AS-BUILT SURVEY FOR:

SWORD DEVELOPMENT

LOT 127, MORNINGTON ESTATES PH. 4B
BOOK OF MAPS 2023, PAGE 2168
ADDRESS: 1020 AZALEA GARDEN CIR.
TOWNSHIP: PANTHER BRANCH
WAKE COUNTY, NORTH CAROLINA
PIN: 0697-97-0175

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA. REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720069700K EFFECTIVE DATE: 07/19/22

SETBACKS (R-30):

FRONT YARD:	15 FT.
SIDE YARD:	5 FT.
REAR YARD:	15 FT.
CORNER LOT SIDE YARD:	15 FT.

NOTE: NO DWELLING SHALL BE LOCATED WITHIN 30' OF THE PERIMETER OF THIS SUBDIVISION REGARDLESS OF THE SETBACKS LISTED ABOVE.

NOTE:
BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN ✱, THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR F.E.M.A.

HATCHED AREA DENOTES ALLUVIAL SOIL

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
5. NO GRID MONUMENT FOUND WITHIN 2,000' FEET OF PROPERTY.
6. DASHED LINES REPRESENT LINES NOT SURVEYED.

EXISTING IMPERVIOUS SURFACES:

DWELLING:	2,981 SQ. FT.
CONCRETE DRIVE:	1,798 SQ. FT.
SCREENED PORCH:	236 SQ. FT.
COVERED PORCH:	141 SQ. FT.
TOTAL:	5,156 SQ. FT.
TOTAL ALLOWABLE:	7,000 SQ. FT.

N.C. GRID NORTH NAD '83 (2011)

LEGEND

EIP ● = EXISTING IRON PIPE
CP △ = COMPUTED POINT (NOT FOUND OR SET)
WM = WATER METER
Ⓢ = SEPTIC LID
CO = SEWER CLEAN OUT
C = CABLE PEDESTAL
T = TELEPHONE PEDESTAL

REFERENCES

- B.M. 2023, PGS. 2167-2171
- B.M. 2012, PG. 1304
- B.M. 2014, PG. 1215
- B.M. 2015, PG. 1232
- ALL DEEDS AND MAPS WITH ADJOINERS.
- WAKE COUNTY GIS.

I, Herbert H. Proctor Jr., Professional Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1851; that this is a class A survey, meeting the criteria of precision greater than 1:10,000, that conventional field procedure with D.B. 16339, Page 921 was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are horizontal ground distances unless otherwise stated. Any easements, gaps, overlaps or encroachments are shown on this survey; that areas were computed by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map remains the property of the surveyor and is to be used only for the conveyance of this lot by the person (s) shown on this map.

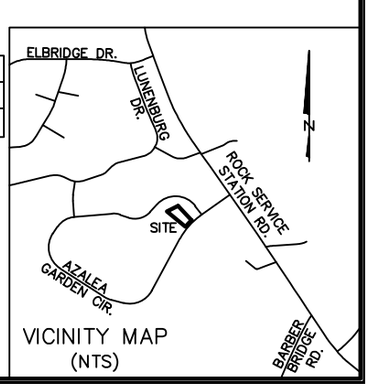
Witness my original signature, registration number and seal this 19th day of May 2026 A.D.
Surveyor: Herbert H. Proctor Jr. License # L-3621

NORTH CAROLINA PROFESSIONAL SEAL L-3621 LAND SURVEYOR HERBERT H. PROCTOR JR.

EIP 1/2'
24.22'
N64°11'05"E
147.19'
EIP 1/2" CONTROL CORNER
EIP 1/2'
289.38' (TOTAL)
S43°19'30"E
127
31,500 SF.
MISA=7,000 SF.
265.16'
126
128
N50°33'40"W
236.22'
2 STORY DWELLING
WOOD DECK
SCREENED PORCH
COVERED PORCH
CONCRETE DRIVEWAY
R/W
EIP 1/2'
C1
AZALEA GARDEN CIR.
50' PUBLIC R/W
EIP 1/2'
R/W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	104.19	825.00	S43° 03' 25"W	104.12

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.



VICINITY MAP (NTS)

STEWART-PROCTOR
ENGINEERING and SURVEYING
319 CHAPANOKE ROAD, SUITE 106
RALEIGH, N.C. 27603 (LICENSE # P-0148)
TEL. 919 779-1855 FAX 919 779-1661

DATE 5/19/2026
SCALE 1"=30'
DRAWING PHASE 4B PP-ASB-STKOUT