PROPERTY OF
AUSTIN REID GRIMES & BLAIR H. GRIMES

LOT 4, HUNTERS LANDING, PHASE IV — BARTON'S CREEK TOWNSHIP

14012 BINGHAM DRIVE — WAKE COUNTY

SCALE: 1"=60' — RALEIGH, NORTH CAROLINA

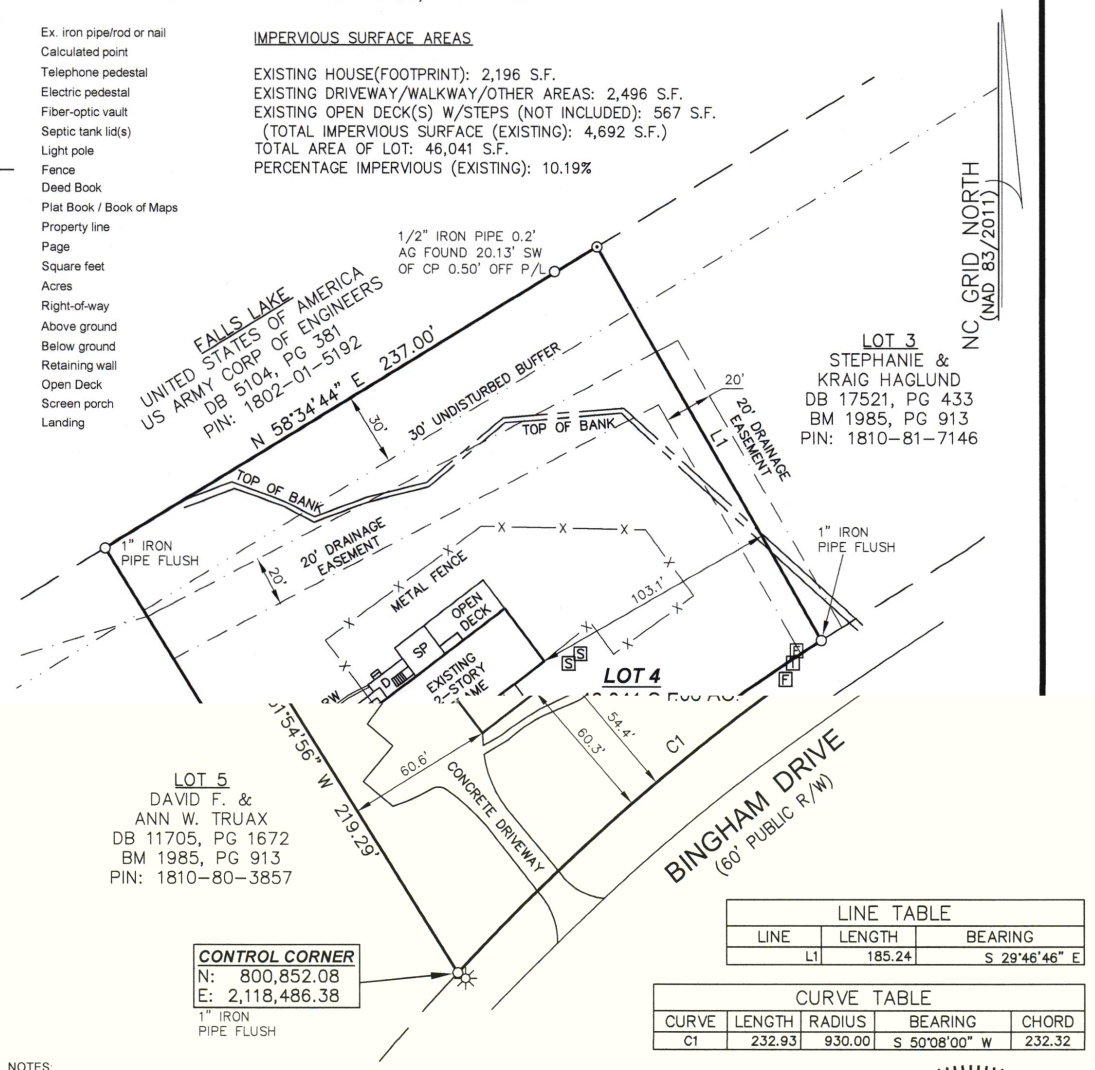
REFERENCES: DEED BOOK 15886, PAGE 1212; BOOK OF MAPS 1985, PAGE 913 — AUGUST 24, 2023

LEGEND

O	Ex. iron pipe/rod or nail
⊙	Calculated point
T	Telephone pedestal
E	Electric pedestal
F	Fiber-optic vault
S	Septic tank lid(s)
☼	Light pole
—— x ——	Fence
DB	Deed Book
PB or BM	Plat Book / Book of Maps
P/L	Property line
PG	Page
S.F.	Square feet
AC.	Acres
R/W	Right-of-way
AG	Above ground
BG	Below ground
RW	Retaining wall
D	Open Deck
SP	Screen porch
L	Landing

IMPERVIOUS SURFACE AREAS

EXISTING HOUSE(FOOTPRINT): 2,196 S.F.
EXISTING DRIVEWAY/WALKWAY/OTHER AREAS: 2,496 S.F.
EXISTING OPEN DECK(S) W/STEPS (NOT INCLUDED): 567 S.F.
(TOTAL IMPERVIOUS SURFACE (EXISTING): 4,692 S.F.)
TOTAL AREA OF LOT: 46,041 S.F.
PERCENTAGE IMPERVIOUS (EXISTING): 10.19%



LINE TABLE		
LINE	LENGTH	BEARING
L1	185.24	S 29°46'46" E

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	232.93	930.00	S 50°08'00" W	232.32

NOTES:

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

2) The basis of all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Book of Maps 1985, Page 913 & Wake County GIS unless otherwise noted.

3) No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.

4) Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720181000K, effective date July 19, 2022.

5) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The

NORTH CAROLINA PROFESSIONAL SEAL L-5107 LAND SURVEYOR

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