LEGEND

CMS – CONCRETE MONUMENT SET
ECM – EXISTING CONCRETE MONUMENT
EIP – EXISTING IRON PIPE
EIS – EXISTING IRON STAKE
ERB – EXISTING REBAR
ECS – EXISTING COTTON SPIKE
EPK – EXISTING PK NAIL
EN – EXISTING NAIL
ERS – EXISTING RAILROAD SPIKE
IPS – IRON PIPE SET
ISS – IRON STAKE SET
RSS – RAILROAD SPIKE SET
NS – NAIL SET
PKS – PK OR MAG. NAIL SET
R/W – RIGHT OF WAY
CL – CENTERLINE
B.M. – BOOK OF MAPS
P.B. – PLAT BOOK
M.B. – MAP BOOK
D.B. – DEED BOOK
SB – SET BACK
EP – EDGE PAVEMENT
SDMH – STORM DRAIN MANHOLE
FEMA – FEDERAL EMERGENCY MANAGEMENT AGENCY
NCGS – NORTH CAROLINA GEODETIC SURVEY

ECS – EXISTING COTTON SPINDLE
CSS – COTTON SPINDLE SET
D – DRAINAGE
G – GAS LINE
S – SANITARY SEWER
W – WATER
E – ELECTRIC
T – TELEPHONE
FH – FIRE HYDRANT
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEANOUT
TP – TELEPHONE PEDESTAL
UP – UTILITY POLE
EL – ELEVATION
SSMH – SANITARY SEWER MANHOLE
BC – BACK OF CURB
HVAC – HEAT/AC UNIT
CP – COMPUTED POINT
BFE – BASE FLOOD ELEVATION

I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN ____ DEED BK. 13425 PG. 2201 _____ THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLATTED FROM INFORMATION AS REFERENCED HERON: THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:15,000+____ AND THAT THE GLOBAL NAVAGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY : ____A_____
POSITIONAL ACCURACY : _0.02'_____
TYPE OF GPS FIELD PROCEDURE : RTK_____
DATES OF SURVEY : _SEPTEMBER 2026_____
DATUM/EPOCH : ____NAD 83 (2011)_____
PUBLISHED/FIXED-FIXED CONTROL USE : _VRS_____
GEOID MODEL : _____2018_____
COMBINED GRID FACTOR : _0.9998682_____
UNITS : _____US SURVEY FOOT_____

OWNER CERTIFICATION (EXEMPT PLAT):

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein, and that I (we) hereby adopt this plat with my (our) free consent, and dedicate all rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to public or private use as noted.

_____, 20 _____

_____
Owner

_____, 20 _____

_____
Owner

RECOMBINATION PLAT

I HEREBY CERTIFY THAT THIS RECOMBINATION PLAT IS APPROVED FOR RECORDING BY THE TOWN OF FUQUAY-VARINA. THE FINAL DATE FOR RECORDING THIS MAP WITH THE REGISTER OF DEEDS IS

_____, 20_____.

_____
TOWN CLERK, TOWN OF FUQUAY-VARINA

This _____ day of _____, 20___

REVIEW OFFICER

State of North Carolina, County of Wake

I, _____, Review Officer of the Town of Fuquay-Varina, Wake County, North Carolina certify that the map or plat to which this cer-tification is affixed meets all statutory local requirements for recordation.

_____
Review Officer, Town of Fuquay-Varina

This _____ day of _____ 20_____.

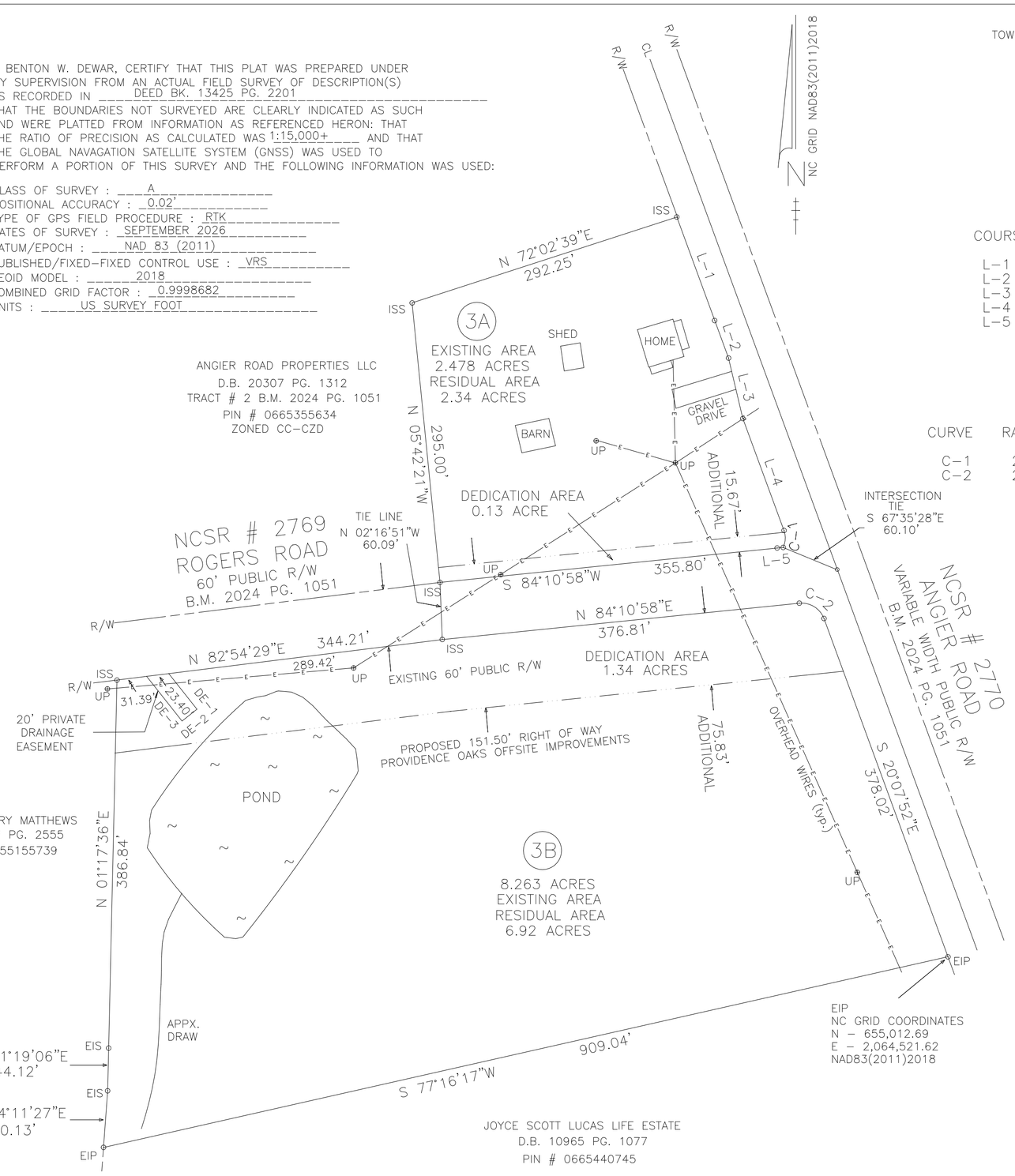
THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Benton W Dewar
_____
BENTON W. DEWAR NCPLS – 3040

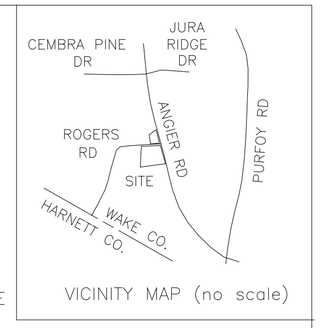
I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED BOOK _13425_ PAGE __2201_ MAP #__2024___ PAGE_1051__; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN DEED MAP BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS __1:15,000+____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMMENDED. WITNESS MY ORIGINAL SIGNATRUE, THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600".
LICENSE NUMBER AND SEAL THIS 1st___ DAY OF __OCTOBER_____, A.D. 20_26__

Benton W Dewar
_____
BENTON W. DEWAR, NCPLS – 3040

NORTH CAROLINA PROFESSIONAL L-3040 LAND SURVEYOR BENTON W. DEWAR



TOWN OF FUQUAY-VARINA JURISDICTION
PROPERTY ZONED – RA
MINIMUM BUILDING SETBACKS
FRONT – 35'
SIDE – 15'
CORNER SIDE – 25'
REAR – 25'



VICINITY MAP (no scale)

ROAD R/W CALLS

COURSE	BEARING	DISTANCE
L-1	S 20°07'50"E	115.37'
L-2	S 20°07'50"E	42.17'
L-3	S 13°19'15"E	65.21'
L-4	S 20°09'51"E	125.49'
L-5	S 84°10'54"W	6.29'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	22.53'	18.29'	46°30'28"	17.79'	S 03°05'36"W
C-2	25.00'	33.05'	75°44'02"	30.69'	S 57°55'55"E

PRIVATE DRAINAGE EASEMENT CALLS

COURSE	BEARING	DISTANCE
DE-1	S 38°22'42"E	47.71'
DE-2	S 51°37'18"W	20.00'
DE-3	N 38°22'42"W	59.86'

NOTES

AREA BY COORDINATES.

THIS PROPERTY IS NOT LOCATED IN A FEMA MAPPED FLOOD HAZARD AREA. FEMA MAP # 3720066500L; ZONE X; EFF. DATE 7/19/2022.

PROPERTY SUBJECT TO ABOVE AND OR UNDERGROUND UTILITIES AND OR EASEMENTS.

THE STREET ADDRESS NUMBER DESIGNATED ON THE PLAT MAP SHALL NOT BE USED AS THE IDENTIFYING NUMBER ON THE CLOSING DOCUMENTS. THE WAKE COUNTY PIN NUMBER IS THE OFFICIAL IDENTIFYING NUMBER. THE STREET ADDRESS NUMBER IS SUBJECT TO CHANGE IN THE FUTURE.

MINOR SUBDIVISION
PROPERTY OWNER

MINNIE SCOTT GRANT

CO-TRUSTEE FOR THE GRANT FAMILY TRUST
8900 LAIT DRIVE, EL PASO, TEXAS 79925

SITE ADDRESS :
1724 ANGIER ROAD, FUQUAY-VARINA, NC 27526
DEED BOOK 13425 PAGE 2201
BOOK OF MAPS 2024 PAGE 1051
PIN # 0665450153
MIDDLE CREEK TOWNSHIP
WAKE COUNTY – NORTH CAROLINA
SCALE : 1" = 100' – OCTOBER 1, 2026

100 0 100 200 300
GRAPHIC SCALE – FEET

PRELIMINARY NOT FOR RECORDING, CONVEYANCE OR SALES. PROGRESS DRAWING

RECORDED BOOK OF MAPS 2026 PAGE _____ WAKE COUNTY R.O.D.

BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
PH. # (919)-552-9813

26-122L
GRANTMS\26\600