

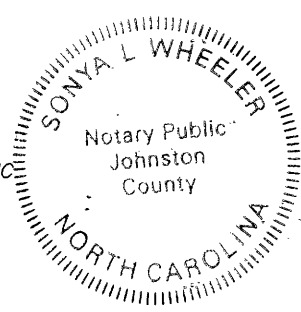
OWNER: I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPTED THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHING THE MINIMUM BUILDING LINES, LOT SIZES AND DEDICATING ALL STREETS, RIGHTS-OF-WAY, ALLEYS, SIDEWALKS, PUBLIC WATER AND SEWER WITH ASSOCIATED EASEMENTS, PARKS AND/OR GREENWAYS, AND OPEN SPACE FOR PUBLIC OR PRIVATE USE AS NOTED ON THIS PLAT.

DATE: 10/27/21, 2021
OWNER: John Pa Beard INVESTMENT GROUP

STATE OF NORTH CAROLINA
COUNTY OF WAKE

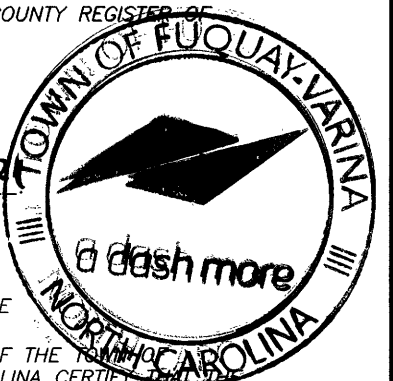
I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: John Beard
DATE: 10/27, 2021

Sonyal Wheeler
PRINTED NAME: Sonyal L. Wheeler, NOTARY PUBLIC
MY COMMISSION EXPIRES 2/15/2023



I HEREBY CERTIFY THAT THIS PLAT IS APPROVED FOR RECORDING, AND IS EXEMPT FROM THE FUQUAY-VARINA SUBDIVISION REGULATIONS, THE FINAL DATE FOR RECORDING THIS PLAT WITH THE WAKE COUNTY REGISTER OF DEEDS IS: 11/23, 2021

Town Clerk, Town of Fuquay-Varina
THIS 28th DAY OF October, 2021



REVIEW OFFICER CERTIFICATION: STATE OF NORTH CAROLINA, COUNTY OF WAKE

Parrela Dawson, REVIEW OFFICER OF THE FUQUAY-VARINA, WAKE COUNTY, NORTH CAROLINA CERTIFYING THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY LOCAL REQUIREMENTS FOR RECORDATION.

THIS 28th DAY OF Oct, 2021

FRED LEWIS STEPHENS TRUSTEE OF THE FRED LEWIS STEPHENS REVOCABLE TRUST DATED, SEPTEMBER 18, 2018
ISAAC S. STEPHENS, et al.
D.B. 17303, PG. 2184
D.B. 12549, PG. 1390
LOTS 85 & 86
B.M. 1911, PG. 123
B.M. 1989, PG. 458
PIN 0667.17-01-1647

NEW LOT 1
1.003 ACRES
43,670 S.F.

BEARD INVESTMENT GROUP, LLC
D.B. 18006, PG. 749
LOT 1
B.M. 2019, PG. 335
B.M. 2019, PG. 649
PIN 0667.17-01-2564

R/W DEDICATION 1
0.070 ACRES
3,064 S.F.

N.C. GRID NORTH MAPS (2011)
N.C. COORDINATE SYSTEM NETWORK
DATED 4/23/18
COMBINED GRID FACTOR 0.999875

WAKE COUNTY, NC 106
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/28/2021 14:01:49



BOOK: BM2021 PAGE: 01896

SETBACKS
FRONT- 15' MAX. FROM BOC(2'MIN.)
SIDE- 0'MIN.
REAR- 10'MIN.

ACREAGE TOTALS
1.134 ACRES (OLD LOT 1 AREA)
-0.131 ACRES (R/W DEDICATION AREAS)
1.003 ACRES (NEW LOT 1 TOTAL AREA)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 39°26'58" E	22.33'
L2	S 40°14'13" E	52.93'
L3	S 40°14'13" E	48.72'
L4	S 40°35'50" E	25.81'
L5	S 40°35'50" E	45.92'
L6	S 41°20'03" E	49.29'
L7	S 48°36'29" W	44.67'
L8	S 46°14'05" W	31.68'
L10	S 41°20'03" E	53.57'
L11	S 42°04'41" E	32.79'
L12	N 39°19'24" W	20.13'
L13	N 39°26'58" W	22.27'
L14	S 50°02'06" W	36.44'
L15	N 50°02'06" E	36.51'

- NOTES:
- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
 - PROPERTY IS IN ZONE X, NOT IN THE 100 YEAR FLOOD, BY FEMA FIRM MAP NO. 372006700J PANEL 0667. MAP REVISED MAY 2, 2006.
 - REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

LEGEND
(IPF)-IRON PIPE FOUND
(CP/X)-CALCULATED POINT
(BIPF)-BENT IRON PIPE FOUND
(RBF)-REBAR FOUND
(ISF)-IRON STAKE FOUND
(OHP)-OVERHEAD POWER LINE
(OHPHL)-OVERHEAD PHONE LINE
(OHP&PHL)-OVERHEAD POWER LINE AND PHONE LINE
(PP)-POWER POLE
(GW)-GUY WIRE
(XXX)-ADDRESS

STEPHENS REALTY COMPANY, LLC
TRACT 1
D.B. 10016, PG. 1776
PART OF LOT 2
B.M. 2000, PG. 2201
PIN 0667.17-01-3367

OWNER:
BEARD INVESTMENT GROUP, LLC
5208 THISTLEBY ROAD
FUQUAY-VARINA, NC 27526

NOTED THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

NORTH CAROLINA WAKE COUNTY
I, STUART E. PLANTE III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN REFERENCES SHOWN). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 20th DAY OF OCTOBER, A.D., 2021.

Stuart E. Plante III
PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4432



NOTE: ENCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.



REVISIONS 10/28/21 - Revised Street Address and Title Block	RIGHT OF WAY DEDICATION, PRIVATE CROSS ACCESS EASEMENT AND PRIVATE SCM MAINTENANCE AND ACCESS EASEMENT MAP FOR CROSSFIT SHOOFLY 810 DURHAM STREET	ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030		
	TOWNSHIP: MIDDLE CREEK	COUNTY: WAKE	SURVEY DATE: 1-3-19	SURVEYED BY: AR
	STATE: NORTH CAROLINA		SCALE: 1"=30'	DRAWN BY: HS
	ZONE: DC-2	P.I.N.: 0667.17-01-2564	CHECKED & CLOSURE BY: SEP	FILE: DURHAMESMT2