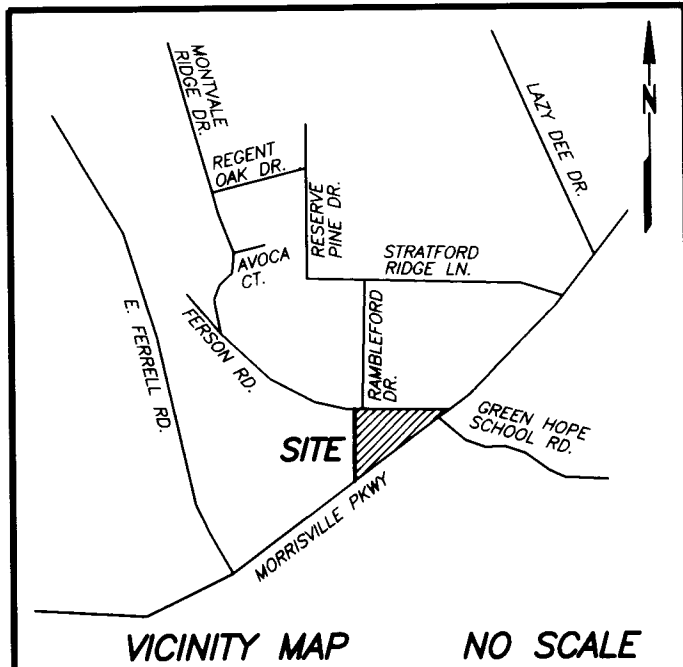




ACREAGE TOTALS	
0.781 ACRES	(LOT 1 AREA)
0.598 ACRES	(LOT 2 AREA)
+0.580 ACRES	(LOT 3 AREA)
1.959 ACRES	(TOTAL LOT AREA OF EXISTING PARCEL)

- REFERENCES:
- VINCENT J. DEFREITAS
D.B. 17407, PG. 506
B.M. 1999, PG. 469
PIN 0724.03-34-4670
 - ANNEXATION AGREEMENT
D.B. 15842, PG. 370
 - R/W AGREEMENT
D.B. 2071, PG. 470 (NOT LEGIBLE)
B.M. 2007, PG. 1706-1711
 - PERPETUAL AND ASSIGNABLE R/W EASEMENT TO UNITED STATES OF AMERICA
TRACT NO. 2124E-1
D.B. 1906, PG. 681
(POSSIBLE MONUMENTATION FOUND DOES NOT MATCH DEED BOOK AND IS ON OLD LANIER TRACT AND NOT ON OLD SEARS AND TRAVIS TRACT REFERENCED IN D.B. 1861, PG. 674.)
 - ARMY CORPS OF ENGINEERS MAP ENTITLED "NEW HOPE DAM RESERVOIR PROJECT, MARY F. SEARS, ET VIR AND RUBY F. TRAVIS, ET VIR", DATED 11/17/67 AND LAST REVISED 9/2/69.
 - R/W AGREEMENT
D.B. 2270, PG. 463
 - R/W DEDICATION
D.B. 18535, PG. 1462

PLANNING REVIEWER: WPN 3/08/22

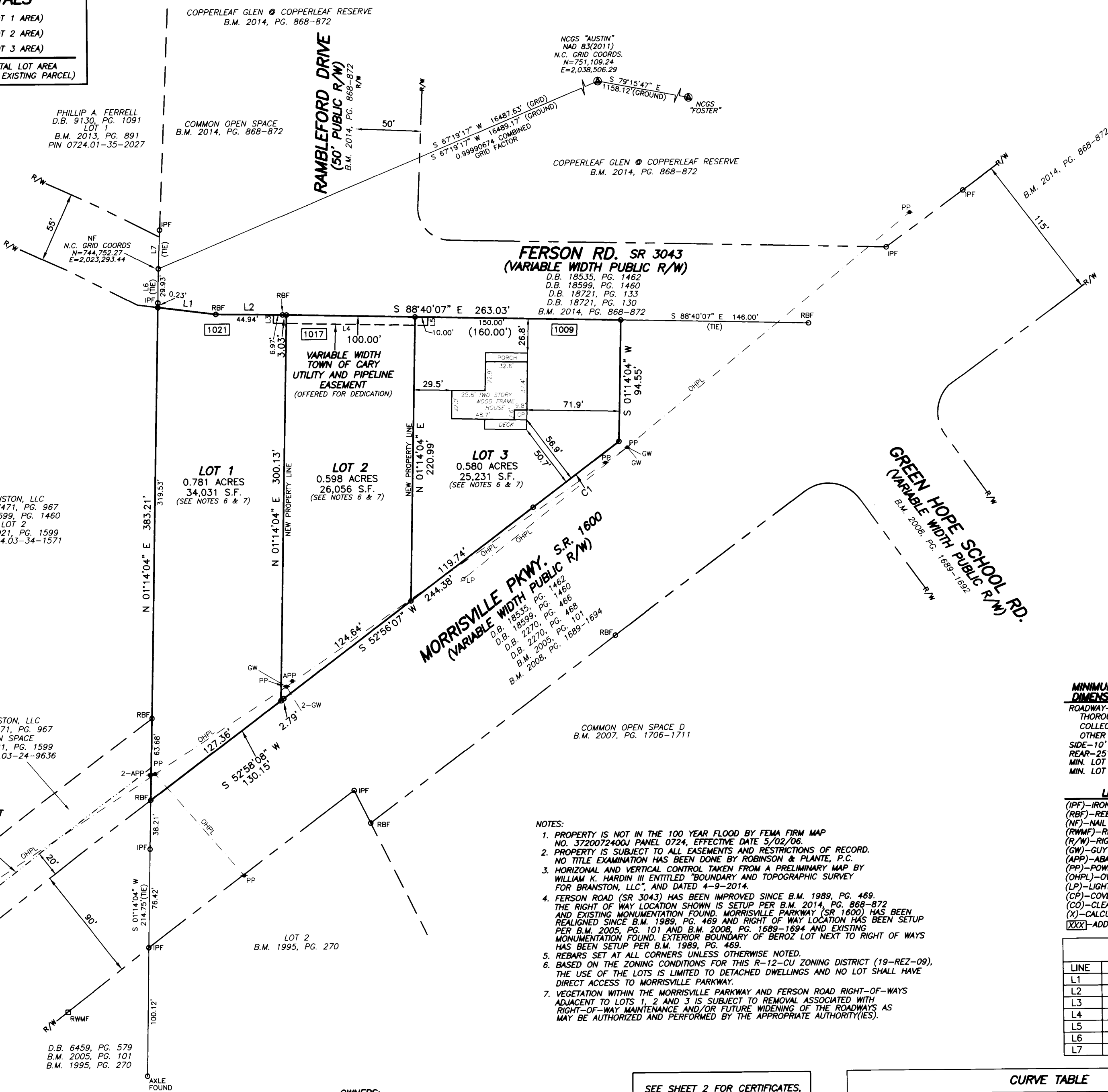
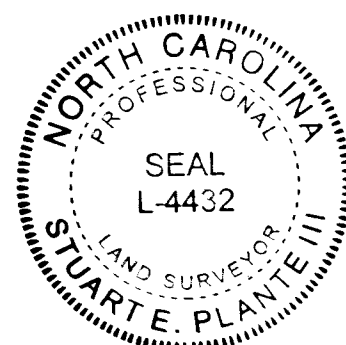
WAKE COUNTY, NC 104
TAMMY L. DRUMMER
REGISTERED & RECORDED ON
03/09/2022 13:31:19
BOOK: BM2022 PAGE: 00447

NOTED THAT THIS 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 SUBDIVISION;

Stuart E. Plante III
PROFESSIONAL LAND SURVEYOR
3/4/22
DATE

NORTH CAROLINA
WAKE COUNTY
I, STUART E. PLANTE III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 81,623; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 4th DAY OF MARCH, 2022 A.D.,

Stuart E. Plante III
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432



- NOTES:
- PROPERTY IS NOT IN THE 100 YEAR FLOOD BY FEMA FIRM MAP NO. 3720072400J PANEL 0724, EFFECTIVE DATE 5/02/06.
 - PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
 - HORIZONTAL AND VERTICAL CONTROL TAKEN FROM A PRELIMINARY MAP BY WILLIAM K. HARDIN III ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR BRANSTON, LLC", AND DATED 4-9-2014.
 - FERSON ROAD (SR 3043) HAS BEEN IMPROVED SINCE B.M. 1989, PG. 469. THE RIGHT OF WAY LOCATION SHOWN IS SETUP PER B.M. 2014, PG. 868-872 AND EXISTING MONUMENTATION FOUND. MORRISVILLE PARKWAY (SR 1600) HAS BEEN REALIGNED SINCE B.M. 1989, PG. 469 AND RIGHT OF WAY LOCATION HAS BEEN SETUP PER B.M. 2005, PG. 101 AND B.M. 2008, PG. 1689-1694 AND EXISTING MONUMENTATION FOUND. EXTERIOR BOUNDARY OF BEROZ LOT NEXT TO RIGHT OF WAYS HAS BEEN SETUP PER B.M. 1989, PG. 469.
 - REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - BASED ON THE ZONING CONDITIONS FOR THIS R-12-CU ZONING DISTRICT (19-REZ-09), THE USE OF THE LOTS IS LIMITED TO DETACHED DWELLINGS AND NO LOT SHALL HAVE DIRECT ACCESS TO MORRISVILLE PARKWAY.
 - VEGETATION WITHIN THE MORRISVILLE PARKWAY AND FERSON ROAD RIGHT-OF-WAYS ADJACENT TO LOTS 1, 2 AND 3 IS SUBJECT TO REMOVAL ASSOCIATED WITH RIGHT-OF-WAY MAINTENANCE AND/OR FUTURE WIDENING OF THE ROADWAYS AS MAY BE AUTHORIZED AND PERFORMED BY THE APPROPRIATE AUTHORITY(IES).

MINIMUM SETBACKS/
DIMENSIONAL STANDARDS

ROADWAY-
THOROUGHFARE-50' (MORRISVILLE PKWY)
COLLECTOR-30'
OTHER STREETS-20'

SIDE-10'
REAR-25'
MIN. LOT SIZE-12,000 S.F.
MIN. LOT WIDTH-80' (90' FOR CORNER LOT)

LEGEND

(IPF)-IRON PIPE FOUND
(RBF)-REBAR FOUND
(NF)-NAIL FOUND
(RWMF)-RIGHT OF WAY MONUMENT FOUND
(R/W)-RIGHT OF WAY
(GW)-GUY WIRE
(APP)-ABANDONED POWER POLE
(PP)-POWER POLE
(OHP)-OVERHEAD POWER LINE
(LP)-LIGHT POLE
(CP)-COVERED PORCH
(CO)-CLEAN OUT
(X)-CALCULATED POINT
(XXX)-ADDRESS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 82°53'37" E	45.30'
L2	S 89°14'46" E	51.91'
L3	S 01°14'04" W	6.62'
L4	S 88°45'56" E	120.00'
L5	N 01°14'04" E	6.48'
L6	N 01°14'04" E	30.16'
L7	N 02°21'04" E	30.10'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT
C1	0°15'04"	19177.96'	84.02'	84.02'	42.01'

OWNERS:
VINCENT J. DEFREITAS
214 QUEENSFERRY RD.
CARY, NC 27511

SEE SHEET 2 FOR CERTIFICATES,

REVISIONS		EXEMPT SUBDIVISION AND TOWN OF CARY UTILITY & PIPELINE EASEMENT DEDICATION MAP LOTS 1-3 VINCENT J. DEFREITAS		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030	
		TOWNSHIP: WHITE OAK	COUNTY: WAKE	SURVEY DATE: 3-04-2022	SURVEYED BY: AR
		STATE: NORTH CAROLINA		SCALE: 1"=60'	DRAWN BY: KW/HS
		ZONING: R-12CU (SEE REZONING CASE 19-REZ-09 FOR ZONING CONDITIONS)	P.I.N.: 0724.03-34-4670	CHECKED & CLOSURE BY: SEP	FILE: BEROZSUB SHEET: 1 OF 2