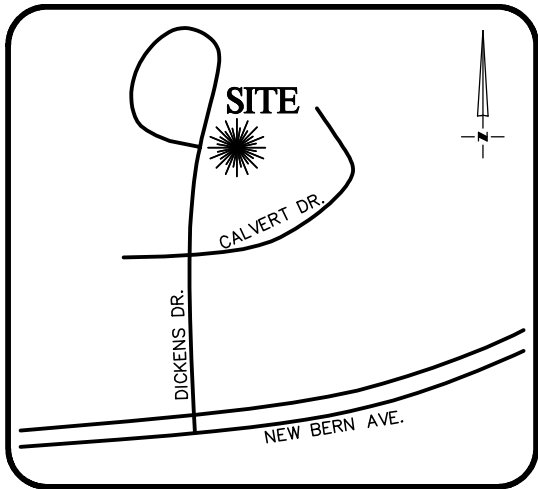
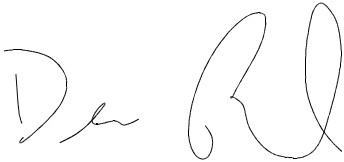


THIS IS TO CERTIFY THAT ON THE 1st DAY OF MARCH 20, 22 AN ACTUAL SURVEY WAS DONE UNDER MY SUPERVISION OF THE PROPERTY SHOWN HEREON, THIS MAP IS NOT INTENDED TO MEET GS 47-30 RECORDING REQUIREMENTS.



VICINITY MAP
Not To Scale

SIGNED 
DEAN M. RHOADS, PLS (L-4679)

LEGEND

- PROPERTY LINE
ADJACENT PROPERTY LINES
CLOSURE EXCEEDS 1 INCH IN 10,000 FT.
IPS ● - IRON PIN SET
EIP ○ - EXISTING IRON PIPE
CP ○ - COMPUTED POINT
DB - DEED BOOK
BM - BOOK OF MAPS/PLAT BOOK
PG - PAGE
#216 STREET ADDRESS



SETBACKS:

FRONT-30' OR 35' FROM C/L DRIVE
REAR -20' OR 30'
AGGREGATES-FRONT & REAR=45'
SIDE-5' (15' AGGREGATE)

N/F
VICTORIA PLACE HOMEOWNERS ASSOC. INC.
DB 3734 PG 818
BM 1985 PG 2145

20.0' SANITARY SEWER &
DRAINAGE EASEMENT

N/F
MARCUS & EDDRENIA WILSON
DB 12233 PG 2642
BM 1986 PG 362

N/F
VALERIE SEABROOK
DB 6655 PG 854
BM 1986 PG 362

N/F
JEANNETTE BECKWITH
DB 5527 PG 942
BM 1986 PG 846

N/F
SPENCER SHELL
DB 16463 PG 2580
BM 1986 PG 846

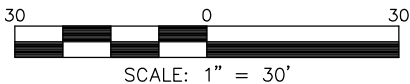
(TIE LINE ONLY)
EIP N15°19'03"E 57.90'

DICKENS DRIVE
45' R/W

NOTES:

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- AREAS COMPUTED BY COORDINATE METHOD
- PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
- NO HORIZONTAL CONTROL FOUND WITHIN 2000 FEET OF SURVEY
- BOUNDARY PREDICATED ON EXISTING MONUMENTATION FOUND IN THE FIELD
- THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED

IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE & PORCH	1,348 S.F.
DECK, PATIO, HVAC, & MISC.	127 S.F.
DRIVEWAY & WALKS	234 S.F.
TOTAL =	1,709 S.F.
LOT AREA =	7,908 S.F.
% IMPERVIOUS AREA	=21.6%
R-4 ZONING ALLOWANCE	=38%



SCALE: 1" = 30'

RESIDENTIAL
LAND SERVICES, PLLC.

1917 Evans Road
Cary, North Carolina 27513
Phone (919) 378-9316
Firm License # P-0873

PHYSICAL SURVEY

FOR
#216 DICKENS DRIVE
LOT 36, VICTORIA PLACE SUBDIVISION, PHASE TWO
Raleigh Township, Wake County, North Carolina

PROPERTY OF: JENNIFER L. MARCY & JILL G. MCCONNELL

MAP BOOK 1986 PAGE 846 DEED REFERENCE 18515 PAGE 1494

DRAWN BY: DWT

DATE: MARCH 1, 2022