

AS-BUILT SURVEY FOR:
SWORD DEVELOPMENT

LOT 89, MORNINGTON ESTATES PH. 4B
B.M. 2023, PGS. 2167-2171
ADDRESS: 1217 AZALEA GARDEN CIR.
PIN: 0697-87-5209

- NOTES:**
1. AREA BY COORDINATE CALCULATION.
 2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
 3. NO GRID MONUMENT FOUND WITHIN 2,000' FEET OF PROPERTY.
 4. DASHED LINES REPRESENT LINES NOT SURVEYED.
 5. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
 6. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.

SETBACKS (R-30):

FRONT YARD: 15 FT.
SIDE YARD: 5 FT.
REAR YARD: 15 FT.
CORNER LOT SIDE YARD: 15 FT.

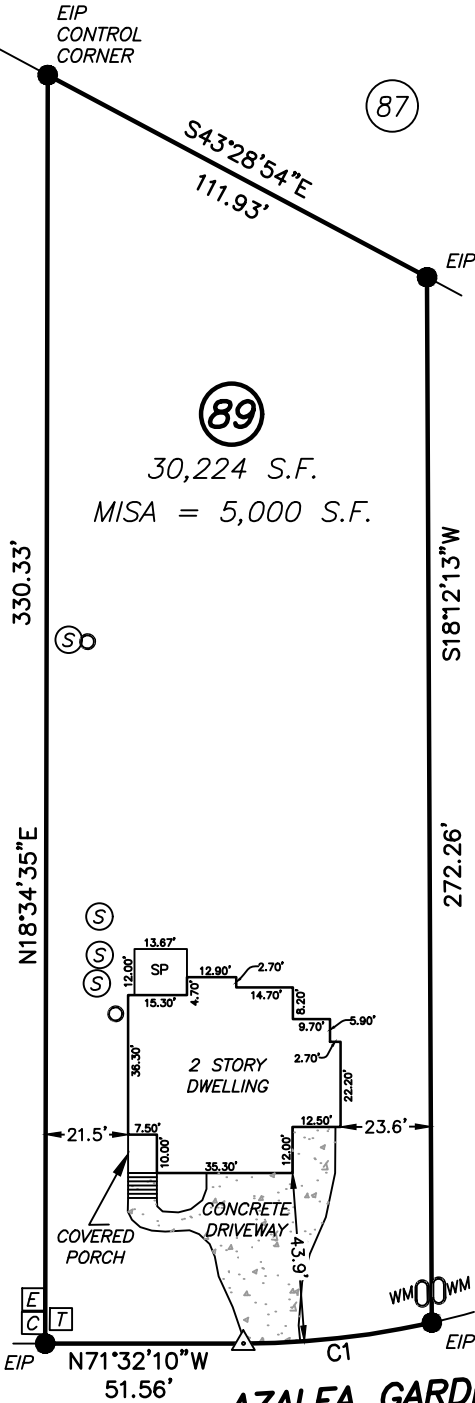
NOTE: NO DWELLING SHALL BE LOCATED WITHIN 30' OF THE PERIMETER OF THIS SUBDIVISION REGARDLESS OF THE SETBACKS LISTED ABOVE.

LEGEND

- EIP ● = EXISTING IRON PIPE
CP △ = CALCULATED POINT (NOT FOUND OR SET)
R/W = RIGHT-OF-WAY
N/F = NOW OR FORMERLY
○ WM = WATER METER
[E] = ELECTRIC BOX
[C] = CABLE PEDESTAL
[T] = TELEPHONE PEDESTAL
⊙ = SEPTIC LID
○ = CLEAN OUT
MISA = MAXIMUM IMPERVIOUS SURFACE AREA
SP = SCREENED PORCH

EXISTING IMPERVIOUS SURFACES:

DWELLING: 2,333 SQ. FT.
CONCRETE DRIVE & WALK: 1,406 SQ. FT.
PORCHES/PATIOS: 239 SQ. FT.
TOTAL: 3,978 SQ. FT.
TOTAL ALLOWABLE: 5,000 SQ. FT.



AZALEA GARDEN CIR.
50' PUBLIC R/W

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	49.51	225.00	N77° 50' 25"W	49.41

REFERENCES

- B.M. 2025, PG. 2291
- B.M. 2023, PGS. 2167-2171
- B.M. 2012, PG. 1304
- B.M. 2014, PG. 1215
- B.M. 2015, PG. 1232
- D.B. 16339, PG. 921
- ALL DEEDS AND MAPS WITH ADJOINERS.
- WAKE COUNTY GIS.

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. 16339, Page 921 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 is to be used only for the conveyance of this lot by the person (s) shown on this map.

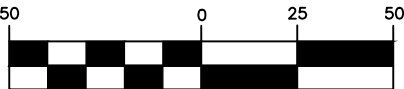
Witness my original signature, registration number and seal this 4th day of December 2025 A.D.
Surveyor: Herbert H. Proctor Jr. License # L-3621

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

DATE 12/4/2025 DRAWING PHASE 4B
SCALE 1"=50' PP-ASB-STKOUT



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA.
ZONE: X
REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720069700K
EFFECTIVE DATE: 7/19/2022

