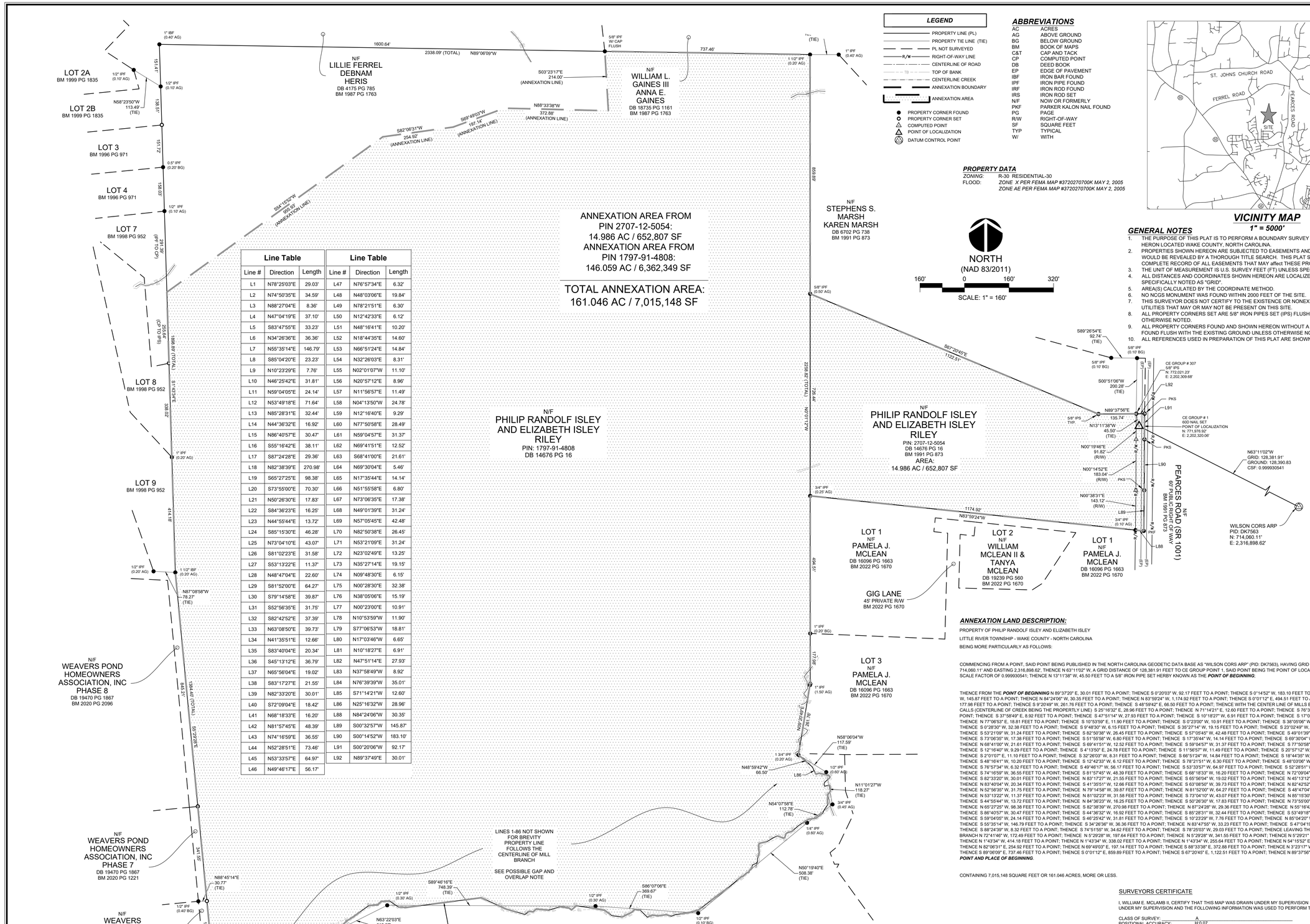


| Line Table | | | Line Table | | |
|---|---|---|---|---|---|
| Line # | Direction | Length | Line # | Direction | Length |
| L1 | N78°25'03"E | 29.03' | L47 | N76°57'34"E | 6.32' |
| L2 | N74°50'35"E | 34.59' | L48 | N48°03'06"E | 19.84' |
| L3 | N88°27'04"E | 8.36' | L49 | N78°21'51"E | 6.30' |
| L4 | N47°04'19"E | 37.10' | L50 | N12°42'33"E | 6.12' |
| L5 | S83°47'55"E | 33.23' | L51 | N48°16'41"E | 10.20' |
| L6 | N34°26'36"E | 36.36' | L52 | N18°44'35"E | 14.60' |
| L7 | N55°35'14"E | 146.79' | L53 | N66°51'24"E | 14.84' |
| L8 | S85°04'20"E | 23.23' | L54 | N32°26'03"E | 8.31' |
| L9 | N10°23'29"E | 7.76' | L55 | N02°01'07"W | 11.10' |
| L10 | N46°25'42"E | 31.81' | L56 | N20°57'12"E | 8.96' |
| L11 | N59°04'05"E | 24.14' | L57 | N11°56'57"E | 11.49' |
| L12 | N53°49'18"E | 71.64' | L58 | N04°13'50"W | 24.78' |
| L13 | N85°28'31"E | 32.44' | L59 | N12°16'40"E | 9.29' |
| L14 | N44°36'32"E | 16.92' | L60 | N77°50'58"E | 28.49' |
| L15 | N86°40'57"E | 30.47' | L61 | N59°04'57"E | 31.37' |
| L16 | S55°16'42"E | 38.11' | L62 | N69°41'51"E | 12.52' |
| L17 | S87°24'28"E | 29.36' | L63 | S68°41'00"E | 21.61' |
| L18 | N82°38'39"E | 270.98' | L64 | N69°30'04"E | 5.46' |
| L19 | S65°27'25"E | 98.38' | L65 | N17°35'44"E | 14.14' |
| L20 | S73°55'00"E | 70.30' | L66 | N51°55'58"E | 6.80' |
| L21 | N50°26'30"E | 17.83' | L67 | N73°06'35"E | 17.38' |
| L22 | S84°36'23"E | 16.25' | L68 | N49°01'39"E | 31.24' |
| L23 | N44°55'44"E | 13.72' | L69 | N57°05'45"E | 42.48' |
| L24 | S85°15'30"E | 46.28' | L70 | N82°50'38"E | 26.45' |
| L25 | N73°04'10"E | 43.07' | L71 | N53°21'09"E | 31.24' |
| L26 | S81°02'23"E | 31.58' | L72 | N23°02'49"E | 13.25' |
| L27 | S53°13'22"E | 11.37' | L73 | N35°27'14"E | 19.15' |
| L28 | N48°47'04"E | 22.60' | L74 | N09°48'30"E | 6.15' |
| L29 | S81°52'00"E | 64.27' | L75 | N00°28'30"E | 32.38' |
| L30 | S79°14'58"E | 39.87' | L76 | N38°05'06"E | 15.19' |
| L31 | S52°56'35"E | 31.75' | L77 | N00°23'00"E | 10.91' |
| L32 | S82°42'52"E | 37.39' | L78 | N10°53'59"W | 11.90' |
| L33 | N63°08'50"E | 39.73' | L79 | S77°06'53"W | 18.81' |
| L34 | N41°35'51"E | 12.66' | L80 | N17°03'46"W | 6.65' |
| L35 | S83°40'04"E | 20.34' | L81 | N10°18'27"E | 6.91' |
| L36 | S45°13'12"E | 36.79' | L82 | N47°51'14"E | 27.93' |
| L37 | N65°56'04"E | 19.02' | L83 | N37°58'49"W | 8.92' |
| L38 | S83°17'27"E | 21.55' | L84 | N76°39'39"W | 35.01' |
| L39 | N82°33'20"E | 30.01' | L85 | S71°14'21"W | 12.60' |
| L40 | S72°09'04"E | 18.42' | L86 | N25°16'32"W | 28.96' |
| L41 | N68°18'33"E | 16.20' | L88 | N84°24'06"W | 30.35' |
| L42 | N81°57'45"E | 48.39' | L89 | S00°32'57"W | 145.87' |
| L43 | N74°16'59"E | 36.55' | L90 | S00°14'52"W | 183.10' |
| L44 | N52°28'51"E | 73.46' | L91 | S00°20'06"W | 92.17' |
| L45 | N53°33'57"E | 64.97' | L92 | N89°37'49"E | 30.01' |
| L46 | N49°46'17"E | 56.17' | | | |

## LEGEND

- PROPERTY LINE (PL)
- PROPERTY TIE LINE (TIE)
- PL NOT SURVEYED
- R/W — RIGHT-OF-WAY LINE
- CENTERLINE OF ROAD
- TB — TOP OF BANK
- CENTERLINE CREEK
- ANNEXATION BOUNDARY
- ANNEXATION AREA
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- COMPUTED POINT
- POINT OF LOCALIZATION
- DATUM CONTROL POINT

## ABBREVIATIONS

| | |
|---|---|
| AC | ACRES |
| AG | ABOVE GROUND |
| BG | BELOW GROUND |
| BM | BOOK OF MAPS |
| C&T | CAP AND TACK |
| CP | COMPUTED POINT |
| DB | DEED BOOK |
| EP | EDGE OF PAVEMENT |
| IBF | IRON BAR FOUND |
| IPF | IRON PIPE FOUND |
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET |
| N/F | NOW OR FORMERLY |
| PKF | PARKER KALON NAIL FOUND |
| PG | PAGE |
| R/W | RIGHT-OF-WAY |
| SF | SQUARE FEET |
| TYP | TYPICAL |
| W/ | WITH |

## PROPERTY DATA

ZONING: R-30 RESIDENTIAL-30
FLOOD: *ZONE X PER FEMA MAP #3720270700K MAY 2, 2005*
*ZONE AE PER FEMA MAP #3720270700K MAY 2, 2005*

## VICINITY MAP

*1" = 5000'*

NORTH

## GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO PERFORM A BOUNDARY SURVEY FOR THE PROPERTIES SHOWN HERON LOCATED WAKE COUNTY, NORTH CAROLINA.
2. PROPERTIES SHOWN HEREON ARE SUBJECTED TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY affect THESE PROPERTIES.
3. THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M).
4. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
5. AREA(S) CALCULATED BY THE COORDINATE METHOD.
6. NO NCGS MONUMENT WAS FOUND WITHIN 2000 FEET OF THE SITE.
7. THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
8. ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET (IPS) FLUSH WITH EXISTING GROUND UNLESS OTHERWISE NOTED.
9. ALL PROPERTY CORNERS FOUND AND SHOWN HEREON WITHOUT A DESCRIPTION ARE 5/8" IRON REBAR FOUND FLUSH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED.
10. ALL REFERENCES USED IN PREPARATION OF THIS PLAT ARE SHOWN HERON.

## ANNEXATION LAND DESCRIPTION:

PROPERTY OF PHILIP RANDOLF ISLEY AND ELIZABETH ISLEY

LITTLE RIVER TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

BEING MORE PARTICULARLY AS FOLLOWS:

COMMENCING FROM A POINT, SAID POINT BEING PUBLISHED IN THE NORTH CAROLINA GEODETIC DATA BASE AS "WILSON CORS ARP" (PID: DK7563), HAVING GRID COORDINATES OF NORTHING 714,060.11' AND EASTING 2,316,898.62', THENCE N 63°11'02" W, A GRID DISTANCE OF 128,381.91 FEET TO CE GROUP POINT 1, SAID POINT BEING THE POINT OF LOCALIZATION WITH A COMBINED SCALE FACTOR OF 0.999930541; THENCE N 13°11'38" W, 45.50 FEET TO A 5/8" IRON PIPE SET HERBY KNOWN AS THE ***POINT OF BEGINNING***;

THENCE FROM THE ***POINT OF BEGINNING*** N 89°37'20" E, 30.01 FEET TO A POINT; THENCE S 0°20'03" W, 92.17 FEET TO A POINT; THENCE S 0°14'52" W, 183.10 FEET TO A POINT; THENCE S 0°32'57" W, 145.87 FEET TO A POINT; THENCE N 84°24'06" W, 30.35 FEET TO A POINT; THENCE N 83°59'24" W, 1,174.92 FEET TO A POINT; THENCE S 0°01'12" E, 494.51 FEET TO A POINT; THENCE S 0°01'12" E, 177.98 FEET TO A POINT; THENCE S 9°20'49" W, 261.76 FEET TO A POINT; THENCE S 48°59'42" E, 66.50 FEET TO A POINT; THENCE WITH THE CENTER LINE OF MILLS BRANCH THE FOLLOWING 86 CALLS (CENTERLINE OF CREEK BEING THE PROPERTLY LINE): S 25°16'32" E, 28.96 FEET TO A POINT; THENCE N 71°14'21" E, 12.60 FEET TO A POINT; THENCE S 76°39'39" E, 35.01 FEET TO A POINT; THENCE S 37°58'49" E, 8.92 FEET TO A POINT; THENCE S 47°51'14" W, 27.93 FEET TO A POINT; THENCE S 10°18'27" W, 6.91 FEET TO A POINT; THENCE S 17°03'46" E, 6.65 FEET TO A POINT; THENCE N 77°06'53" E, 18.81 FEET TO A POINT; THENCE S 10°53'59" E, 11.90 FEET TO A POINT; THENCE S 0°23'00" W, 10.91 FEET TO A POINT; THENCE S 38°05'06" W, 15.19 FEET TO A POINT; THENCE S 0°28'30" W, 32.38 FEET TO A POINT; THENCE S 9°48'30" W, 6.15 FEET TO A POINT; THENCE S 35°27'14" W, 19.15 FEET TO A POINT; THENCE S 23°02'49" W, 13.25 FEET TO A POINT; THENCE S 53°21'09" W, 31.24 FEET TO A POINT; THENCE S 82°50'38" W, 26.45 FEET TO A POINT; THENCE S 57°05'45" W, 42.48 FEET TO A POINT; THENCE S 49°01'39" W, 31.24 FEET TO A POINT; THENCE S 73°06'35" W, 17.38 FEET TO A POINT; THENCE S 51°55'58" W, 6.80 FEET TO A POINT; THENCE S 17°35'44" W, 14.14 FEET TO A POINT; THENCE S 69°30'04" W, 5.46 FEET TO A POINT; THENCE N 68°41'00" W, 21.61 FEET TO A POINT; THENCE S 69°41'51" W, 12.52 FEET TO A POINT; THENCE S 59°04'57" W, 31.37 FEET TO A POINT; THENCE S 77°50'58" W, 28.49 FEET TO A POINT; THENCE S 12°16'40" W, 9.29 FEET TO A POINT; THENCE S 4°13'50" E, 24.78 FEET TO A POINT; THENCE S 11°56'57" W, 11.49 FEET TO A POINT; THENCE S 20°57'12" W, 8.96 FEET TO A POINT; THENCE S 2°01'07" E, 11.10 FEET TO A POINT; THENCE S 32°26'03" W, 8.31 FEET TO A POINT; THENCE S 66°51'24" W, 14.84 FEET TO A POINT; THENCE S 18°44'35" W, 14.60 FEET TO A POINT; THENCE S 48°16'41" W, 10.20 FEET TO A POINT; THENCE S 12°42'33" W, 6.12 FEET TO A POINT; THENCE S 78°21'51" W, 6.30 FEET TO A POINT; THENCE S 48°03'06" W, 19.84 FEET TO A POINT; THENCE S 76°57'34" W, 6.32 FEET TO A POINT; THENCE S 49°46'17" W, 56.17 FEET TO A POINT; THENCE S 53°33'57" W, 64.97 FEET TO A POINT; THENCE S 52°28'51" W, 73.46 FEET TO A POINT; THENCE S 74°16'59" W, 36.55 FEET TO A POINT; THENCE S 81°57'45" W, 48.39 FEET TO A POINT; THENCE S 68°18'33" W, 16.20 FEET TO A POINT; THENCE N 72°09'04" W, 18.42 FEET TO A POINT; THENCE S 82°33'20" W, 30.01 FEET TO A POINT; THENCE N 83°17'27" W, 21.55 FEET TO A POINT; THENCE S 65°56'04" W, 19.02 FEET TO A POINT; THENCE N 45°13'12" W, 36.79 FEET TO A POINT; THENCE N 83°40'04" W, 20.34 FEET TO A POINT; THENCE S 41°35'51" W, 12.66 FEET TO A POINT; THENCE S 63°08'50" W, 39.73 FEET TO A POINT; THENCE N 82°42'52" W, 37.39 FEET TO A POINT; THENCE N 52°56'35" W, 31.75 FEET TO A POINT; THENCE N 79°14'58" W, 39.87 FEET TO A POINT; THENCE N 81°52'00" W, 64.27 FEET TO A POINT; THENCE S 48°47'04" W, 22.60 FEET TO A POINT; THENCE N 53°13'22" W, 11.37 FEET TO A POINT; THENCE N 81°02'23" W, 31.58 FEET TO A POINT; THENCE S 73°04'10" W, 43.07 FEET TO A POINT; THENCE N 85°15'30" W, 46.28 FEET TO A POINT; THENCE S 44°55'44" W, 13.72 FEET TO A POINT; THENCE N 84°36'23" W, 16.25 FEET TO A POINT; THENCE S 50°26'30" W, 17.83 FEET TO A POINT; THENCE N 73°55'00" W, 70.30 FEET TO A POINT; THENCE N 65°27'25" W, 98.38 FEET TO A POINT; THENCE S 82°38'39" W, 270.98 FEET TO A POINT; THENCE N 87°24'28" W, 29.36 FEET TO A POINT; THENCE N 55°16'42" W, 38.11 FEET TO A POINT; THENCE S 86°40'57" W, 30.47 FEET TO A POINT; THENCE S 44°36'32" W, 16.92 FEET TO A POINT; THENCE S 85°28'31" W, 32.44 FEET TO A POINT; THENCE S 53°49'18" W, 71.64 FEET TO A POINT; THENCE S 59°04'05" W, 24.14 FEET TO A POINT; THENCE S 46°25'42" W, 31.81 FEET TO A POINT; THENCE S 10°23'29" W, 7.76 FEET TO A POINT; THENCE N 85°04'20" W, 23.23 FEET TO A POINT; THENCE S 55°35'14" W, 146.79 FEET TO A POINT; THENCE S 34°26'36" W, 36.36 FEET TO A POINT; THENCE N 83°47'55" W, 33.23 FEET TO A POINT; THENCE S 47°04'19" W, 37.10 FEET TO A POINT; THENCE S 88°24'39" W, 8.32 FEET TO A POINT; THENCE S 74°51'55" W, 34.62 FEET TO A POINT; THENCE S 78°25'03" W, 29.03 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF MIL BRANCH N 72°41'46" W, 172.49 FEET TO A POINT; THENCE N 5°29'28" W, 197.64 FEET TO A POINT; THENCE N 5°29'21" W, 845.20 FEET TO A POINT; THENCE N 1°43'34" W, 414.18 FEET TO A POINT; THENCE N 1°43'34" W, 338.02 FEET TO A POINT; THENCE N 54°15'52" E, 955.93 FEET TO A POINT; THENCE N 82°06'31" E, 254.92 FEET TO A POINT; THENCE N 69°49'03" E, 197.14 FEET TO A POINT; THENCE S 88°33'38" E, 372.88 FEET TO A POINT; THENCE N 3°23'17" W, 214.00 FEET TO A POINT; THENCE S 89°06'09" E, 737.46 FEET TO A POINT; THENCE S 0°01'12" E, 859.89 FEET TO A POINT; THENCE S 67°20'45" E, 1,122.51 FEET TO A POINT; THENCE N 89°37'50" E, 135.74 FEET TO THE ***POINT AND PLACE OF BEGINNING***.

CONTAINING 7,015,148 SQUARE FEET OR 161.046 ACRES, MORE OR LESS.

## POSSIBLE GAP AND OVERLAP NOTE:

DURING DEED RESEARCH IN PREPARATION OF THIS PLAT, IT WAS FOUND THAT DEED BOOK 14676 PAGE 16 (CURRENTLY OWNED BY PHILIP RANDOLPH ISLEY AND ELIZABETH RILEY - SUBJECT PARCEL), CALLS FOR THE CENTERLINE OF MILL BRANCH TO BE THE SOUTHERN PROPERTY LINE OF THE SUBJECT PARCEL. IT WAS ALSO FOUND THAT DEED BOOK 17995 PAGE 146 (CURRENTLY OWNED BY PEARCES LANDING, LLC - SOUTH ADJOINER TO SUBJECT PARCEL), IS IN AGREEMENT THAT THE CENTERLINE OF MILL IS THE COMMON PROPERTY LINE. BOTH DEEDS HAVE REFERENCE LINES LISTED IN THE DEED, BUT BOTH DEEDS SPECIFICALLY STATE, "THE RUN OF THE CREEK BEING THE PROPERTY LINE". HOWEVER, BOOK OF MAPS 2022 PAGE 1282 DEPICTS THE REFERENCE LINES AS THE NORTHERN BOUNDS OF THE "CONSERVATION EASEMENT" CREATED THEREIN, WITH NO ACKNOWLEGEMENT THAT THE CENTERLINE OF CREEK IS THE TRUE PROPERTY LINE. THEREBY CREATING POSSIBLE GAPS AND OVERLAPS ALONG THE ENTIRE RUN OF MILL BRANCH AS SHOWN HEREON. THIS SURVEYOR IS UNAWARE OF ANY BOUNDARY LINE AGREEMENT TO SUPPORT THE LINES DEPICTED IN BM 2022, PG. 1282.

## SURVEYORS CERTIFICATE

I, WILLIAM E. MCLAMB II, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

CLASS OF SURVEY: A
POSITIONAL ACCURACY: H 0.07
TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATICS NETWORKS (VRS)
DATES OF SURVEY: 05/13/2024
DATUM/EPOCH: NAD83 (NSRS2011)
PUBLISHED/FIXED-CONTROL USE: WILSON CORS ARP (NCRD)
GEOID MODEL: GEOID 12B
COMBINED GRID FACTOR(S): 0.999930541
UNITS: US SURVEY FEET

I, WILLIAM E. MCLAMB III, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1 : 10,000+ , AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS ____ DAY OF _____, 2_024_.

PRELIMINARY PLAT

WILLIAM E. MCLAMB III
NOT FOR RECORDATION, CONVEYANCES OR SALES

| NO. | REVISIONS | DATE |
|---|---|---|
| | | |


CE GROUP
301 GLENWOOD AVE. 220
RALEIGH,NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739


# ANNEXATION PLAT
# PROPERTY OF PHILIP RANDOLF ISLEY AND ELIZABETH ISLEY RILEY
DEED BOOK 14676 PAGE 16
LITTLE RIVER TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

Survey Date: SEPTEMBER 20, 2024
Scale: 1" = 160'
Drawn: DAW
Checked: WEM
Project No. 215-022
Computer Dwg. Name: VB101_215-022_Boundary.dwg

Sheet No: 1 Of __