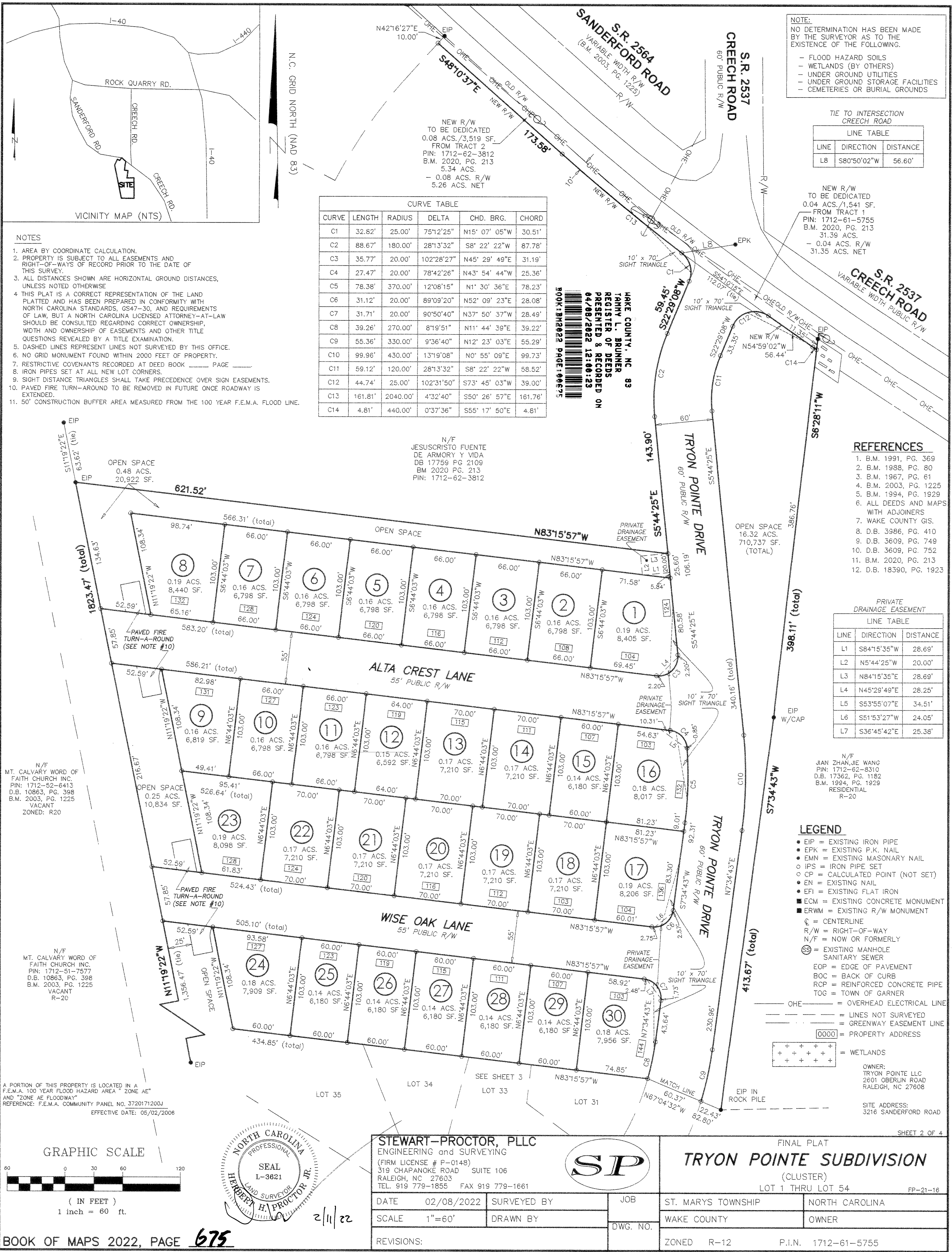




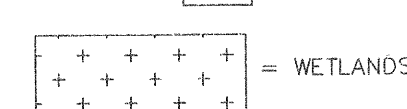
REFERENCES

1. B.M. 1991, PG. 369
2. B.M. 1988, PG. 80
3. B.M. 1967, PG. 61
4. B.M. 2003, PG. 1225
5. B.M. 1994, PG. 1929
6. ALL DEEDS AND MAPS WITH ADJOINERS
7. WAKE COUNTY GIS.
8. D.B. 3986, PG. 410
9. D.B. 3609, PG. 749
10. D.B. 3609, PG. 752
11. B.M. 2020, PG. 213
12. D.B. 18390, PG. 1923

LEGEND

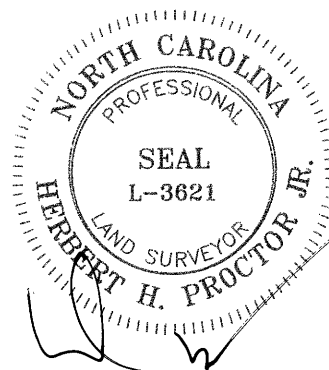
- EIP = EXISTING IRON PIPE
- EPK = EXISTING P.K. NAIL
- EMN = EXISTING MASONARY NAIL
- IPS = IRON PIPE SET
- CP = CALCULATED POINT (NOT SET)
- EN = EXISTING NAIL
- EPI = EXISTING FLAT IRON
- ECM = EXISTING CONCRETE MONUMENT
- ERWM = EXISTING R/W MONUMENT
- CL = CENTERLINE
- R/W = RIGHT-OF-WAY
- N/F = NOW OR FORMERLY
- SS = EXISTING MANHOLE
- SS = SANITARY SEWER
- EOP = EDGE OF PAVEMENT
- BOC = BACK OF CURB
- RCP = REINFORCED CONCRETE PIPE
- TOG = TOWN OF GARNER

- OHE = OVERHEAD ELECTRICAL LINE
- = LINES NOT SURVEYED
- - - = GREENWAY EASEMENT LINE
- 0000 = PROPERTY ADDRESS



N/F
MT. CALVARY WORD OF
FAITH CHURCH INC.
PIN: 1712-51-7577
D.B. 10863, PG. 398
B.M. 2003, PG. 1225
VACANT
R-20

A PORTION OF THIS PROPERTY IS LOCATED IN A
F.E.M.A. 100 YEAR FLOOD HAZARD AREA "ZONE AE"
AND "ZONE AE FLOODWAY"
REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720171200J
EFFECTIVE DATE: 05/02/2008



NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.
4. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
5. DASHED LINES REPRESENT LINES NOT SURVEYED BY THIS OFFICE.
6. NO GRID MONUMENT FOUND WITHIN 2000 FEET OF PROPERTY.
7. RESTRICTIVE COVENANTS RECORDED AT DEED BOOK _____, PAGE _____.
8. IRON PIPES SET AT ALL NEW LOT CORNERS.
9. SIGHT DISTANCE TRIANGLES SHALL TAKE PRECEDENCE OVER SIGN EASEMENTS.
10. PAVED FIRE TURN-AROUND TO BE REMOVED IN FUTURE ONCE ROADWAY IS EXTENDED.
11. 50' TOWN BUFFER MEASURED FROM THE 100 YEAR F.E.M.A. FLOOD LINE.

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

BOOK OF MAPS 2022, PAGE **677**

N/F
THOMAS MARION CREECH
PIN: 1712-60-5494
D.B. 1804, PG. 291
B.M. 1967, PG. 61
VACANT
R-40

SITE ADDRESS:
3216 SANDERFORD ROAD

STEWART-PROCTOR, PLLC
ENGINEERING and SURVEYING
(FIRM LICENSE # P-0148)
319 CHAPANOKE ROAD SUITE 106
RALEIGH, NC 27603
TEL. 919 779-1855 FAX 919 779-1661



DATE	02/08/2022	SURVEYED BY	JOB
SCALE	1"=60'	DRAWN BY	DWG. NO.
REVISIONS:			

FINAL PLAT
TRYON POINTE SUBDIVISION
(CLUSTER)

LOT 1 THRU LOT 54

ST. MARYS TOWNSHIP NORTH CAROLINA

WAKE COUNTY OWNER

ZONED R-12 P.I.N. 1712-61-5755

NOTE:
NO DETERMINATION HAS BEEN MADE
BY THE SURVEYOR AS TO THE
EXISTENCE OF THE FOLLOWING.

- FLOOD HAZARD SOILS
- WETLANDS (BY OTHERS)
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS

N/F
CHO SING YAP
PIN: 1712-71-9535
D.B. 16680, PG. 2173
VACANT
R-20

WAKE COUNTY, NC 85
TAMMY L. BRUNNER
REGISTERED DEEDS
PRESENTED & RECORDED ON
04/08/2022 12:00:23



BOOK:BM2022 PAGE:00677

N/F
ROBERT G. SHIPLEY JR.
VIRGINIA H. SHIPLEY
PIN: 1712-70-6256
D.B. 2379, PG. 597
VACANT
R-20

EIP/CONTROL POINT
NC GRID NAD 83 (2011)
N: 720,873.169'
E: 2,117,047.476'
COMBINED FACTOR = 0.9999000

SHEET 4 OF 4