BKBM2024PG01051

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO PERFORM A RIGHT OF WAY DEDICATION SURVEY ALONG ROGERS ROAD AND ANGIER ROAD ON THE GRANT PROPERTIES AS SHOWN HEREON.
2. PROPERTIES SHOWN HEREON ARE SUBJECTED TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY AFFECT THESE PROPERTIES.
3. THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M).
4. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
5. AREA(S) CALCULATED BY THE COORDINATE METHOD.
6. NO NCGS MONUMENT WAS FOUND WITHIN 2000 FEET OF THE SITE.
7. CONTROL DERIVED BY GPS / VRS. SEE SURVEY CONTROL / GRID TIE NOTES.
8. THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
9. ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET (IPS) FLUSH WITH EXISTING GROUND UNLESS OTHERWISE NOTED.
10. ALL PROPERTY CORNERS FOUND AND SHOWN HEREON WITHOUT A DESCRIPTION ARE 5/8" IRON REBAR FOUND FLUSH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED.
11. 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.

PROPERTY DATA

CURRENT OWNERS: MINNIE SCOTT GRANT,
CO-TRUSTEE FOR THE GRANT
FAMILY TRUST, DATED AUGUST 11, 2006

PIN / REID: 0665-35-5634 / 0026048
0665-45-0153 / 0078378

SITE ADDRESS: 1212 ROGERS ROAD
1724 ANGIER ROAD

DEED BOOK / PAGE: 13425 / 2201

ZONING: RA (RESIDENTIAL AGRICULTURAL)

RA - RESIDENTIAL AGRICULTURAL MINIMUM SETBACKS

FRONT - 35'
*SIDE - 15'
CORNER SIDE - 25'
REAR - 25'

*ON A CORNER LOT, SIDE SETBACK REQUIREMENTS ON THE SIDE OF THE ZONING LOT ADJACENT TO THE RIGHT-OF-WAY SHALL BE 10 FEET GREATER THAN THE MINIMUM SIDE SETBACK REQUIREMENT OF THE ZONING DISTRICT, EXCEPT THAT A GARAGE SHALL BE LOCATED A MINIMUM OF 20 FEET FROM THE CORNER SIDE PROPERTY LINE.

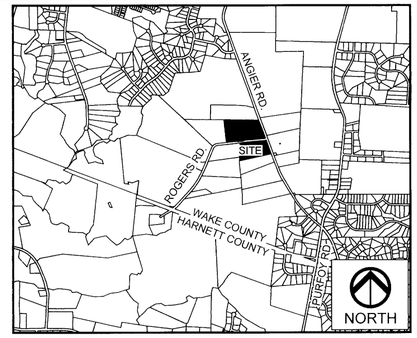
WAKE COUNTY NOTES:

"THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS 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)]

FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 0665 OF COMMUNITY NUMBER 370522 (TOWN OF ANGIER), PANEL NUMBER 0665 OF COMMUNITY NUMBER 370239 (TOWN OF FUQUAY-VARINA), PANEL NUMBER 0665 OF COMMUNITY NUMBER 370328 (HARNETT COUNTY), AND PANEL NUMBER 0665 OF COMMUNITY NUMBER 370368 (WAKE COUNTY), BEARING MAP #3720066500L, DATED JULY 19, 2022. THE SUBJECT PROPERTY LIES IN ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.



VICINITY MAP

1" = 2000'

SURVEY REFERENCES

DEED BOOK 10965 PAGE 1077
DEED BOOK 11757 PAGE 880
DEED BOOK 12187 PAGE 237
DEED BOOK 13425 PAGE 2201
DEED BOOK 16847 PAGE 2322
DEED BOOK 16715 PAGE 488
DEED BOOK 17065 PAGE 2268
DEED BOOK 18878 PAGE 2277
DEED BOOK 19167 PAGE 2555

BOOK OF MAPS 2005 PAGE 2214
BOOK OF MAPS 2017 PAGE 472
BOOK OF MAPS 2017 PAGE 1378
BOOK OF MAPS 2018 PAGE 778
BOOK OF MAPS 2020 PAGE 535-2109
BOOK OF MAPS 2021 PAGE 2343

ALL OTHERS AS SHOWN HEREON

ABBREVIATIONS

AC	ACRES
AG	ABOVE GROUND
BG	BELOW GROUND
BM	BOOK OF MAPS
BSAB	BENT SHOT AT BASE
CTIPF	CRIMP TOP IRON PIPE FOUND
DB	DEED BOOK
DIRF	DISTURBED IRON ROD FOUND
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
IRF	IRON ROD FOUND
N/F	NOW OR FORMERLY
PG	PAGE
PIPF	PINCHED IRON PIPE FOUND
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
SIRF	SQUARE IRON ROD FOUND
SR	STATE ROAD
TOFV	TOWN OF FUQUAY-VARINA
TYP.	TYPICAL

RIGHT OF WAY DEDICATION TABLE

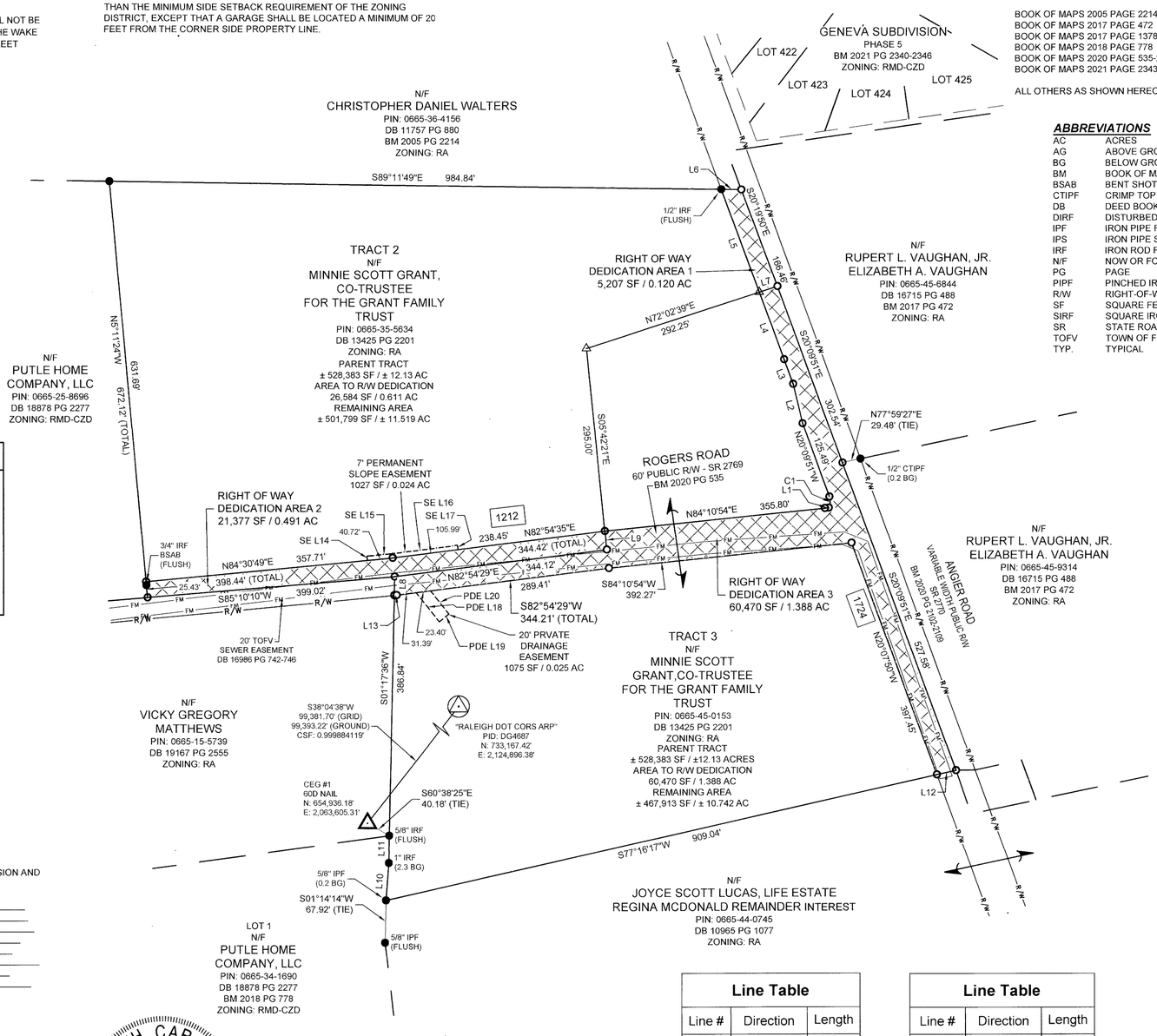
AREA	SQUARE FOOT / ACREAGE
SCOTT PROPERTY TRACT 2 PER DEED BOOK 13425 PAGE 2201	± 528,383 SF / ± 12.13 AC
AREA IN R/W DEDICATION AREA 1	5,207 SF / 0.120 AC
AREA IN R/W DEDICATION AREA 2	21,377 SF / 0.491 AC
SCOTT PROPERTY TRACT 3 PER DEED BOOK 13425 PAGE 2201	± 528,383 SF / ± 12.13 AC
AREA IN R/W DEDICATION AREA 3	60,470 SF / 1.388 AC
TOTAL AREA IN RIGHT OF WAY DEDICATION	87,054 SF / 1.999 AC
TOTAL REMAINING SCOTT TRACT 2 AREA	± 501,799 SF / ± 11.519 AC
TOTAL REMAINING SCOTT TRACT 3 AREA	± 467,913 SF / ± 10.742 AC

LINE LEGEND

- PROPERTY LINE (PL)
- PL NOT SURVEYED
- R/W — R/W — RIGHT-OF-WAY LINE
- PERIMETER BUFFER
- PERMANENT SLOPE EASEMENT
- PRIVATE STORM EASEMENT
- FM — FM — FM — SEWER FORCEMAIN EASEMENT
- RIGHT OF WAY DEDICATION AREA

SYMBOL LEGEND

- ● PROPERTY CORNER FOUND
- ○ PROPERTY CORNER SET
- △ COMPUTED POINT
- ⧋ DATUM CONTROL POINT
- LAND HOOK



Line Table

Line #	Direction	Length
L1	N84°10'54"E	6.29'
L2	N13°19'15"W	65.21'
L3	N20°07'50"W	42.17'
L4	N20°07'50"W	115.37'
L5	N20°07'50"W	176.79'
L6	S89°11'49"E	32.18'
L7	N72°02'39"E	30.66'
L8	N01°17'27"E	30.21'
L9	S05°42'21"E	30.00'
L10	S04°11'27"W	60.13'
L11	S01°19'06"W	44.12'
L12	N77°16'17"E	31.39'
L13	S84°30'49"W	3.99'

Line Table

Line #	Direction	Length
SE L14	N05°29'11"W	7.00'
SE L15	N84°30'49"E	40.63'
SE L16	N82°54'29"E	105.87'
SE L17	S07°05'31"E	7.00'

Line Table

Line #	Direction	Length
PDE L18	S38°22'42"E	59.86'
PDE L19	N51°37'18"E	20.00'
PDE L20	N38°22'42"W	47.71'

Curve Table

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	22.53'	18.29'	9.68'	N3°05'36"E	17.79'	046°30'54"

I, WILLIAM E. MCLAMB II, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

CLASS OF SURVEY: A
POSITIONAL ACCURACY: H: 0.03 SFT V: 0.06 SFT
TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC
DATES OF SURVEY: 02/10/2021
DATUM/EPOCH: NAVD88
PUBLISHED/FIXED-CONTROL USE: RALEIGH DOT CORS ARP
GEOID MODEL: 12B
COMBINED GRID FACTOR(S): 0.999884119
UNITS: U.S. SURVEY FEET

SURVEYORS CERTIFICATE

"I, WILLIAM E. MCLAMB III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK AS SHOWN, PAGE HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AS SHOWN, PAGE HEREON; 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. WITNESS MY ORIGINAL SIGNATURE,

THIS 19th DAY OF March, A.D., 2024.

WILLIAM E. MCLAMB III, PLS
N.C. LICENCE NUMBER: L-5505

NORTH CAROLINA PROFESSIONAL 3/19/24 SEAL L-5505 LAND SURVEYOR WILLIAM E. MCLAMB III

I, WILLIAM E. MCLAMB III, HEREBY CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

WILLIAM E. MCLAMB III, PLS N.C. LICENCE NUMBER: L-5505

WAKE COUNTY, NC 34
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/17/2024 13:10:18
BOOK:BM2024 PAGE:01051

OWNER CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS

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.

Minnie Scott Grant 4/30 20 24

OWNER(S) OR AUTHORIZED AGENT AND TITLE

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA, COUNTY OF WAKE

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

Pamela Lawson
REVIEW OFFICER , TOWN OF FUQUAY-VARINA

THIS 16th DAY OF May 2024

TOWN CLERK EXEMPT PLAT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS APPROVED FOR RECORDING, AND IS EXEMPT FROM THE FUQUAY-VARINA SUBDIVISION REGULATIONS. THE FINAL DATE FOR RECORDING THIS PLAT WITH THE WAKE COUNTY REGISTER OF DEEDS IS: June 10, 20 24

Teresa Wilder
TOWN CLERK, TOWN OF FUQUA-VARINA

THIS 16th DAY OF May, 20 24

TOWN OF FUQUAY-VARINA NORTH CAROLINA a dash more

NORTH
(NAD 83 / 2011)

150' 0 150' 300'
SCALE: 1" = 150'

NO.	REVISION	DATE
1.	FIRST REVIEW COMMENTS	03/06/24

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH,NC 27603
PHONE: 919-367-8790
FAX: 919-233-0032
www.cegroupinc.com
License # C-1739

RIGHT OF WAY DEDICATION PLAT PROPERTY OF MINNIE SCOTT GRANT, CO-TRUSTEE FOR THE GRANT FAMILY TRUST

DEED BOOK 13425 PAGE 2201
MIDDLE CREEK TOWNSHIP - COUNTY OF WAKE - NORTH CAROLINA

Date: FEBRUARY 15th, 2024
Scale: 1" = 150'
Drawn: HKS
Checked: WEM
Project No.: 127-338
Computer Dwg. Name: VRWDED2_127-338_POAs_RW Ded_Grant.dwg

Sheet No: 1 Of 1