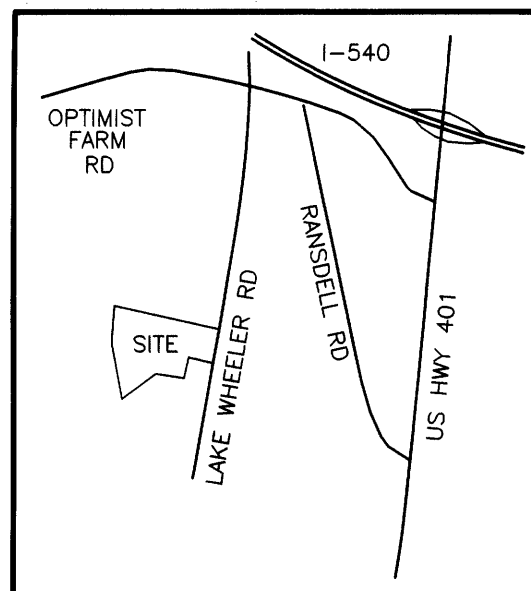
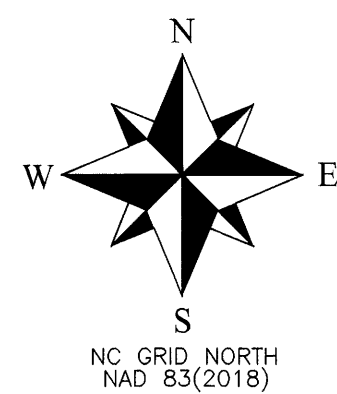




VICINITY MAP NTS



LEGEND

EIP - EXISTING IRON PIPE
EIS - EXISTING IRON STAKE
ISS - IRON STAKE SET
D.B. - DEED BOOK
B.M. - BOOK OF MAPS
NTS - NOT TO SCALE
R/W - RIGHT OF WAY
T&VPZ - TREE & VEGETATION PROTECTION ZONE

BRIGHTON FOREST
COMMUNITY ASSOCIATION, INC.
PIN #0689104372
D.B. 15882 PG. 2381
B.M. 2014 PG. 32
OPEN SPACE

BRIGHTON FOREST
COMMUNITY ASSOCIATION, INC.
PIN #0689106790
D.B. 16524 PG. 756
B.M. 2014 PG. 1764
OPEN SPACE

DONNA C. HENDRICKS
PIN #0689202999
D.B. 14372 PG. 1077
B.M. 2011 PG. 527

NOTES

AREA BY COORDINATES
NC GRID COORDINATES OBTAINED USING A
CARLSON BRX7 GPS UNIT, REFERENCED TO
NAD 83(2018).
ALL DISTANCES GROUND HORIZONTAL UNLESS
NOTED OTHERWISE.

THIS SURVEY DID NOT HAVE THE BENEFIT OF
A TITLE REPORT AND IS SUBJECT TO ANY
MATTERS ONE MAY DISCLOSE.
PROPERTY SUBJECT TO BOTH ABOVE AND/OR
BELOW GROUND UTILITIES AND/OR
EASEMENTS.

THIS LOT IS NOT LOCATED IN A
FLOOD HAZARD AREA PER
F.E.M.A. MAP #3720068900K
EFF. DATE: 7/19/2022 ZONE X

COURSE	BEARING	DISTANCE
L-1	N 69°13'47"W	76.43'
L-2	S 20°19'33"W	30.79'
L-3	N 03°26'26"E	62.20'
L-4	S 72°41'16"W	45.87'
L-5	N 36°29'17"W	33.77'
L-6	N 22°48'54"E	25.98'
L-7	N 16°12'34"W	31.06'
L-8	N 31°53'26"E	45.92'
L-9	N 53°19'05"W	28.84'
L-10	N 04°55'45"W	35.35'
L-11	N 38°45'51"E	69.85'
L-12	N 12°01'49"W	61.52'
L-13	N 44°39'25"E	16.28'
L-14	N 09°57'21"W	36.50'
L-15	N 15°54'15"E	27.71'
L-16	N 72°23'50"E	21.87'
L-17	N 11°22'36"E	78.96'
L-18	N 70°12'43"E	80.80'
L-19	N 01°19'35"W	33.87'
L-20	N 48°17'20"E	30.59'
L-21	S 67°57'38"E	42.22'
L-22	N 78°44'23"E	82.52'
L-23	N 15°04'50"E	51.99'
L-24	N 80°18'32"E	22.37'
L-25	N 47°21'44"E	43.67'
L-26	S 15°48'36"W	98.55'
L-27	S 74°11'23"E	200.00'
L-28	N 15°48'37"E	22.66'
L-29	S 69°08'45"E	80.82'
L-30	N 20°48'50"E	50.00'
L-31	N 69°08'45"W	85.19'
L-32	N 15°43'06"E	4.54'

EIS AT ECM
CONTROL CORNER
N:690493.76
E:2082492.04

WAKE COUNTY, NC 74
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/10/2025 14:55:44
BOOK: BM2025 PAGE: 00387

I, BENTON W. DEWAR, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY
SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO
PERFORM THE SURVEY:

1. CLASS OF SURVEY A
2. POSITIONAL ACCURACY 0.02'
3. TYPE OF GPS FIELD PROCEDURE VRS
4. DATE OF SURVEY 1/29/2025
5. DATUM/EPOCH NAD 83
6. PUBLISHED/FIXED-CONTROL USE RTK
7. GEOID MODEL 2018
8. COMBINED GRID FACTOR 0.999989625
9. UNITS US SURVEY FOOT

Benton W. Dewar 3.10.2025
BENTON W. DEWAR DATE

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR
NO. L-3040, CERTIFY:
THAT THIS PLAT IS OF A BOUNDARY SURVEY OF AN
EXISTING PARCEL OR PARCELS OF LAND OR ONE OR
MORE EXISTING EASEMENTS AND DOES NOT CREATE A
NEW STREET OR CHANGE AN EXISTING STREET. FOR THE
PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL"
OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED
IN A SINGLE, LEGAL DESCRIPTION OF LEGALLY RECORDED
SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED
TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

Benton W. Dewar
BENTON W. DEWAR NCPLS 3040



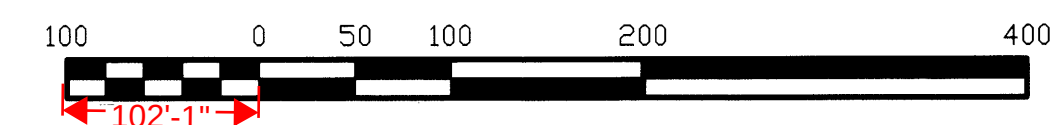
I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER
MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
SUPERVISION DEED BOOK 17235 PAGE 1337 MAP # 2017 PAGE 2449;
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES DRAWN
FROM INFORMATION FOUND IN BOOK 17235 PAGE 1337;
THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS
1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH

G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE,
LICENSE NUMBER AND SEAL THIS 10th DAY OF MARCH, A.D. 2025

Benton W. Dewar
BENTON W. DEWAR, NCPLS - 3040

RECORDED IN BOOK OF MAPS 2025 PAGE 387 WAKE COUNTY REG.

BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
PH. # (919) 552-9813
EMAIL-bentondewar@gmail.com



BOUNDARY SURVEY FOR:

RONNIE E. COTTON &
LILLIAN HUGHES
9260 LAKE WHEELER ROAD - FUQUAY-VARINA, NC 27526
LOT 2R - COTTON PROPERTY
BOOK OF MAPS 2017 PAGE 2449
DEED BOOK 17235 PAGE 1337
MIDDLE CREEK TOWNSHIP
WAKE COUNTY - NORTH CAROLINA

PIN #0689109349
REID #0405755

DATE: 1/29/2025
SCALE: 1" = 100'

ZONED RA
FUQUAY-VARINA

25-04L
COTTON/25/650