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
NCGS – NORTH CAROLINA GEODETIC SURVEY
FEMA – FEDERAL EMERGENCY MANAGEMENT AGENCY
OHW – OVERHEAD WIRES

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
MH – MANHOLE
BC – BACK OF CURB
HVAC – HEAT/AC UNIT
CP – COMPUTED POINT
BFE – BASE FLOOD ELEVATION

NOTES

AREA BY COORDINATES.

THIS PROPERTY IS NOT LOCATED IN A FEMA MAPPED FLOOD HAZARD AREA. FEMA MAP # 3720086700K; ZONE X; EFF. DATE 7/19/2022.

SUBJECT TO ABOVE AND OR UNDERGROUND UTILITIES AND OR EASEMENTS.

WAKE COUNTY, NC 26
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/11/2024 13:27:27
BOOK:BM2024 PAGE:02034

I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN D.B. 18230 PG. 2116 D.B. 10842 PG. 2085 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SHCH 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 : JULY 2024
DATUM/EPOCH : NAD 83 (2012B)
PUBLISHED/FIXED-FIXED CONTROL USE : VRS
GEOID MODEL : 2018
COMBINED GRID FACTOR : 0.99989020
UNITS : US SURVEY FOOT

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR NO. L-3040, CERTIFY:

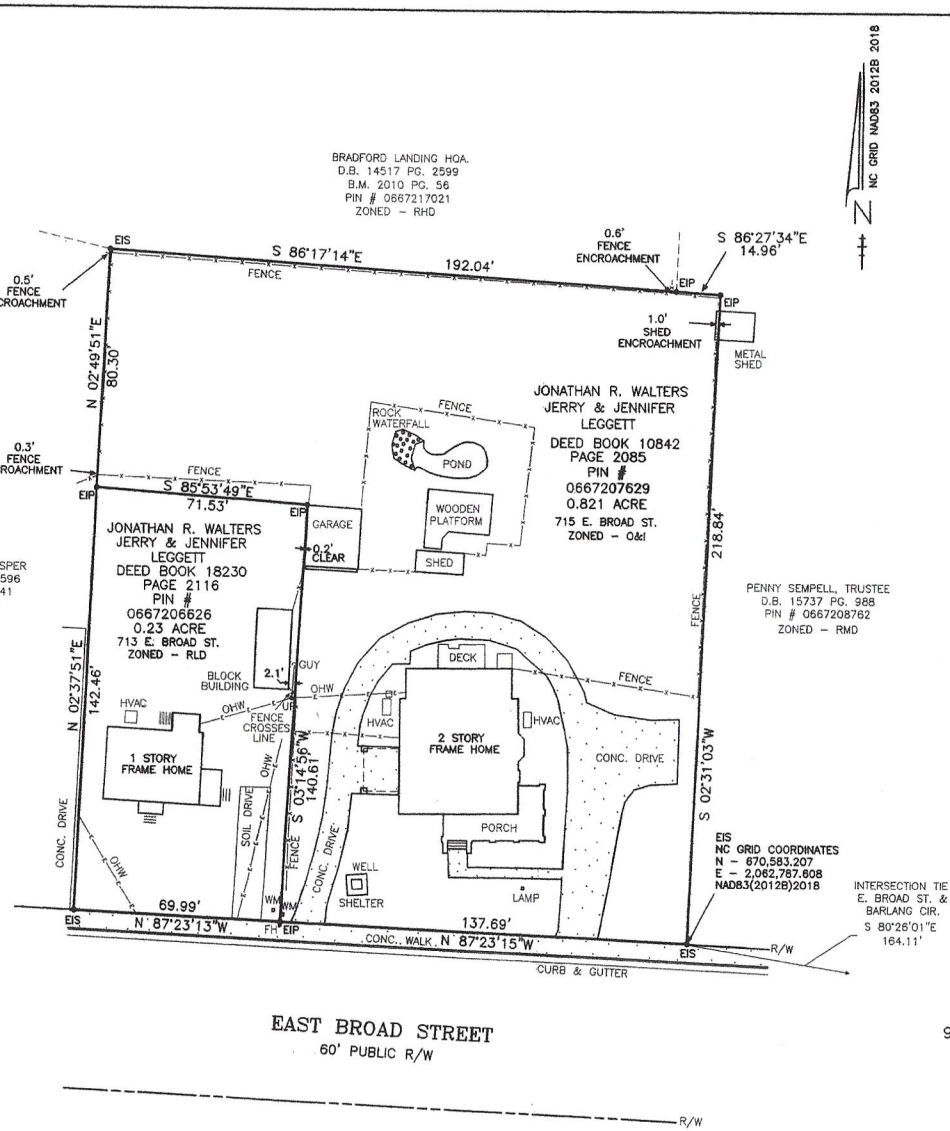
THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OF LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN IT'S EXISTING CONFIGURATION.

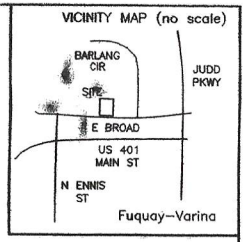
BENTON W. DEWAR NCPLS 3040

I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED BOOK SEE PAGE TITLE MAP # PAGE ; 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, LICENSE NUMBER AND SEAL THIS 2nd DAY OF AUGUST, A.D. 20 24

BENTON W. DEWAR, NCPLS – 3040

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





TOWN OF FUQUAY–VARINA JURSIDICTION
713 E. BROAD STREET
ZONED – RLD
MINIMUM BUILDING SETBACKS
FRONT – 30'
SIDE – 10'
REAR – 30'
715 E. BROAD STREET
ZONED – O&I
MINIMUM BUILDING SETBACKS
FRONT – 20'
SIDE – 0'
REAR – 0'

BOUNDARY SURVEY FOR

JONATHAN WALTERS, JERRY D. LEGGETT, Jr.

AND

JENNIFER W. LEGGETT

935 JOHNNY SHAW ROAD, MONCURE, NC 27559
713 & 715 EAST BROAD STREET
FUQUAY–VARINA, NC 27526
DEED BOOK 18230 PAGE 2116
DEED BOOK 10842 PAGE 2085
PIN # 0667206626
PIN # 0667207629
MIDDLE CREEK TOWNSHIP
WAKE COUNTY – NORTH CAROLINA
SCALE : 1" = 30' – AUGUST 2, 2024

30 0 30 60 90
GRAPHIC SCALE – FEET

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

24–62L
LEGGETT\14A\600