I, GEORGE T. WRENN, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 6th DAY OF NOVEMBER A.D. 2023.

PROFESSIONAL LAND SURVEYOR L-4871 LICENSE NUMBER

THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR L-4871 LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-4871 LAND SURVEYOR GEORGE T. WRENN JR.

WAKE COUNTY, NC
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/14/2023 09:53:18
BOOK:BM2023 PAGE:01973

CERTIFICATE OF OWNERSHIP & DEDICATION.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF WAKE FOREST, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF WAKE FOREST OR OTHER PUBLIC AGENCY AS NOTED ON THIS PLAT.

11-06-23 DATE — Corey Purdie OWNER(S)

11-06-23 DATE — Tiffany Purdie OWNER(S)

11-7-23 DATE — Andrew McKnight Royall OWNER(S)

STATE OF NORTH CAROLINA - COUNTY OF WAKE

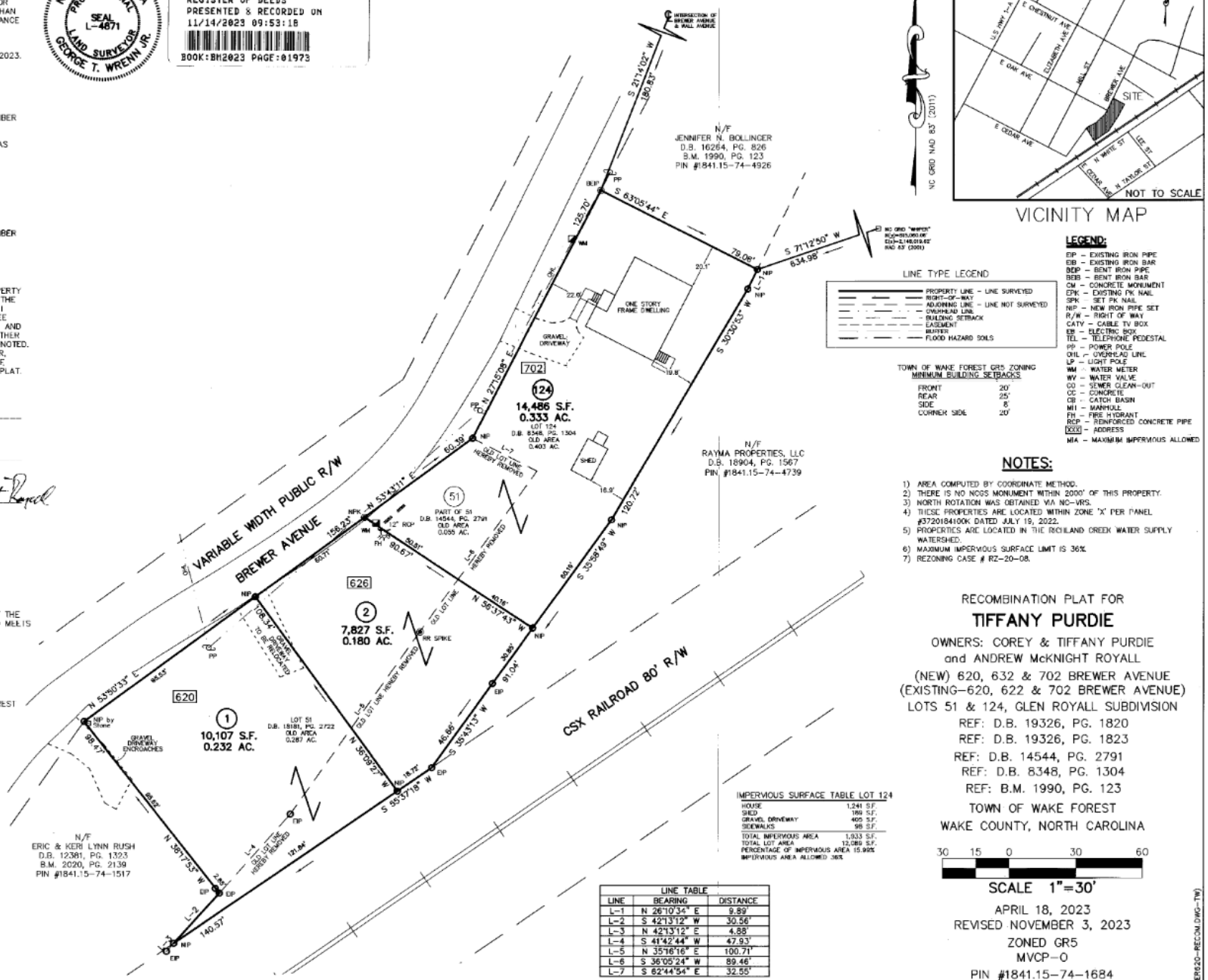
I, Emma Linn REVIEW OFFICER OF THE TOWN OF WAKE FOREST, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

11/8/23 DATE — Emma Linn REVIEW OFFICER

APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST

11-13-23 DATE — ADMINISTRATOR

NOTE: PLAT MUST BE RECORDED WITHIN 30 DAYS OF APPROVAL OF PLAT.



VICINITY MAP

LINE TYPE LEGEND

- PROPERTY LINE - LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE - LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

TOWN OF WAKE FOREST GR5 ZONING
MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	25'
SIDE	8'
CORNER SIDE	20'

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
CC - CONCRETE
CB - CATCH BASIN
MH - MANHOLE
FH - FIRE HYDRANT
RCP - REINFORCED CONCRETE PIPE
XXX - ADDRESS
MIA - MAXIMUM IMPERVIOUS ALLOWED

NOTES:

1) AREA COMPUTED BY COORDINATE METHOD.
2) THERE IS NO NGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3) NORTH ROTATION WAS OBTAINED VIA NC-VRS.
4) THESE PROPERTIES ARE LOCATED WITHIN ZONE 'X' PER PANEL #3720184100K DATED JULY 19, 2022.
5) PROPERTIES ARE LOCATED IN THE RICHLAND CREEK WATER SUPPLY WATERSHED.
6) MAXIMUM IMPERVIOUS SURFACE LIMIT IS 36%
7) REZONING CASE # RZ-20-08.

IMPERVIOUS SURFACE TABLE LOT 124

HOUSE	1,241 S.F.
SHED	189 S.F.
GRAVEL DRIVEWAY	405 S.F.
SIDEWALKS	98 S.F.
TOTAL IMPERVIOUS AREA	1,933 S.F.
TOTAL LOT AREA	13,089 S.F.
PERCENTAGE OF IMPERVIOUS AREA	15.99%
IMPERVIOUS AREA ALLOWED	36%

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 26°10'34" E	9.89'
L-2	S 42°13'12" W	30.56'
L-3	N 42°13'12" E	4.88'
L-4	S 41°42'44" W	47.93'
L-5	N 35°16'16" E	100.71'
L-6	S 36°05'24" W	89.46'
L-7	S 62°44'54" E	32.55'

RECOMBINATION PLAT FOR

TIFFANY PURDIE

OWNERS: COREY & TIFFANY PURDIE and ANDREW McKNIGHT ROYALL

(NEW) 620, 632 & 702 BREWER AVENUE
(EXISTING-620, 622 & 702 BREWER AVENUE)
LOTS 51 & 124, GLEN ROYALL SUBDIVISION
REF: D.B. 19326, PG. 1820
REF: D.B. 19326, PG. 1823
REF: D.B. 14544, PG. 2791
REF: D.B. 8348, PG. 1304
REF: B.M. 1990, PG. 123
TOWN OF WAKE FOREST
WAKE COUNTY, NORTH CAROLINA

30 15 0 30 60
SCALE 1"=30'

APRIL 18, 2023
REVISED NOVEMBER 3, 2023
ZONED GR5
MVCP-O
PIN #1841.15-74-1684
PIN #1841.15-74-2774
PIN #1841.15-74-3850

(BREWER620-RECOM.DWG-TW)

CMP PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148