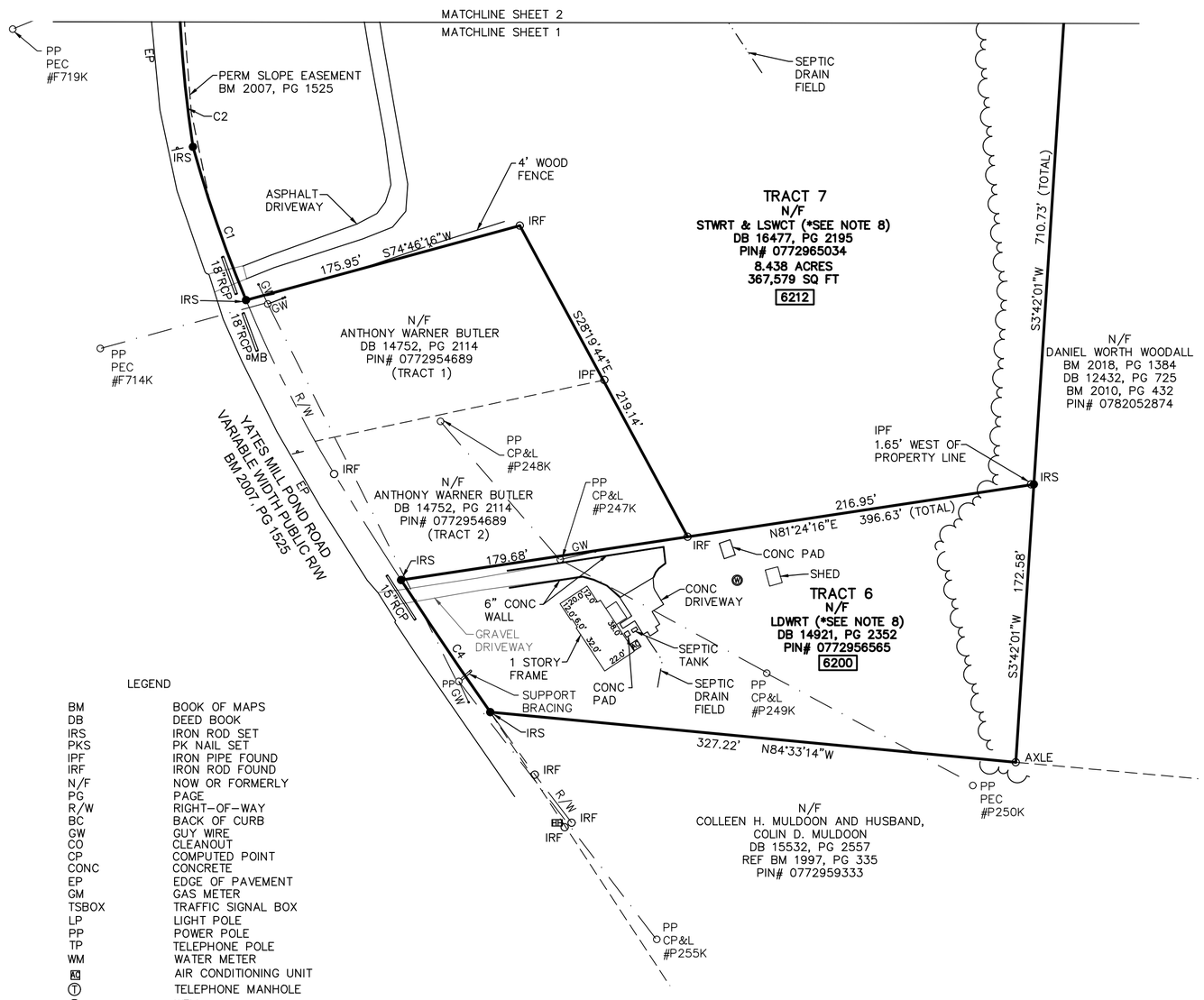


OWNER INFORMATION

PROPERTY OWNER #1 (TRACTS 1–6):
DB 14921, PG 2352

THE LUTHER D. WARNER REVOCABLE TRUST DATED THE 30TH DAY OF AUGUST, 2001 AS AMENDED

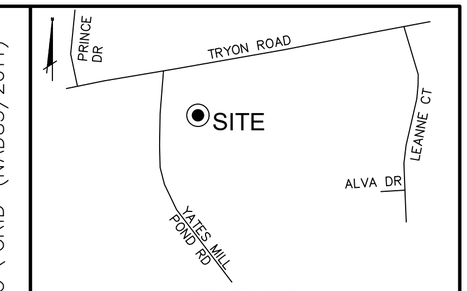
TRACT 1	AREA
5517 TRYON ROAD RALEIGH, NC 27606	0.745 ACRES 32,452 SQ. FT.
TRACT 2	AREA
5509 TRYON ROAD RALEIGH, NC 27606	0.443 ACRES 19,294 SQ. FT.
TRACT 3	AREA
5505 TRYON ROAD RALEIGH, NC 27606	0.440 ACRES 19,157 SQ. FT.
TRACT 4	AREA
5501 TRYON ROAD RALEIGH, NC 27606	0.440 ACRES 19,153 SQ. FT.
TRACT 5	AREA
5417 TRYON ROAD RALEIGH, NC 27606	0.626 ACRES 27,282 SQ. FT.
TRACT 6	AREA
6200 YATES MILL POND ROAD RALEIGH, NC 27606	1.055 ACRES 45,947 SQ. FT.

PROPERTY OWNER #2 (TRACT 7):
DB 16477, PG 2195

SHIRLEY T. WARNER REVOCABLE TRUST DATED THE 30TH DAY OF AUGUST, 2001 AS AMENDED (50% UNDIVIDED INTEREST) AND THE LUTHER AND SHIRLEY WARNER CHARITABLE TRUST DATED THE 29TH DAY OF JULY, 2016 (50% UNDIVIDED INTEREST)

TRACT 7	AREA
6212 YATES MILL POND ROAD RALEIGH, NC 27606	8.438 ACRES 367,579 SQ. FT.
	TOTAL AREA= 12.187 ACRES 530,864 SQ. FT.

N
N.C GRID (NAD83/2011)



VICINITY MAP
(NOT TO SCALE)

I, RANDY S. RAMBEAU, SR., PLS L–2520, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON MAP; THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; AND THE CONTROL POINTS SHOWN WHERE FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY."

CLASS OF SURVEY: AA
POSITIONAL ACCURACY: 0.03'(HORIZONTAL), 0.14'(VERTICAL)
TYPE OF GPS FIELD PROCEDURE: VRS
DATES OF SURVEY: 9–21–18
DATUM/EPOCH: NAD 83/2011
PUBLISHED/FIXED CONTROL USE: FIXED CONTROL
GEOID MODEL: GEOID 12B
COMBINED GRID FACTOR(S): 0.9998925
UNITS: US SURVEY FEET
TYPE AND MODEL OF GPS RECEIVER USED: TRIMBLE R8
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE _____ DAY OF _____ A.D.,2018.

_____
RANDY S. RAMBEAU, SR. L–2520
PROFESSIONAL LAND SURVEYOR

I, RANDY S. RAMBEAU, SR., PLS L–2520 CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; AND THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR AN AS–BUILT.

_____DATE_____

NOTES

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED).
2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
3. THERE ARE NO BURIAL GROUNDS OR CEMETERIES VISIBLE ON THIS PROPERTY.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP# 3720077200J DATED MAY 2, 2006. THESE PARCELS ARE LOCATED IN ZONE X, AND AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD. SEE FIRM PANEL FOR SPECIFIC FLOOD HAZARD DEFINITIONS.
5. PROPERTY ZONED R–40W.
6. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY IS SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
7. SEPTIC TANKS AND DRAIN FIELDS LOCATED BY GROUND PENETRATING RADAR. LOCATIONS ARE APPROXIMATE BASED ON BEST AVAILABLE INFORMATION.
8. "LDWRT" REFERS TO THE LUTHER D. WARNER REVOCABLE TRUST DATED AUGUST 30, 2001 AS AMENDED AND "STWRT & LSWCT" REFERS TO THE SHIRLEY T. WARNER REVOCABLE TRUST DATED AUGUST 30, 2001 AS AMENDED & THE LUTHER AND SHIRLEY WARNER CHARITABLE TRUST DATED JULY 29, 2016.

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
IRS	IRON ROD SET
PKS	PK NAIL SET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
N/F	NOW OR FORMERLY
PG	PAGE
R/W	RIGHT–OF–WAY
BC	BACK OF CURB
GW	GUY WIRE
CO	CLEANOUT
CP	COMPUTED POINT
CONC	CONCRETE
EP	EDGE OF PAVEMENT
GM	GAS METER
TSBOX	TRAFFIC SIGNAL BOX
LP	LIGHT POLE
PP	POWER POLE
TP	TELEPHONE POLE
WM	WATER METER
	AIR CONDITIONING UNIT
	TELEPHONE MANHOLE
	WELL
	GUYWIRE
	SIGN
	UNKNOWN UTILITY MANHOLE
	CONTROL POINT
	TRAFFIC SIGNAL BOX
	HAND HOLE
	COMPUTED POINT (UNLESS OTHERWISE STATED)
	TELEPHONE PEDESTAL
	SEPTIC DRAIN FIELDS
	EASEMENT LINE
	PROPERTY BOUNDARY LINE
	RIGHT–OF–WAY LINE
	ADJOINING PROPERTY LINE (NOT SURVEYED)
	BUILDING OVERHANG LINE
	OVERHEAD UTILITY LINE
	FENCE LINE
	WOODSLINE

Curve Table

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	813.00'	100.57'	50.35'	N19°05'33"W	100.50'	007°05'15"
C2	813.00'	112.83'	56.51'	N4°38'12"W	112.74'	007°57'06"
C3	775.00'	162.63'	81.61'	N2°36'53"W	162.33'	012°01'23"
C4	2778.00'	98.81'	49.41'	N34°01'48"W	98.81'	002°02'17"

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

SCALE: 1" = 60'
0 30 60 120 180

DATE	REVISION	INITIAL

McKIM&CREED
1730 Varsity Drive Suite 500
Raleigh, North Carolina 27606
Phone: (919)233–8091, Fax: (919)233–8031
NC FIRM # F–1222

Internet Site: http://www.mckimcreed.com

DATE:_____

BOUNDARY AND PLANIMETRIC SURVEY
ON THE PROPERTY OF
LUTHER D. WARNER REVOCABLE TRUST AND
THE SHIRLEY T. WARNER REVOCABLE TRUST AND THE LUTHER
AND SHIRLEY WARNER CHARITABLE TRUST
PREPARED FOR

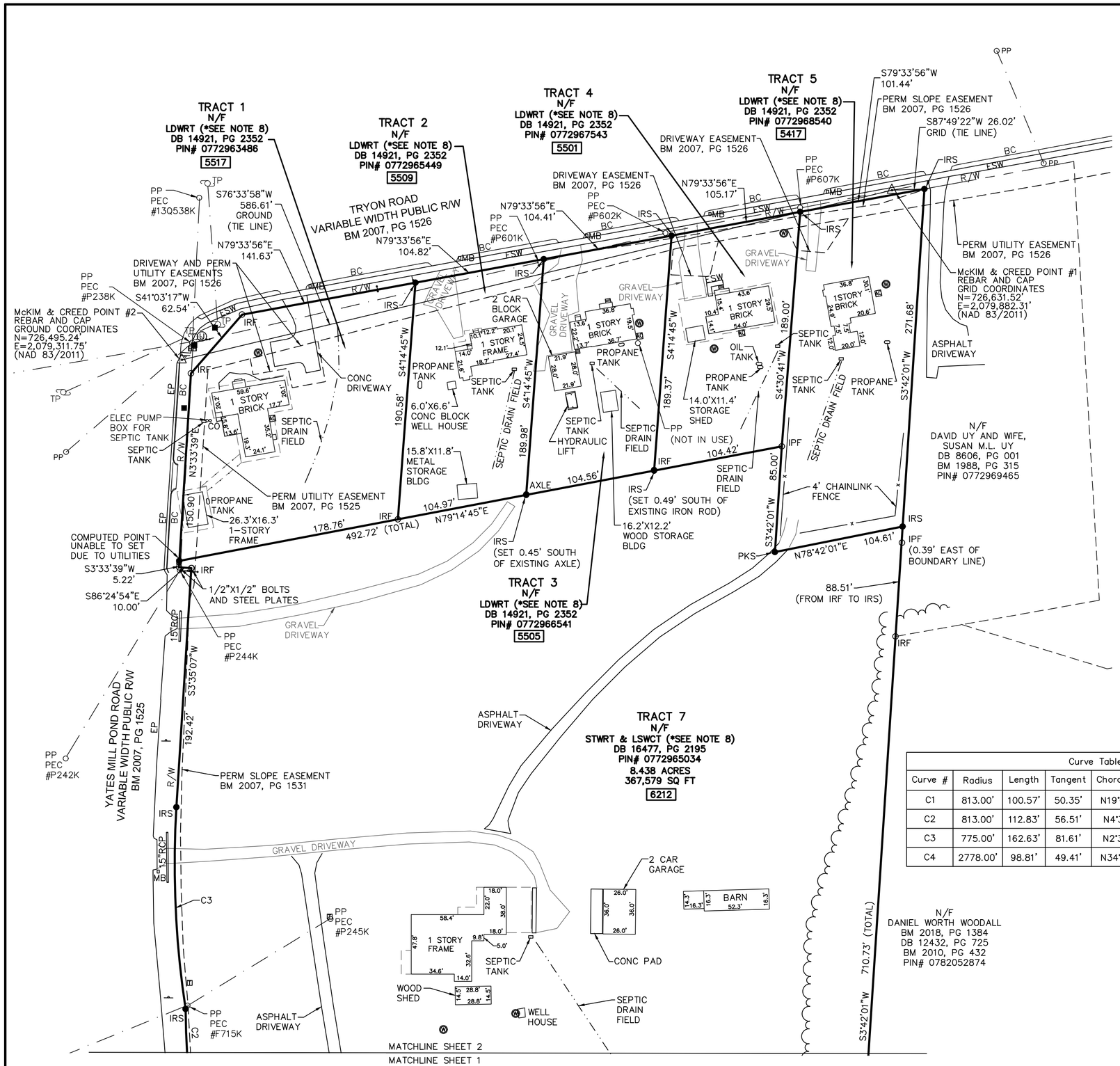
THE WAKE COUNTY BOARD OF EDUCATION

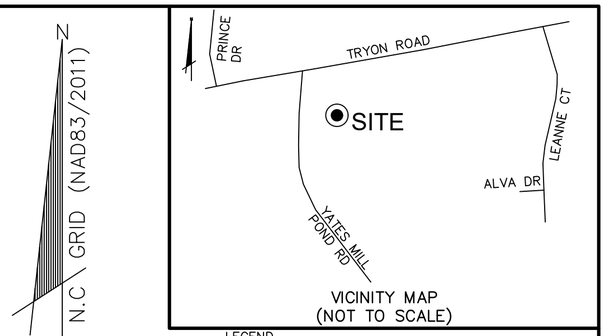
DATE: SEPTEMBER 25, 2018 SCALE: 1" = 60'

SWIFT CREEK TOWNSHIP WAKE COUNTY NORTH CAROLINA

PROJECT # : 1915–0124
PROJ. SVYR : RSR,SR.
DRAWN BY : RLM
FIELD BK. :
COMP. FILE : vb101–19150124.dwg
SHEET # : 1 OF 2

DWG. # : R.1.3.10.1284





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(NOT TO SCALE)

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PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCE, OR SALES

SCALE: 1" = 60'

0 30 60 120 180

*NOTE: SEE SHEET 1 FOR CERTIFICATES AND PROPERTY TABLES

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BOUNDARY AND PLANIMETRIC SURVEY
ON THE PROPERTY OF
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FIELD BK. :
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SHEET # : 2 OF 2

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