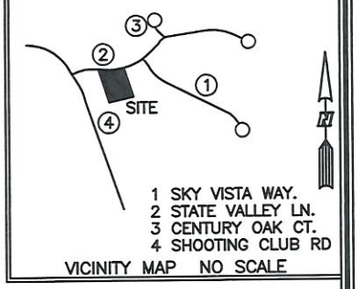
SURVEY FOR
RALEIGH CUSTOM HOMES
1641 ESTATE VALLEY LANE
LOT 34, SOUTHERN HILLS ESTATES
BARTON'S CREEK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



R-40W SETBACK INFO

FRONT:	15'
REAR:	15'
SIDES:	7.5'
CORNER SIDE:	15'
ROAD FRONTAGE	30'
PERIMETER	30'

SEE REFERENCE

SHANE LEE HEDRICK
B.M. 2016, PG. 421

(TIE TO AN ADJ EIP)
(S 62°04'38" W 150.64')

EIP

(S74°03'57"W 173.51')
S74°08'01"W 173.45'

(TIE)
(N 74°09'52" E 39.45')
EIP

LOT 32
15' SUPPLY LINE EASEMENT
25' TREE AND VEGETATION PROTECTION ZONE
30' BUILDING SETBACK
SEP. MANIFOLD

32-A
SEPTIC EASEMENT

128.2'

34
45,711 S.F.

OS-1
OPEN SPACE

SETBACK LINES
N16°08'32"W 236.95'
(S16°12'48"E 236.90')

N19°59'35"W 274.68'
(N20°02'47"W 274.67')

10.0'

PUMP
SEPTIC
SEE INSET

33

32-B
SEPTIC EASEMENT

84.4'

RET. WALL

50.0'

BFP

LOT 33
15' SUPPLY LINE EASEMENT

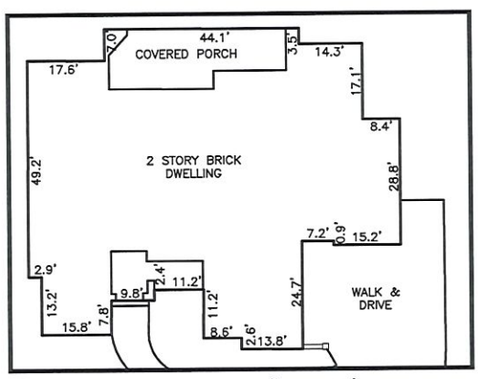
PNS

EIP
C2
(N84°59'27"E 195.60')
N89°57'32"W 77.38'
PNS
C1
EIP

ESTATE VALLEY LANE
45' PRIVATE R/W

LEGEND

AC	AIR CONDITIONER
BC	BACK of CURB
BFP	BACK FLOW PREVENTER
CO	CLEANOUT
CI	CURB INLET
DHS	DRILL HOLE SET
ECM	EXISTING CONCRETE MONUMENT
EDH	EXISTING DRILL HOLE
EIS	EXISTING IRON STAKE
EIP	EXISTING IRON PIPE
EM	ELECTRIC METER
EPK	EXISTING PK NAIL
ES	ELECTRIC STUB
FES	FLARED END SECTION
FH	FIRE HYDRANT
FO	FIBER OPTIC PEDESTAL
GM	GAS METER
	GUY
INV.	INVERT
IPS	IRON PIPE SET
IRS	IRON ROD SET
LP	LIGHT POLE
MNS	MAGNETIC NAIL SET
SS	MANHOLE SANITARY SEWER
SW	MANHOLE STORM SEWER
OHW	OVERHEAD WIRES
PKS	PK NAIL SET
PNS	POINT NOT SET
RRS	RAIL ROAD SPIKE
T	TELEPHONE PEDESTAL
E	TRANSFORMER
TV	CABLE TV PEDESTAL
	UTILITY POLE
W	WATER METER
WV	WATER VALVE
YI	YARD INLET
( )	FIELD MEASUREMENT



INSET: SCALE: 1" = 40'

CURVE	RADIUS	DELTA	ARC	CHORD BRG	CHORD
C1	100.00'	11°50'06"	20.66'	S84°07'23"W	20.62'
C2	322.50'	17°29'57"	98.49'	S81°17'31"W	98.11'

IMPERVIOUS SURFACES	
HOUSE	4,900 S.F.
WALK & DRIVE	2,250 S.F.
RET WALL/MISC	70 S.F.
TOTAL	7,220 S.F.
ALLOWABLE IMPERVIOUS	10,000 S.F.

REFERENCES:
B.M. 2018, PG. 372-377

50 0 50

SCALE: 1" = 50'

WAKE COUNTY, NORTH CAROLINA

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM PUBLIC SOURCES REFERENCED; THAT THE RATIO OF PRECISION IS 1/10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

NOTES
1. THIS SURVEY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
2. THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

NORTH CAROLINA PROFESSIONAL SEAL L-2813 LAND SURVEYOR CHARLES R. PIRATZKY

CHARLES R. PIRATZKY, P.L.S.
L-2813

5-17-22
DATE

DATE: MAY 5, 2022

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