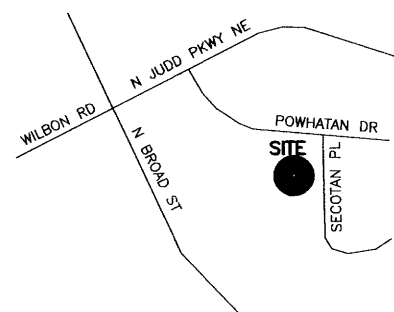




VICINITY MAP (NTS)

State of North Carolina, Wake County

I, James W. Mauldin, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitudes and departures is 1/10,000± that the boundaries not surveyed are shown as broken lines plotted from information in book SEE page REF that this map was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal this 05 day of Nov. 2024.

SIGNATURE *James W. Mauldin*

Licensed Number L-3247



I, James W. Mauldin, Professional Land Surveyor No. L-3247, Certify to one or more of the following as indicated thus ☒
 a. That this plot is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land
 b. That this plot is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land
 c. That this plot is of a survey of an existing parcel or parcels of land
 d. That this plot is of a survey of another category, such as the recombination of existing parcels, a court-order survey or other exception to the definition of subdivision
 e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

James W. Mauldin
James W. Mauldin, Professional Land Surveyor No. L-3247

REFERENCES:

D.B.16005, PG.2550
B.O.M.1997, PG.208
OTHER REFERENCES AS SHOWN

RMD MINIMUM BUILDING SETBACKS

FRONT - 30'
CORNER SIDE - 18'
SIDE - 8'
REAR - 30'

NOTES:

(A.) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
(B.) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
(C.) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
(D.) IMPROVEMENTS TO BE REMOVED BEFORE A BUILDING PERMIT WILL BE ISSUED.

THE SURVEYOR RELIED UPON THE CITY OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCE AND HAS MADE NO INTERPRETATIONS OF THE ORDINANCES.

LEGEND

- Existing Iron Pipe (Control Point)
- Iron Stake Set (unless otherwise noted)
- Existing Concrete Monument (Control Point)
- Concrete Monument Set
- X Computed Point Only

EIP EXISTING IRON PIPE
EIS EXISTING IRON STAKE
MNS MAG NAIL SET
CNS CONCRETE NAIL SET
ISS IRON STAKE SET

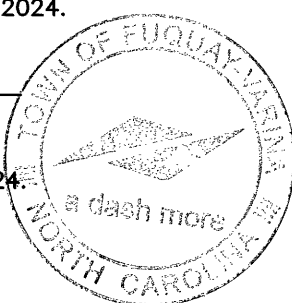
All measurements shown are horizontal ground measurements unless otherwise noted.
Area computed by coordinates

Zone: RMD Pin#: 0657939940

XXXX - DENOTES STREET ADDRESS

RECORDED WAKE COUNTY BOOK 2024 PAGE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE MINOR SUBDIVISION REGULATIONS FOR THE TOWN OF FUQUAY-VARINA. THE FINAL DATE FOR RECORDING THIS MAP WITH THE WAKE COUNTY REGISTER OF DEEDS IS 12/6, 2024.

James W. Mauldin
TOWN CLERK, TOWN OF FUQUAY-VARINATHIS 12th DAY OF November 2024STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, *Pamela Dawson*, REVIEW OFFICER OF THE TOWN OF FUQUAY-VARINA, WAKE COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL LOCAL STATUTORY REQUIREMENTS FOR RECORDATION.

11-12-24
DATE*Pamela Dawson*
REVIEW OFFICER

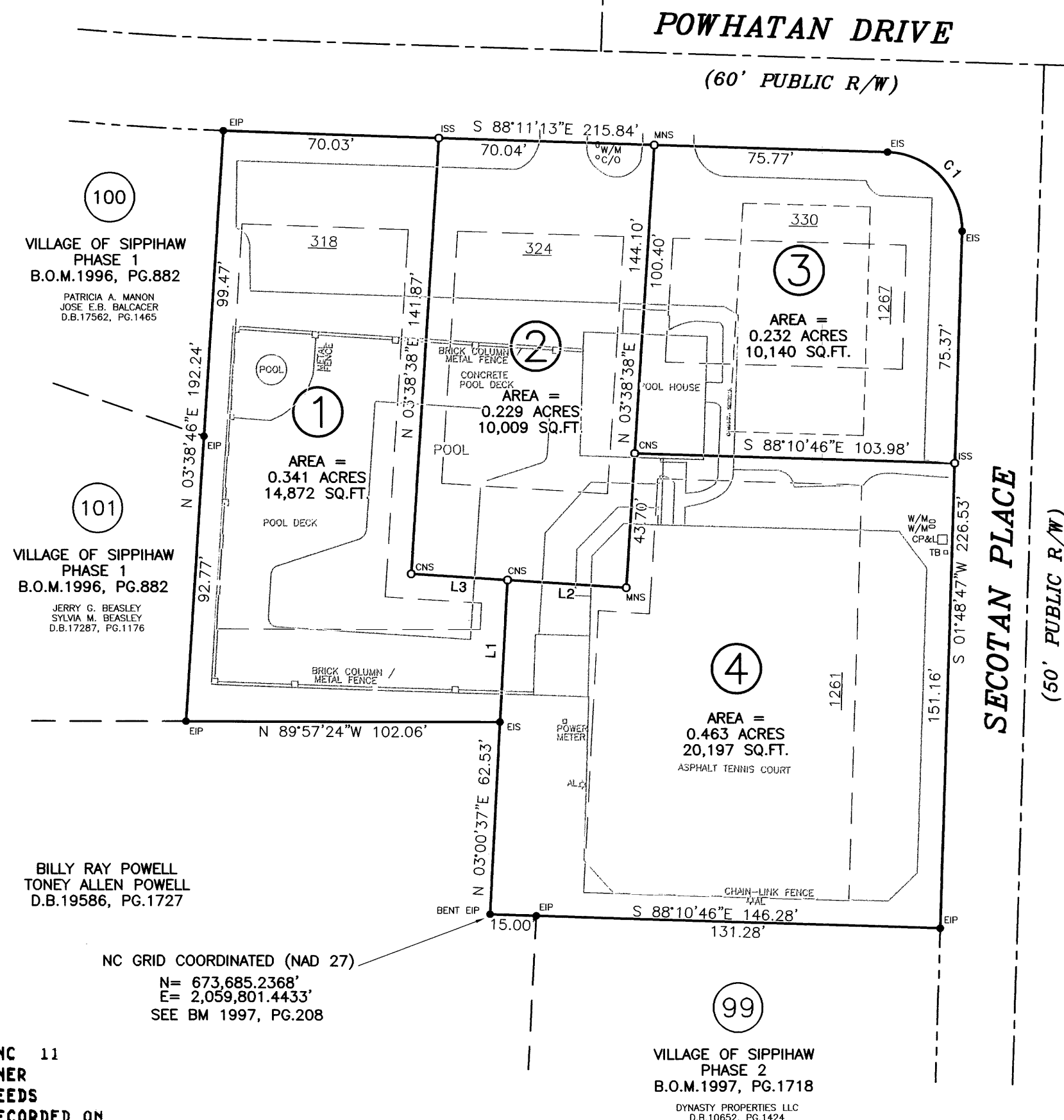
I(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND THAT I(WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY(OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAY, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

POWHATAN POOL GROUP LLC, BY:

11-8-2024
DATE

OWNER

N
N.C. GRID NORTH, NAD 27
(REF: B.O.M.1997, PG.208)



Course	Bearing	Distance
L1	N 03°01'48" E	46.20'
L2	N 86°21'22" W	38.64'
L3	N 86°21'22" W	31.36'

Curve	Radius	Length	Chord	Chord Bear.
C1	25.00'	39.27'	35.36'	S 43°11'13" E

BILLY RAY POWELL
TONEY ALLEN POWELL
D.B.19586, PG.1727

NC GRID COORDINATED (NAD 27)
N= 673,685.2368'
E= 2,059,801.4433'
SEE BM 1997, PG.208

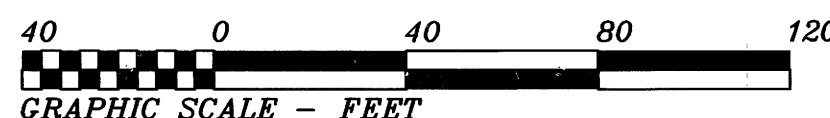
WAKE COUNTY, NC 11
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/14/2024 10:09:10



BOOK: BM2024 PAGE: 02284

LEGEND
NTS NOT TO SCALE
EIP EXISTING IRON PIPE
PP POWER POLE
W/M WATER METER
TB TELEPHONE BOX
IPS IRON PIPE SET
CPAL TRANSFORMER
CATV CABLE TV BOX
LPOL LIGHT POLE
OHPPL OVERHEAD POWER LINE
F.E.S. FLARED END SECTION (PIPE)
RCP REINFORCED CONC. PIPE
B.O.C. BACK OF CURB
F.H. FIRE HYDRANT
C/O SEWER CLEAN OUT
EIS EXISTING IRON STAKE
M.H. MANHOLE
ECM EXISTING CONCRETE MONUMENT
P.K. PARKER KALON NAIL
W/V WATER VALVE
AL AREA LIGHT

THE STREET ADDRESS NUMBER DESIGNATED ON THE PLAT MAP SHALL NOT BE USED AS THE IDENTIFYING NUMBER ON THE CLOSING DOCUMENTS. THE WAKE COUNTY PIN NUMBER IS THE OFFICIAL IDENTIFYING NUMBER. THE STREET ADDRESS NUMBER IS SUBJECT TO CHANGE IN THE FUTURE.



OWNER:
POWHATAN POOL GROUP LLC
916 OLD HONEYCUTT ROAD
FUQUAY-VARINA, NC 27526

MINOR SUBDIVISION FOR: POWHATAN POOL GROUP LLC

MIDDLE CREEK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
SCALE 1" = 40' AUGUST 15, 2024

MAULDIN - WATKINS SURVEYING, P.A.
P.O. BOX 444 / 139 N. MAIN ST.
FUQUAY VARINA, NORTH CAROLINA 27526
(919) 552-9326 C-929

JOB# 1807
CF: 1807 PF: SIPPICAW\1807MINOR