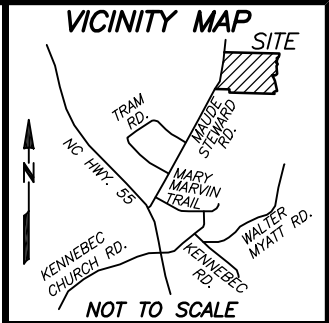


CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	21°23'02"	63.00'	23.51'	23.38'	11.89'	S 46°49'16" W
C2	55°22'35"	25.00'	24.16'	23.23'	13.12'	S 67°49'03" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°29'39" W	65.81'
L2	S 88°31'41" E	103.00'

PROPOSED IMPERVIOUS SURFACES:
TOTAL LOT AREA=30,885 S.F.
HOUSE/PORCHES=2,718 S.F.
DRIVEWAYS/ETC.=1,429 S.F.
TOTAL IMPERVIOUS AREA=4,177 S.F.
MAXIMUM IMPERVIOUS AREA=5,000 S.F.

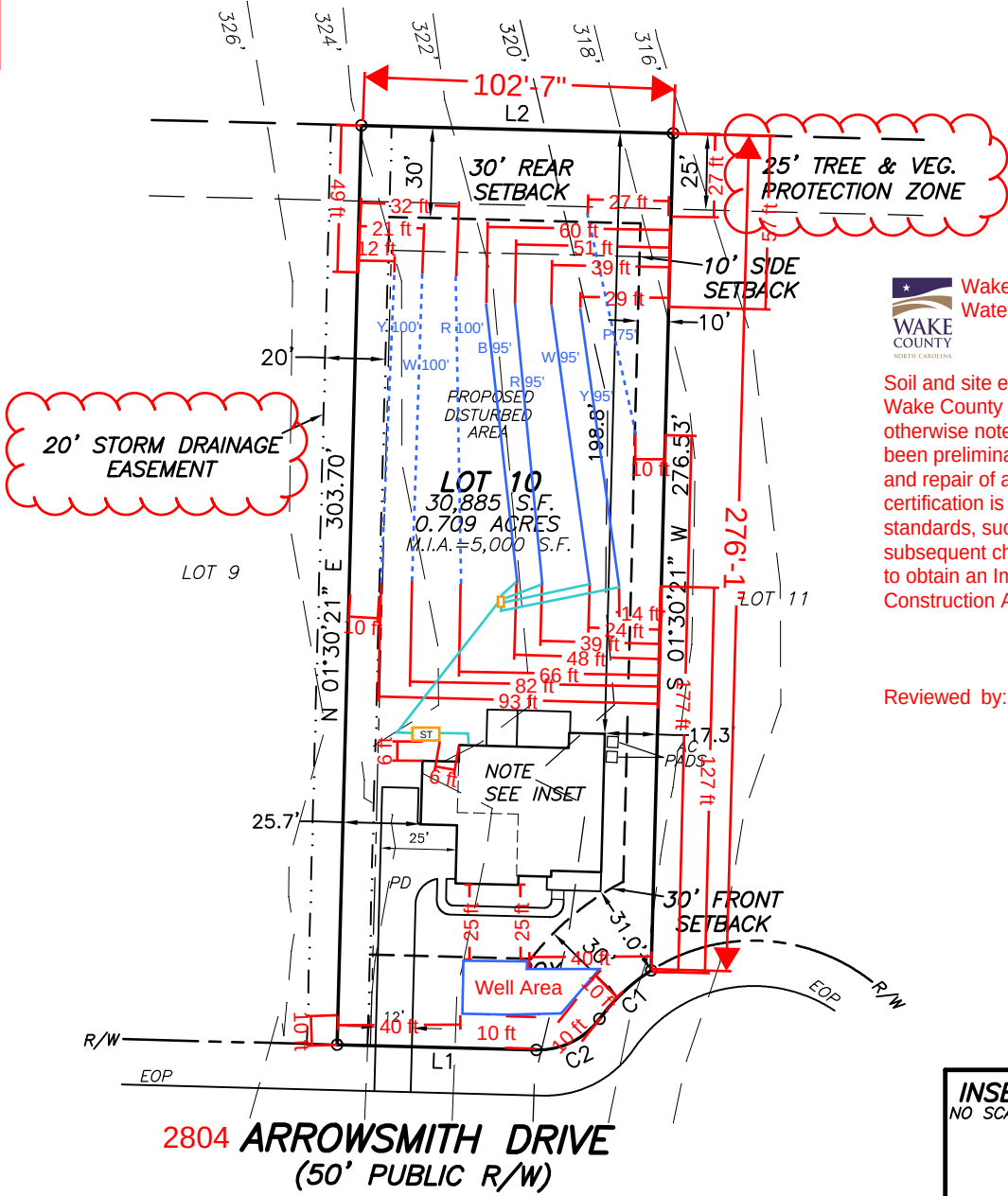
PROPOSED DISTURBED AREA
23,772 S.F. — .5457 Ac.



REFERENCES:
1. D.B. 19059, PG. 676
PIN 0675.02-85-1407
REID 0496571

Required Setbacks	
Front	30
Side	10
Rear	30
Corner	

LOVE GREGORY PROPERTIES LLC.
DB. 16116 PG. 1645
PIN. 0675.02-75-5740
BM. 2014 PG.990



Wake County Environmental Services
Water and Wastewater Section

Soil and site evaluations have been conducted by Wake County Environmental Services and unless otherwise noted, an area on the proposed lot has been preliminarily designated for the installation and repair of a wastewater system. This certification is not an approval for other applicable standards, such as zoning and stormwater and subsequent changes to the lot may affect the ability to obtain an Improvement Permit and/or Construction Authorization. Lot # 10

Reviewed by: Alex K Thompson Date: 02/02/2023

SETBACKS

FRONT-30'
CORNER-30'
SIDE-10'
REAR-30'

LEGEND

(M.I.A.)-MAX. IMPERVIOUS AREA
(EOP)-EDGE OF PAVEMENT
(PD)-PROPOSED DRIVEWAY
(AC)-AIR CONDITIONER

NOTES:

- ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM B.M. 2022, PG. 1021-1022 UNLESS OTHERWISE NOTED.
- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
- ALL LOTS MUST BE SERVED BY INDIVIDUAL WELL & SEPTIC SYSTEMS.
- MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT SHALL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. IMPERVIOUS LIMIT IS 5,000 SQ FT PER LOT. STORMWATER PERMIT NUMBER SWF-054928-2021
- THE PERMANENT OPEN SPACE AND MAILBOX KIOSK SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL BE ENFORCED BY THE RESTRICTIVE COVENANTS.

PRELIMINARY PLAT- NOT FOR RECORDATION,
CONVEYANCE, OR SALE

LOT 10 MORGAN POINTE SUBDIVISION
2804 ARROWSMITH DRIVE
WAKE COUNTY
FUQUAY VARINA, N.C. 27526

REFERENCE: BOOK OF MAPS 2022 PAGE 1021-1022.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DESCRIPTION RECORDED IN REFERENCES AS SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN _____; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.16000). THIS _____ DAY OF _____, 2023.

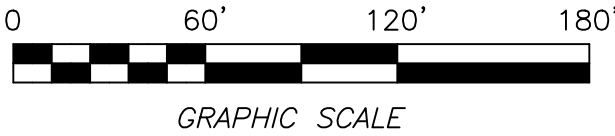
PROFESSIONAL LAND SURVEYOR L-4433

VANDEBURGH
ELEV. N
SEALED CRAWL SPACE
CARRIAGE GARAGE
SCREENED-IN OUTDOOR LIVING
DECK
GARAGE LEFT SIDE

ROBINSON & PLANTE PC
LAND SURVEYING
C-2687
970 TRINITY ROAD
RALEIGH, N.C. 27607
PHONE (919) 859-6030
FAX (919) 859-6032

DATE: 1-27-23 SCALE: 1"=60'

SURVEY FOR
THE DREES COMPANY



GRAPHIC SCALE

FILE: MPL0T10PPR2

