

VICINITY MAP
Not To Scale

LEGEND

- PROPERTY LINE
ADJACENT PROPERTY LINES
EASEMENT LINE
CLOSURE EXCEEDS 1 INCH IN 10,000 FT.
IPS ● - IRON PIPE SET
EIP ○ - EXISTING IRON PIPE
CP ○ - COMPUTED POINT
DB - DEED BOOK
PB - BOOK OF MAPS/PLAT BOOK
PG - PAGE
#100 STREET ADDRESS
15 LOT NUMBER

SITE DATA

OWNER: CLAY PIGEON PROPERTIES, LLC.
P.O. BOX 90427
RALEIGH, NORTH CAROLINA 27675

#2580 UNION CROSS ROAD
PIN# 6843-87-0233
DEED BOOK 4055 PAGE 68

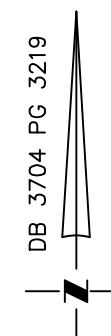
#0 UNION CROSS ROAD
PIN# 6843-87-6210
DEED BOOK 4055 PAGE 910

#2540 UNION CROSS ROAD
PIN# 6843-97-0110
DEED BOOK 4055 PAGE 910

FLOODPLAIN NOTE

THIS SITE IS NOT LOCATED IN A SPECIAL
FLOOD HAZARD AREA, DESIGNATED AS
ZONE X, AS SHOWN ON:

FIRM PANEL(S): 3710684300J
PANEL EFFECTIVE DATE: 01/02/09



GENERAL NOTES

- AREAS COMPUTED BY COORDINATE METHOD.
- BASIS OF BEARINGS: DB 3704 PG 3219, FORSYTH COUNTY REGISTRY.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
- NO N.C. GRID MONUMENT RECOVERED WITHIN 2,000 FT. OF SITE.
- REFERENCES
-DB 2847 PG 2754 -DB 3020 PG 1661
-DB 3627 PG 2849 -DB 3305 PG 1914
-DB 3192 PG 3182 -DB 3004 PG 726
-DB 2107 PG 2123 -DB 2629 PG 4202
-DB 2197 PG 4448 -DB 3520 PG 4352
-DB 3444 PG 65 -DB 2447 PG 1552
-DB 2220 PG 3678 -DB 3695 PG 156
-DB 2136 PG 4067 -DB 3709 PG 4197
-DB 2243 PG 1803 -DB 3704 PG 3219
-DB 2418 PG 1031 -DB 2726 PG 2969
-DB 1363 PG 935 -DB 1867 PG 2041
-DB 1867 PG 1645 -DB 1875 PG 2614
-PB 41 PG 186 -PB 44 PG 79

SURVEYOR'S CERTIFICATION

I, DEAN M. RHOADS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING DEED DESCRIPTIONS, AND REFERENCES AS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED USING DEED DESCRIPTIONS AND SHOWN AS BROKEN LINES;

THIS FIELD SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CLASS A) AS DEFINED WITHIN THE NORTH CAROLINA ADMINISTRATIVE CODE, TITLE 21, CHAPTER 56, SECTION .1600 "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA".

THE RATIO OF PRECISION WAS PERFORMED TO A MINIMUM LINEAR PRECISION RATIO OF 1:10,000.

MISCLOSURE WAS DISTRIBUTED BY LEAST SQUARE ADJUSTMENT.

AREAS SHOWN WERE CALCULATED BY COORDINATE COMPUTATION.

THAT ONE OF THE FOLLOWING SIX (6) CATEGORIES APPLIES TO THIS SURVEY. THE CATEGORY THAT APPLIES IS DENOTED BY ("X") THE REMAINING 5 CATEGORIES ARE NONAPPLICABLE.

1: THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

2: THAT THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

3: X THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

4: THAT THIS SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.

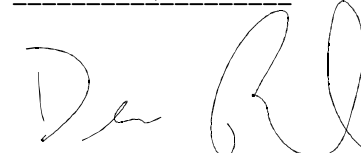
5: THAT THIS SURVEY IS A CONTROL SURVEY.

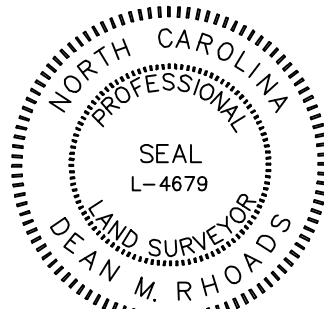
6: THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS

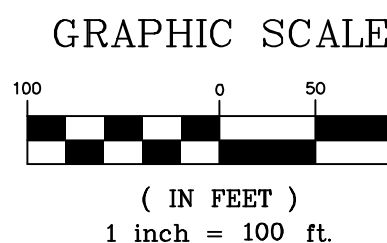
DATE JULY 15, 2022

BY  (PLS)
DEAN M. RHOADS, N.C. PLS L-4679



CURVE	RADIUS	ARC LENGTH	CH LENGTH	CH BEARING
C1	3315.35'	181.30'	181.30'	S78°05'39"E
C2	1996.90'	127.35'	127.30'	S74°33'06"E

LINE	BEARING	DISTANCE
L1	N22°30'20"E	67.97'
L2	N15°02'10"E	84.89'
L3	N15°02'10"E	205.79'
L4	S85°21'27"E	75.06'
L5	S85°59'39"E	39.05'
L6	S85°14'50"E	123.42'
L7	S04°18'40"W	4.21'
L8	N76°17'23"W	97.09'
L9	N71°54'00"W	155.19'
L10	N71°40'17"W	140.16'
L11	N60°34'53"W	69.38'



RESIDENTIAL LAND SERVICES, PLLC.

1917 EVANS ROAD
CARY, NORTH CAROLINA 27513
PHONE: (919) 378-9316
FIRM LICENSE NO. P-0873
ENGINEERS - SURVEYORS - PLANNERS

BOUNDARY SURVEY

FOR

2580 UNION CROSS ROAD / PIN 6843-87-0233
0 UNION CROSS ROAD / PIN 6843-87-6210
2540 UNION CROSS ROAD / PIN 6843-97-0110
LEGAL REFERENCE: DB 3704 PG 3219
Broadway Township, Forsyth County, North Carolina

PROPERTY OF:

CLAY PIGEON PROPERTIES, LLC.
P.O. BOX 90427
RALEIGH, NORTH CAROLINA 27675

DRAWN BY:	DMR
REVIEWED BY:	DMR
DATE:	JULY 15, 2022
SCALE:	1" = 100'
FILE NO.:	UNION CROSS.DWG
REV. NO.:	
SHEET NO.	1 OF 1