

SURVEY NOTES:

APPARENT SOURCE OF TITLE: DB 2464 PG 410; DB 3116 PG 68; AND DB 10629 PG 1398

PLAT REFERENCES: BM 2002 PG 1137 LOTS 1-3
BM 1935 PG 85; BM 1918 PG 75

TAX PIN #: 1796-83-6371 (LOT 2)
1796-93-1350 (LOTS 1 & 3)
0.705 AC. [30,712 SF] ± (LOT 3)

AREA EXCLUDES AN APPARENT OVERLAP OF THE SUBJECT PROPERTY WITH BM 2005 PP 1559-1560

AREA EXCLUDES THE 60 FOOT RIGHT-OF-WAY OF N.C. HIGHWAY 96

THIS SURVEY WAS PREPARED WITHOUT REFERENCE TO A TITLE REPORT. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.

ALL DEEDS AND MAPS NOTED HEREON WERE USED AS REFERENCES IN PREPARING THIS SURVEY.

THE RIGHT-OF-WAY OF N.C. HIGHWAY 96 IS SHOWN HEREON PER ADJOINING DEEDS AND MAPS. AS REFERENCED HEREON, THERE IS CONFLICTING INFORMATION AS TO THE RIGHT-OF-WAY WIDTH OF SAID HIGHWAY. SOME SOURCES (e.g. BM 2002 PG 1137, BM 2017 PG 1186, BM 1998 PG 2304) SHOW SAID RIGHT-OF-WAY AS BEING 60 FEET IN WIDTH, WHILE OTHER SOURCES (e.g. BM 2009 PG 699, BM 1960 PG 77) SHOW SAID RIGHT-OF-WAY AS BEING 100 FEET IN WIDTH. THIS SURVEYOR WAS UNABLE TO FIND ANY RIGHT-OF-WAY DEEDS FOR SAID HIGHWAY AS IT CROSSES THE SUBJECT PROPERTY, AND ACCORDING TO AN E-MAIL FROM JEREMY WARREN AT NCDOT DATED 10/24/22, NCDOT DOES NOT HAVE ANY PLANS OR OTHER DOCUMENTS SHOWING THE RIGHT-OF-WAY OF NC HIGHWAY 96 IN THIS AREA. IN THE ABSENCE OF ANY OTHER EVIDENCE, THIS SURVEY SHOWS THE RIGHT-OF-WAY OF NC HIGHWAY 96 AS BEING 60 FEET PER BM 2002 PG 1137, TOGETHER WITH A POSSIBLE 100 FOOT RIGHT-OF-WAY WHICH MAY PRESENTLY EXIST OR BE CLAIMED BY NCDOT IN THE FUTURE.

N.C. STATE PLANE GRID COORDINATES SHOWN HEREON WERE ESTABLISHED USING THE LEAST-SQUARES AVERAGE OF THREE INDEPENDENT VRS GPS OBSERVATIONS MADE ON 27 SEPTEMBER 2022 USING SPECTRA PRECISION SP-80 GPS EQUIPMENT, HOLDING LOCAL CORS STATIONS AS A FIXED HORIZONTAL REFERENCE.

Class of Survey: A
Positional Accuracy: 0.02' Horiz. / 0.02' Vert.
Type of GPS field procedure: Rapid Static
Date of Survey: 27 September, 2022
Datum/Epoch: NAD 83 (2011)
Published/fixed-control: used: Local CORS Stations (VRS)
Geoid Model: Geoid 18
Combined grid factor: 0.9991458
Units: US Survey Feet

ALL BEARINGS HAVE BEEN ORIENTED TO N.C. GRID NORTH (NAD 83/2011).

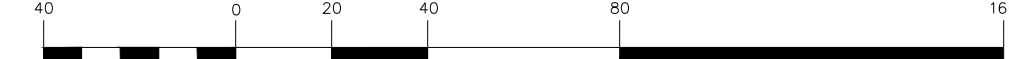
ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS NOTED OTHERWISE.

THE VERTICAL DATUM IS NAVD 88

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL # 3720179600-K, EFFECTIVE 19 JULY, 2022, THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR OR OTHER SPECIAL FLOOD HAZARD AREA.

ANY UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON BASED ON SURFACE EVIDENCE ONLY. THIS SURVEYOR CANNOT CERTIFY TO NOR ACCEPT LIABILITY FOR THE PRESENCE AND OR LOCATION OF BURIED OR OTHERWISE NON-VISIBLE IMPROVEMENTS TO THIS SITE.

BOUNDARY & TOPOGRAPHIC SURVEY
SHOPPES AT ZEBULON
BPPK OF MAPS 2002, PAGE 1137
LITTLE RIVER TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
DATE OF LAST FIELD INSPECTION = 27 OCTOBER 2022
CONTOUR INTERVAL = ONE FEET (NAVD 88)
SCALE 1 INCH = 40 FEET



BAR GRAPH 1 inch = 40 ft.
DRAWING FILE NAME: ZEBULON-SHOPPES.DWG

LEG. TABLE:

LINE	BEARING	DISTANCE
L1	N 70°04'45" W	9.76'

- LEGEND OF STANDARD SYMBOLS
- UTILITY POLE
 - CUT ANCHOR
 - LIGHT POLE
 - RUNWAY LIGHT
 - ELEC. SERVICE/VAULT
 - ELECTRICAL CABINET
 - HEATING/AIR UNIT
 - TELEPHONE PEDestal
 - TELEPHONE MANHOLE
 - TRAFFIC CONTROL VAULT
 - CITY VAULT
 - FIBER OPTIC WARNING POST
 - GAS VALVE
 - GAS METER
 - WATER VALVE
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - BACKFLOW PREVENTOR
 - WATER VALVE MANHOLE
 - FIRE HYDRANT
 - POST INDICATOR VALVE
 - FIRE DEPT. CONNECTION
 - STEAM MANHOLE
 - SPRINKLER HEAD
 - WELL
 - SAUTARY MANHOLE
 - SAUTARY CLEANKOUT
 - STORM WATER LINE
 - SANITARY SEWER LINE
 - SEWER CLEANKOUT LINE
 - OVERHEAD WIRES
 - BURIED ELECTRIC LINE
 - BURIED GAS LINE
 - BURIED TELECOM LINE
 - BURIED WATER LINE
 - BURIED STEAM LINE
 - METAL FENCE LINE
 - WOODEN FENCE LINE
 - ORNAMENTAL TREE OR BUSH
 - HARDWOOD (SIZE AND TYPE NOTED)
 - CONCRETE CATCH BASIN
 - CAST IRON CATCH BASIN
 - DROP INLET w/ GRATE
 - CONCRETE YARD DRAIN
 - STORM MANHOLE
 - SIGN
 - MONITORING WELL
 - MAIL BOX
 - BOLLARD
 - TEMP. BENCH MARK
 - SURVEY CONTROL PT.
- ANY UNDERGROUND IMPROVEMENTS ARE BASED ON SURFACE EVIDENCE ONLY. THIS SURVEYOR CANNOT CERTIFY TO NOR ACCEPT LIABILITY FOR THE PRESENCE AND OR LOCATION OF BURIED OR OTHERWISE NON-VISIBLE IMPROVEMENTS TO THIS SITE.

- WATER AREA
- RIP RAP
- DIRT/GRAVEL
- WETLANDS AREA
- ASPHALT
- CONCRETE

SURVEYOR'S CERTIFICATE

I, STANLEY ROBERT SACKS, certify that this map was drawn under my supervision from an actual survey made under my supervision (best description recorded in book SE-1, Page MAP, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in book BM 2002, page 1137, that the ratio of precision as calculated is 1: 37,416; that this map meets the requirements of The Standards of Practice for Surveying in North Carolina (21 NCAC 56-1600); that topographic data is shown per an actual ground survey; and that the vertical accuracy of topographic data conforms to the United States National Map Accuracy Standards.

Witness my original signature, registration number and seal this 27th day of OCTOBER, A.D. 2022.

SURVEYOR

LICENSE NUMBER L-2913

STANLEY ROBERT SACKS

PROFESSIONAL SURVEYOR

L-2913

STATE OF NORTH CAROLINA

UNLESS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY MAP NOT FOR RECORDING, SALES OR CONVEYANCE.

SSM

SACKS SURVEYING & MAPPING, P.C.

Land Surveyors

3308-B Edgemoor Road
Greensboro, NC 27409
C160-931-4060
FAX 931-4058
WWW.SSM-NC.COM
FIRM LIC #C-274

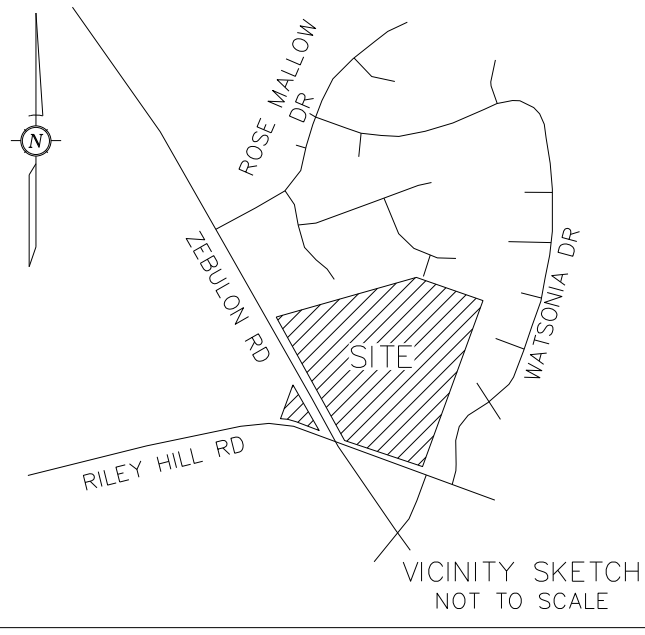
MATCH LINE

MATCH LINE

SURVEY NOTES:

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PLAT REFERENCES: BM 2002 PG 1137 LOTS 1-3
BM 1935 PG 85; BM 1918 PG 75
TAX PIN #s: 1796-83-6371 (LOT 2)
1796-93-1350 (LOTS 1 & 3)
SITE AREA: 18.172 Ac. ± (LOTS 1 & 2)
0.705 Ac. [30,712 SF] ± (LOT 3)
AREA EXCLUDES AN APPARENT OVERLAP OF THE SUBJECT PROPERTY WITH BM 2005 PP 1559-1560
AREA EXCLUDES THE 60 FOOT RIGHT-OF-WAY OF N.C. HIGHWAY 96
THIS SURVEY WAS PREPARED WITHOUT REFERENCE TO A TITLE REPORT. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.
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Class of Survey: A
Positional Accuracy: 0.02 Horiz. / 0.02 Vert.
Type of GPS field procedure: Real-time
Date of Survey: 27 September, 2022
Datum/Elevation: NAD 83 (2011)
Published/Used-control used: Local Corrs Stations (VRS)
Revised Model: Geoid 16
Combined grid factor: 0.99991458
Units: US Survey Feet
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LEG TABLE:

LINE	BEARING	DISTANCE
L1	N 70°04'45" W	9.76'

LEGEND OF STANDARD SYMBOLS

UTILITY POLE	STORM WATER LINE	IFP = IRON PIPE FOUND	WATER AREA
GUY WIRE	SS = SANITARY SEWER LINE	RF = IRON REBAR FOUND	RIP RAP
UTILITY POLE	CO = SEWER CLEAOUT LINE	MF = MAGNETIC NAIL FOUND	DIRT/GRAVEL
RUNWAY LIGHT	ED = BURIED ELECTRIC LINE	XC = CHISELED "X" FOUND	WETLANDS AREA
ELECTRIC MANHOLE	OW = OVERHEAD WIRE	CM = CONCRETE MONUMENT FOUND	ASPHALT
ELEC. SERVICE/WALT	G = BURIED GAS LINE	R/W = RIGHT OF WAY	CONCRETE
ELECTRICAL CABINET	T = BURIED TELECOM. LINE	N/T = NON-OR FORMERLY	
HEATING/AIR UNIT	W = BURIED WATER LINE	DMUE = DRAINAGE MAINTENANCE & UTILITY EASEMENT	
TELEPHONE PEDSTAL	FO = BURIED STEAM LINE	BFE = FEMA BASE FLOOD ELEVATION	
TELEPHONE MANHOLE	FL = BURIED FLOOR ELEVATION	FTS = FINISHED FLOOR ELEVATION	
TELEPHONE VAULT	MD = METAL FENCE LINE	ND = NCDOT ROADWAY STATION	
TRAFFIC CONTROL VAULT	TL = TREE LINE	ST = NON-TANGENT CURVE	
TELEPHONE VAULT	OW = OVERHEAD WIRE	Ch = CHORD	
FIBER OPTIC WARNING POST	OW = OVERHEAD WIRE	TYP = TYPICAL	
GAS VALVE	OW = OVERHEAD WIRE	T/C = TOP OF CURB	
WATER VALVE	OW = OVERHEAD WIRE	EDP = EDGE OF DRIVEWAY	
WATER METER	OW = OVERHEAD WIRE	PS = PERM. SAN. SEWER EASEMENT	
IRRIGATION CONTROL VALVE	OW = OVERHEAD WIRE	TDE = TEMP. DRAINAGE ESMT.	
BACKFLOW PREVENTOR	OW = OVERHEAD WIRE	CON = CONSTRUCTION ESMT.	
WATER VALVE MANHOLE	OW = OVERHEAD WIRE	NT = NON-TANGENT CURVE	
FIRE HYDRANT	OW = OVERHEAD WIRE	Ch = CHORD	
POST INDICATOR VALVE	OW = OVERHEAD WIRE	TYP = TYPICAL	
FIRE DEPT. CONNECTION	OW = OVERHEAD WIRE	T/C = TOP OF CURB	
STEAM MANHOLE	OW = OVERHEAD WIRE	EDP = EDGE OF DRIVEWAY	
SPRINKLER HEAD	OW = OVERHEAD WIRE	PS = PERM. SAN. SEWER EASEMENT	
WELL	OW = OVERHEAD WIRE	TDE = TEMP. DRAINAGE ESMT.	
SANITARY MANHOLE	OW = OVERHEAD WIRE	CON = CONSTRUCTION ESMT.	
SANITARY CLEAOUT	OW = OVERHEAD WIRE	NT = NON-TANGENT CURVE	

SURVEYOR'S CERTIFICATE
I, STANLEY ROBERT SACKS, certify that this map was drawn under my supervision from an actual survey made under my supervision/deed description recorded in book, [SEE] Page [MAP], etc.; that the boundaries not surveyed are clearly indicated as drawn from information found in book BM 2002, page 1137, etc.; that the ratio of precision as calculated is 1: [SEE] that this map meets the requirements of the Standards of Practice for Surveying in North Carolina (21 NCAC 56-1600); that topographic data is shown per an actual ground survey; and that the vertical accuracy of topographic data conforms to the United States National Map Accuracy Standards.
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SURVEYOR LICENSE NUMBER L-2913



SSM SACKS SURVEYING & MAPPING, P.C.
3308-B Edgefield Road
Greensboro, NC 27409
(336) 931-6566
FAX 931-6588
WWW.SSM-LAND.COM
FIRM LK NC-2294

BOUNDARY & TOPOGRAPHIC SURVEY
SHOPPES AT ZEBULON
BPPK OF MAPS 2002, PAGE 1137
LITTLE RIVER TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
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