

**LEGEND**

○	Ex. iron pipe/rod or nail
⊙	Calculated point
⊕	Electric meter
⊖	Telephone/cable pedestal
⊗	Sanitary sewer cleanout
⊘	Utility pole
—○—	Overhead utility
DB	Deed Book
PB or BM	Plat Book / Book of Maps
C/L	Centerline
PG	Page
S.F.	Square feet
AC.	Acres
R/W	Right-of-way
P/L	Property line
EX	Existing
AG	Above ground
BG	Below ground

**REFERENCES:**

DEED BOOK 19662, PAGE 2635  
BOOK OF MAPS 1981, PAGE 302

**LOT 1**  
BRYAN F. &  
RONDA W. SICKELS  
DB 9291, PG 2401  
BM 1981, PG 302  
PIN: 0789-98-4324

**LOT 2**  
55,775  
1.28 AC.  
PIN: 0789-98-4271

**LOT 3**  
ROBIN D. &  
STEVEN E. SERAFEN  
DB 19200, PG 1804  
BM 1980, PG 398  
PIN: 0789-98-5029

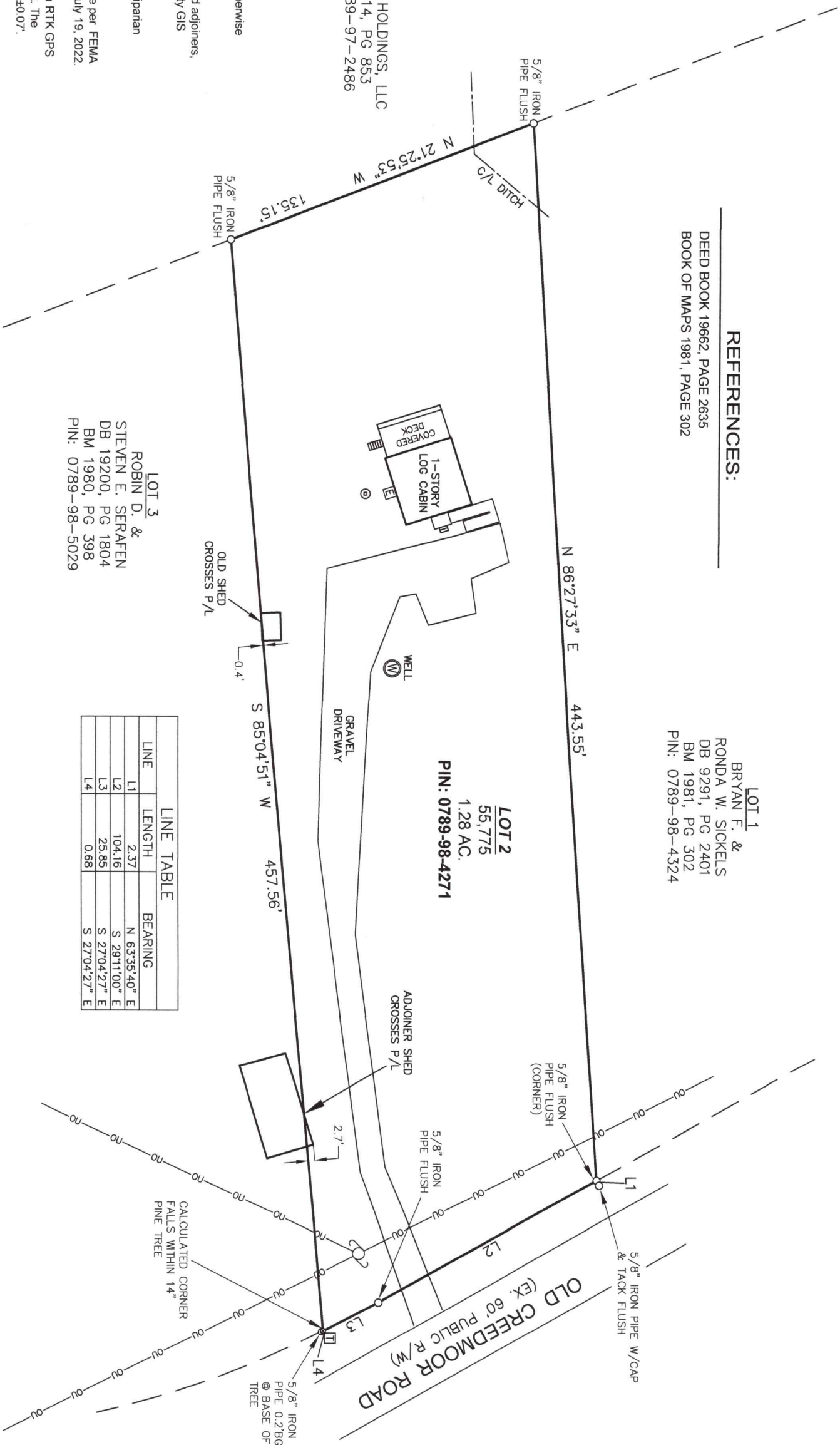
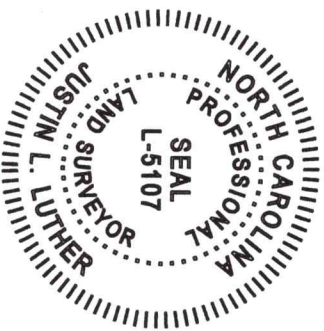
HALLOVER HOLDINGS, LLC  
DB 18814, PG 853  
PIN: 0789-97-2486

**NOTES:**

- 1) All distances are horizontal ground in u.s. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.
- 2) The basis of all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Book of Maps 1981, Page 302 & Wake County GIS unless otherwise noted.
- 3) No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.
- 4) Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720078900K, effective date July 19, 2022.
- 5) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.
- 6) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.

I certify that this map was drawn under my supervision from an actual survey made under my supervision from references as noted; that the boundaries not surveyed are indicated as drawn from information noted under references; that the ratio of precision or positional accuracy noted 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).  
This 9<sup>th</sup> day of October, 2024.

Professional Land Surveyor (L-5107)



LINE	LENGTH	BEARING
L1	2.37	N 63°35'40" E
L2	104.16	S 29°11'00" E
L3	25.85	S 27°04'27" E
L4	0.68	S 27°04'27" E

**FINAL SURVEY**  
11205 OLD CREEDMOOR ROAD - LOT 2, PERRY SUBDIVISION  
**PROPERTY OF**  
6421 WESTGATE REALTY, LLC  
LEESVILLE TOWNSHIP WAKE COUNTY NORTH CAROLINA



**NEWCOMB** land surveyors, pllc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615, (919) 847-1800, NC License #P-0203