOMES

ST. MARY'S TOWNSHIP, WAKE COUNTY
NORTH CAROLINA

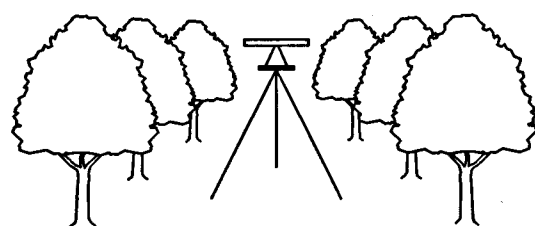
APRIL 23, 2023
SHEET 1 OF 2
FP-23-08
CUP-SB-20-07
CUD-Z-20-09

LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- PKNF PARKER-KALON NAIL FOUND
- PKNS PARKER-KALON NAIL SET
- RSS RAILROAD SPIKE
- CSF COTTON SPIKE FOUND
- CSS COTTON SPIKE SET
- CC CONTROL CORNER
- CP COMPUTED POINT
- P/P POWER POLE
- OPW OVERHEAD POWER LINE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- AC ACRE
- DB DEED BOOK
- PB PLAT BOOK
- BOM BOOK OF MAPS
- PG PAGE
- LF LINEAR FEET
- 15S LOT HAS OFFSITE SEWER
- 15SL OFFSITE SEWER LOT
- 15R RECOMBINATION LOT
- 100 STREET ADDRESS
- LINES NOT SURVEYED
- ADJOINING PROPERTY LINES
- OPEN SPACE
- PERIMETER BUFFER
- DRAINAGE EASEMENT
- UTILITY EASEMENT

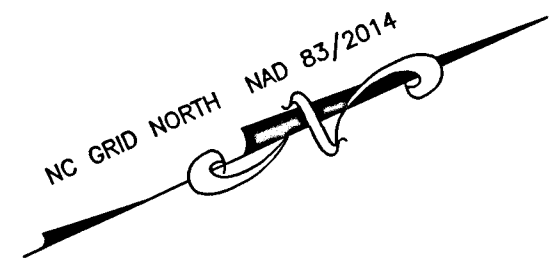
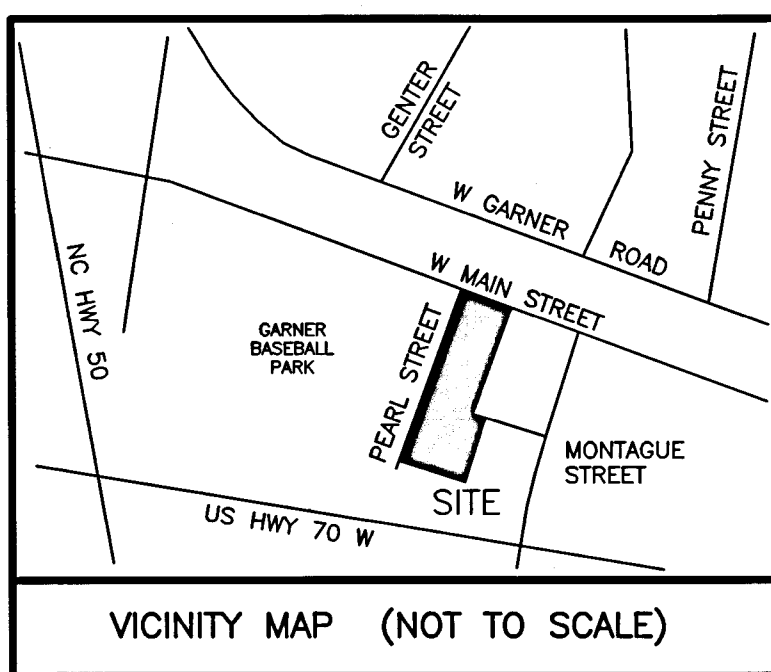
SURVEYED BY:
TLS
DRAWN BY:
MIKE
CHECKED BY:
CURK
DRAWING NAME:
TOWNHOMES.DWG
SURVEY DATE:
3-22-23
JOB NO.
4686.001

TRUE LINE SURVEYING, P.C.

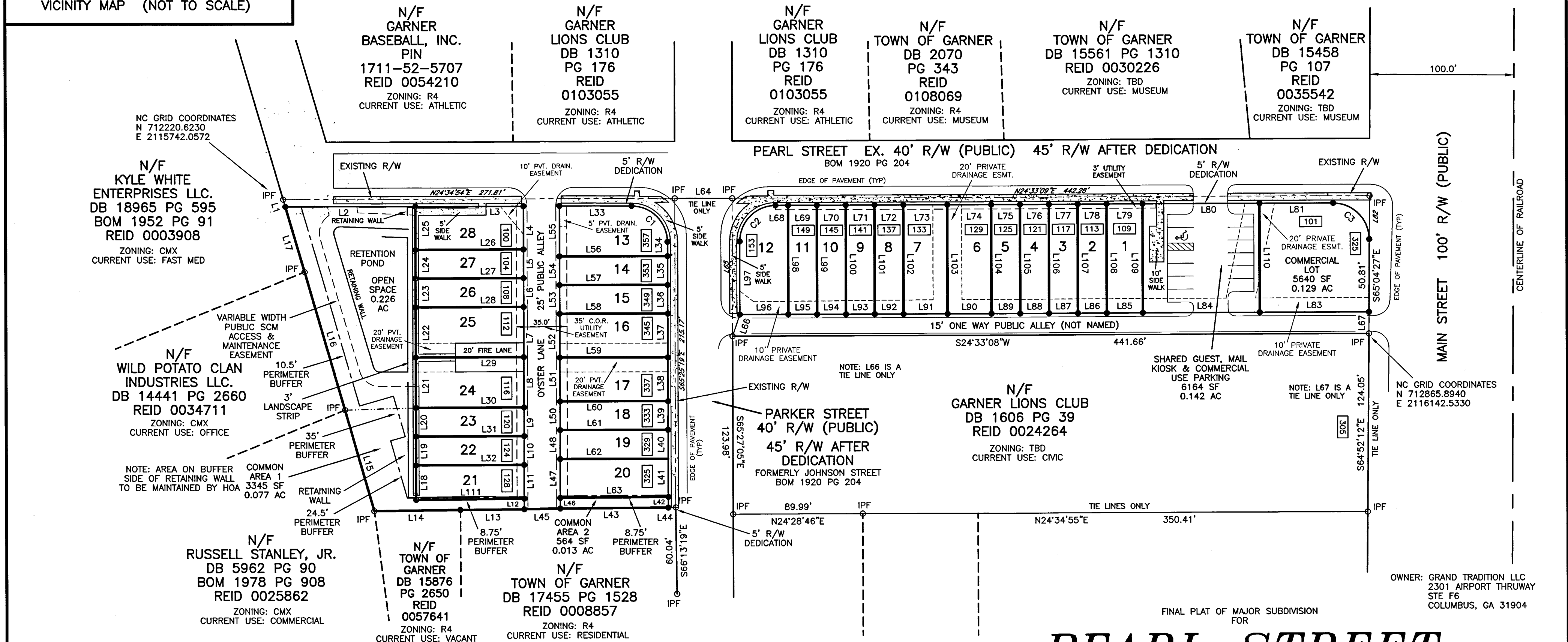


205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859



NOTE: MAIN STREET IS WHOLLY CONTAINED WITHIN THE NCRR ROW AND IS ENTIRELY AN ENCROACHMENT



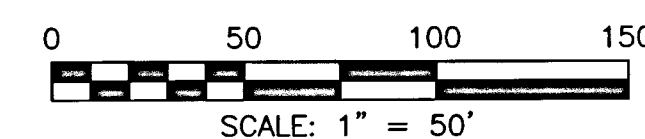
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L - 3990
LICENSE NUMBER

LOT	SQUARE FEET	ACRES
1	1899	0.044
2	1519	0.035
3	1519	0.035
4	1519	0.035
5	1519	0.035
6	2317	0.053
7	2317	0.053
8	1519	0.035
9	1519	0.035
10	1519	0.035
11	1519	0.035
12	2433	0.056
13	2492	0.057
14	1500	0.034
15	1500	0.034
16	2287	0.053
17	2287	0.053
18	1500	0.034
19	1500	0.034
20	2014	0.046
21	1776	0.041
22	1500	0.034
23	1500	0.034
24	2625	0.060
25	2625	0.060
26	1500	0.034
27	1500	0.034
28	2254	0.052



- LEGEND
- IPF IRON PIPE FOUND
 - IPS IRON PIPE SET
 - CMF CONCRETE MONUMENT FOUND
 - PKNF PARKER-KALON NAIL FOUND
 - PKNS PARKER-KALON NAIL SET
 - R/S RAILROAD SPIKE
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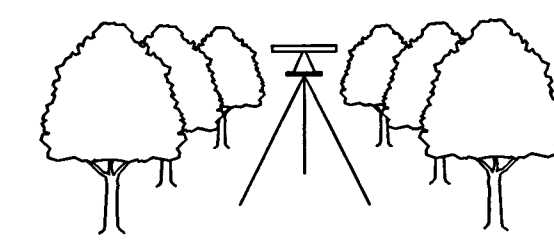
SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	TOWNHOMES.DWG
SURVEY DATE:	3-22-23
JOB NO.	4686.001

PEARL STREET TOWNHOMES

ST. MARY'S TOWNSHIP, WAKE COUNTY
NORTH CAROLINA

APRIL 23, 2023
FP-23-08 SHEET 2 OF 2 CUP-SB-20-07 CUD-Z-20-09

TRUE LINE SURVEYING, P.C.



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