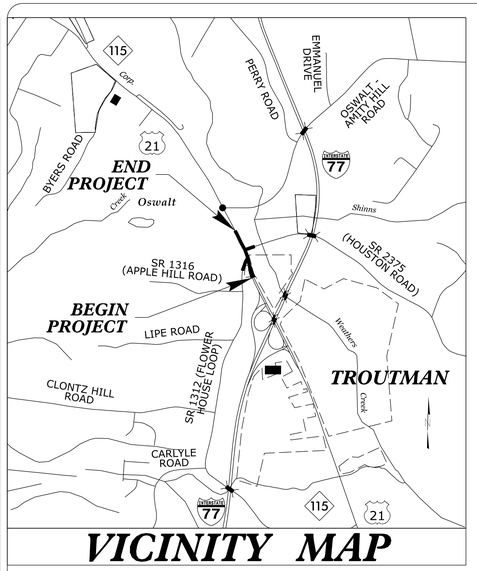
09/08/99

STATE	STATE PROJECT REFERENCE NO.	SHEET NO.	TOTAL SHEETS
N.C.	R-5711	RW01	

TIP PROJECT: R-5711

75% APPROVED PLANS



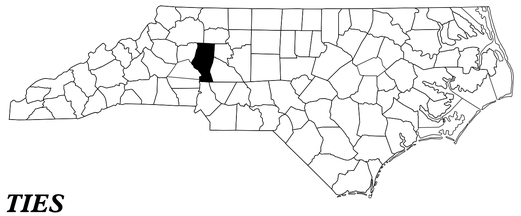
VICINITY MAP

NOT TO SCALE

STATE OF NORTH CAROLINA
DIVISION OF HIGHWAYS

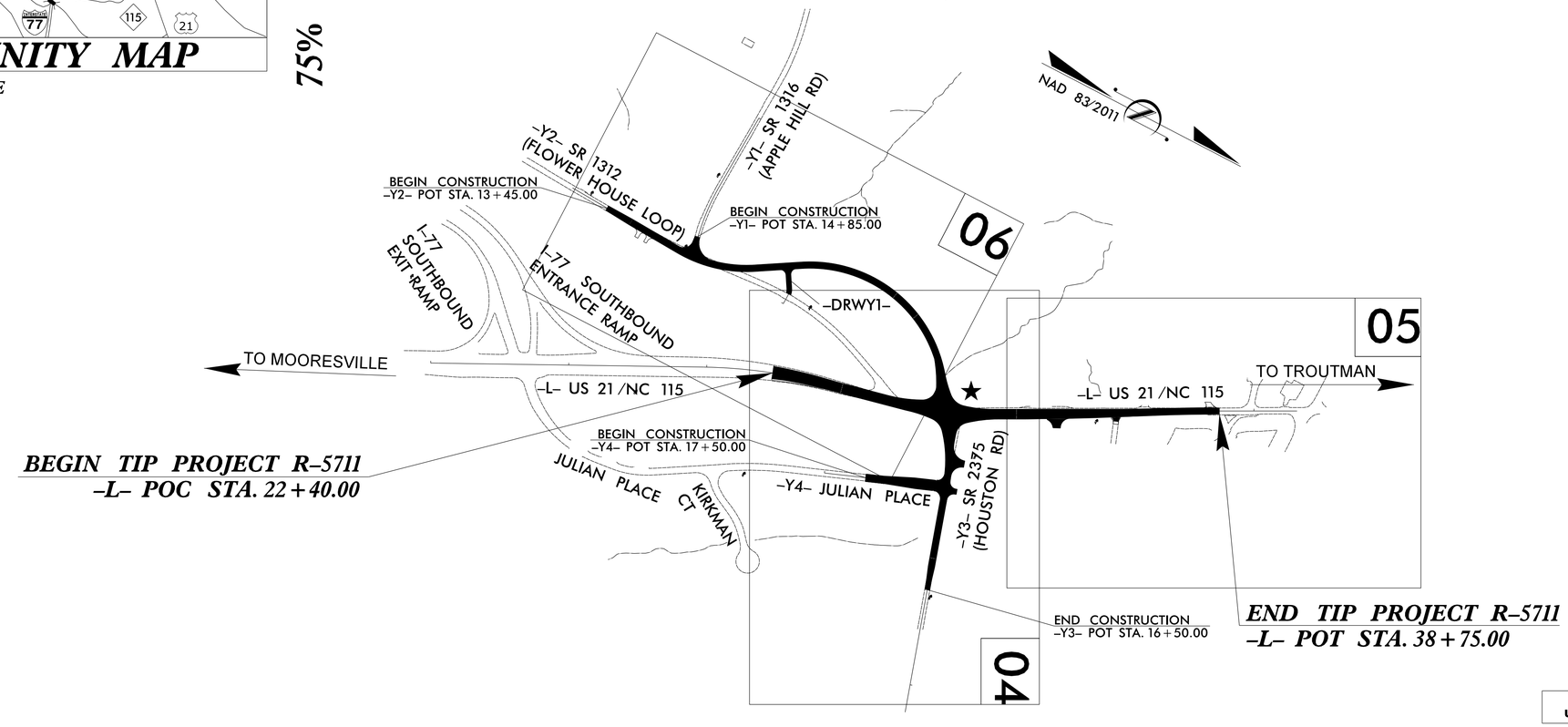
SURVEY CONTROL, EXISTING CENTERLINES, RIGHT OF WAY, EASEMENTS AND PROPERTY TIES

IREDELL COUNTY



LOCATION: INTERSECTION IMPROVEMENTS AT US 21 AND SR 1312 (FLOWER HOUSE LOOP)/ SR 2375 (HOUSTON ROAD)

TYPE OF WORK: SURVEY CONTROL, EXISTING CENTERLINES, RIGHT OF WAY, EASEMENTS AND PROPERTY TIES



BEGIN TIP PROJECT R–5711
–L– POC STA. 22+40.00

END TIP PROJECT R–5711
–L– POT STA. 38+75.00

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

GRAPHIC SCALE

50 25 0 50 100
PLANS

DATUM DESCRIPTION

THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE STATE PLANE COORDINATES ESTABLISHED BY NCGS FOR MONUMENT "R5711-1" WITH NAD 83/NSRS 2011 STATE PLANE GRID COORDINATES OF NORTHING: 706352.066(ft) EASTING: 1448355.283(ft) ELEVATION: 937.791(ft)
THE AVERAGE COMBINED GRID FACTOR USED ON THIS PROJECT (GROUND TO GRID) IS: 0.999844
THE N.C. LAMBERT GRID BEARING AND LOCALIZED HORIZONTAL GROUND DISTANCE FROM "R-5711-1" TO -L- STATION 22+40 IS S 34°46'53" E 496.98(ft)
ALL LINEAR DIMENSIONS ARE LOCALIZED HORIZONTAL DISTANCES
VERTICAL DATUM USED IS NAVD 88

Prepared In the Office of:

2018 STANDARD SPECIFICATIONS

RIGHT OF WAY DATE:	*LETTING DATE:*
JANUARY 14, 2019	*JUNE 25, 2019*

PROFESSIONAL LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-3828 LAND SURVEYOR JAMES I JEFFREYS

DocuSigned by: AD3045A2D7AE4CA...
4/20/2020
SIGNATURE: ***Date:***

STATE OF NORTH CAROLINA · DEPARTMENT OF TRANSPORTATION ·

$$$$SYSTIME$$$$
$$$$USERNAME$$$$
$$$$EDGN$$$$

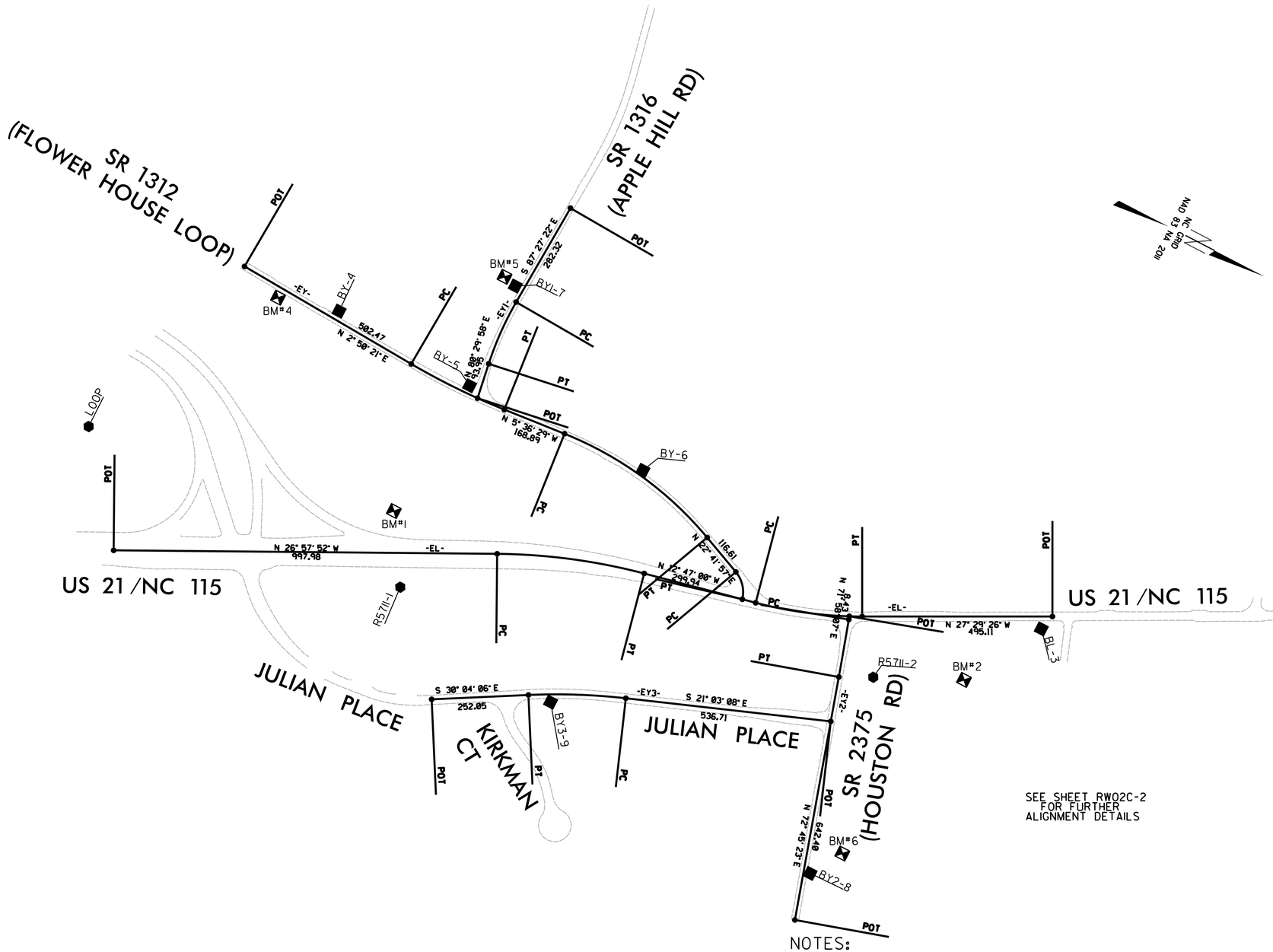
4/17/19

PROJECT REFERENCE NO.	SHEET NO.
R-5711	RW02C-1
Location and Surveys	

wood.

SURVEY CONTROL SHEET

W/ EXISTING CENTERLINE ALIGNMENTS PRIOR TO CONSTRUCTION



NOTES:

1. PROJECT CONTROL WAS ESTABLISHED USING GNSS, THE GLOBAL NAVIGATION SATELLITE SYSTEM.
2. THE SURVEY CONTROL DATA FOR THIS PROJECT HAS BEEN COMPILED FROM VARIOUS SOURCES. IF FURTHER INFORMATION REGARDING PROJECT CONTROL IS NEEDED, PLEASE CONTACT THE LOCATION AND SURVEYS UNIT.

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jleffreys AT LS_3146|9

4/17/19

PROJECT REFERENCE NO.	SHEET NO.
R-5711	RW02C-2

Location and Surveys

wood.

SURVEY CONTROL SHEET

W/ EXISTING CENTERLINE ALIGNMENTS PRIOR TO CONSTRUCTION

BL

POINT	DESC.	NORTH	EAST	ELEVATION
13	LOOP	705439.6980	1448358.8390	959.46
1	R5711-1	706352.0660	1448355.2830	937.79
2	R5711-2	707552.0620	1447994.9380	942.46
3	BL-3	707882.0170	1447681.4280	941.60

BY

POINT	DESC.	NORTH	EAST	ELEVATION
4	BY-4	705879.3770	1447791.4970	953.78
5	BY-5	706270.3090	1447806.9760	962.97
6	BY-6	706771.9910	1447794.1150	955.04
101	R5711-2	707552.0620	1447994.9380	942.46
8	BY2-8	707641.9160	1448523.3610	933.26

BY1

POINT	DESC.	NORTH	EAST	ELEVATION
7	BY1-7	706255.9240	1447522.0980	966.71
102	BY-5	706270.3090	1447806.9760	962.97

BY3

POINT	DESC.	NORTH	EAST	ELEVATION
9	BY3-9	706837.1080	1448439.9210	920.44
103	R5711-2	707552.0620	1447994.9380	942.46

BM1 ELEVATION = 947.57
N 706246 E 1448187
BENCH SPIKE IN 12" MAPLE

BM2 ELEVATION = 947.37
N 707765 E 1447892
BENCH SPIKE IN 24" PINE

BM3 ELEVATION = 941.43
N 707901 E 1447485
BENCH SPIKE IN 12" OAK

BM4 ELEVATION = 946.47
N 705722 E 1447834
BENCH SPIKE IN 15" PINE

BM6 ELEVATION = 936.11
N 707692 E 1448439
BENCH SPIKE IN 12" MAPLE

BM5 ELEVATION = 966.59
N 706220 E 1447514
BENCH SPIKE IN 24" OAK

EL

POINT	N	E	BEARING	DIST	DELTA	D	L	T	R
POT	705646.116	1448614.465							
LINE			N 26°57'51.8" W	997.98					
PC	706535.608	1448161.942							
CURVE			N 19°52'26.0" W	386.07	14°10'51.7"(RT)	03°39'49.8"	387.05	194.52	1563.82
PT	706898.682	1448030.698							
LINE			N 12°47'00.1" W	299.94					
PC	707191.190	1447964.332							
CURVE			N 20°08'13.1" W	279.47	14°42'26.0"(LT)	05°14'53.4"	280.24	140.89	1091.73
PT	707453.574	1447868.121							
LINE			N 27°29'26.1" W	495.11					
POT	707892.779	1447639.577							

EY

POINT	N	E	BEARING	DIST	DELTA	D	L	T	R
POT	705607.276	1447802.004							
LINE			N 02°50'20.7" E	502.47					
PC	706109.133	1447826.892							
CURVE			N 01°23'03.9" W	269.87	08°26'49.4"(LT)	03°07'37.8"	270.12	135.30	1832.19
PT	706378.929	1447820.372							
LINE			N 05°36'28.8" W	168.89					
PC	706547.012	1447803.867							
CURVE			N 08°32'44.4" E	458.94	28°18'26.1"(RT)	06°06'19.5"	463.64	236.65	938.44
PT	707000.857	1447872.065							
LINE			N 22°41'57.3" E	116.61					
PC	707108.431	1447917.062							
CURVE			N 49°09'18.7" E	72.99	52°54'42.8"(RT)	69°56'35.8"	75.65	40.76	81.92
PT	707156.167	1447972.278							

EY1

POINT	N	E	BEARING	DIST	DELTA	D	L	T	R
POT	706289.790	1447276.054							
LINE			S 87°27'22.3" E	282.32					
PC	706277.260	1447558.100							
CURVE			N 86°31'18.1" E	175.78	12°02'39.3"(LT)	06°50'21.8"	176.10	88.38	837.73
PT	706287.924	1447733.552							
LINE			N 80°29'58.4" E	93.95					
POT	706303.431	1447826.213							

EY2

POINT	N	E	BEARING	DIST	DELTA	D	L	T	R
POT	707423.638	1447883.119							
LINE			N 71°58'06.9" E	8.43					
PC	707426.247	1447891.133							
CURVE			N 72°21'45.2" E	151.75	00°47'15.4"(RT)	00°31'08.5"	151.75	75.88	11039.28
PT	707472.226	1448035.749							
LINE			N 72°45'22.9" E	642.40					
POT	707662.655	1448649.272							

EY3

POINT	N	E	BEARING	DIST	DELTA	D	L	T	R
POT	707507.042	1448147.918							
LINE			S 21°03'07.9" E	536.71					
PC	707006.151	1448340.716							
CURVE			S 25°33'36.8" E	253.64	09°00'57.6"(LT)	03°33'03.5"	253.90	127.21	1613.52
PT	706777.334	1448450.151							
LINE			S 30°04'05.5" E	252.05					
POT	706559.202	1448576.437							

NOTES:

1. PROJECT CONTROL WAS ESTABLISHED USING GNSS, THE GLOBAL NAVIGATION SATELLITE SYSTEM.
2. THE SURVEY CONTROL DATA FOR THIS PROJECT HAS BEEN COMPILED FROM VARIOUS SOURCES. IF FURTHER INFORMATION REGARDING PROJECT CONTROL IS NEEDED, PLEASE CONTACT THE LOCATION AND SURVEYS UNIT.

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jleffreys AT LS-31469

4/20/20

REVISIONS

PROJECT REFERENCE NO.	SHEET NO.
R-5711	RW02D-1
Location and Surveys	

PROPOSED ALIGNMENT CONTROL SHEET

L

TYPE	STATION	NORTH	EAST
POT	10+00.00	705644.8114	1448611.8655
PC	19+88.98	706528.7770	1448168.3681
PT	24+24.41	706937.6883	1448021.8483
PC	27+22.68	707228.5615	1447955.8524
PT	30+05.04	707492.9327	1447858.9127
PC	33+03.11	707757.3490	1447721.3215
PRC	36+31.83	708045.8135	1447563.7446
PT	38+73.43	708257.8260	1447447.9304
POT	41+56.30	708508.7609	1447317.3543

Y1

TYPE	STATION	NORTH	EAST
POT	10+00.00	706289.7903	1447276.0540
PC	12+82.32	706277.2599	1447558.0995
PT	14+58.42	706287.9244	1447733.5525
POT	15+60.17	706304.7174	1447833.8986

Y2

TYPE	STATION	NORTH	EAST
POT	10+00.00	705607.9617	1447802.0378
PC	16+46.47	706253.6413	1447834.0584
PT	19+33.57	706528.0174	1447765.0429
PC	21+03.57	706673.6177	1447677.2902
PT	28+43.56	707327.6681	1447823.8787
POT	29+45.00	707383.8877	1447908.3119

Y3

TYPE	STATION	NORTH	EAST
POT	10+00.00	707383.8877	1447908.3119
PC	10+72.14	707423.8708	1447968.3603
PT	12+56.35	707502.7592	1448134.1209
POT	22+60.34	707800.3777	1449092.9844

Y4

TYPE	STATION	NORTH	EAST
POT	10+00.00	706559.2022	1448576.4366
PC	12+52.05	706777.3344	1448450.1515
PT	15+05.95	707006.1509	1448340.7163
POT	20+42.67	707507.0418	1448147.9185

DRW1

TYPE	STATION	NORTH	EAST
POT	10+00.00	706678.6167	1447831.2909
PC	10+31.32	706679.4980	1447799.9784
PT	10+59.85	706672.3414	1447772.7620
POT	11+40.96	706630.4729	1447703.2934

NOTES:

1. PROJECT CONTROL WAS ESTABLISHED USING GNSS, THE GLOBAL NAVIGATION SATELLITE SYSTEM.

2. THE PROPOSED ALIGNMENT CONTROL DATA FOR THIS PROJECT HAS BEEN COMPILED FROM VARIOUS SOURCES. IF FURTHER INFORMATINO REGARDING PROJECT CONTROL IS NEEDED, PLEASE CONTACT THE LOCATION AND SURVEYS UNIT.

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jleffreys AT LS-31619

4/20/20

REVISIONS

RIGHT OF WAY CONTROL SHEET

PROJECT REFERENCE NO.	SHEET NO.
R-5711	RW03E-1

Location and Surveys

PROJECT SURVEYOR

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-3828 JAMES I. JEFFREYS

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

ROW MARKER IRON PIN AND CAP

ALIGN	STATION	OFFSET	NORTH	EAST
L	23+31.41	59.67	706863.7560	1448102.1903
L	26+65.00	-50.95	707161.0404	1447918.9303
L	27+33.25	54.03	707251.3183	1448006.0347
L	27+55.44	-70.00	707242.8876	1447880.3542
L	27+99.47	82.17	707326.5210	1448014.9282
L	29+69.59	-65.00	707433.0964	1447816.1696
L	30+50.00	60.00	707560.5156	1447891.3825
L	30+71.69	-65.00	707522.0532	1447770.4861
L	30+71.69	-40.00	707533.5932	1447792.6632
L	33+02.61	60.00	707784.6005	1447774.7781
L	36+31.83	60.00	708075.6333	1447615.8097
L	38+73.43	60.00	708285.5222	1447501.1556
L	38+73.43	29.99	708271.6672	1447474.5297

ROW MARKER IRON PIN AND CAP

ALIGN	STATION	OFFSET	NORTH	EAST
Y1	15+25.28	-30.00	706328.5483	1447794.5422

ROW MARKER IRON PIN AND CAP

ALIGN	STATION	OFFSET	NORTH	EAST
Y2	15+83.48	55.00	706187.9988	1447885.8707
Y2	15+84.02	28.18	706189.8698	1447859.1139
Y2	17+51.03	67.80	706369.0227	1447894.8481
Y2	18+93.58	58.61	706518.9746	1447836.7647
Y2	19+33.57	-37.50	706508.6602	1447732.9252
Y2	20+89.00	102.15	706713.8662	1447772.2958
Y2	21+03.57	-37.50	706654.2610	1447645.1721
Y2	22+50.00	-88.00	706787.5000	1447536.1682
Y2	26+25.00	-88.00	707214.9830	1447599.0792
Y2	26+69.33	-163.70	707303.0577	1447566.2672

ROW MARKER IRON PIN AND CAP

ALIGN	STATION	OFFSET	NORTH	EAST	
Y3	11+00.00	-75.00	707502.9726	1447953.0512	
Y3	11+00.00	60.00	707387.4682	1448022.9350	
Y3	11+60.00	-60.00	707521.4305	1448018.4434	
Y3	11+60.00	-37.63	707501.2920	1448028.1912	
Y3	14+80.50	60.00	707511.9033	1448365.9859	
Y3	14+80.59	30.00	707540.5822	1448357.1808	NOT SET

ROW MARKER IRON PIN AND CAP

ALIGN	STATION	OFFSET	NORTH	EAST
Y4	19+70.00	30.02	707450.0081	1448202.0362
Y4	19+80.00	-30.00	707437.7811	1448142.4320

I, JAMES I. JEFFREYS, a Professional Land Surveyor in the state of North Carolina hereby certify to the best of my knowledge and belief that the following work item(s) (R/W Staking) performed under my responsible charge meet NCDOT Survey Standards as directed in the NCDOT Location & Surveys guidelines and procedures.

I further certify that the right of way and permanent easement points shown herein and outlined in the tables shown hereon (localized coordinates, station/offset) have been checked and are accurate representations of the right of way and permanent easement points depicted on the corresponding highway plans. I also certify that the right of way and permanent easement points shown herein have been field monumented under my supervision from existing survey control provided by others; that the depicted property data shown herein were surveyed by others; and these monuments denote the right of way and easement boundaries at the time of staking which may be subject to change due to right of way revisions (See deeds for final determination).

Witness my original signature, registration number and seal this day 4/20/2020.

DocuSigned by:
James I. Jeffreys
A41045A2D7AE4CA...

Professional Land Surveyor | L-3828 PLS # | Seal

PERMANENT EASEMENT MARKER IRON PIN AND CAP

ALIGN	STATION	OFFSET	NORTH	EAST
L	22+49.44	66.29	706790.0735	1448131.7105
L	22+55.07	107.64	706808.1246	1448169.2981
L	23+43.83	79.55	706880.5891	1448118.1433
L	25+33.44	81.63	707062.0769	1448077.3273
L	25+40.01	93.76	707071.1639	1448087.7068
L	25+51.49	72.96	707077.7593	1448064.8777
L	25+57.60	84.24	707086.2119	1448074.5326
L	25+66.75	57.33	707089.1845	1448046.2607
L	26+41.63	-80.71	707131.6636	1447895.0763
L	26+64.76	-92.86	707151.5300	1447878.1071
L	26+70.22	-82.47	707159.1563	1447887.0355
L	27+46.08	-92.36	707228.9782	1447860.8165
L	31+73.47	-70.95	707609.5950	1447718.2291
L	33+03.86	94.33	707801.5676	1447804.6511
L	33+16.00	-39.99	707750.2643	1447679.9167
L	33+16.00	-54.00	707743.7775	1447667.4987
L	33+32.39	59.46	707810.9370	1447760.4030
L	33+33.52	93.76	707827.8850	1447790.2424
L	40+50.27	67.91	708446.0424	1447426.5407
L	40+51.21	49.25	708438.2625	1447409.5525
L	40+55.32	-30.77	708404.9724	1447336.6725
L	40+56.00	-52.00	708395.7797	1447317.5262
L	40+80.23	69.42	708473.3182	1447414.0495
L	40+81.25	49.12	708464.8568	1447395.5731
L	40+85.41	-30.90	708431.6121	1447322.6691
L	40+87.00	-49.00	708424.6642	1447305.8778

PERMANENT EASEMENT MARKER IRON PIN AND CAP

ALIGN	STATION	OFFSET	NORTH	EAST	
Y1	14+97.25	-30.00	706323.9207	1447766.8902	NOT SET
Y1	15+03.52	-63.02	706357.5261	1447767.6232	
Y1	15+10.29	30.00	706266.8970	1447789.6605	

PERMANENT EASEMENT MARKER IRON PIN AND CAP

ALIGN	STATION	OFFSET	NORTH	EAST	
Y2	13+84.92	-45.00	705994.6373	1447776.1586	
Y2	13+85.21	-30.00	705994.1892	1447791.1548	
Y2	13+86.80	40.00	705992.3030	1447861.1473	
Y2	13+86.94	30.03	705992.9370	1447851.1990	
Y2	15+83.78	40.00	706189.0453	1447870.9042	
Y2	17+58.14	-42.70	706357.1524	1447784.7566	
Y2	18+12.00	58.03	706433.8502	1447869.7373	
Y2	18+19.00	67.00	706444.0439	1447875.9823	
Y2	18+36.00	70.00	706463.3904	1447872.6553	
Y2	18+36.00	65.00	706461.7172	1447867.9436	
Y2	19+58.00	98.00	706599.5284	1447836.3663	
Y2	19+58.00	91.02	706595.9231	1447830.3843	
Y2	20+14.35	-37.50	706577.8423	1447691.2294	
Y2	20+31.00	-67.00	706576.8792	1447657.3663	
Y2	20+49.36	-37.50	706607.8324	1447673.1545	
Y2	20+58.00	-52.00	706607.7468	1447656.2762	
Y2	28+56.96	-96.20	707415.1645	1447781.7088	NOT SET

PERMANENT EASEMENT MARKER IRON PIN AND CAP

ALIGN	STATION	OFFSET	NORTH	EAST
Y3	10+99.00	-78.97	707505.7847	1447950.0375
Y3	11+17.00	-73.00	707510.8454	1447970.4105
Y3	11+17.00	-70.05	707508.2842	1447971.8691

NOTES:

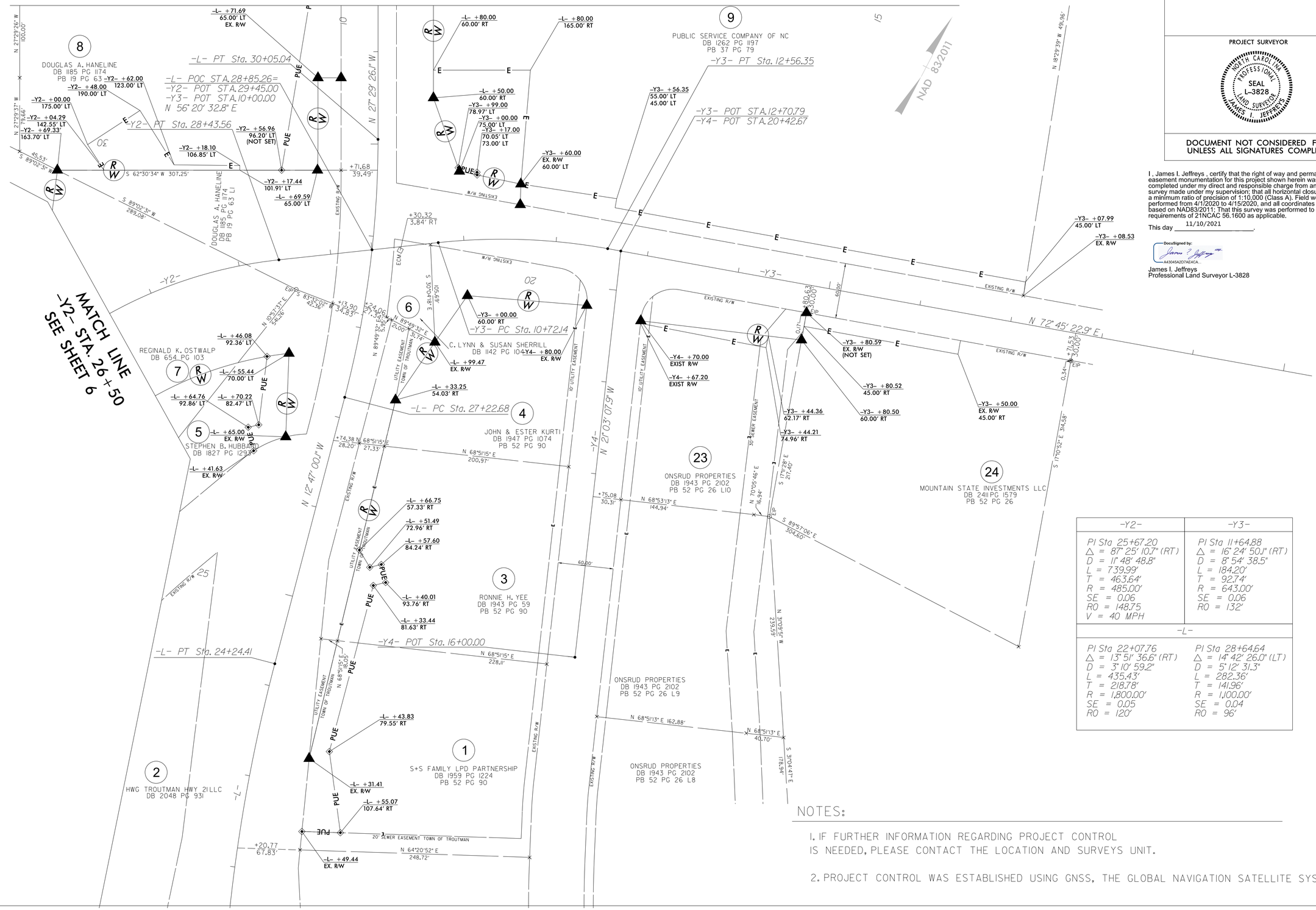
1. IF FURTHER INFORMATION REGARDING PROJECT CONTROL IS NEEDED PLEASE CONTACT THE LOCATION AND SURVEYS UNIT.
2. PROJECT CONTROL WAS ESTABLISHED USING GNSS, THE GLOBAL NAVIGATION SATELLITE SYSTEM.
3. RIGHT OF WAY MONUMENTATION ESTABLISHED _____ TO _____.

20-APR-2020 13:17
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Jeffreys AT LS-31469

11/10/21

REVISIONS

MATCH LINE –L– STA. 31+50 SEE SHEET 05



PROJECT REFERENCE NO.	SHEET NO.
R-5711	RW-4

Location and Surveys

PROJECT SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-3828 LAND SURVEYOR JAMES I. JEFFREYS

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

I , James I. Jeffreys , certify that the right of way and permanent easement monumentation for this project shown herein was completed under my direct and responsible charge from an actual survey made under my supervision; that all horizontal closures had a minimum ratio of precision of 1:10,000 (Class A). Field work was performed from 4/1/2020 to 4/15/2020, and all coordinates are based on NAD83/2011; That this survey was performed to meet the requirements of 21NCAC 56.1600 as applicable.

This day 11/10/2021 .

DocuSigned by:
James I. Jeffreys
A43045A2D7AE4CA...

James I. Jeffreys
Professional Land Surveyor L-3828

–Y2–	–Y3–
PI Sta 25+67.20 △ = 87° 25' 10.7" (RT) D = 11° 48' 48.8" L = 739.99' T = 463.64' R = 485.00' SE = 0.06 RO = 148.75 V = 40 MPH	PI Sta 11+64.88 △ = 16° 24' 50.1" (RT) D = 8° 54' 38.5" L = 184.20' T = 92.74' R = 643.00' SE = 0.06 RO = 132'
–L–	
PI Sta 22+07.76 △ = 13° 51' 36.6" (RT) D = 3° 10' 59.2" L = 435.43' T = 218.78' R = 1,800.00' SE = 0.05 RO = 120'	PI Sta 28+64.64 △ = 14° 42' 26.0" (LT) D = 5° 12' 31.3" L = 282.36' T = 141.96' R = 1,100.00' SE = 0.04 RO = 96'

NOTES:

1. IF FURTHER INFORMATION REGARDING PROJECT CONTROL IS NEEDED, PLEASE CONTACT THE LOCATION AND SURVEYS UNIT.

2. PROJECT CONTROL WAS ESTABLISHED USING GNSS, THE GLOBAL NAVIGATION SATELLITE SYSTEM.

10 NOV 2021 10:01
C:\Projects\5711_FlowerhouseRd_near_US21-I77\LS\12-21-xxy_RW_Rev\r-5711_ls_rw04.dgn
jjeffreys AT LS-31619

PROJECT REFERENCE NO.	SHEET NO.
R-5711	RW-5

Location and Surveys

PROJECT SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-3828 LAND SURVEYOR JAMES I. JEFFREYS

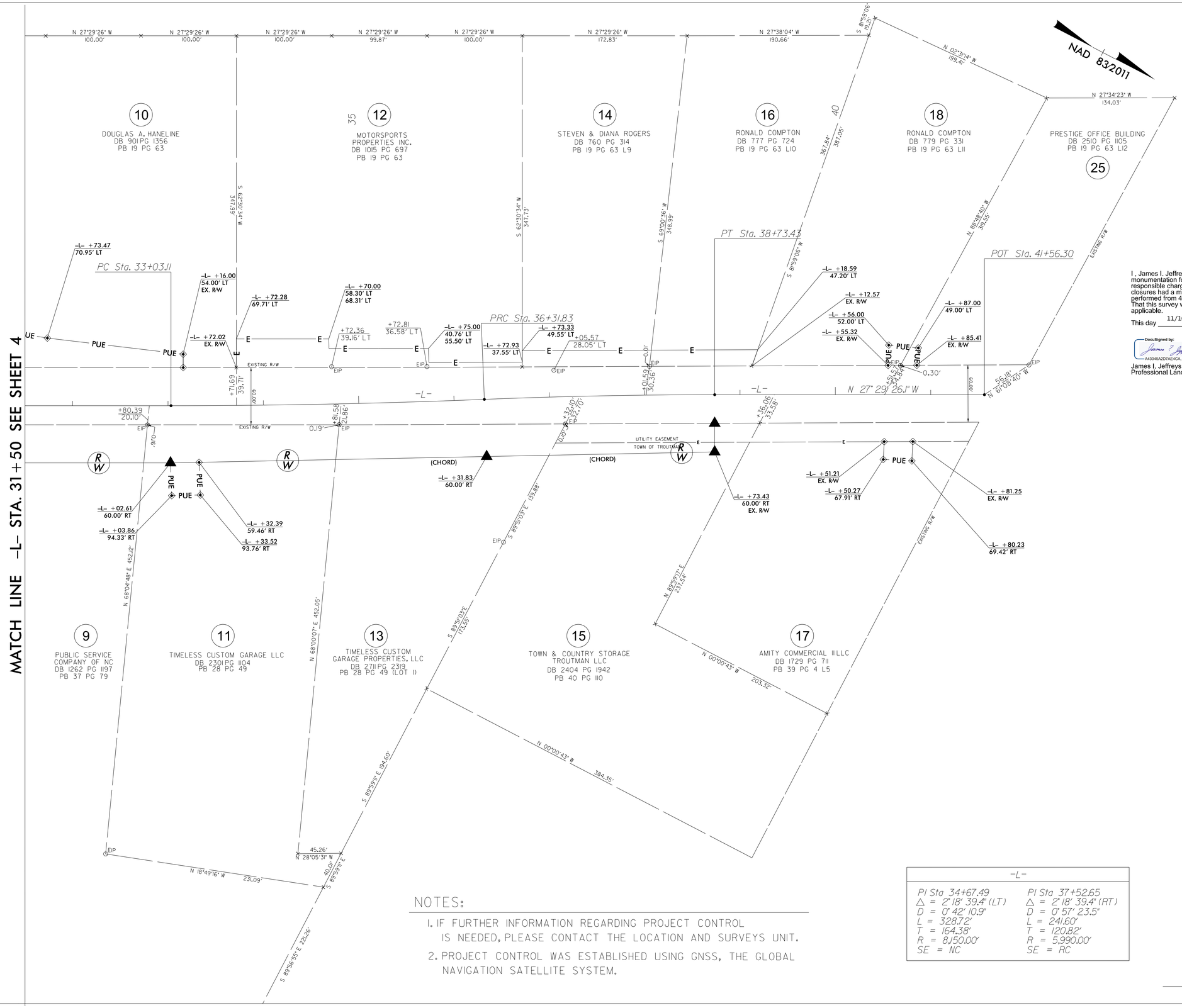
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

I , James I. Jeffreys , certify that the right of way and permanent easement monumentation for this project shown herein was completed under my direct and responsible charge from an actual survey made under my supervision; that all horizontal closures had a minimum ratio of precision of 1:10,000 (Class A). Field work was performed from 4/1/2020 to 4/15/2020, and all coordinates are based on NAD83/2011; That this survey was performed to meet the requirements of 21NCAC 56.1600 as applicable.

This day 11/10/2021.

DocuSigned by: James I Jeffreys A43045A2D7AE4CA...

James I. Jeffreys
Professional Land Surveyor L-3828



NOTES:

1. IF FURTHER INFORMATION REGARDING PROJECT CONTROL IS NEEDED, PLEASE CONTACT THE LOCATION AND SURVEYS UNIT.
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-L-	
PI Sta 34+67.49	PI Sta 37+52.65
△ = 2° 18' 39.4" (LT)	△ = 2° 18' 39.4" (RT)
D = 0° 42' 10.9"	D = 0° 57' 23.5"
L = 328.72'	L = 241.60'
T = 164.38'	T = 120.82'
R = 8,150.00'	R = 5,990.00'
SE = NC	SE = RC

10/NOV/2021 10:01
C:\Projects\5711_FlowerhouseRd_near_US21-I77\LS\12-21-xxy_RW_Rev\r-5711_ls_rw05.dgn
User: rleys
AT LS-31619

11/10/21

REVISIONS

-Y1-	-Y2-		-DRW1-
PI Sta 13+70.70 △ = 12° 02' 39.3" (LT) D = 6° 50' 21.8" L = 176.10' T = 88.38' R = 837.73'	PI Sta 17+94.37 △ = 33° 54' 58.7" (LT) D = 11° 48' 48.8" L = 287.10' T = 147.89' R = 485.00' SE = 0.06 RO = 148.75' V = 40 MPH	PI Sta 25+67.20 △ = 87° 25' 10.7" (RT) D = 11° 48' 48.8" L = 739.99' T = 463.64' R = 485.00' SE = 0.06 RO = 148.75' V = 40 MPH	PI Sta 10+45.99 △ = 32° 41' 21.7" (LT) D = 114° 35' 29.6" L = 28.53' T = 14.66' R = 50.00'

I , James I. Jeffreys , certify that the right of way and permanent easement monumentation for this project shown herein was completed under my direct and responsible charge from an actual survey made under my supervision; that all horizontal closures had a minimum ratio of precision of 1:10,000 (Class A). Field work was performed from 4/1/2020 to 4/15/2020, and all coordinates are based on NAD83/2011; That this survey was performed to meet the requirements of 21NCAC 56.1600 as applicable.

This day 11/10/2021 .

DocuSigned by:
James I. Jeffreys
A43045A2D7AE4CA...

James I. Jeffreys
Professional Land Surveyor L-3828

PROJECT REFERENCE NO.	SHEET NO.
R-5711	RW-6

Location and Surveys

PROJECT SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-3828 LAND SURVEYOR JAMES I. JEFFREYS

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

-Y1- POT Sta. 10+00.00

N 88°43'59" W 268.20'

N 88°16'02" W 120.97'

N 88°17'19" W 23.43'

HOWARD J. CULBRETH & SHARON M. CULBRETH DB 1626 PG 2045

20

S 00°35'17" W 245.97'

22

HARRY CURTIS MILLER DB 2248 PG 1588

S 87°27'23" E

-Y1- 11+62.99 33.01' RT

EIP

60.00'

2.02'

27.99'

86.89

EIP

-Y1- PC Sta. 12+82.32

EXISTING R/W

-Y1-

-Y2- PC Sta. 21+03.57

-DRW1- POT Sta. 11+40.96=
-Y2- POT Sta. 20+53.19

-Y2- PT Sta. 19+33.57
N 31° 04' 37.9" W

-Y1- PT Sta. 14+58.42
N 80° 29' 58.4" E

-Y2- PC Sta. 16+46.47

-Y1- POT Sta. 15+60.17=
-Y2- POC Sta. 16+97.57

7

REGINALD K. OSTWALP DB 654 PG 103

-Y2- +97.00 165.00' LT

-Y2- +41.00 139.00' LT

-Y2- +65.00 88.00' LT

-Y2- +50.00 88.00' LT

-Y2- +23.60 88.00' LT

-Y2- +03.57 37.50' LT

-Y2- +46.43 46.33' LT (CHORD)

-Y2- +25.00 88.00' LT

-Y2- +58.00 52.00' LT

-Y2- +31.00 67.00' LT

-Y2- +49.36 37.50' LT

-Y2- +20.65 37.50' LT

PUE

-Y2- +14.35 37.50' LT

-Y2- +33.57 37.50' LT

-Y1- +10.29 EX. R/W

-Y1- +97.25 EX. R/W (NOT SET)

-Y1- +25.28 EX. R/W

-Y1- +03.52 63.02' LT

-Y2- +58.14 42.70' LT

-Y2- +85.21 EX. R/W

-Y2- +84.92 45.00' LT

-Y2- +25.00 EXIST R/W

PDE

3.60'

26.40'

+85.80

N 2° 50' 20.7" E

30.00'

+87.36

+84.59

27.20'

-0.99'

-Y2- +83.78' 40.00' RT

-Y2- +25.00 EXIST R/W

-Y2- +25.00 40.00' RT

-Y2- +86.94 EX. R/W

-Y2- +86.80 40.00' RT

-Y2- +84.02 EX. R/W

-Y2- +83.48 55.00' RT

-Y2- +12.00 58.03' RT

-Y2- +51.03 67.80' RT

-Y2- +36.00 65.00' RT 70.00' RT

-Y2- +93.58 EX. R/W

-Y2- +19.00 67.00' RT

-Y2- +58.00 EX. R/W 98.00' LT

2

HWG TROUTMAN HWY 21 LLC DB 2048 PG 931

PT Sta. 10+59.85
S 58° 55' 22.1" W

N 04°06'41" E 87.99'

34.03'

+93.85

S 88°24'41" W 46.63'

-Y2- +89.00 EX. R/W

PC Sta. 10+31.32

N 10°57'37" E 54.26'

5

STEPHEN B. HUBBARD DB 1827 PG 1293

POT Sta. 10+00.00
N 88° 23' 16.2" W

MATCH LINE -Y2- STA. 26+50 SEE SHEET 4

NAD 83/2011

19

FULL THROTTLE INVESTMENTS LLC DB 2734 PG 1757

S 86°29'02" E 302.21' 302.26' TOTAL

MOUNTAIN STATE INV. LLC DB 1668 PG 1022

21

S 86°00'00" E 317.27'

N 28°23'35" E 233.78'

84.85'
+24.83'

PC Sta. 19+88.98

M/B ON SIX3

EXISTING R/W

-L-

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10-NOV-2021 10:01
I:\NCDOT\R-5711_FlowerhouseRd.near.US21-177\LS\12-21-xxy_RW_Rev\r-5711_ls_rw06.dgn
User:jjeffreys
PROJECT LS-31619