LOT INFORMATION

OWNER: STEVEN CARSON & JONATHAN PERRY
PIN: 0770206514
REID: 0056937
DEED: DB 19474 PG 2734
PLAT: BM 1987 PG 751 (WILLIAM M. POWELL DESIGNATED LOT)
ZONE: R-30

OLD LOT AREA: 142,542 SF / 3.272 AC
NEW LOT 1 AREA: 78,536 SF / 1.803 AC
NEW LOT 2 AREA: 64,006 SF / 1.469 AC

LOT REQUIREMENTS:
(PER WAKE COUNTY UDO ARTICLE 5 SEC. 5-11)
MINIMUM LOT AREA: 30,000 SF
MINIMUM LOT WIDTH: 95'
MINIMUM LOT FRONTAGE: 30'

BUILDING SETBACKS
FRONT & CORNER: 30' / SIDE:10' / REAR: 30'

LOT IMPERVIOUS INFORMATION

NEW LOT 1
LOT AREA: 78,536 SF
EXISTING IMPERVIOUS: 6,892 SF
SHED: 425 SF
GRAVEL PATH: 3,582 SF
DIRT PATH: 2,885 SF
PERCENT IMPERVIOUS: 8.78%

NEW LOT 2
LOT AREA: 64,006 SF
EXISTING IMPERVIOUS: 2,284 SF
HOUSE: 1,038 SF
DIRT PATH: 882 SF
PORCH: 311 SF
WELL HOUSE: 44 SF
A/C: 9 SF
PERCENT IMPERVIOUS: 3.57%

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 42°16'33" E	12.00'
L2	S 42°16'33" E	12.00'
L3	N 47°10'42" E	60.11'
L4	N 42°49'18" W	12.00'
L5	N 42°49'18" W	12.00'
L6	S 47°10'42" W	59.89'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	BEARING	CHORD
C1	129.47'	1645.00'	N 36°10'13" E	129.44'
C2	323.43'	1650.00'	N 28°21'53" E	322.92'

LEGEND

- BOUNDARY CORNER FOUND
- BOUNDARY CORNER SET
- MONUMENT FOUND
- COMPUTED POINT
- LIGHT POLE
- UTILITY MARKER
- UTILITY POLE
- GUY WIRE
- A/C UNIT
- CABLE PEDESTAL / BOX
- WELL
- SF — SILT FENCE
- FENCE
- EASEMENT
- SETBACKS
- PROPERTY SURVEYED
- PROPERTY NOT SURVEYED
- ### NEW ADDRESS

- EIP EXISTING IRON PIPE
- EIR EXISTING IRON REBAR
- IPS IRON PIPE SET
- DB DEED BOOK
- BM BOOK OF MAPS
- PG PAGE
- N/F NOW OR FORMERLY
- TVPZ TREE & VEGETATION PROTECTION ZONE
- MAI MAXIMUM ALLOWED IMPERVIOUS
- GRAVEL PATH
- DIRT PATH
- TRASH/DEBRIS

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.07'
TYPE OF GPS FIELD PROCEDURE: NC REAL TIME NETWORK
DATES OF SURVEY: SEPTEMBER 2023
DATUM/EPOCH: NAD83 / NSRS 2011 / SPC
COMBINED GRID FACTOR(S): 0.999883998
CGF SCALE POINT: CONTROL CORNER #1
UNITS: US SURVEY FEET

WAKE COUNTY, NC 26
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/25/2024 11:28:38
BOOK:BM2024 PAGE:02336

NORTH CAROLINA PROFESSIONAL SEAL L-5350 LAND SURVEYOR JOSHUA ROBERT DAVIDSON
09/17/2024

NAD 83 / NSRS 2011 / SPC

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PUBLIC UTILITY EASEMENT (PER NCDOT PROJECT R-2721B)
NC-540 HIGHWAY
VARIABLE WIDTH PUBLIC R/W
NCDOT PROJECT R-2721B
1" EIP - FLUSH
S89° 17' 16"E 177.40'
S89° 17' 16"E 141.02' (TIE LINE)
5.5' STOCK WIRE FENCE
25' TVPZ
1" EIP - FLUSH (CONTROL CORNER #2)
NAD83/NSRS2011/SPC
N: 700,843.70'
E: 2,072,809.14'
TRASH PILE
DILAPIDATED SHED
135.20'
S05° 27' 20"W
N/F
MARNAE D. RANTA
NANCY E. RANTA
PIN: 0770209715
DB 9588 PG 1887
BM 1987 PG 751 (LOT 8)
1" EIP - 0.4' BG
30' REAR SETBACK
WEST LAKE RD
VARIABLE WIDTH PUBLIC R/W
BM 1987 PG 751
NCDOT PROJECT R-2721B
C2
SILT FENCE
NEW LOT 1
78,536 SF / 1.803 AC
MAI: 15% (11,780 SF)
GRAVEL PATH
120.95'
25' TVPZ
12' DIRT PATH
10' SIDE SETBACK
NEW PROPERTY LINE
N83° 35' 53"E 199.46'
S05° 25' 52"W 249.06' (T)
N/F
GREGORY C. UBBEN
ALICIA T. UBBEN
PIN: 0770208589
DB 13733 PG 1943
BM 1987 PG 751 (LOT 7)
S56° 05' 04"E 10.00'
50' TVPZ
WELL
WELL HOUSE
DILAPIDATED PORCH
DILAPIDATED HOUSE
C1
128.11'
5.5' WOOD FENCE
PUBLIC UTILITY EASEMENT (PER NCDOT PROJECT R-2721B)
LANDSCAPE EASEMENT (SCALED IN) BM 1987 PG 751
SHARED DRIVEWAY ACCESS EASEMENT 719 SF
3909
NEW PROPERTY LINE
N47° 10' 42"E 290.53'
NEW LOT 2
64,006 SF / 1.469 AC
MAI: 15% (9,601 SF)
30' REAR SETBACK
1" EIP - 0.1' BG
N38° 25' 30"E 79.30'
N47° 59' 11"W 2.24'
28.86'
N42° 16' 33"W 83.95' (T)
31.09'
3901
SHARED DRIVEWAY ACCESS EASEMENT 721 SF
S05° 52' 13"W 79.92'
N/F
AQUA NORTH CAROLINA, INC.
PIN: 0770209403
DB 13547 PG 76
BM 1987 PG 751 (WELL SITE)
1" EIP - FLUSH
1" EIP - 0.2' AG
S82° 58' 52"W 106.77'
S82° 58' 52"W 257.99'
25' TVPZ
LANGSTON CIRCLE
60' PUBLIC R/W
BM 1987 PG 751
1" EIP - FLUSH (CONTROL CORNER #1)
NAD83/NSRS2011/SPC
N: 700,337.10'
E: 2,072,402.54'
N/F
MICHAEL A. MCSWAIN
PIN: 0770205277
DB 4583 PG 183
BM 1987 PG 751 (LOT 1)
N/F
MARK BELL
SUSAN BELL
PIN: 0770207225
DB 4346 PG 803
BM 1987 PG 751 (LOT 2)
N/F
JAMES CLEAVER
TRACY CLEAVER
PIN: 0770208277
DB 19297 PG 2788
BM 1987 PG 751 (LOT 3)

PLG - 004830 - 2023

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378

MINOR SUBDIVISION PLAT

EXCLUSIVELY FOR: JONATHAN PERRY & STEVEN CARSON
PARCEL ID NUMBER(S): 0770206514
AS RECORDED IN DEED BOOK 19474, PAGE 2734
& AS SHOWN IN BOOK OF MAPS 1987, PAGE 751
4001 WEST LAKE ROAD, APEX, NC
SWIFT CREEK TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

REVISIONS
1.
2.
3.
4.
5.
FIELD CREW: EH
DRAWN BY: CJM
CHECKED BY: JRD
SCALE: 1" = 40'
DATE: 09 / 12 / 2023 2024
DRAWING #: 230531
SHEET 2 OF 2