

SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 3720080000 ZONE X

BM 2012 PG. 998

N/F
WILLIAM F. COLLINS
CATHERINE L. COLLINS
DB 15176 PG. 1323
PN # C850398834

25' TREE & VEGETATION
PROTECTION ZONE
SEE BM 2012 PG. 998

MAXIMUM IMPERVIOUS SURFACE AREA
(MISA) ALLOWED PER LOT IS 6,000 SF
SEE BM 2012 PG. 998
EXISTING TOTALS IMPERVIOUS AREA 5,473 SF
178 SF DECK INCLUDED

FLOOD HAZARD BOILS
SCALED FROM
BM 2012 PG. 998

DRY DETENTION
BASIN
SCALED FROM
BM 2012 PG. 998

LOT 7
BM 2012 PG. 998

LOT 8
41516 SF
0.9531 AC

LOT C
SEE MAP ENTITLED
MINOR SUBDIVISION &
RECOMBINATION PLAT FOR
CARRIE P. ARNOLD ESTATE
BM 2011 PG. 897

NOTE:
NO BUILDING IS PERMITTED WITHIN 20 FEET
OF WATERCOURSE OF WATER SUPPLY
WATERSHED BUFFER
BM 2012 PG. 998

CARRIES REACH WAY
50' PUBLIC R/W

293.60' TO A POINT WHERE
THE R/W OF CARRIES REACH WAY
INTERSECTS THE R/W OF
PEED ROAD
BY BM 2011 PG. 897

ALL BEARINGS AND DISTANCES
ARE CORRECT FIELD MEASUREMENTS

CURVE	RADIUS	LENGTH	DIRECTION	CHORD
C1	755.00'	134.17'	N29°54'37"W	137.63'

BUILDING SETBACKS FOR
ZONE R-40W
FRONT YARD 30'
CORNER YARD 30'
SIDE YARD 15'
REAR YARD 30'
SEE BM 2012 PG. 998

SEE MAP ENTITLED
LOT BY LOT SUBDIVISION
CARRIES REACH
BM 2012 PGs 998 & 999

PIN # C890394917
DB 17264 PG. 963

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF
A TITLE SEARCH AND IS SUBJECT TO ANY FACTS
WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE
TITLE SEARCH

FIELD CLOSURE 1:10,000
NOT FOR RECORDING, INFORMATION PURPOSE

LEGEND
EP EXISTING ROAD R/W
EP NEW ROAD R/W
MHA IMPROVEMENT
PA PUBLIC R/W
C.B. CATCH BASIN
BM BENCHMARK
PP POWER POLE
P/W RIGHT OF WAY
L.A. LEAKY LINE
F.D. FLOOD HAZARD
F.D. FLOOD HAZARD

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

I, JOHN Y. PHELPS JR., CERTIFY THAT THIS MAP IS
CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE
AND THAT THERE ARE NO UNDISCLOSED FACTS OR
BUILDINGS OR STRUCTURES OF OTHER
NATURE WHICH MAY BE DISCLOSED BY A FULL AND
ACCURATE TITLE SEARCH.

SEAL
L-13111

JOHN Y. PHELPS JR. 05/20/25

SCALE
1"=20'
DATE
05/20/25
F.D. BK
1714
93736

PROPERTY OF
THE JAYANT S. KHADILKAR REVOCABLE TRUST
THE MANJUSHREE R. KARKARE REVOCABLE TRUST
7108 CARRIES REACH WAY
BARTONS CREEK TWP., WAKE CO., N.C.

JOHN Y. PHELPS JR., PROFESSIONAL SURVEYOR
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