

DEED BOOK 19999, PAGE 1917  
BOOK OF MAPS 2025, PAGES 1220-1224

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE       | LENGTH | BEARING       |
| L1         | 19.49  | N 41°58'30" W |
| L2         | 32.16  | N 06°49'26" E |

| CURVE TABLE |        |        |               |       |
|-------------|--------|--------|---------------|-------|
| CURVE       | LENGTH | RADIUS | BEARING       | CHORD |
| C1          | 69.05  | 205.00 | S 32°32'47" W | 68.73 |

- NOTES:

- 1) All distances are horizontal ground in u.s. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.
- 2) The basis of North and all easements, right-of-ways, buffers, setbacks and adjoiners, etc., referenced from Book of Maps 2025, Pages 1220-1224 & Wake County GIS unless otherwise noted.
- 3) No investigation into the existence of jurisdictional wetlands or riparian buffers, performed by Newcomb Land Surveyors.
- 4) Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) Panel #3720176600K, with an effective date of July 19, 2022.
- 5) North orientation and basis of bearing taken from Book of Maps 2025, Pages 1220-1224 in the Wake County Registry.
- 6) 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.

I certify that this map was drawn under my supervision from an actual survey made under my supervision from references as noted; that the boundaries not surveyed are indicated as drawn from information noted (see references); that the ratio of precision or positional accuracy exceeds 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

This 15<sup>th</sup> day of January, 2026.

13: day of January, 2026.

Professional Land Surveyor (L-5107)



OPEN SPACE  
JMAS PROPERTIES, LLC  
DB 19622, PG 446  
BM 2025, PG 1220  
PIN: 1766-22-7808

LOT 27  
ICG HOMES, LLC  
DB 19997, PG 85  
BM 2025, PG 1220  
PIN: 1766-32-3824

LOT 29  
ICG HOMES, LLC  
DB 19997, PG 85  
BM 2025, PG 1220  
PIN: 1766-33-4184

**LOT 28**  
40,237 S.F.  
0.924 AC.

20' DRAINAGE  
MAINTENANCE &  
ACCESS EASEMENT

42°11'47" W  
ROSSLARE POND TRAIL  
(EX. 50' PUBLIC R/W)

(BM 2025, PG 1222)  
ADOPTED

FOUNDATION SURVEY  
NOT FOR SALES, RECORDATION OR CONVEYANCES  
2509 ROSSLARE POND TRAIL - LOT 28, ROSSLARE  
TC HOMES NC, LLC

ST. MATTHEW'S TOWNSHIP

WAKE COUNTY

NORTH CAROLINA

**NEWCOMB** land surveyors, pllc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615, (919) 847-1800, NC License #P-0203

