

VICINITY MAP
NOT TO SCALE

NC GRID NORTH
NAD 83/2011

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	43.14	717.67	N 34°37'27" E	43.13
C2	56.73	801.89	N 31°54'28" E	56.72
C3	53.97	853.95	N 28°20'41" E	53.96
C4	29.23	2340.08	N 26°14'35" E	29.23
C5	30.32	11818.83	N 34°56'15" E	30.32
C6	58.49	831.89	N 31°34'26" E	58.48
C7	55.71	863.95	N 28°20'24" E	55.70
C8	40.30	2370.08	N 26°8'47" E	40.30

LEGEND and NOMENCLATURE

SYMBOLS

- Ex. iron pipe/rod or nail
- Ex. concrete monument
- New iron pipe
- Calculated point
- Cable pedestal
- Telephone pedestal
- Electric pedestal
- Fiber-optic marker
- Traffic signal box
- Water meter
- Fire hydrant
- Valve (water or gas)
- Sanitary sewer manhole
- Sanitary sewer cleanout
- Storm curb inlet
- Drainage inlet (w/ grate)
- Storm drain manhole
- Utility pole
- Lamp post
- Signal pole
- Guy wire
- Sign post

LINETYPES

- OU — Overhead utility
- W — Water (blue paint)
- SS — Sanitary sewer
- SD — Storm drain
- X — Unknown utility (pink paint)
- T — Communications / fiber (orange paint)
- E — Underground electric (red paint)

ABBREVIATIONS

DB	Deed Book
PB or BM	Plat Book / Book of Maps
P/L	Property line
PG	Page
S.F.	Square feet
AC.	Acres
NCSR	North Carolina State Route
NCDOT	North Carolina Dept. of Transportation
R/W	Right-of-way
EX.	Existing
RCP	Reinforced concrete pipe
T/B-S/L	Top of bank / silt line
AG	Above ground
BG	Below ground

CONTROL CORNER
N: 735,832.80
E: 2,154,999.22

OLD FERRELL ROAD (Ex. 60' PUBLIC R/W)

TRACT 2
SHERILL G. & REBECCA B. HOUSE
DB 4669, PG 668
BM 1990, PG 228
PIN: 1753-55-3876

TRACT 5
WILBUR A. MASSEY, JR. & WESLEY A. MASSEY
DB 19765, PG 1802
BM 1985, PG 569
PIN: 1753-45-9506

TRACT 4
NANCY A. HOUSE
WB 13-E, PG 3362
BM 1985, PG 569
PIN: 1753-45-8359

LOT 17
WILLIAM C. & ANGELA B. FORTIER
DB 9944, PG 2031
BM 1991, PG 14
PIN: 1753-55-3100

TOWN OF KNIGHTDALE
DB 4827, PG 834
BM 1990, PG 1426
PIN: 1753-64-0207

TRACT 1
SMITHFIELD ROAD HOLDINGS, LLC
DB 18724, PG 1522
BM 2011, PG 1080
PIN: 1753-65-9299

PART OF TRACT 6
572,573 S.F.
13.14 AC.
(TOTAL TO C/L ROAD)
567,069 S.F.
13.02 AC.
(NET OF R/W)
PIN: 1753-55-4463
"0" OLD FERRELL RD

S 83°48'35" E 802.90'
N 79°47'27" W 261.15'
N 15°44'10" E 204.67'
N 42°11'12" W 652.98'
S 86°39'48" W 278.27'

SS MANHOLE RIM: 215.66' INV.OUT: 199.71' (24"RCP)
SS MANHOLE RIM: 210.09' INV.IN: 197.99' INV.OUT: 197.89' (24"RCP)
SS MANHOLE RIM: 210.74' INV.IN: 195.79' INV.OUT: 195.69' (24"RCP)
SS MANHOLE RIM: 215.66' INV.IN: 194.86' (24"RCP)

EXISTING WETLANDS (SEE NOTE #2)
1" IRON PIPE 0.50' BG
CENTERLINE OF POPLAR CREEK IS P/L
50' RIPARIAN BUFFER
TB/SL
TOP OF BANK FLOODPLAIN
5/8" IRON PIPE FLUSH
5/8" IRON PIPE 0.1'AG
12"RCP INV.: 228.39'
12"RCP INV.: 228.89'
15"RCP INV.: 234.92'
15"RCP INV.: 235.31'
18"RCP INV.: 237.34'
18"RCP INV.: 237.61'

LINE TABLE		
LINE	LENGTH	BEARING
L1A	3.04	S 83°48'35" E
L1B	18.58	S 83°48'35" E
L2	23.28	S 11°8'56" W
L3	33.62	S 42°20'1" E
L4	22.00	S 22°3'56" E
L5	24.49	S 2°53'46" W
L6	45.20	S 21°53'39" E
L7	25.85	S 14°37'27" W
L8	28.21	S 19°51'38" E
L9	38.70	S 18°28'51" W
L10	11.19	S 84°12'30" E
L11	22.08	S 43°29'0" E
L12	61.42	S 17°14" E
L13	61.39	S 1°39'24" E
L14	61.24	S 26°29'56" E
L15	70.94	S 7°8'34" E
L16	39.31	S 1°30'54" W
L17	33.09	S 32°0'8" E
L18	32.27	S 8°3'3" W
L19	39.80	S 11°33'3" E
L20	58.86	S 0°51'36" E
L21	43.64	S 2°29'0" E
L22	70.91	S 1°9'0" E
L23	17.49	S 24°31'41" E
L24	21.53	N 77°4'10" W
L25	121.50	N 77°4'10" W
L26	32.73	N 79°47'27" W
L27	28.80	S 83°48'35" E
L29	132.06	N 24°48'52" E

NOTES:

1) All distances are horizontal ground distances in u.s. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.

2) This survey does not include nor depict any environmental evaluations by this office. Stream Buffers and Wetland Flags shown hereon taken from field surveyed locations by Sage Ecological Services per a sketch map dated 11/18/2024.

3) Field survey(s) performed November 26 thru December 16, 2024.

4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.

5) The locations of underground utilities (if any) as shown hereon are based on aboveground structures, aboveground visual evidence and paint markings by GEL Solutions and per a sketch map dated 11/22/2024. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Newcomb Land Surveyors, LLC does NOT warrant the accuracy of said painted lines and shown hereon for reference only.

6) Portions of subject property are located within special flood hazard zone(s) "AE" and "Floodway" per FEMA Flood Insurance Rate Map (FIRM) #3720175300K, effective date July 19, 2022.

7) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.08'.

Horizontal Datum = NAD 83/2011
Vertical Datum = NAVD 88

REFERENCES:

DEED BOOK 17749, PAGE 40
BOOK OF MAPS 1985, PAGE 569
BOOK OF MAPS 2009, PAGE 1239
*OTHERS SHOWN HEREON

I certify that this map was drawn under my supervision from an actual survey made under my supervision from references as noted; that the boundaries not surveyed are indicated as drawn from information noted under references; that the ratio of precision or positional accuracy exceeds 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

This 19th day of DECEMBER, 2024.

Professional Land Surveyor (L-5107)

NORTH CAROLINA PROFESSIONAL SEAL L-5107 LAND SURVEYOR JUSTIN L. LUTHER

BOUNDARY & TOPOGRAPHIC SURVEY

PROPERTY OF
ELIZABETH J. HOUSE & SHERILL GLENN HOUSE

ST. MATTHEW'S TOWNSHIP WAKE COUNTY NORTH CAROLINA

60 30 0 60 120
SCALE: 1"=60'

NEWCOMB *land surveyors, Llc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615, (919) 847-1800*

JOB NO.: 24102.35
FILE NAME: B-1
PLOT DATE: 12/19/24