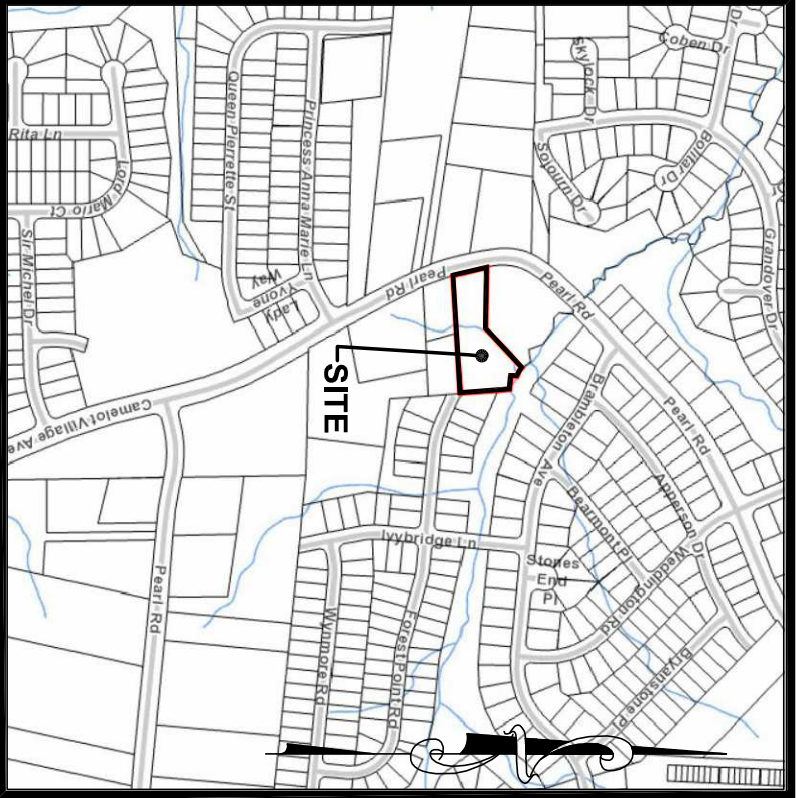




NEUSE RIPARIAN BUFFER STATEMENT

THE AREAS SHOWN ON THE RECORDED PLAT IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER (AND/OR UNDISTURBED) UNMANAGED OPEN SPACE) SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES, NOR CUT, REMOVE, OR HARM ANY VEGETATION NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRAZING OR WATERING OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE DIVISION OF WATER QUALITY (DWQ) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (15a NCAC 2B .0233 OR .0239). THIS COVENANT IS TO RUN WITH THE LAND AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT.

BOUNDARY LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	13.86'	S 34° 41' 10" E	
L2	26.52'	S 73° 30' 17" E	
L3	20.38'	S 3° 32' 48" W	
L4	45.94'	S 67° 13' 46" E	

BOUNDARY CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	121.96'	732.56'	009°32'20"	121.82'
				CHORD BEARING
				N 13° 49' 58" W

This plat or map does not require preliminary approval, and meets all statutory requirements for recording.

Planning and Development Officer/Wake County Review Officer

Property Owners Certificate

This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on the map or plat and any accompanying sheets having been duly recorded in the public records of the county in which the property is located. The undersigned hereby certifies that the property is located as shown on the map or plat and that the property is located as shown on the map or plat and that the property is located as shown on the map or plat.

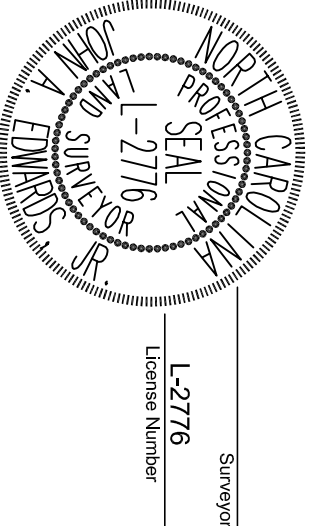
Book No.: 17450

Page No.: 2765

Signature of Property Owner(s): _____

SUNAGE PROPERTIES, LLC
BY: FRANCIS ANIKIENIENI, MANAGER

"I, JOHN A. EDWARDS, JR., P.L.S., do hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book N/A, page N/A, etc.) (other) that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, page N/A, that the ratio of precision or positional accuracy as calculated is 1:20,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 30th day of May, A.D., 2019.



- ☐ This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels;
- ☐ This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
- ☒ This survey is of an existing parcel or parcels of land;
- ☐ This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;

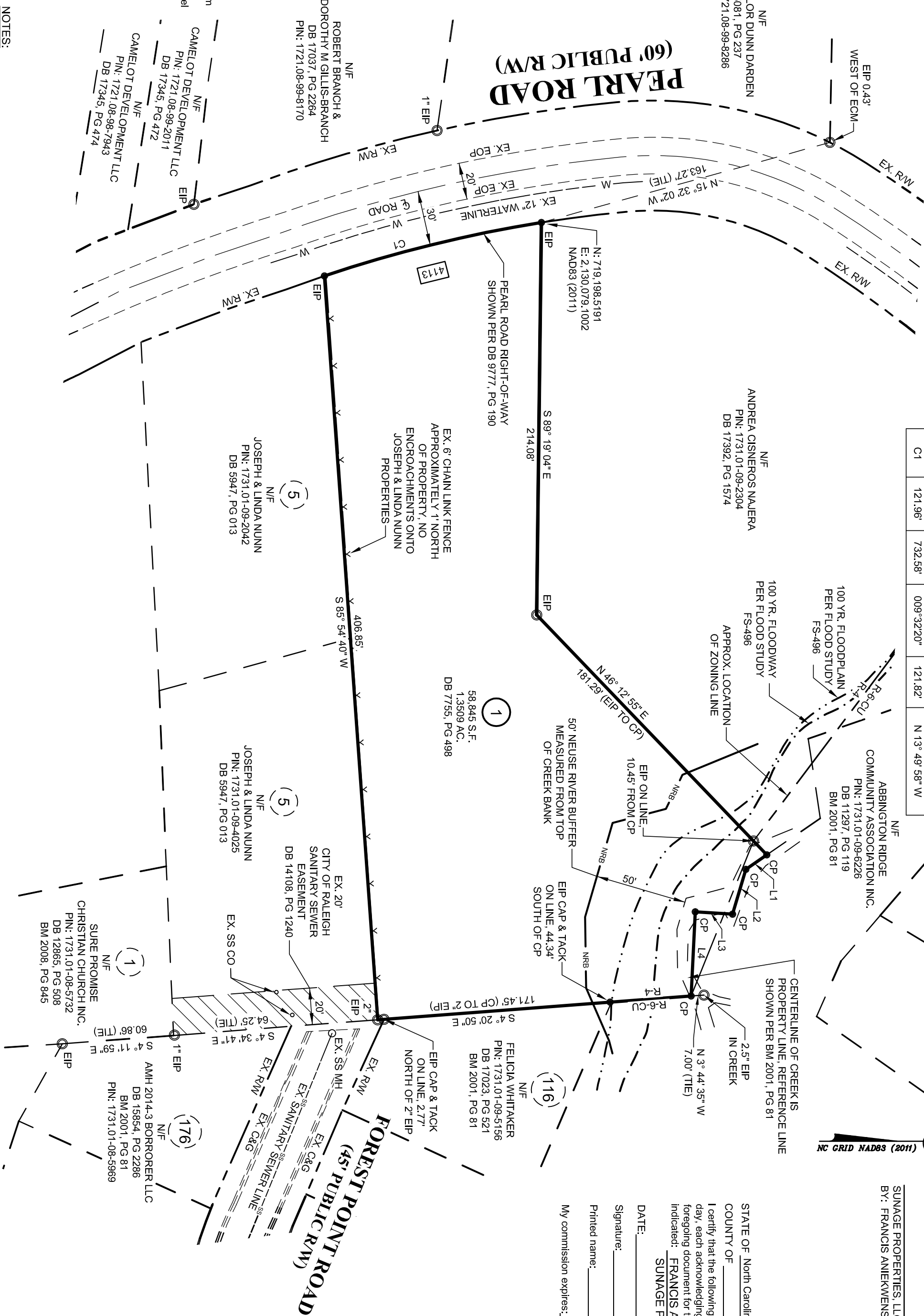
I, John A. Edwards, Jr., P.L.S., do hereby certify that the location of the subject property has been checked against area maps & information provided by the Federal Emergency Management Agency (FEMA) for the National Flood Insurance Program and that the property ☐ is ☒ is not located in an area designated as having special flood hazards. Property is located in Zone "X" as defined by F.I.R.M. Community Panel Number 37201731001 with an effective date of May 2, 2006.

Name of Surveyor
L-2776
License Number
May 30, 2019
Date



THIS PLAT NOT TO BE RECORDED
AFTER _____ DAY OF _____
1 CITY TO BE RETAINED FOR THE
CITY.
THIS PLAT IS ☐ IN ☒ OUT OF THE
CITY LIMITS

1. JOHN A. EDWARDS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK N/A, PAGE N/A, ETC.) (OTHER) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:20,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 30TH DAY OF MAY, A.D., 2019.
- (1) CLASS OF SURVEY: CLASS A
 - (2) POSITIONAL ACCURACY: H: 0.05 US
 - (3) TYPE OF GRISFIELD PROCEDURE: REAL
 - (4) TYPE OF KINEMATICS NETWORK (N/A)
 - (5) VERTICAL DATUM: NAVD 88 HORIZONTAL DATUM: NAD 83(2011) NC GRID
 - (6) EPOCH: 2010.00
 - (7) NAME: RALEIGH DOT CORRS APP
 - (8) LAT: 35° 45' 48.507861 LONG: 78° 34' 44.39448
 - (9) PLO: 004867 CORRS ID: NC RD
 - (10) PLO: 004867 CORRS ID: NC RD
 - (11) COMBINED GRID FACTOR: 0.99990429
 - (12) UNITS: US SURVEY FEET



SITE INFORMATION

OWNER: SUNAGE PROPERTIES, LLC
321 HEDWICK DR.
HENDERSON, NC 27537

PIN NUMBER: 1731.01-09-2196

SITE ADDRESS: 4113 PEARL ROAD
RALEIGH, NC 27610

AREA: 58.845 S.F. (1.3509 AC.)

ZONING: R-4 & R-6-CU

TOWNSHIP: ST. MARY'S

LAND CLASS: VACANT

REFERENCE: DB 17450, PG 2765
DB 2018, PG 1694
DB 9177, PG 180
DB 1735, PG 498

WAKE COUNTY REGISTRY

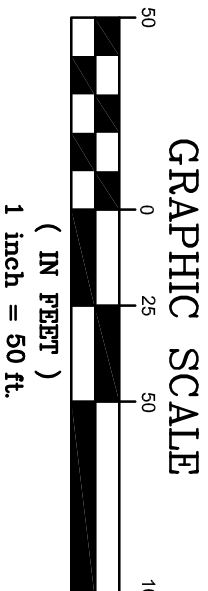
- NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND.
 2. ALL DISTANCES ARE IN FEET.
 3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
 4. BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCATED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCE THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NC00, RALEIGH, NC.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD REVEAL.
 6. ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
 7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88

FLOOD PLAN ORDINANCE

☐ FEMA MAPPED AREA _____

☒ OTHER FS-496 _____

APPROVED BY _____



LEGEND	
N/A NOW OR FORMERLY	PROPERTY BOUNDARY LINE
R/W RIGHT OF WAY	RIGHT OF WAY LINE
B/W BOOK OF MAPS	ADJOINING PROPERTY LINE
DB DEED BOOK	EASEMENT LINE
PG PLAT	NEUSE RIPARIAN BUFFER
ER EXISTING IRON PIPE	NEUSE RIVER BUFFER
EX EXISTING IRON ROD	ZONING LINE
IPS IRON PIPE SET	100 YR. FLOODWAY
CP CALCULATED POINT	100 YR. FLOODPLAIN
ECM EXISTING CONCRETE MONUMENT	
XXX DENOTES PROPERTY ADDRESS	
DENOTES EX. CITY OF RALEIGH	
SANITARY SEWER EASEMENT	

RECORDED IN BOOK OF MAPS 2019, PAGE _____

WAKE COUNTY REGISTRY

BS-XX-19

TR#XXXXXX

JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

SCALE	DATE
1" = 50'	05/30/2019
FILE NO.	CJP
CHECKED BY:	JAE, JR.

SUNAGE PROPERTIES, LLC
4113 PEARL ROAD
WAKE COUNTY
NORTH CAROLINA

BOUNDARY SURVEY

SHEET 1 OF 1