

LEGEND	
○	EXISTING IRON PIPE (1/2" IRON PIPE UNLESS OTHERWISE NOTED)
●	IRON PIPE SET (3/4" IRON PIPE UNLESS OTHERWISE NOTED)
⊗	EXISTING CONCRETE MONUMENT
⊙	COMPUTED POINT
⊕	LIGHT POLE
⊖	UTILITY POLE
—○—	OVERHEAD ELECTRIC
—●—	UNDER GROUND TELEPHONE
—○—	UNDER GROUND WATER
—○—	WATER METER
—X—	WATER VALVE
—□—	TELEPHONE PEDESTAL
—○—	SANITARY SEWER MAN HOLE
—○—	WOOD LINE
— — —	EXISTING EASEMENT
SFD	STORY FRAMED DWELLING
EIP	EXISTING IRON PIPE
IPS	IRON PIPE SET
ECM	EXISTING CONCRETE MONUMENT
EIR	EXISTING IRON REBAR
CP	COMPUTED POINT
DB	DEED BOOK
PG	PAGE
BM	BOOK OF MAPS
R/W	RIGHT OF WAY
POB	POINT OF BEGINNING
(T)	TOTAL
SR	SECONDARY ROAD

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	138.33	1061.96	N00° 00' 09"W	138.23
C2	112.24	847.47	N07° 24' 29"W	112.16
C3	107.22	553.37	N14° 36' 42"W	107.05

NOTES

1. THE PROPERTY LIES IN ZONES "X" & "AE" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 3720065600J, DATED 05/02/2006 & MAP 3720065600J, DATED 05/02/2006.
2. ALL DISTANCES ARE HORIZONTAL GROUND AND ALL BEARINGS ARE NAD 83 / NSRS 2011 NORTH CAROLINA STATE PLANE COORDINATES UNLESS OTHERWISE SHOWN.
3. NO EVIDENCE OF CEMETERIES WAS OBSERVED AS A RESULT OF THIS SURVEY.
4. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS. FIELD WORK FOR THIS SURVEY WAS COMPLETED OCTOBER 9TH - 24TH, 2017.
5. AREAS COMPUTED BY COORDINATE METHOD.
6. FLOOD HAZARD LINE SHOW IS PER FEMA MAP REFERENCED IN NOTE 1.
7. SUBJECT PROPERTY IS ZONED RA. CURRENT LAND CLASS IS AGR-FARM.
8. BUILDING SETBACKS ARE 35' FRONT, 15' SIDE, & 30' REAR.
9. THERE IS NO INDICATION OF ANTICIPATED STREET WIDENING AT TIME OF SURVEY.

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.08'
TYPE OF GPS FIELD PROCEDURE: NC GNSS REAL TIME NETWORK
DATES OF SURVEY: OCTOBER 2017
DATUM/EPOCH: NAD83/NSRS2011
GEOID MODEL: 12B
COMBINED GRID FACTOR(S): 0.9998742
UNITS: US SURVEY FEET

Easement Table		
Easement Description	Square Footage	Acreage
Sanitary Sewer Easement 1	10,091	0.232
Sanitary Sewer Easement 2	32,571	0.748
50' Access Easement	86,227	1.979

Easement Curve Table				
Curve #	Length	Radius	Bearing	Chord
E C1	52.79	1061.96	N02° 18' 18"W	52.79

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN OK 536 PAGE 700). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000 + ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 2 DAY OF NOVEMBER, A.D. 2017.

I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-111-C-1, CERTIFY THAT THE SURVEY OF THE 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 OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

STEVEN P. CARSON, PLS
NC LICENSE NO. 4752

A circular professional seal for Steven P. Carson. The outer ring contains the text "NORTH CAROLINA" at the top and "LAND SURVEYOR" at the bottom. Inside this ring, the word "PROFESSIONAL" is written in an arc. In the center of the seal, the word "SEAL" is positioned above the number "L-4752". At the very bottom of the seal, the name "STEVEN P. CARSON" is written in an arc.

TILLEY, CATHERINE T HEIRS
TILLEY, JULIE C
PIN#0656901641

N/F
ADCOCK TRUST AGREEMENT
1201 BOWLING RD, FUQUAY VARINA
PIN# 0666112040
DB1536 PG 700
ESTATE FILE 12-E-3383
ZONED RA
2,657,144.846 SQ.FT. / 60.999 AC
** AREA SHOWN INCLUDES SHEET 2 **

EXISTING 36" R.C. CULVERT

KENNETH BRANCH D
50' ACCESS EASEMENT

EXISTING 18'
GRAVEL ROAD

CONTROL CORNER
EXISTING IRON BOLT
NAD 83 / NSRS 2011 SPO
N:660124.42'
E:2060669.23'

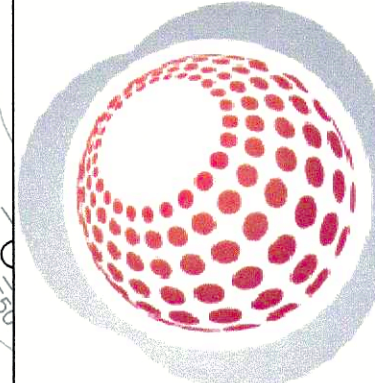
EXISTING
CHAIN LINK FENCE
WITH 3 STRING
BARBED WIRE

GRAPHIC SCALE

100 200

(IN FEET)
1 inch = 100 ft.

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378



BOUNDARY SURVEY

PROPERTY OF: ADCOCK TRUST AGREEMENT DATED 08/11/1998
PREPARED FOR: THE WAKE COUNTY BOARD OF EDUCATION
(PROPOSED E-49 ELEMENTARY SCHOOL & MIDDLE SCHOOL LAND BANK SITE)
MIDDLE CREEK TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

REVISIONS

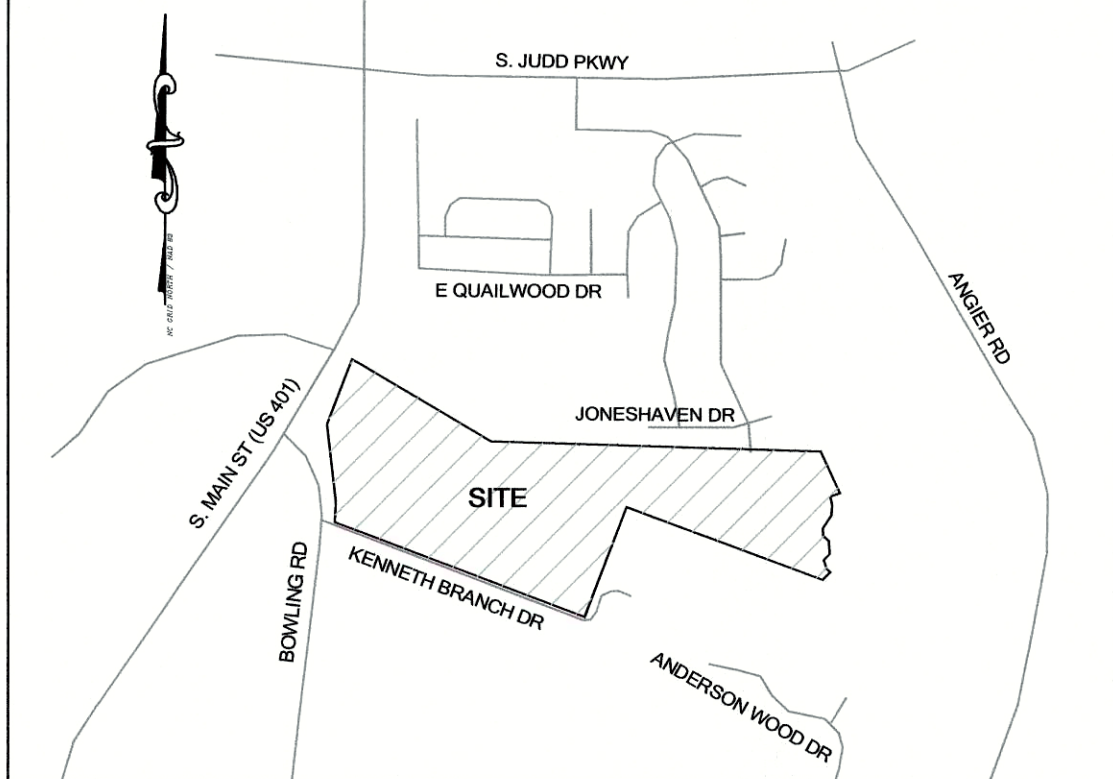
- 1.
- 2.
- 3.

DESIGNED BY:	N/A
DRAWN BY:	JRD
CHECKED BY:	SPC
SCALE:	1" = 100'
DATE:	10/23/2017
PROJECT NUMBER:	170457

SHEET 1 OF 2

VICINITY MAP

NOT TO SCALE



NOTES

1. THE PROPERTY LIES IN ZONES "X" & "AE" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 3720065600J, DATED 05/02/2006 & MAP 3720066600J, DATED 05/02/2006.
2. ALL DISTANCES ARE HORIZONTAL GROUND AND ALL BEARINGS ARE NAD 83 / NSRS 2011 NORTH CAROLINA STATE PLANE COORDINATES UNLESS OTHERWISE SHOWN.
3. NO EVIDENCE OF CEMETERIES WAS OBSERVED AS A RESULT OF THIS SURVEY.
4. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS. FIELD WORK FOR THIS SURVEY WAS COMPLETED OCTOBER 9TH - 24TH, 2017.
5. AREAS COMPUTED BY COORDINATE METHOD.
6. FLOOD HAZARD LINE SHOW IS PER FEMA MAP REFERENCED IN NOTE 1.
7. SUBJECT PROPERTY IS ZONED RA. CURRENT LAND CLASS IS AGR-FARM.
8. BUILDING SETBACKS ARE 35' FRONT, 15' SIDE, & 30' REAR.
9. THERE IS NO INDICATION OF ANTICIPATED STREET WIDENING AT TIME OF SURVEY.
10. ROAD NAME IS EAST WAGSTAFF RD ACCORDING TO BM 2006 PG 2438 & BM 2007 PG 1599 BUT IS REFERRED TO AS JONESHAVEN DR ACCORDING TO WAKE COUNTY GIS & GOOGLE MAPS.

CLASS OF SURVEY: A

POSITIONAL ACCURACY:

TYPE OF GPS FIELD PROCEDURE: NC GNSS REAL TIME NETWORK

DATES OF SURVEY:

DATUM/EPOCH: NAD83/NSRS2011

GEOID MODEL: 12B

COMBINED GRID FACTOR(S):

UNITS: US SURVEY FEET

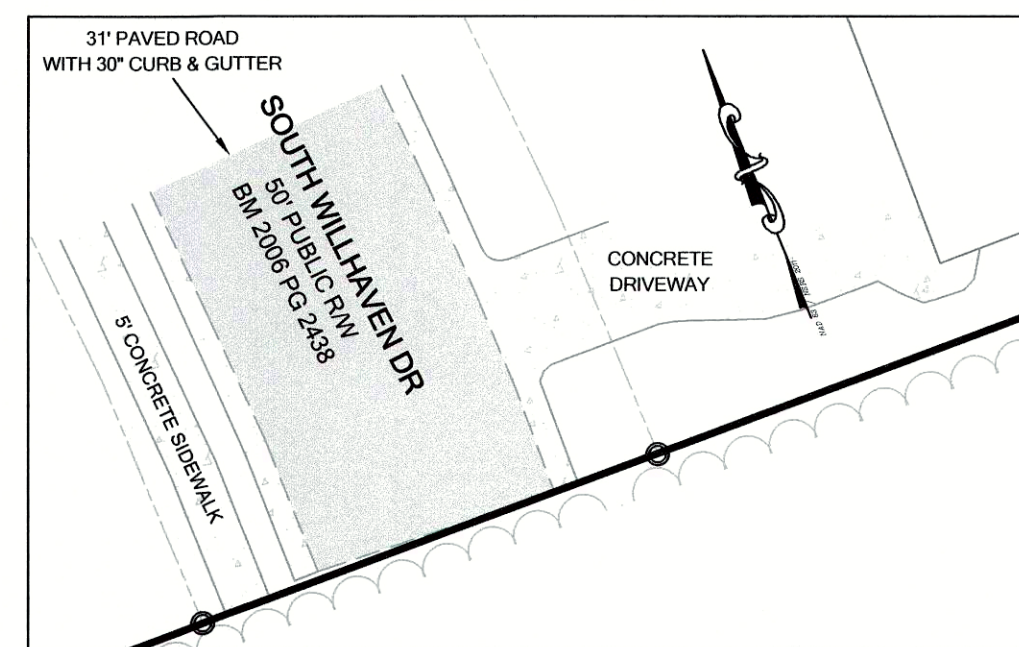
LEGEND

- EXISTING IRON PIPE (1/2" IRON PIPE UNLESS OTHERWISE NOTED)
- IRON PIPE SET (3/4" IRON PIPE UNLESS OTHERWISE NOTED)
- ⊗ EXISTING CONCRETE MONUMENT
- ⊕ COMPUTED POINT
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- OVERHEAD ELECTRIC
- UNDER GROUND TELEPHONE
- UNDER GROUND WATER
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ TELEPHONE PEDESTAL
- ⊗ SANITARY SEWER MAN HOLE
- WOOD LINE
- EXISTING EASEMENT
- SFD STORY FRAMED DWELLING
- EIP EXISTING IRON PIPE
- IPS IRON PIPE SET
- ECM EXISTING CONCRETE MONUMENT
- EIR EXISTING IRON REBAR
- CP COMPUTED POINT
- DB DEED BOOK
- PG PAGE
- BM BOOK OF MAPS
- R/W RIGHT OF WAY
- POB POINT OF BEGINNING
- (T) TOTAL
- SR SECONDARY ROAD

Line Table		
Line #	BEARING	LENGTH
L1	S22° 48' 00"E	13.08
L2	S01° 32' 28"E	30.73
L3	S65° 30' 52"E	33.99
L4	S50° 55' 26"E	31.89
L5	S35° 03' 32"W	28.14
L6	S06° 43' 23"W	26.22
L7	S29° 41' 03"W	32.61
L8	S29° 38' 41"W	28.67
L9	S06° 02' 38"W	34.37
L10	S27° 15' 06"E	32.64
L11	S44° 04' 23"E	51.48
L12	S07° 21' 15"E	21.97
L13	S41° 16' 40"W	19.81
L14	S09° 56' 20"E	26.10
L15	S46° 38' 44"E	31.63
L16	S18° 50' 24"W	52.73
L17	S37° 33' 45"W	48.75
L18	S26° 40' 13"W	44.72
L19	S04° 42' 37"E	35.97
L20	S22° 46' 33"W	26.61

Line Table		
Line #	BEARING	LENGTH
L21	S25° 55' 51"E	53.11
L22	S19° 11' 44"W	64.05
L23	S53° 19' 18"E	19.34
L24	S68° 00' 00"E	43.79
L25	S09° 49' 09"E	23.85
L26	S42° 40' 20"W	23.67
L27	S82° 33' 21"W	27.33
L28	S05° 28' 24"W	32.57
L29	S27° 36' 12"E	26.26
L30	S04° 14' 37"W	19.06
L31	S81° 55' 42"E	51.29
L32	S58° 26' 56"E	43.90
L33	S33° 47' 12"E	21.31
L34	S25° 05' 04"W	23.64
L35	S62° 29' 16"W	12.52

INSET C - 1" = 20'



DICKENS, LADOSCA B
PIN#0666215041
DB#117 PG2311
ZONE R20
PROPERTY LINE IS
"MEANDER RUN OF NEILLS CREEK"

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1536 PAGE 700), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000 + ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF NOVEMBER, A.D., 2017.

I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-F-11-C-1; 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 OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

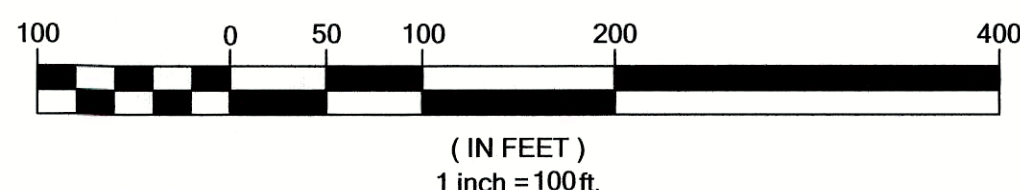
STEVEN P. CARSON, PLS
NC LICENSE NO. 4752

11/2/17



N/F
ADCOCK TRUST AGREEMENT
1201 BOWLING RD, FUQUAY VARINA
PIN# 0666112040
DB1536 PG 700
ESTATE FILE 12-E-3383
ZONED RA
2,657,144.846 SQ.FT. / 60.999 AC.
** AREA SHOWN INCLUDES SHEET 1 **

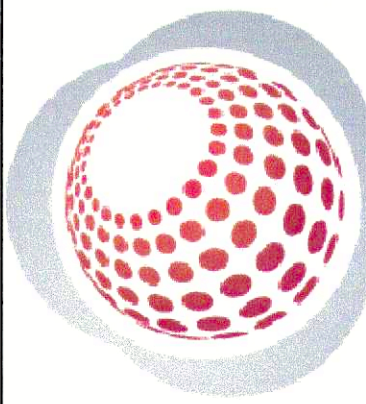
GRAPHIC SCALE



Line #	Direction	Length
E36	N69° 03' 52"W	28.63
E37	N69° 03' 52"W	12.40
E38	N08° 02' 08"E	469.91
E39	N16° 15' 52"W	181.45
E40	N12° 07' 08"E	135.82
E41	N16° 10' 52"W	20.31
E42	S88° 28' 36"E	41.99
E43	N16° 10' 52"W	17.62
E44	N12° 07' 08"E	135.78
E45	N16° 15' 52"W	179.95
E46	N08° 02' 08"E	487.69
E47	N88° 28' 36"W	118.50
E48	S69° 03' 52"E	287.95
E50	N12° 58' 52"W	319.68
E51	N03° 12' 52"W	180.66
E52	S88° 28' 36"E	15.21
E53	S88° 28' 36"E	4.86
E54	N03° 12' 52"W	177.30
E55	N12° 58' 52"W	331.42
E56	N69° 03' 52"W	24.10

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BOUNDARY SURVEY

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PREPARED FOR: THE WAKE COUNTY BOARD OF EDUCATION
(PROPOSED E-49 ELEMENTARY SCHOOL & MIDDLE SCHOOL LAND BANK SITE)
MIDDLE CREEK TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

REVISIONS

1.	
2.	
3.	
DESIGNED BY:	N/A
DRAWN BY:	JRD
CHECKED BY:	SPC
SCALE:	1" = 100'
DATE:	10/23/2017
PROJECT NUMBER:	170457