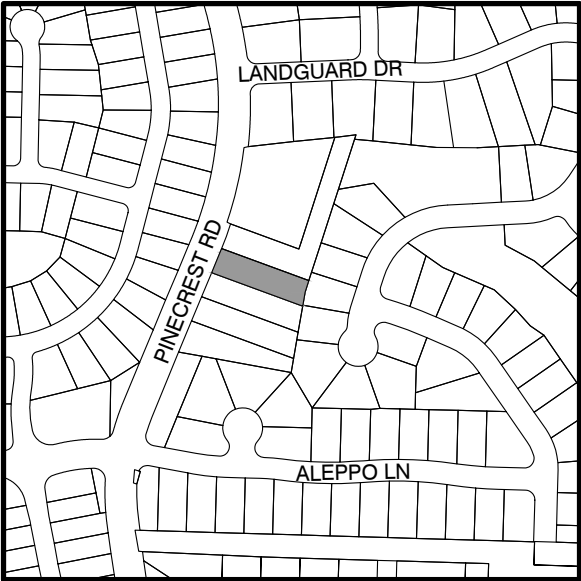


AS-BUILT
SURVEY

7524 PINECREST ROAD

CITY OF RALEIGH, WAKE COUNTY, NC



LOCATION MAP
1" = 500'

SITE DATA TABLE

CURRENT OWNER:	J FULLER HOMES, LLC
PIN:	0787-16-0513
PLAT REFERENCE:	BM 2019, PG. 2047, LOT 04
SITE SIZE:	16,731 S.F. (0.38 Ac.)
ZONING:	R-4

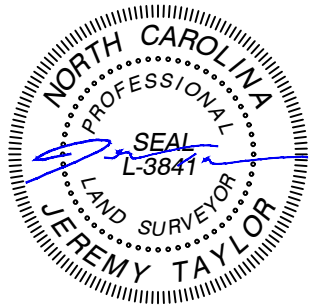
SETBACKS: (R-4)	
FRONT:	20'
REAR:	10'
SIDE LOT LINE:	10'
SUM OF SIDE SETBACKS:	20'

DRAWING INDEX:

C-00	COVER SHEET
C-01	AS-BUILT SURVEY

SURVEY NOTES:

1. ALL EASEMENTS, RIGHT-OF-WAY'S, BUFFERS, SETBACKS AND ADJOINERS, ETC., REFERENCED FROM BOOK OF MAPS 2019 , PAGE 2047 UNLESS OTHERWISE NOTED.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. FIELD SURVEY PERFORMED ON JULY 6, 2022.





TAYLOR

LAND CONSULTANTS, PLLC

License # P-0829

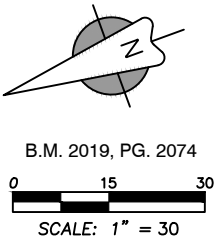
1600 Olive Chapel Rd., #140
Apex, NC 27502

(919) 801-1104

REVISIONS		

PROJECT NO: 20997
DATE: 07/07/2022
PREPARED BY: BR

COVER SHEET
C-00



B.M. 2019, PG. 2074

BINIL & NIDHI RACHEL SAM
STARLY
PIN: 0787-16-1499
B.M. 2016, PG. 526

JASON POWELL CLAYTON
NICOLE PATRICE CLAYTON
PIN: 0787-16-1471
B.M. 2016, PG. 526

EX. 30' CITY OF RALEIGH
SANITARY SEWER EASEMENT

LOT 4
16,731 S.F.
0.384 Ac.

LOT 5
B.M. 2019, PG 2074

LOT 3
B.M. 2019, PG 2074

LEGEND

- Ex. property corner
- Set property corner
- Calculated point
- ⊙ Water Meter
- ⊕ Sanitary Sewer Cleanout
- ⊙ Sanitary Sewer Manhole
- ⊙ Power Pedestal
- ⊙ Power Pole
- ⊙ Telephone Pedestal
- ⊙ Cable Pedestal
- ⊙ Gas Meter
- ⊙ AC Condenser
- ⊙ Fire Hydrant
- B.M. Book of Maps
- D.B. Deed Book
- P.G. Page
- S.F. Square Feet
- AC. Acres
- X- Fence
- W- Water pipe
- SS- Sanitary sewer pipe
- SD- Storm drain pipe
- OU- Overhead utility

IMPERVIOUS SURFACE AREA:

HOUSE & DECK	2,418 S.F.
CONC PAV.	663 S.F.
TOTAL	3,081 S.F.
MAX	3,099 S.F.

PINECREST ROAD
60' PUBLIC R/W
(B.M. 2019, PG. 2047)

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1015.35'	10.87'	10.87'	N 22°13'24" E

REVISIONS

1				

PROJECT NO: 20997
DATE: 07/07/2022
PREPARED BY: BR

AS-BUILT SURVEY
C-01