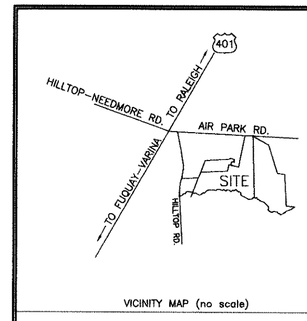
BKBM2005PG02119



VICINITY MAP (no scale)

CERTIFICATE OF OWNERSHIP

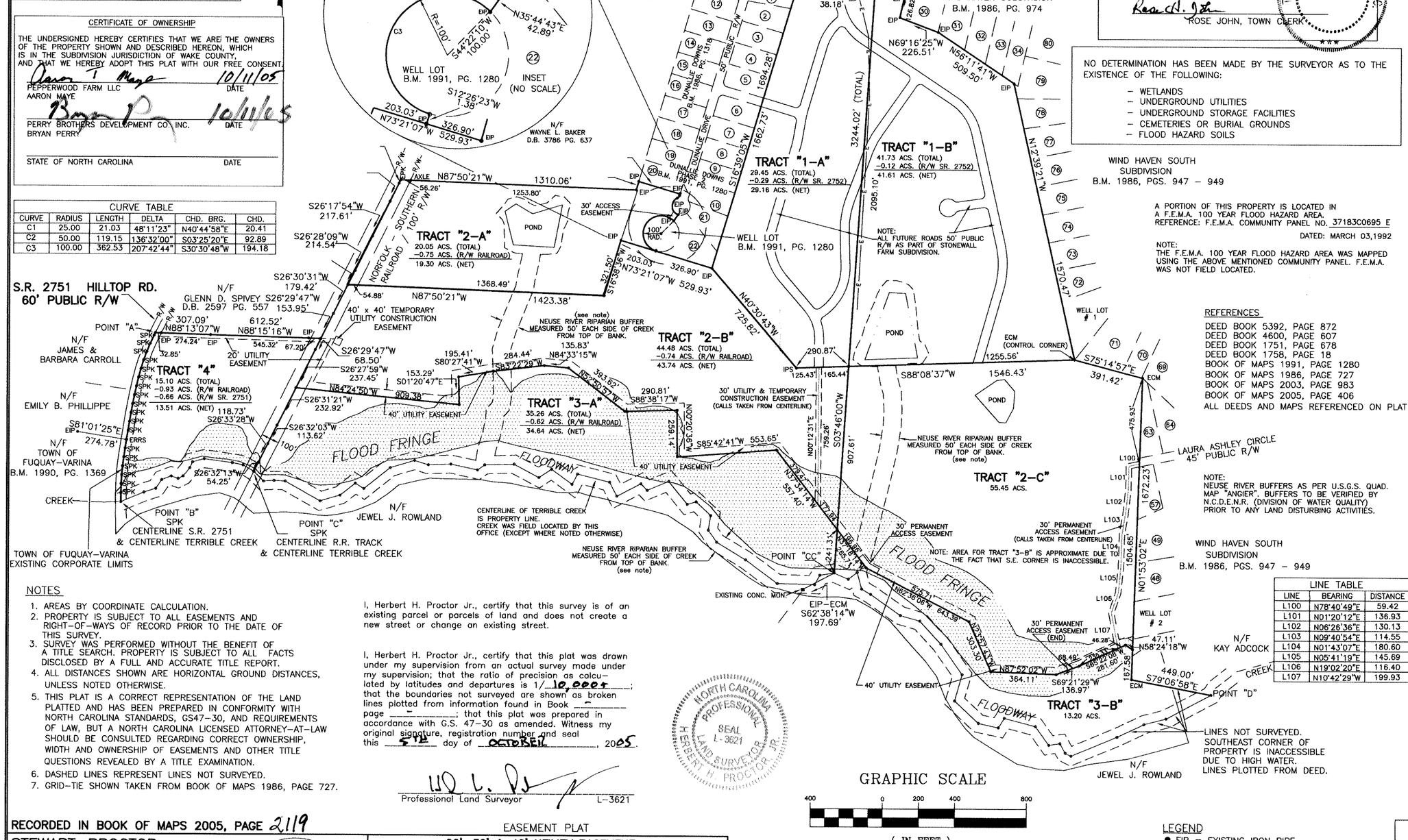
THE UNDERSIGNED HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF WAKE COUNTY, AND THAT WE HEREBY ADOPT THIS PLAT WITH OUR FREE CONSENT.

PEPPERWOOD FARM LLC — DATE 10/11/05
AARON MAYE

PERRY BROTHERS DEVELOPMENT CO. INC. — DATE 10/11/05
BRYAN PERRY

STATE OF NORTH CAROLINA — DATE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD. BRG.	CHD.
C1	25.00	21.03	48°11'23"	N40°44'58"E	20.41
C2	50.00	119.15	136°32'00"	S03°25'20"E	92.89
C3	100.00	362.53	207°42'44"	S30°30'48"W	194.18



I, Michael Sorenson REVIEW OFFICER OF THE TOWN OF FUQUAY-VARINA, CERTIFY THAT THIS PLAT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER — DATE 10-25-05

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE:

I HEREBY CERTIFY THAT THIS PLAT IS APPROVED FOR RECORDING, AND IS EXEMPT FROM FUQUAY-VARINA SUBDIVISION REGULATIONS. THE FINAL DATE FOR RECORDING THIS MAP WITH THE REGISTER OF DEEDS IS 11-19-2005

THIS 25th DAY OF October, 2005

ROSE JOHN, TOWN CLERK

TOWN OF FUQUAY-VARINA N.C. INCORPORATED 1903

NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:

- WETLANDS
- UNDERGROUND UTILITIES
- UNDERGROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS
- FLOOD HAZARD SOILS

A PORTION OF THIS PROPERTY IS LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA. REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 37183C0695 E

DATED: MARCH 03,1992

NOTE: THE F.E.M.A. 100 YEAR FLOOD HAZARD AREA WAS MAPPED USING THE ABOVE MENTIONED COMMUNITY PANEL. F.E.M.A. WAS NOT FIELD LOCATED.

REFERENCES

DEED BOOK 5392, PAGE 872
DEED BOOK 4600, PAGE 607
DEED BOOK 1751, PAGE 678
DEED BOOK 1758, PAGE 18
BOOK OF MAPS 1991, PAGE 1280
BOOK OF MAPS 1986, PAGE 727
BOOK OF MAPS 2003, PAGE 983
BOOK OF MAPS 2005, PAGE 406
ALL DEEDS AND MAPS REFERENCED ON PLAT

NOTE: NEUSE RIVER BUFFERS AS PER U.S.G.S. QUAD. MAP "ANGIER". BUFFERS TO BE VERIFIED BY N.C.D.E.N.R. (DIVISION OF WATER QUALITY) PRIOR TO ANY LAND DISTURBING ACTIVITIES.

LINE TABLE		
LINE	BEARING	DISTANCE
L100	N78°40'49"E	59.42
L101	N01°20'12"E	136.93
L102	N06°26'36"E	130.13
L103	N09°40'54"E	114.55
L104	N01°43'07"E	180.60
L105	N05°41'19"E	145.69
L106	N19°02'20"E	116.40
L107	N10°42'29"W	199.93

LINE TABLE		
LINE	BEARING	DISTANCE
POINT "A" TO POINT "B" ALONG THE C.L. OF S.R. 2751 (HILLTOP RD.)	S26°19'29"W	15.01
	S24°59'22"W	49.89
	S22°51'51"W	49.96
	S20°06'58"W	49.92
	S17°22'54"W	49.96
	S15°12'40"W	49.99
	S13°21'27"W	49.91
	S12°12'35"W	49.96
	S11°14'34"W	49.96
	S10°13'41"W	49.97
	S09°43'41"W	49.94
	S09°10'26"W	49.98
	S09°35'55"W	52.30
	S08°12'34"W	47.70
	S08°47'46"W	49.97
	S07°26'54"W	50.01
	S05°08'07"W	50.01
	S03°23'19"W	49.96
	S01°27'34"W	50.03
	S00°07'55"E	49.93
POINT "B" TO POINT "C" ALONG THE C.L. OF TERRIBLE CREEK	N67°13'32"E	138.50
	N72°36'15"E	68.66
	N34°08'20"E	59.51
	N68°56'27"E	56.33
	S70°52'00"E	40.54
	N63°24'42"E	31.18
	N38°34'04"E	58.58
	N24°51'00"E	36.78
	N74°47'54"E	66.78
	S82°10'03"E	158.19
	S78°45'23"E	60.41
	S59°38'40"E	70.29
POINT "C" TO POINT "CC" ALONG THE C.L. OF TERRIBLE CREEK	S45°21'36"E	76.45
	N86°43'13"E	59.06
	S87°18'21"E	61.21
	S60°26'09"E	222.81
	N73°31'33"E	114.78
	N51°33'24"E	107.96
	S58°04'38"E	55.55
	N51°18'12"E	187.19
	N73°11'15"E	140.67
	S72°52'12"E	79.53
	N88°05'15"E	126.07
	S77°50'13"E	150.65
	N54°28'57"E	49.07
	N88°23'37"E	163.93
	S61°53'52"E	156.10
	N56°32'30"E	84.19
	S53°49'17"E	141.26
	N28°00'32"E	64.91
	S76°04'06"E	183.80
	S27°25'28"E	87.43
	N62°29'38"E	150.76
	S43°55'12"E	50.72
	N67°13'12"E	130.21
	S39°09'11"E	164.16
	N73°40'19"E	51.53
	S46°52'08"E	110.83
	S08°56'16"W	81.99
	S34°40'54"E	81.11
	S58°57'37"E	188.37
	S53°40'01"E	219.77
	S88°27'10"E	207.84
	N28°45'43"E	59.57
	N81°17'36"E	80.84
POINT "D" TO POINT "CC" ALONG THE C.L. OF TERRIBLE CREEK	S66°45'14"E	85.62
	N52°19'10"E	61.80
	S14°57'02"E	95.68
	S60°01'32"E	58.00
	S54°48'41"E	201.87
	S74°05'48"E	112.31
	S42°43'41"E	172.95
	S35°08'50"E	205.84
	S15°53'01"W	153.09
	S47°12'06"E	181.25
	S78°02'23"E	114.34
	N32°08'28"E	62.03
	S75°16'55"E	179.65
	S35°42'52"E	126.94
	N81°48'44"E	63.22
	S28°56'41"E	60.38
	S63°03'43"E	35.97
	N67°20'23"E	276.77
	N64°30'03"E	165.12
	N75°48'02"E	126.52
	N61°53'02"E	282.00
ALONG THE C.L. OF S.R. 2752 (AIRPARK RD.) E-F	N77°31'29"W	75.58
	N76°37'38"W	50.01
	N76°36'29"W	46.77
ALONG THE C.L. OF S.R. 2752 (AIRPARK RD.) F-G	N77°32'13"W	53.23
	N78°56'59"W	39.29
	N80°57'14"W	50.06
	N83°54'23"W	50.00
	N86°30'20"W	50.00
	N88°28'35"W	50.01
	N89°23'04"W	49.98
	S89°58'36"W	50.00
	S89°40'59"W	26.97

NOTES

1. AREAS 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, UNLESS NOTED OTHERWISE.
5. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
6. DASHED LINES REPRESENT LINES NOT SURVEYED.
7. GRID-TIE SHOWN TAKEN FROM BOOK OF MAPS 1986, PAGE 727.

I, Herbert H. Proctor Jr., certify that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

I, Herbert H. Proctor Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated by latitudes and departures is 1/ 10,0004; that the boundaries not surveyed are shown as broken lines plotted from information found in Book — page —; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 5TH day of OCTOBER, 2005.

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

Professional Land Surveyor — L-3621

GRAPHIC SCALE

400 0 200 400 800

(IN FEET)

1 inch = 400 ft.

NOTE:
THE PURPOSE OF THIS PLAT IS TO REMOVE A 20' UTILITY EASEMENT ALONG THE NORTHERN BOUNDARIES OF TRACT 2-C, 2-B, 2-A AND ALONG THE WESTERN BOUNDARIES OF TRACT 2-A AND 2-B AT THE NORFOLK - SOUTHERN RAILROAD (SEE B.M. 2005, PG. 406).ALSO TO BE REMOVED IS A 60' INGRESS-EGRESS EASEMENT ON TRACT 2-C ALONG THE EASTERN BOUNDARY LINE (SEE B.M. 2005, PG. 406). THE FOLLOWING ITEMS ARE TO BE ADDED TO THIS PLAT. A 40' UTILITY EASEMENT ALONG THE SOUTHERN BOUNDARY LINES OF TRACT 2-B AND TRACT 2-C. A 20' UTILITY EASEMENT ON TRACT 2-B STARTING AT THE 40' x 40' TEMPORARY UTILITY CONSTRUCTION EASEMENT AND PROCEEDING ALONG THE EASTERN R/W OF THE NORFOLK - SOUTHERN RAILROAD. A 30' UTILITY AND TEMPORARY CONSTRUCTION EASEMENT TO BE ADDED TO TRACT 2-B AND STARTING AT THE COMMON BOUNDARY LINE OF TRACT 1-A AND TRACT 2-B AND GOING IN A SOUTHERN DIRECTION ACROSS TRACT 2-B.THEN ADD 2 30' ACCESS EASEMENTS ON TRACT 2-C.ONE CLOSE TO THE EASTERN BOUNDARY OF TRACT 2-C AND THE OTHER AT THE SOUTHERN BOUNDARY OF TRACT 2-C.SEE B.M.2005, PG. 406 FOR ORIGINAL RECORDING OF ALL TRACTS AND ORIGINAL SEALS AND SIGNATURES.

LEGEND

- ● EIP = EXISTING IRON PIPE
- ● ECM = EXISTING CONCRETE MONUMENT
- ● EA = EXISTING AXLE
- ● ERRS = EXISTING RAILROAD SPIKE
- ● EPK = EXISTING P.K. NAIL
- ○ CP = CALCULATED POINT (NOT FOUND OR SET)
- ○ IPS = IRON PIPE SET
- ○ SPK = P.K. NAIL SET
- R/W = RIGHT-OF-WAY
- N/F = NOW OR FORMERLY
- —E— = OVERHEAD POWER LINE

RECORDED IN BOOK OF MAPS 2005, PAGE 2119

STEWART-PROCTOR
ENGINEERING and SURVEYING
319 CHAPANOKE ROAD, SUITE 106
RALEIGH, NC 27603
TEL. 919 779-1855 FAX 919 779-1661

SP

EASEMENT PLAT

20', 30' & 40' UTILITY EASEMENT FOR TOWN OF FUQUAY-VARINA & 30' ACCESS EASEMENT 30' TEMPORARY CONSTRUCTION EASEMENT FOR STATE OF NORTH CAROLINA

DATE 10/03/05	SURVEYED BY	JOB PB-FISH	MIDDLE CREEK TOWNSHIP / NORTH CAROLINA
SCALE 1"=400'	DRAWN BY		WAKE COUNTY / OWNER
REVISIONS		DWG. NO. PB-FISH-EASEMENT	ZONED R-30 P.I.N. 0688-40-0183 (TRACT 2-A) 0687-49-2542 (TRACT 2-B) 0687-68-5542 (TRACT 2-C) 0687-49-0084 (TRACT 3-A) 0687-67-7523 (TRACT 3-B)