

VICINITY MAP (NOT TO SCALE)

NC GRID NORTH NAD 83/2014

NOTE: LOT 68 WAS ORIGINALLY RECORDED IN BOOK OF MAPS 2022 PAGE 2297. IT IS BEING RE-RECORDED TO ADD A 20' LANDSCAPE & MONUMENT EASEMENT. NO PROPERTY LINES ARE BEING CHANAGED WITH THIS RECORDING.

WAKE COUNTY, NC 10
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/20/2023 09:34:33
BOOK:BM2023 PAGE:02031

SUBDIVISION PLAT OF

SIDNEY CREEK PHASE TWO

LITTLE RIVER TOWNSHIP, WAKE COUNTY
NORTH CAROLINA
MARCH 23, 2023
SHEET 3 OF 7

OWNER: DRSFA, LLC.
2099 GAITHER ROAD
STE 600
ROCKVILLE, MD 20850

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 17910, PAGE 551, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 17910, PAGE 551; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 1 CM ACCURACY CLASSIFICATION (95% CONFIDENCE)USING RTK RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 27th DAY OF OCTOBER, A.D. 2023

NORTH CAROLINA PROFESSIONAL SEAL L-3990 LAND SURVEYOR CURK T. LANE

SURVEYOR

L - 3990
LICENSE NUMBER

N/F
DAN RYAN BUILDERS
DB 17910 PG 548
BOM 2020 PG 866
REID 0046407

SCM 2 - WET DETENTION POND
STORMWATER MAINTENANCE & ACCESS EASEMENT
70501 SF
1.618 AC
(AREA IN EASEMENT)

20' LANDSCAPE & MONUMENT EASEMENT FOR BENEFIT OF HOA

TOWN OF ZEBULON PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT

20' LANDSCAPE & MONUMENT EASEMENT FOR BENEFIT OF HOA (LOTS 312 & 68)

20' HOA DRAINAGE EASEMENT

AREA RESERVED FOR FUTURE DEVELOPMENT
39132 SF
0.898 AC

SIDNEY CREEK DRIVE 60' R/W (PUBLIC)

HIPWOOD DRIVE 60' R/W (PUBLIC)

50' R/W (PUBLIC)

CHANNEL DROP LOOP

LOT	SF	AC
414	7087	0.163
413	7087	0.163
412	7087	0.163
411	7087	0.163
410	7087	0.163
409	7090	0.163
408	7339	0.168
407	11819	0.271
903	903	0.021 (RESERVED FOR FUTURE DEVELOPMENT)
68	9924	0.228
69		
405		
406	8384	0.192
313	9853	0.226
312	12112	0.278
311	6477	0.149
310	6511	0.149
309	6511	0.149
308	6513	0.150
307	6591	0.151
306	6640	0.152
320		
319		
318		
317		
316	7050	0.162
315	6729	0.154
314	6827	0.157

NOTE: L8-L10 ARE TIE LINES ONLY

MATCH TO SHEET 2 OF 7

MATCH TO SHEET 5 OF 7

LEGEND

○	IPF	IRON PIPE FOUND
●	IPS	IRON PIPE SET
□	CMF	CONCRETE MONUMENT FOUND
○	PKNF	PARKER-KALON NAIL FOUND
●	PNKS	PARKER-KALON NAIL SET
●	RRS	RAILROAD SPIKE
△	CC	CONTROL CORNER
	CP	COMPUTED POINT
	P/P	POWER POLE
	OPW	OVERHEAD POWER LINE
	R/W	RIGHT OF WAY
	S.F.	SQUARE FEET
	AC	ACRE
	DB	DEED BOOK
	PB	PLAT BOOK
	BOM	BOOK OF MAPS
	PG	PAGE
	LF	LINEAR FEET
	15S	LOT HAS OFFSITE SEWER
	15SL	OFFSITE SEWER LOT
	15R	RECOMBINATION LOT
	100	STREET ADDRESS
	- - - -	LINES NOT SURVEYED

NOTE: ALL IPF SHOWN ARE IRON PIPES 0.5' SET FLUSH UNLESS OTHERWISE NOTED.

0 60 120 180
SCALE: 1" = 60'

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	PH2SHT3.DWG
SURVEY DATE:	3-1-23
JOB NO.	3394.001

TRUE LINE SURVEYING, P.C.
205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com
C-1859