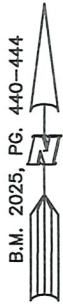
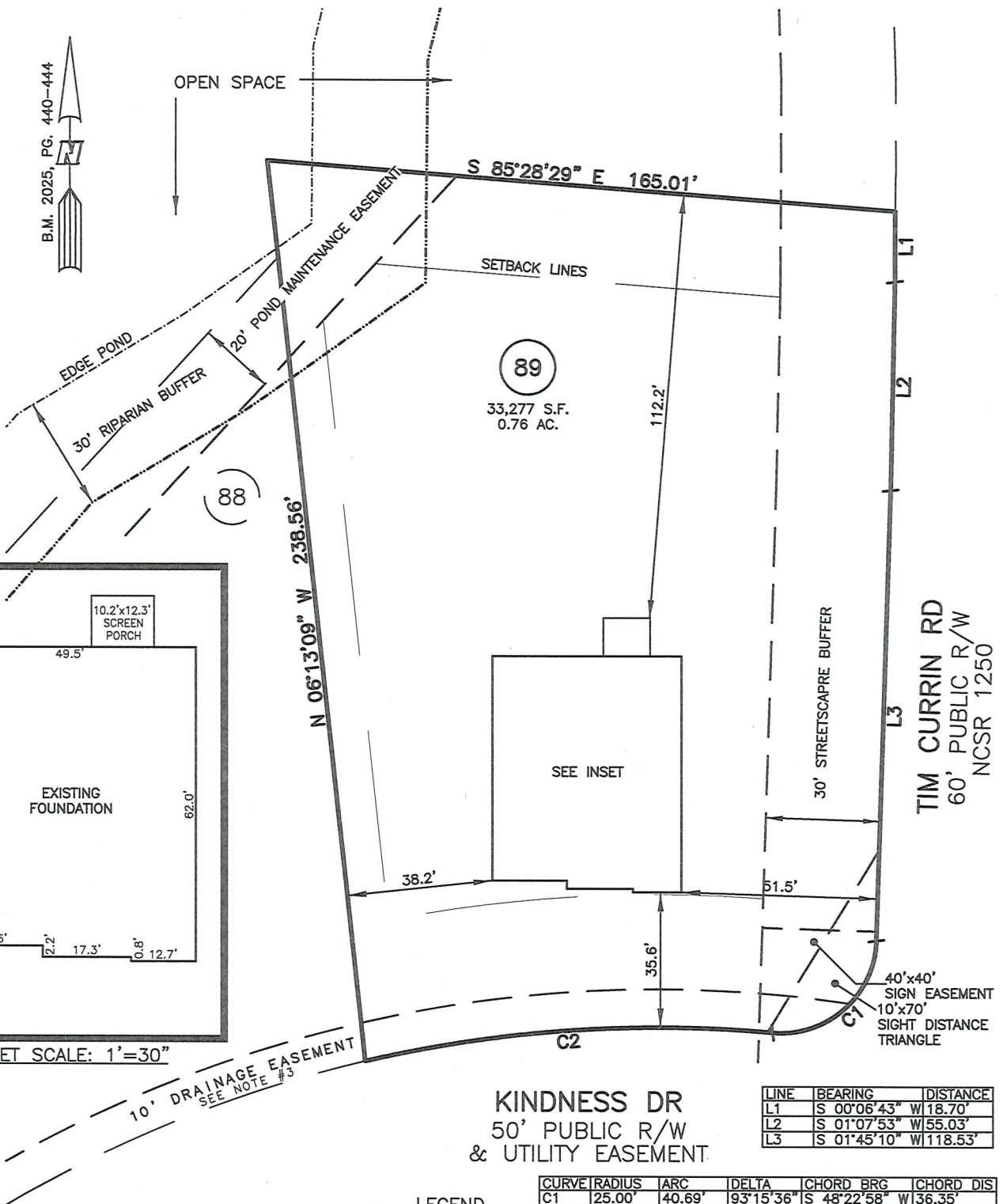


AS-BUILT IMPROVEMENTS FOR
MATTAMY HOMES
20 KINDNESS DRIVE
LOT 89, SEAGRASS LANDING, PHASE 1



OPEN SPACE



INSET SCALE: 1"=30"

KINDNESS DR
50' PUBLIC R/W
& UTILITY EASEMENT

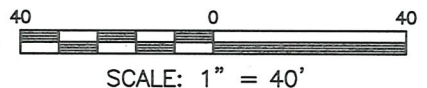
LINE	BEARING	DISTANCE
L1	S 00°06'43" W	18.70'
L2	S 01°07'53" W	55.03'
L3	S 01°45'10" W	118.53'

LEGEND

CURVE	RADIUS	ARC	DELTA	CHORD BRG	CHORD DIS
C1	25.00'	40.69'	93°15'36"	S 48°22'58" W	36.35'
C2	335.00'	107.47'	18°22'53"	S 85°49'19" W	107.01'

REFERENCES:

B.M. 2025, PG. 440-444



THIS AS-BUILT IS
FOR CODE COMPLIANCE.

NOT FOR SALES OR
CONVEYANCE

WAKE COUNTY, NORTH CAROLINA

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY
SUPERVISION FROM FIELDWORK DONE UNDER
MY SUPERVISION; THAT THE IMPROVEMENTS LIE
FULLY UPON THE LOT UNLESS OTHERWISE SHOWN
AND THAT THE PROPERTY SHOWN IS AN EXISTING
PARCEL OR PARCELS OF LAND.

CHARLES R. PIRATZKY



9-24-25

DATE

SETBACK INFO

FRONT: 35'
REAR: 25'
SIDES: 10'
CORNER SIDE: 20'

DATE: SEPT. 19, 2025

Q:\FieldLoc\SEAGRASS 88 89 FDN.txt

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GARNER, NC 27529
PHONE (919) 779-4854
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C:\SEAGRASS\SEGR89\SEGR 89.DWG