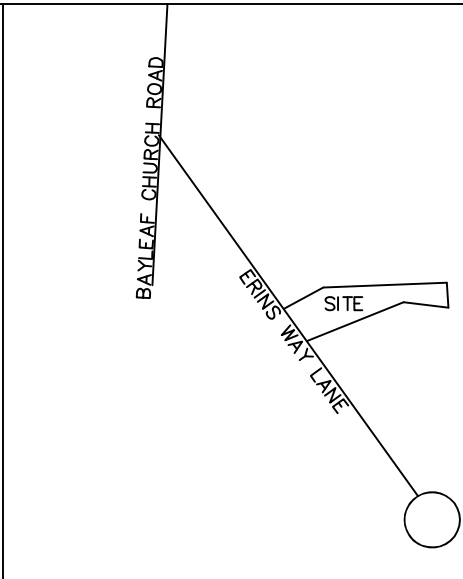




VICINITY MAP
N. T.S.

1800-94-4679
PB 1993 PG 327
LOT 6 AVANLEA SUBDIVISION
1117 ERINS WAY LANE
BARTONS CREEK TOWNSHIP
BRIAN & YASMIN PENDERGRAFT
DB 8079 PG 63

1800-94-6692
PB 1993 PG 327
LOT 7 AVANLEA SUBDIVISION
1121 ERINS WAY LANE
BARTONS CREEK TOWNSHIP
JOANNE PAULA JUSTUS, TRUSTEE
DB 20065 PG 1217
82,737 SQ FT 1.89 ACRES
ZONED R-80 W

1800-94-6493
PB 1993 PG 327
LOT 8 AVANLEA SUBDIVISION
1129 ERINS WAY LANE
BARTONS CREEK TOWNSHIP
CRAIG WHITT
DB 19672 PG 422

1810-04-3483
PB 1983 PG 1011
LOT 12 BIRCHFALLS SUBDIVISION
12613 BIRCHFALLS DRIVE
BARTONS CREEK TOWNSHIP
REBECCA LAVIGNE
DB 15938 PG 1378

1810-04-2213
PB 1984 PG 510
LOT 11 BIRCHFALLS SUBDIVISION
12609 BIRCHFALLS DRIVE
BARTONS CREEK TOWNSHIP
BRETT & JENNIFER RICHARDSON
DB 17248 PG 489

LEGEND:

IRS IRON ROD SET
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
MDN MONUMENT FOUND
PKF PARKER KALON NAIL FOUND
RRF RAILROAD SPIKE FOUND
AXF AXLE FOUND
N.T.S. NOT TO SCALE
DHE OVERHEAD ELECTRIC
FENCE LINE
UTILITY POLE
WATER METER
WATER VALVE
SEWER MANHOLE
SEWER CLEANOUT
FIRE HYDRANT
TRANSFORMER
CPP CORRUGATED PLASTIC PIPE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
EP EDGE PAVEMENT
R/W RIGHT OF WAY

NOTES:

1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARINGS: NAD 83 GRID NORTH BY GPS.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. THIS PARCEL IS LOCATED IN ZONE X PER FIRM PANEL #3720180000K, EFFECTIVE DATE 7-19-2022.
6. THIS MAP IS OF WAKE COUNTY PARCEL NUMBER (PIN) 1800-94-6692.
7. NO NCCS MONUMENT FOUND WITHIN 2,000'.
8. THIS PARCEL IS ZONED R-80W WITH MINIMUM BUILDING SETBACKS AS FOLLOWS: 25' FRONT, 8' SIDES 25' REAR.

TYPE OF PLAT

I, GUY V. COOKE, PROFESSIONAL LAND SURVEYOR No. L-4596
CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW;

- ☐ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☐ B. THAT THIS PLAT 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 SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- ☐ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A 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.

SURVEY CERTIFICATE

I, GUY V. COOKE, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 4-20-2026, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS

____ DAY OF _____, A.D., 2026.

PROFESSIONAL LAND SURVEYOR
L-4596

GPS GRID TIE:

CLASS OF SURVEY A
POSITIONAL ACCURACY 0.10'
TYPE OF FIELD PROCEDURE: BASE / ROVER
DATE OF SURVEY: 4/20/2026
DATUM/GEIOD: NAD 83/NGS 2018
PUBLISHED/FIXED CONTROL USE: NCCORS
COMBINED GRID FACTOR: 0.999943504957
UNITS: US SURVEY FEET
EPOCHS: 180
NUMBER OF SATELITES USED (AVERAGE): 28

MAP/DEED REFERENCES:

PB 1993 PG 327
DB 20065 PG 1217

GUY V. COOKE, PROFESSIONAL LAND SURVEYOR No. L-4596

TITLE: BOUNDARY SURVEY

JO JUSTUS
1121 ERINS WAY
BARTONS CREEK TOWNSHIP
WAKE COUNTY
NORTH CAROLINA

GC MAPPING, PLLC
711 LAKE ROYALE
LOUISBURG, NC 27549
GUY V. COOKE, PLS L-4596
FIRM # P-1311
919-901-5641

SCALE: 40
DATE: 4-26-2026

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

