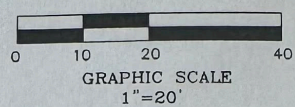
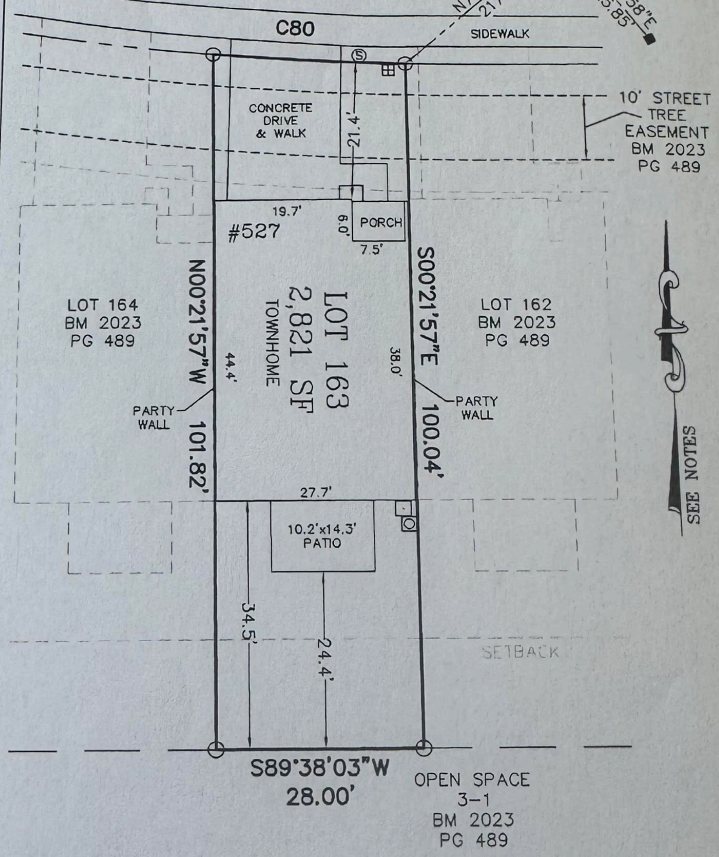
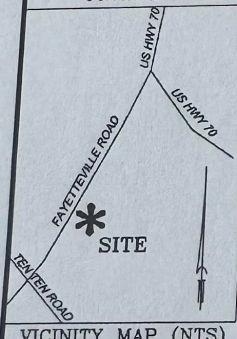


- LEGEND**
- IRON PIN, EXISTING
 - IRON PIN, SET
 - ⊗ MARK IN CONCRETE
 - △ MAGNETIC NAIL SET
 - ⬢ MATHEMATICAL POINT
 - ⊕ FIRE HYDRANT
 - ☆ LIGHT POLE
 - ⊙ SEWER CLEANOUT
 - ⊙ SEWER MANHOLE
 - A/C UNIT
 - ⊕ WATER METER
 - ⊕ GAS METER
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ CABLE TV PEDESTAL
 - ⊕ ELECTRICAL BOX
 - ⊕ TRANSFORMER
 - YARD INLET
 - ⊕ BACK FLOW PREVENTER
 - x- FENCE LINE
 - - - MASONRY RETAINING WALL
 - SUBDIVISION CONTROL CORNER



GLEN CLOVA DRIVE

55' PUBLIC RIGHT OF WAY
BM 2023 PG 489



NOTES:

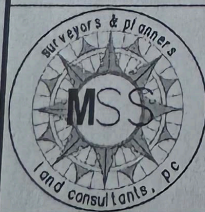
- REFERENCE WAKE CO. BM 2023, PG 487-491 FOR BOUNDARY INFORMATION, NORTH INDEX & TIE LINES TO SUBDIVISION CONTROL CORNERS.
- PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM THE NFIP FIRM NO. 3720079000K (EFFECTIVE DATE: 07/19/2022)
- ZONING: R4-PRD-C11
- SETBACKS: REF. WAKE CO. BM 2023, PG 487 TOWNHOMES: FRONT LOAD-20', REAR LOAD-10', CORNER-10', REAR-15', BUILDING SEPARATION-15'
- BUILDING DIMENSIONS & TIES ARE TO THE EXTERIOR.
- LOCATION OF UTILITIES ARE BASED SOLELY ON GROUND EVIDENCE.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C80	28.06'	377.50'	S86°43'04"E	28.06'

FINAL SURVEY FOR LOT 163

EXCHANGE AT 401, PHASE 3
PANTHER BRANCH TWP., TOWN OF GARNER, WAKE CO., NC

SURVEYED FOR
SCIASCIA, MATTHEW BRYAN, PACCHIOLI, DANA MARIE
527 GLEN CLOVA DRIVE
RALEIGH, NC 27603

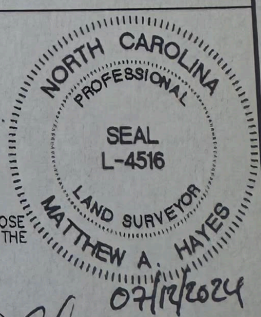


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(Suite E)
Raleigh, NC 27612

Phone (919) 510-4464
Fax (919) 510-9102
Email: goweraw@mssland.com

I HEREBY CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. THIS PLAT DOES NOT CONFORM TO GS-47-30 AS AMENDED AND IS INTENDED FOR MORTGAGE CLOSING PURPOSES ONLY, NOT FOR RECORDATION. THE DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE BUILDINGS ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE IN THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENT. THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND SURVEYOR EXCEEDS THE SCOPE OF ENGAGEMENT.



Matthew A. Hayes
MATTHEW A. HAYES PLS L-4516

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