

PROPERTY OF
G. MARC ELIAS

LOT 171, BENTLEY WOOD, SECTION IV
7205 BEAVERWOOD DRIVE

NEUSE TOWNSHIP
WAKE COUNTY

SCALE: 1"=50'

RALEIGH, NORTH CAROLINA

REFERENCES: DEED BOOK 17938, PAGE 405
BOOK OF MAPS 1971, PAGE 341

MAY 27, 2024

LEGEND

○	Ex. iron pipe/rod or nail
○	Calculated point
□	Cable pedestal
□	Telephone pedestal
□	Sanitary sewer manhole
○	Utility pole
—x—	Fence
—ou—	Overhead utility
DB	Deed Book
PB or BM	Plat Book / Book of Maps
C/L	Centerline
PG	Page
S.F.	Square feet
AC.	Acres
R/W	Right-of-way
AG	Above ground
BG	Below ground
CLF	Chainlink fence

LOT 111
RICHARD A. &
LINDA M. DELATTRE
DB 3489, PG 629
BM 1984, PG 629
PIN: 1737-24-7898

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	88.66	416.53	S 46°18'32" W	88.50

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.69	N 74°23'0" E
L2	59.93	N 17°54'32" E
L3	84.64	N 30°15'40" E

NC GRID NORTH
(NAD 83/2011)

LOT 110
JEFFRY &
ROSA DE PENA
DB 17680, PG 892
BM 1984, PG 1371
PIN: 1737-24-7704

LOT 172
GAUTAMKUMAR SHAH
DB 17245, PG 1216
BM 1971, PG 341
PIN: 1737-34-1603

CONTROL CORNER
N: 774,505.08
E: 2,133,132.87

1" IRON PIPE
0.60' BG

LOT 71
24,347 S.F.
0.56 AC.
(TO C/L CREEK)

LOT 170
RICHARD C. &
MARY W. KANODE
DB 18723, PG 1158
BM 1971, PG 341
PIN: 1737-24-9457

1" IRON PIPE
0.30' BG

BEAVERWOOD DRIVE
(EX. 50' PUBLIC R/W)

NOTES:

- All distances are horizontal ground in u.s. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.
- The basis of all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Book of Maps 1971, Page 341 & Wake County GIS unless otherwise noted.
- No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors. Existing buffer shown hereon measured from existing top of bank / silt line of creek and no official determination has been made regarding the classification of said feature.
- Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720073900K, effective date October 19, 2018.
- 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 $\pm 0.07'$.



FINAL SURVEY

NEWCOMB land surveyors, Llc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615
Phone (919) 847-1800, License # P-0203

This survey performed and map prepared without benefit of a title report. This survey subject to any facts and easements which may be disclosed by a full and accurate title search.

249994
PIN: 1737-34-0516

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

Witness my original signature, license number and seal this 27 day of MAY, 2024.

Professional Land Surveyor L-5107