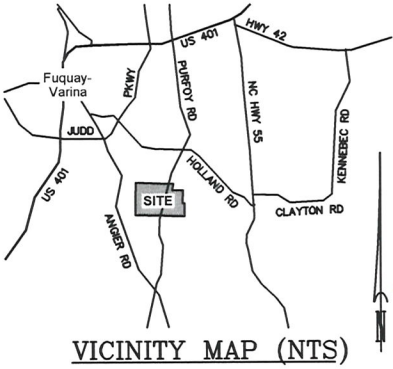




VICINITY MAP (NTS)

SEE NOTES

- LEGEND
- IRON PIN, EXISTING

○

IRON PIN, SET

⊗

MARK IN CONCRETE

⊙

MAGNETIC NAIL SET

△

MATHEMATICAL POINT

⊗

FIRE HYDRANT

⊙

LIGHT POLE

⊙

SEWER CLEANOUT

⊗

BACK FLOW PREVENTER

□

A/C UNIT
- ⊗

WATER METER

⊗

GAS METER

△

TELEPHONE PEDESTAL

⊗

CABLE TV PEDESTAL

⊗

ELECTRICAL BOX

⊗

TRANSFORMER

□

YARD INLET

—x—

FENCE LINE

—

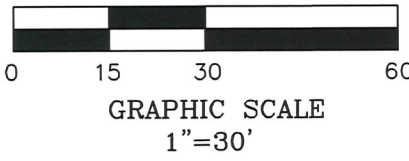
MASONRY RETAINING WALL

—

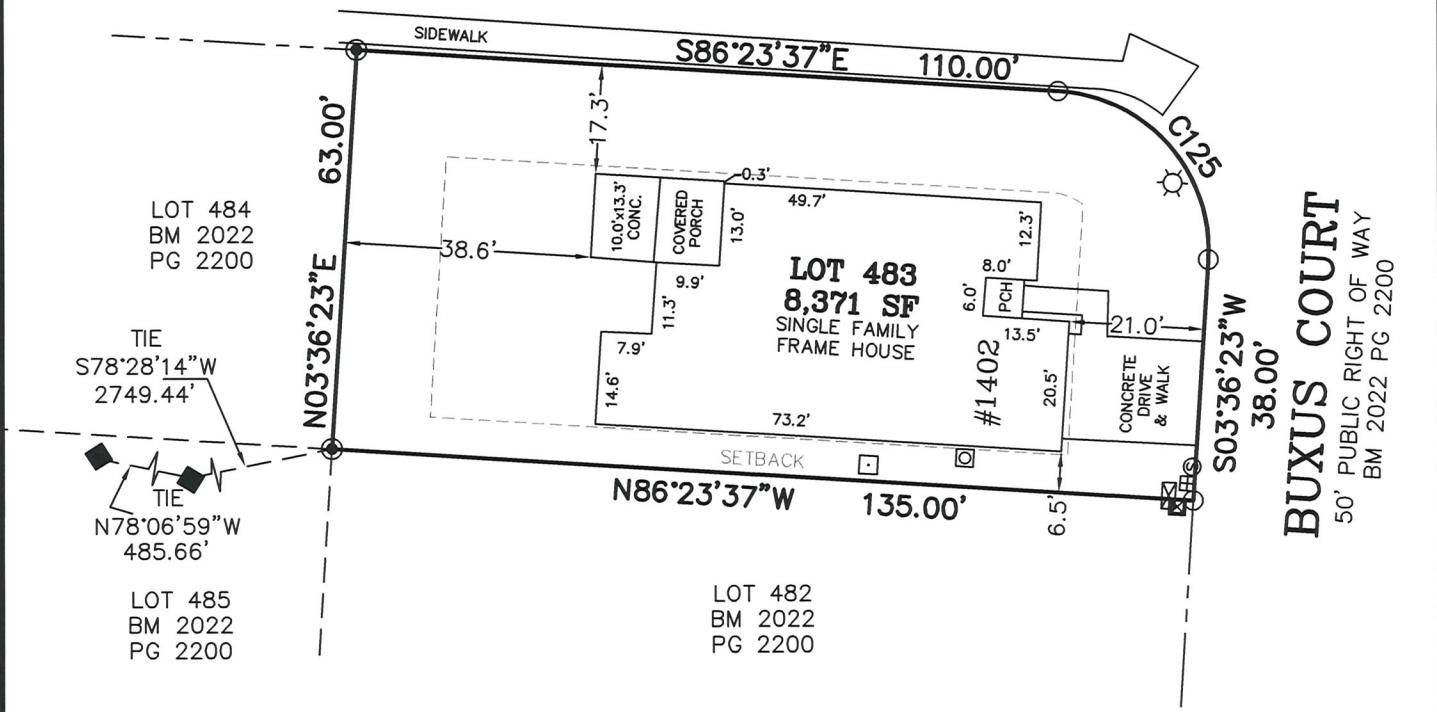
SUBDIVISION

■

CONTROL CORNER



BIGLEAF MAPLE RUN
50' PUBLIC RIGHT OF WAY
BM 2022 PG 2200



NOTES:
-REFERENCE WAKE CO. BM 2022, PG 2197-2200 FOR BOUNDARY INFORMATION, NORTH INDEX & TIE LINES TO SUBDIVISION CONTROL CORNERS.
-PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM THE NFIP FIRM NO. 3720066500L AND/OR 3720067500K (EFFECTIVE DATE: 07/19/2022)
-ZONING: RMD-CZD
-SETBACKS: WAKE CO. BM 2022, PG 2197 FRONT-20', REAR-15', SIDE-6', CORNER-16'
-BUILDING DIMENSIONS & TIES ARE TO THE FOUNDATION.
-LOCATION OF UTILITIES ARE BASED SOLELY ON GROUND EVIDENCE.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C125	39.27'	25.00'	S41°23'37"E	35.36'

FINAL SURVEY FOR LOT 483

CAROLINA GARDENS BY DEL WEBB SUBDIVISION, PHASE 12
MIDDLE CREEK TOWNSHIP, TOWN OF FUQUAY-VARINA, WAKE COUNTY, NC

SURVEYED FOR
BISSETT, ROBERT WILLIAM
1402 BUXUS COURT
FUQUAY-VARINA, NC 27526

Surveyors & planners

MSS

land consultants, p.c.

MSS LAND CONSULTANTS, PC

"Committed to Total Quality Service"

Firm License: C-2070

E S T. 1 9 9 8

6118 St. Giles St
(Suite E)
Raleigh, NC 27612

Phone (919) 510-4464
Fax (919) 510-9102
Email: gowersw@mssland.com

DATE: 08/28/2024 SCALE: 1"=30' DRAWN: BLS CHECK: FILE: PHI-18-13H

I HEREBY CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. THIS PLAT DOES NOT CONFORM TO GS-47-30 AS AMENDED AND IS INTENDED FOR MORTGAGE CLOSING PURPOSES ONLY, NOT FOR RECORDATION. THE DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE BUILDINGS ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE IN THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENT. THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND SURVEYOR EXCEEDS THE SCOPE OF ENGAGEMENT.

NORTH CAROLINA

PROFESSIONAL

SEAL

L-4516

LAND SURVEYOR

MATTHEW A. HAYES

08/30/2024

MATTHEW A. HAYES, PLS L-4516