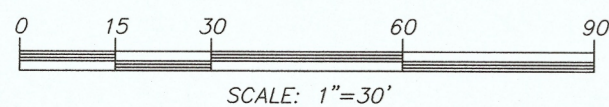


LINE	BEARING	DISTANCE
L1	N 87°34'43" W	8.89'
L2	S 02°12'08" W	2.80'
L3	NOT USED	
L4	NOT USED	
L5	S 02°14'09" W	7.87'
L6	N 02°14'09" E	2.20'
L7	S 01°58'37" W	9.41'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	155.51'	514.35'	17°19'23.75"	S 10°38'19" W	154.92'

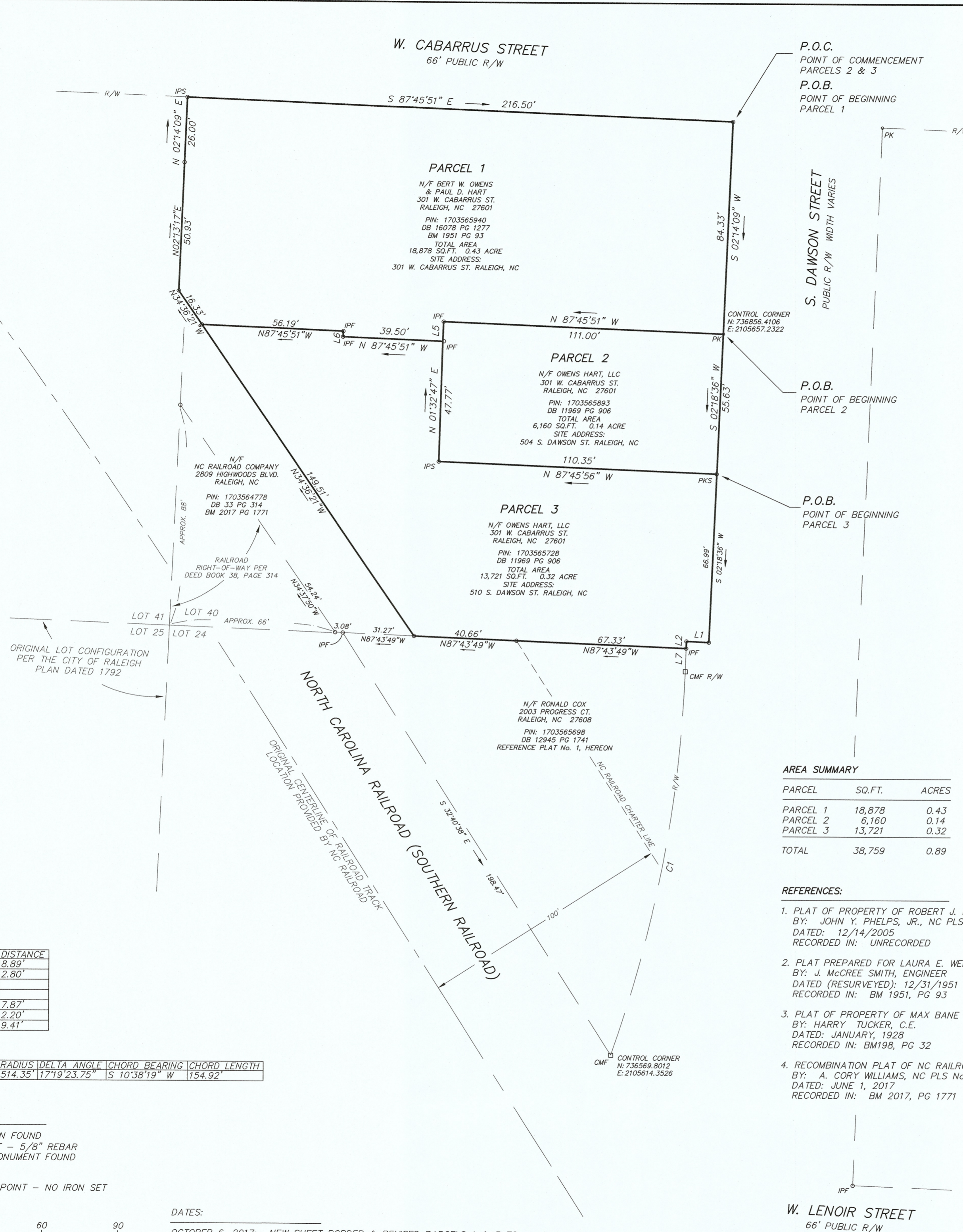
LEGEND OF SYMBOLS:

- IPF IRON PIPE/PIN FOUND
- IPS IRON PIN SET - 5/8" REBAR
- CMF CONCRETE MONUMENT FOUND
- PK PK NAIL
- PKS PK NAIL SET
- CALCULATED POINT - NO IRON SET



DATES:

OCTOBER 6, 2017: NEW SHEET BORDER & REVISED PARCELS 1 & 3 TO REFLECT REVISED NC RAILROAD PROPERTY.



AREA SUMMARY

PARCEL	SQ.FT.	ACRES
PARCEL 1	18,878	0.43
PARCEL 2	6,160	0.14
PARCEL 3	13,721	0.32
TOTAL	38,759	0.89

REFERENCES:

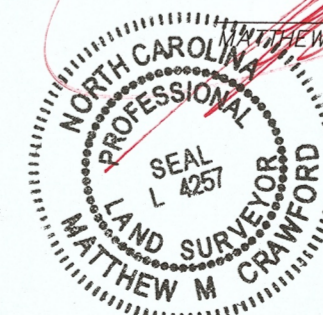
- PLAT OF PROPERTY OF ROBERT J. RAMSEUR, JR. BY: JOHN Y. PHELPS, JR., NC PLS No. L-1319 DATED: 12/14/2005 RECORDED IN: UNRECORDED
- PLAT PREPARED FOR LAURA E. WEINSTEIN BY: J. MCCREE SMITH, ENGINEER DATED (RESURVEYED): 12/31/1951 RECORDED IN: BM 1951, PG 93
- PLAT OF PROPERTY OF MAX BANE BY: HARRY TUCKER, C.E. DATED: JANUARY, 1928 RECORDED IN: BM198, PG 32
- RECOMBINATION PLAT OF NC RAILROAD COMPANY BY: A. CORY WILLIAMS, NC PLS No. L-4847 DATED: JUNE 1, 2017 RECORDED IN: BM 2017, PG 1771

SURVEY NOTES:

- PREPARED FOR OWENS HART, LLC.
- THIS PROPERTY LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA, PER FIRM PANEL 3720170300J, EFFECTIVE DATE MAY 2, 2006.
- HORIZONTAL CONTROL (BASIS OF THE BEARINGS) IS BASED ON NC STATE GRID, NAD'83 (2011); VERTICAL CONTROL IS BASED ON NAVD'88, AS ESTABLISHED BY GPS. NO NGS MONUMENT WAS FOUND WITHIN 2000' OF THIS PROPERTY.
- THE LOCATION OF THE CENTERLINE OF THE RAILROAD TRACKS, AS SHOWN HEREON, HAS BEEN PROVIDED BY THE NORTH CAROLINA RAILROAD COMPANY AND IS BASED ON NC STATE GRID, NAD'83 (2011).
- OTHER THAN AS DEEDED HEREON, THE RIGHT-OF-WAY OF THE NORTH CAROLINA RAILROAD IS 200', OR 100' TO EACH SIDE OF THE ORIGINAL CENTERLINE OF THE TRACKS. SEE CHARTER OF THE NORTH CAROLINA RAILROAD COMPANY 1848 - 49, N.C. LAWS CH LXXXII (JANUARY 27, 1849) INCORPORATION THE NORTH CAROLINA RAILROAD COMPANY.
- AREA COMPUTED BY COORDINATE METHOD.
- IMPROVEMENTS TO THESE PROPERTIES HAVE NOT BEEN SHOWN.
- EASEMENT CORNERS HAVE NOT BEEN SET.
- THERE ARE NO KNOWN BOUNDARY OVERLAPS OR PROJECTIONS OTHER THAN AS SHOWN HEREON.
- THIS PLAT REVISION HAS BEEN PREPARED TO REFLECT INFORMATION FOUND ON THAT PLAT RECORDED IN BM 2017, PG 1771, REFERENCE No. 4, HEREON. NO ADDITIONAL FIELD WORK HAS BEEN COMPLETED FOR THIS REVISION.

SURVEYOR'S CERTIFICATE

I, MATTHEW M. CRAWFORD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK/PAGE(S) AS REFERENCED HEREON; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.



BOUNDARY SURVEY OF 3 PARCELS TOTALING 0.89ACRE

LOCATED ON W. CABARRUS STREET & S. DAWSON STREET

CITY OF RALEIGH	WAKE COUNTY
DATE: JUL 15, 2016	SCALE: 1"=30'
SHEET 1 OF 1	J.N.:40634
DRAWN BY: MMC	CHECK BY: MW
FIELD EDIT BY:	MAP CHECKED BY: MW

RECORDED IN BOOK OF MAPS _____, PG _____ OF THE WAKE COUNTY REGISTRY