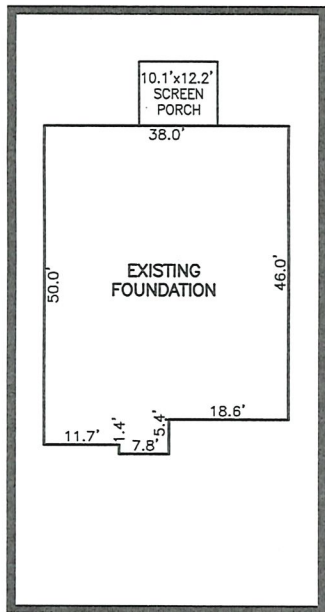


AS-BUILT IMPROVEMENTS FOR
MATTAMY HOMES
44 KINDNESS DRIVE
LOT 88, SEAGRASS LANDING, PHASE 1



INSET SCALE: 1' = 30"



OPEN SPACE
POND

EDGE POND
N 42°21'36" E 402.21'

30' RIPARIAN BUFFER

88
41,211 S.F.
0.95 AC.

SEE INSET

S 06°13'09" E 212.85'

89

N 02°07'16" E 66.23'

10' DRAINAGE EASEMENT
SEE NOTE #3
C1

S 57°02'32" W 129.15'

KINDNESS DR
50' PUBLIC R/W
& UTILITY EASEMENT
C2

NUM	RADIUS	ARC	CHORD	CHORD BRG	DELTA
C1	285.00'	91.47'	91.08'	S 66°14'13" W 18°23'23"	
C2	335.00'	114.53'	113.98'	S 66°50'12" W 19°35'20"	

LEGEND

- | | | | |
|-----|----------------------------|------|------------------------|
| △ | AIR CONDITIONER | INV. | INVERT |
| BC | BACK OF CURB | IPS | IRON PIPE SET |
| BFP | BACK FLOW PREVENTER | IRS | IRON ROD SET |
| ○ | CLEANOUT | LP | LIGHT POLE |
| ■ | CURB INLET | MNS | MAGNETIC NAIL SET |
| DHS | DRILL HOLE SET | MS | MANHOLE SANITARY SEWER |
| ECM | EXISTING CONCRETE MONUMENT | SS | MANHOLE STORM SEWER |
| EDH | EXISTING DRILL HOLE | OHW | OVERHEAD WIRES |
| EIS | EXISTING IRON STAKE | PKS | PK NAIL SET |
| EIP | EXISTING IRON PIPE | PNS | POINT NOT SET |
| EM | ELECTRIC METER | RRS | RAIL ROAD SPIKE |
| EPK | EXISTING PK NAIL | T | TELEPHONE PEDESTAL |
| ES | ELECTRIC STUB | TR | TRANSFORMER |
| FE | FLARED END SECTION | CTV | CABLE TV PEDESTAL |
| FH | FIRE HYDRANT | U | UTILITY POLE |
| FOP | FIBER OPTIC PEDESTAL | WM | WATER METER |
| GM | GAS METER | WV | WATER VALVE |
| GUY | GUY | YI | YARD INLET |
| | | FM | FIELD MEASUREMENT |
| | | RT | REVISION TRIANGLE |

SETBACK INFO

FRONT:
REAR:
SIDES:
CORNER SIDE:

REFERENCES:

B.M. 2025, PG. 440-444



SCALE: 1" = 50'

NOTES

- THIS SURVEY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.
- EASEMENT DEFINED IN BOOK OF MAPS 2025 PAGE 234 NOTES FOLLOWING DEPARTMENT OF TRANSPORTATION SIGNATURE BLOCK.

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
L-2813

9-24-25
DATE



DATE: SEPT. 19, 2025

Q:\FieldLoc\SEAGRASS 88 89_FDN.txt

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