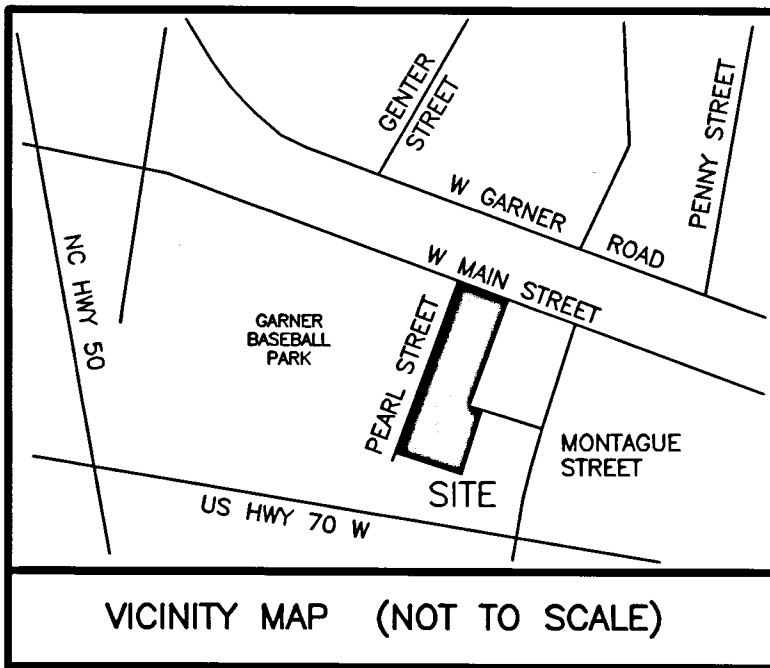


WAKE COUNTY, NC
TAMMY L. BRUNNER
REGISTERED & RECORDED ON
02-06-2024 AT 11:02:01
BOOK: BM2024 PAGE: 00331 - 00332

Submitted electronically by "True Line Surveying, P.C." in compliance with North Carolina statutes governing recording documents and the terms of the submitter agreement with the Wake County Register of Deeds.



NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
- 4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
- 6) GRID TIE BY GPS

REFERENCES:

DB 18975 PG 1161	BOM 1978 PG 908
DB 1606 PG 0039	BOM 1952 PG 91
DB 17455 PG 1528	BOM 2024 PG 003
DB 15876 PG 2650	
DB 5692 PG 0090	
DB 14441 PG 2660	
DB 18965 PG 0595	
DB 1310 PG 0176	
DB 2070 PG 0343	
DB 15561 PG 1310	
DB 15458 PG 0170	

THIS 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.

02-05-24
DATE

SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

02-05-24
DATE

SURVEYOR

STATE OF NORTH CAROLINA, WAKE COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 18975, PAGE 1161, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 18975, PAGE 1161; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 1 CM ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 5th DAY OF FEBRUARY, A.D. 2024



SURVEYOR

L - 3990
LICENSE NUMBER

LINE	BEARING	DISTANCE
L1	N81°46'22"W	5.21'
L2	N24°36'51"E	90.28'
L3	N24°36'51"E	75.00'
L4	S65°26'00"E	30.02'
L5	S65°26'00"E	20.00'
L6	S65°26'00"E	20.00'
L7	S65°26'00"E	35.00'
L8	S65°26'00"E	35.00'
L9	S65°26'00"E	20.00'
L10	S65°26'00"E	20.00'
L11	S65°26'00"E	23.38'
L12	S65°26'00"E	7.50'
L13	S24°07'59"W	44.42'
L14	S24°03'22"W	59.67'
L15	N81°24'45"W	73.11'
L16	N81°31'13"W	100.13'
L17	N81°46'22"W	47.31'
L18	N65°26'00"W	23.99'
L19	N65°26'00"W	20.00'
L20	N65°26'00"W	20.00'
L21	N65°26'00"W	35.00'
L22	N65°26'00"W	35.00'
L23	N65°26'00"W	20.00'
L24	N65°26'00"W	20.00'
L25	N65°26'00"W	30.08'
L26	S24°34'00"W	75.00'
L27	S24°34'00"W	75.00'
L28	S24°34'00"W	75.00'
L29	S24°34'00"W	75.00'
L30	S24°34'00"W	75.00'
L31	S24°34'00"W	75.00'
L32	S24°34'00"W	75.00'
L33	N24°36'51"E	50.02'
L34	S65°26'00"E	10.00'
L35	S65°26'00"E	20.00'
L36	S65°26'00"E	20.00'
L37	S65°26'00"E	30.50'
L38	S65°26'00"E	30.50'
L39	S65°26'00"E	20.00'
L40	S65°26'00"E	20.00'
L41	S65°26'00"E	26.58'
L42	S65°26'00"E	7.50'
L43	S24°07'59"W	75.00'
L44	N24°07'59"E	5.03'
L45	S24°07'59"W	25.00'
L46	N65°26'00"W	7.52'
L47	N65°26'00"W	27.13'
L48	N65°26'00"W	20.00'
L49	N65°26'00"W	20.00'
L50	N65°26'00"W	20.00'
L51	N65°26'00"W	30.50'
L52	N65°26'00"W	30.50'
L53	N65°26'00"W	20.00'
L54	N65°26'00"W	20.00'
L55	N65°26'00"W	35.04'
L56	N24°34'00"E	75.00'

LINE	BEARING	DISTANCE
L57	N24°34'00"E	75.00'
L58	N24°34'00"E	75.00'
L59	N24°34'00"E	75.00'
L60	N24°34'00"E	75.00'
L61	N24°34'00"E	75.00'
L62	N24°34'00"E	75.00'
L63	N24°08'55"E	75.00'
L64	N24°35'27"E	39.87'
L65	S65°26'41"E	95.97'
L66	N46°51'27"W	15.82'
L67	N65°04'27"W	15.00'
L68	N24°33'09"E	8.78'
L69	N24°33'09"E	20.00'
L70	N24°33'09"E	20.00'
L71	N24°33'09"E	20.00'
L72	N24°33'09"E	20.00'
L73	N24°33'09"E	30.50'
L74	N24°33'09"E	30.50'
L75	N24°33'09"E	20.00'
L76	N24°33'09"E	20.00'
L77	N24°33'09"E	20.00'
L78	N24°33'09"E	20.00'
L79	N24°33'09"E	25.00'
L80	N24°33'09"E	81.14'
L81	N24°33'09"E	51.12'
L82	S65°04'27"E	30.17'
L83	S24°33'08"W	75.79'
L84	S24°33'08"W	81.14'
L85	S24°33'08"W	25.00'
L86	S24°33'08"W	20.00'
L87	S24°33'08"W	20.00'
L88	S24°33'08"W	20.00'
L89	S24°33'08"W	20.00'
L90	S24°33'08"W	30.50'
L91	S24°33'08"W	30.50'
L92	S24°33'08"W	20.00'
L93	S24°33'08"W	20.00'
L94	S24°33'08"W	20.00'
L95	S24°33'08"W	20.00'
L96	S24°33'08"W	33.79'
L97	N65°26'00"W	50.98'
L98	S65°26'51"E	75.97'
L99	S65°26'51"E	75.97'
L100	S65°26'51"E	75.97'
L101	S65°26'51"E	75.97'
L102	S65°26'51"E	75.97'
L103	S65°26'51"E	75.97'
L104	S65°26'51"E	75.97'
L105	S65°26'51"E	75.97'
L106	S65°26'51"E	75.97'
L107	S65°26'51"E	75.97'
L108	S65°26'51"E	75.97'
L109	S65°26'51"E	75.97'
L110	S65°26'51"E	75.97'
L111	S24°06'16"W	75.00'

PLAT PREVIOUSLY RECORDED IN BOM 2024 PG 003. THE PURPOSE OF THIS RECORDING IS TO CHANGE THE ADDRESS ON LOT 12 FROM 153 PARKER STREET TO 153 PEARL STREET. NO LOT LINES OR OTHER INFORMATION CHANGED FROM ORIGINAL RECORDING. SEE BOM 2024 PG 003 FOR ORIGINAL SIGNATURES, NOTES AND APPROVALS.

PROPERTY SHOWN HEREON IS XXXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720171100 K EFFECTIVE DATE: JULY 19, 2022 PANEL NO. 1711

I, CURK T. LANE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION, FOR THE PURPOSE OF HORIZONTAL CONTROL IN ORDER TO TIE THIS SURVEY TO NC GRID; AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

CLASS OF SURVEY:	CLASS AA
POSITION ACCURACY:	0.029 FEET, ELLIPTICAL ERROR AXIS
TYPE OF GPS FIELD PROCEDURE:	VRS SESSION 2 CONTROL POINTS
DATES OF SURVEY:	3-22-23
DATUM/EPOCH:	NAD 83(2011)/EPOCH 2010.000
PUBLISHED/FIXED-CONTROL USED:	NC GNSS CORS AND RTK
GEOID MODEL:	NAVD 88 USING GEOID 18
COMBINED GRID FACTOR:	0.99989119(AVG)
REPORTING UNITS:	US FEET

SITE DATA TABLE

REID & SITE ADDRESSES - 0417802
103 PEARL STREET, GARNER, N.C. 27529
0417803
205 PEARL STREET, GARNER, N.C. 27529
DEED BOOK.....DB 18975 PG 1161
TOWNSHIP.....ST. MARY'S

PIN #S = 1711-62-0608, 1711-52-8391

TOTAL EXISTING TRACT ACREAGE = 2.166 ACRES

EXISTING ZONING= TBD C234 (TRADITIONAL BUSINESS DISTRICT)

BUILDING SETBACKS:
LOT WIDTH MINIMUM - NONE
FRONT - 3 FEET
SIDE - 0 FEET
REAR - 15 FEET
SIDE CORNER - 3 FEET
MAXIMUM HEIGHT - 55 FEET

DISTURBED AREA = 2.786 ACRES
PROPOSED IMPERVIOUS AREA = 1.425 ACRES
MAXIMUM BUILDING HEIGHT = 35 FEET

IMPERVIOUS AREA AS-BUILT
AREA IN DRIVEWAYS = 6720 SF
AREA IN BUILDINGS = 28800 SF
AREA IN PARKING/MAIL KIOSK AREA = 4458 SF
AREA IN ALLEYS = 10837 SF
AREA IN SIDEWALKS = 4851 SF
TOTAL IMPERVIOUS AREA = 54858 SF 1.259 AC

PROPOSED NUMBER OF LOTS = 28 RESIDENTIAL. 1 COMMERCIAL
PROPOSED DENSITY = 12.9 D U/A

MINIMUM REQUIRED LOT WIDTH = 18 FEET
MINIMUM LOT WIDTH PROVIDED = 20 FEET
MINIMUM LOT SIZE PROVIDED = 1,500 SQ.FT.
AVERAGE LOT SIZE = 1839 SQ FT

REQUIRED OPEN SPACE= (2.166 AC)(10%) = 0.216 ACRES
PROVIDED OPEN SPACE= 0.23 ACRES (10.9%)

PROVIDED COMMON AREA= 0.09 ACRES (4.3%)

TOTAL AMOUNT OF PARKING= 13 SPACES
REQUIRED VISITOR PARKING = 1 SPACE PER 4 UNITS X 28 UNITS = 7 SPACES
PROVIDED VISITOR PARKING = 10 SPACES + 3 MAIL KIOSK SPACES
(INCLUDING 1 HANDICAP SPACE)
*PARKING MAY BE SHARED PER PLANNING DIRECTOR

NOTE: STREET TREES MAY NOT BE PLANTED ANY CLOSER THAN 5' TO A SIDEWALK

MINIMUM HEATED GFA PER UNIT SHALL BE NO LESS THAN 1300 SF

PLEASE CONTACT THE TOWN OF GARNER PLANNING DEPARTMENT FOR A COMPLETE LIST OF ZONING CONDITIONS

ALL TOWNHOME UNITS SHALL HAVE A FFE A MINIMUM OF 18" ABOVE THE ADJACENT BACK OF CURB

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.25'	35.34'	N69°35'26"E
C2	25.00'	39.26'	35.35'	N20°26'25"W
C3	25.00'	39.43'	35.47'	N69°44'21"E

OWNER: GRAND TRADITION LLC
2301 AIRPORT THRUWAY
STE F6
COLUMBUS, GA 31904

MAP OF CORRECTION
FOR

PEARL STREET TOWNHOMES

ST. MARY'S TOWNSHIP, WAKE COUNTY
NORTH CAROLINA

JANUARY 31, 2024 CUP-SB-20-07
SHEET 1 OF 2 CUD-Z-20-09
FP-23-08

SURVEYED BY:
TLS

DRAWN BY:
MIKE

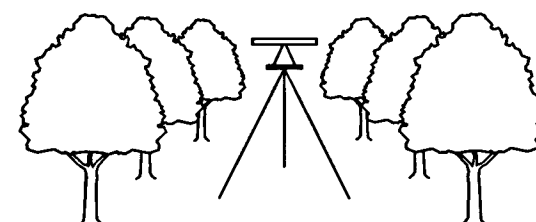
CHECKED BY:
CURK

DRAWING NAME:
TOWNREVISE.DWG

SURVEY DATE:
3-22-23

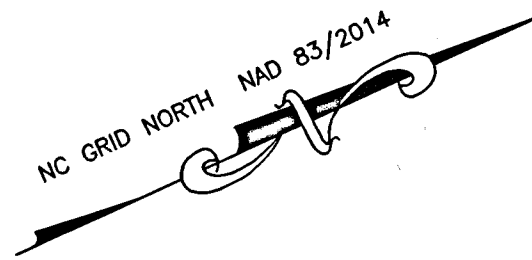
JOB NO.
4686.001

TRUE LINE SURVEYING, P.C.

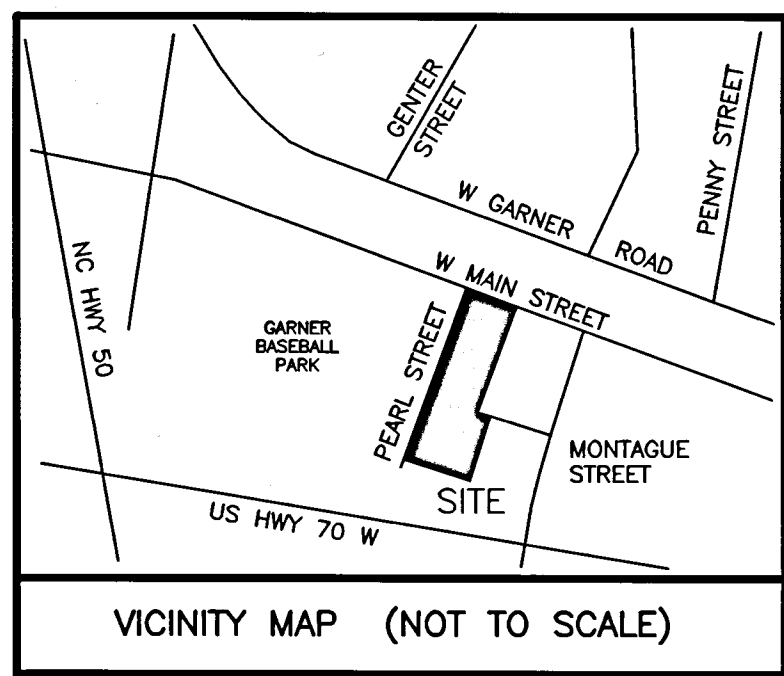


205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

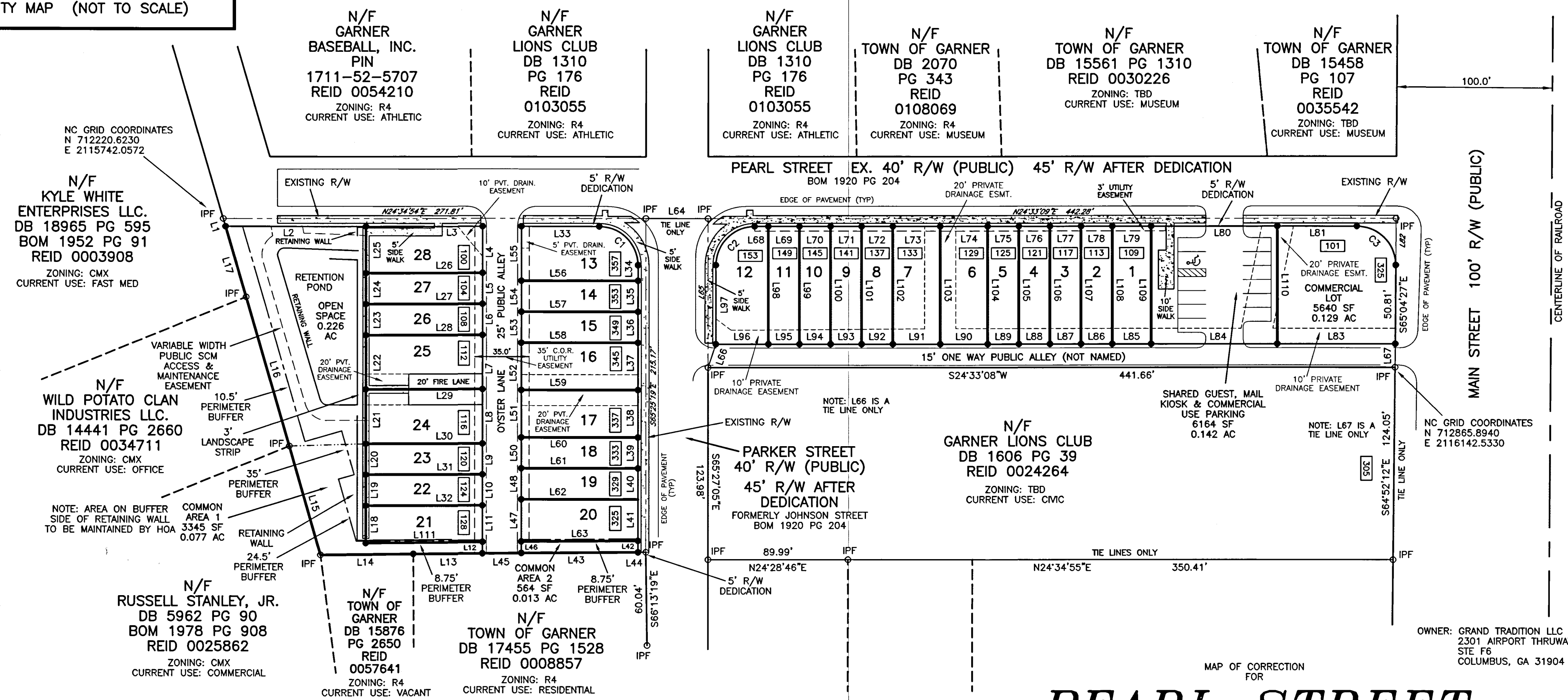
C-1859



NOTE: MAIN STREET IS WHOLLY CONTAINED WITHIN THE NCRR ROW AND IS ENTIRELY AN ENCROACHMENT



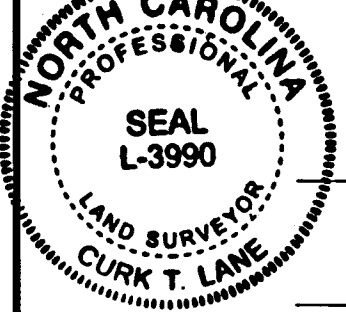
VICINITY MAP (NOT TO SCALE)



OWNER: GRAND TRADITION LLC
2301 AIRPORT THRUWAY
STE F6
COLUMBUS, GA 31904

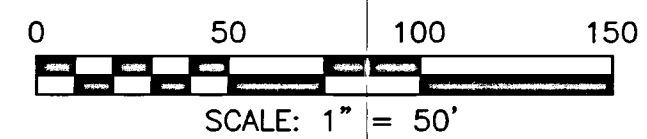
STATE OF NORTH CAROLINA, WAKE COUNTY

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L - 3990
LICENSE NUMBER

LOT	SQUARE FEET	ACRES
1	1899	0.044
2	1519	0.035
3	1519	0.035
4	1519	0.035
5	1519	0.035
6	2317	0.053
7	2317	0.053
8	1519	0.035
9	1519	0.035
10	1519	0.035
11	1519	0.035
12	2433	0.056
13	2492	0.057
14	1500	0.034
15	1500	0.034
16	2287	0.053
17	2287	0.053
18	1500	0.034
19	1500	0.034
20	2014	0.046
21	1776	0.041
22	1500	0.034
23	1500	0.034
24	2625	0.060
25	2625	0.060
26	1500	0.034
27	1500	0.034
28	2254	0.052



- LEGEND
- IPF IRON PIPE FOUND
 - IPS IRON PIPE SET
 - PKNF PARKER-KALON NAIL FOUND
 - PKNS PARKER-KALON NAIL SET
 - RRS RAILROAD SPIKE
 - CSF COTTON SPIKE FOUND
 - CSS COTTON SPIKE SET
 - CC CONTROL CORNER
 - CP COMPUTED POINT
 - P/P POWER POLE
 - OPW OVERHEAD POWER LINE
| R/W | RIGHT OF WAY |
| S.F. | SQUARE FEET |
| AC | ACRE |
| DB | DEED BOOK |
| PG | PAGE |
| LB | BOOK OF MAPS |
| LF | LINEAR FEET |
| 15S | LOT HAS OFFSITE SEWER |
| 15SL | OFFSITE SEWER LOT |
| 15R | RECOMBINATION LOT |
| 100 | STREET ADDRESS |
| --- | LINE NOT SURVEYED |
| --- | ADJOINING PROPERTY LINES |
| --- | OPEN SPACE |
| --- | PERIMETER BUFFER |
| --- | DRAINAGE EASEMENT |
| --- | UTILITY EASEMENT |

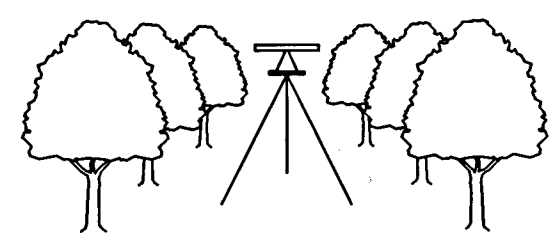
PEARL STREET TOWNHOMES

ST. MARY'S TOWNSHIP, WAKE COUNTY
NORTH CAROLINA

JANUARY 31, 2024 CUP-SB-20-07
FP-23-08 SHEET 2 OF 2 CUD-Z-20-09

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	TOWNREVISE.DWG
SURVEY DATE:	3-22-23
JOB NO.	4686.001

TRUE LINE SURVEYING, P.C.



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