

SURVEY/EASEMENT EXHIBIT FOR

STEVE RAMMEL

OWNERS: CAYLEN RAMMEL & STEPHEN RAMMEL
DEED BOOK 19310, PAGE 816 (SOURCE OF TITLE)
BOOK OF MAPS 2015, PAGE 880
PIN: 1708-10-9832
ADDRESS: 945 MERE OAK DRIVE
LOT 80, MANORS AT OLD LEAD MINE
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA
ZONE: R-6

LEGEND

- EP ● = EXISTING IRON PIPE
EIS ● = EXISTING STAKE
CP ○ = CALCULATED POINT
(NOT FOUND OR SET)
R/W = RIGHT-OF-WAY
N/F = NOW OR FORMERLY
① = WATER METER
② = CABLE PEDESTAL
③ = SEWER CLEAN OUT
CONC. = CONCRETE

NOTES

1. AREA BY COORDINATE CALCULATION. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
2. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
4. DASHED LINES REPRESENT LINES NOT SURVEYED.
5. NO GRID MONUMENT FOUND WITHIN 2000' OF PROPERTY.

LOT 68

N/F
LEIGH ANNE BRIDGES
PIN: 1708-10-0721
D.B. 18654, PG. 2845

LOT 69

N/F
SUSAN DRURY-ROHNER &
NATHAN GENE ROHNER
PIN: 1708-10-9750
D.B. 18221, PG. 981

LOT 70

N/F
ROBERT M. BENNETT &
DEBORAH T. K. BENNETT
PIN: 1708-10-8899
D.B. 18653, PG. 1615

LOT 81

N/F
DONALD CRAIG BULLOW TRUSTEE &
LEONORA TRINIDAD BULLOW TRUSTEE
PIN: 1708-10-9883
D.B. 17398, PG. 1373
B.M. 2015, PG. 879

LOT 80

LOT 82

N/F
MARK A. SANTRY &
REXONDA L. SANTRY
PIN: 1708-10-0864
D.B. 17116, PG. 2566

2 STORY HOUSE

STONE WALKWAY ENCROACHES
ON NEIGHBORING PROPERTY.
HATCHED AREA REPRESENTS
AREA OF ENCROACHMENT AND
AREA PROPOSED TO BE
DEDICATED AS EASEMENT.

2 STORY HOUSE

LOT 79

N/F
PETER R. HENDERSON &
KAREN L. HENDERSON
PIN: 1708-10-8861
D.B. 16927, PG. 108

REFERENCES

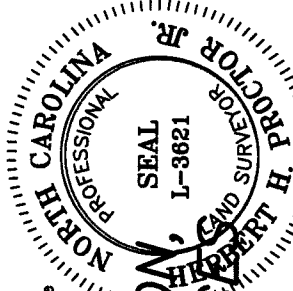
1. D.B. 19310, PG. 816
2. B.M. 2015, PG. 880
3. ALL DEEDS AND MAPS WITH ADJOINERS.
4. WAKE COUNTY GIS.

MERE OAK DR.

50' PUBLIC R/W

(PER B.M. 2015, PG. 880)

I, Herbert H. Proctor Jr., Professional Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1851; that this is a class A survey, meeting the criteria of precision greater than 1:10,000, that conventional field procedure with D.B. 19310, Page 816 was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are horizontal ground distances unless otherwise stated. Any easements, gaps, overlaps or encroachments are shown on this survey; that areas were computed by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map remains the property of the surveyor and shall be used only for the conveyance for which it was prepared as shown on this map.



NOT FOR RECORDATION
SALES BY CONVEYANCES

Witness my official signature, registration number and seal this 14th day of September 2023 at Raleigh, North Carolina.
Surveyor: Herbert H. Proctor Jr.

STEWART-PROCTOR

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

DATE 09/14/2023 DRAWING

SCALE 1"=20' 941 & 945 MERE OAK DR.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

STONE WALKWAY ENCROACHMENT
(PROPOSED EASEMENT DEDICATION)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N81° 55' 29"E	1.28
L2	S9° 21' 17"E	44.44
L3	S80° 07' 42"W	1.51
L4	S9° 03' 10"E	44.49

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD DIRECTION
C1	20.67	300.00	N82° 28' 21"E
			CHORD LENGTH
			20.67

FORUM DR.

MERE OAK DR.

CRYSTALLINE DR.

OLD LEAD MINE DR.

EMERALD MINE DR.

GARNET LN.

MONUMENT LN.

VICINITY MAP
(NOT TO SCALE)