

Metes and Bounds for Existing Parcel 2

From	To	Bearing	Distance
M2	D1a	S 33°54'17" W	15.31'
M2	N2	N 41°07'00" E	81.79'
J2	O2	S 30°27'13" W	219.91'
J2	K2	S 59°43'28" E	69.75'
K2	L2	S 29°50'47" W	381.24'
L2	M2	N 50°34'11" W	98.23'

Metes and Bounds for Existing Parcel 3

From	To	Bearing	Distance
A2	B2	N 39°37'57" E	18.49'
C2	B2	S 51°32'05" E	59.36'
D2	C2	S 30°01'51" W	351.00'
D2	E2	S 57°03'19" E	60.99'
F2	E2	N 59°32'47" W	20.83'
G2	F2	N 30°27'13" E	219.89'
H2	F2	N 41°07'00" E	81.79'

Metes and Bounds for Existing Existing 50' Right of Way for Pumpnickel Place

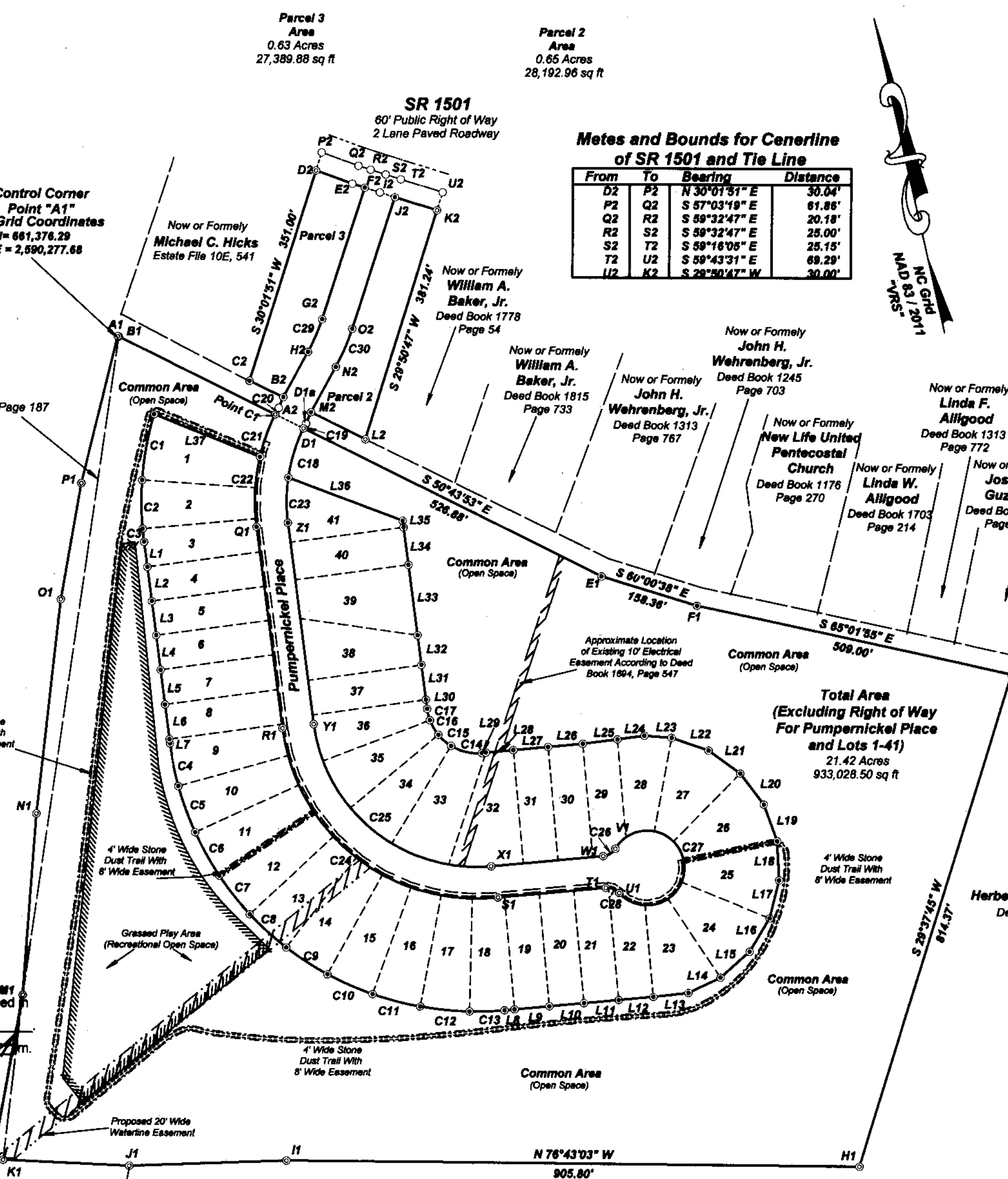
From	To	Bearing	Distance
Z1	Y1	S 08°41'51" W	321.78'
X1	W1	S 82°31'58" E	177.54'
X1	T1	S 82°30'32" E	171.18'
Q1	R1	S 05°10'55" W	321.78'
A2	B2	N 25°57'57" E	18.49'
M2	D1a	S 35°54'17" W	19.51'
G2	F2	N 41°07'00" E	81.79'
H2	H2	N 30°27'13" E	219.89'
J2	O2	S 30°27'13" W	219.91'

Line Table

Id	Bearing	Distance
L1	S 05°07'48" W	40.20'
L2	S 08°07'48" W	55.00'
L3	S 08°07'48" W	55.00'
L4	S 08°07'48" W	55.00'
L5	S 08°07'48" W	55.00'
L6	S 08°07'48" W	55.00'
L7	S 08°07'48" W	6.87'
L8	S 82°33'19" E	15.90'
L9	S 82°33'19" E	55.00'
L10	S 82°33'19" E	55.00'
L11	S 82°33'19" E	55.00'
L12	S 82°33'19" E	55.00'
L13	S 83°59'27" E	58.06'
L14	N 76°44'24" E	58.27'
L15	N 60°29'47" E	61.83'
L16	N 43°29'04" E	61.83'
L17	N 28°28'20" E	61.83'
L18	N 09°27'36" E	61.83'
L19	N 07°33'07" W	61.83'
L20	N 24°33'51" W	61.83'
L21	N 41°34'35" W	61.83'
L22	N 58°35'18" W	61.83'
L23	N 73°01'03" W	43.13'
L24	N 84°51'50" W	43.13'
L25	N 84°28'08" W	55.03'
L26	N 82°33'19" W	55.00'
L27	N 82°33'19" W	55.00'
L28	N 82°33'19" W	43.81'
L29	N 82°33'19" W	6.52'
L30	N 05°07'48" E	14.84'
L31	N 05°07'48" E	55.00'
L32	N 05°07'48" E	47.48'
L33	N 05°07'48" E	113.45'
L34	N 05°07'48" E	60.08'
L35	N 05°07'48" E	10.75'
L36	N 58°27'29" W	193.37'
L37	N 58°18'51" W	181.24'

Curve Table

Id	Delta	Radius	Arc Length	Tangent	Degree	Chord	Ch Bear
C1	12°21'31"	484.24'	106.81'	63.51'	11°35'34"	108.40'	N 22°47'30" E
C2	09°01'57"	484.24'	77.92'	39.04'	11°35'34"	77.84'	S 12°04'28" W
C3	02°25'45"	484.24'	20.96'	10.48'	11°35'34"	20.95'	S 06°20'37" W
C4	08°02'08"	490.00'	68.72'	34.41'	11°41'35"	68.66'	S 01°06'40" W
C5	09°08'38"	490.00'	78.20'	39.18'	11°41'35"	78.12'	S 07°28'42" E
C6	09°08'38"	490.00'	78.20'	39.18'	11°41'35"	78.12'	S 16°37'20" E
C7	09°08'38"	490.00'	78.20'	39.18'	11°41'35"	78.12'	S 25°45'37" E
C8	09°08'38"	490.00'	78.20'	39.18'	11°41'35"	78.12'	S 34°54'35" E
C9	09°08'38"	490.00'	78.20'	39.18'	11°41'35"	78.12'	S 44°03'13" E
C10	09°08'38"	490.00'	78.20'	39.18'	11°41'35"	78.12'	S 53°11'50" E
C11	09°08'38"	490.00'	78.20'	39.18'	11°41'35"	78.12'	S 62°20'28" E
C12	09°08'38"	490.00'	78.20'	39.18'	11°41'35"	78.12'	S 71°29'06" E
C13	06°29'52"	490.00'	55.57'	27.81'	11°41'35"	55.54'	S 79°18'21" E
C14	36°23'08"	80.00'	50.80'	26.29'	71°37'11"	49.95'	N 64°21'45" W
C15	19°08'19"	80.00'	26.72'	13.49'	71°37'11"	26.60'	N 36°38'01" W
C16	19°04'02"	80.00'	26.62'	13.44'	71°37'11"	26.50'	N 17°29'51" W
C17	13°05'31"	80.00'	18.28'	9.18'	71°37'11"	18.24'	N 01°25'05" W
C18	17°49'24"	264.24'	82.20'	41.43'	21°41'00"	81.87'	S 29°39'55" W
C19	01°54'55"	264.24'	8.83'	4.42'	21°41'00"	8.83'	S 40°16'17" W
C20	02°08'09"	314.24'	11.71'	5.86'	18°13'59"	11.71'	S 40°21'16" W
C21	15°40'21"	264.24'	72.28'	36.37'	21°41'00"	72.05'	S 13°08'12" W
C22	88°50'14"	310.00'	480.66'	303.77'	18°28'57"	433.94'	S 39°14'09" E
C23	87°40'13"	260.00'	397.84'	249.64'	22°02'13"	360.14'	S 38°40'13" E
C24	53°07'40"	25.00'	23.18'	12.50'	229°10'59"	22.36'	N 71°08'14" E
C25	287°00'51"	58.99'	295.50'	N/A	97°07'41"	70.17'	S 07°27'48" W
C26	53°29'11"	25.00'	23.34'	12.60'	229°10'59"	22.50'	S 55°46'06" E
C27	10°38'46"	305.00'	56.87'	28.42'	18°47'08"	56.59'	S 35°47'07" W
C28	10°38'46"	305.00'	56.87'	28.42'	18°47'08"	56.59'	S 35°47'07" W
C29	10°38'46"	305.00'	56.87'	28.42'	18°47'08"	56.59'	S 35°47'07" W
C30	10°38'46"	305.00'	56.87'	28.42'	18°47'08"	56.59'	S 35°47'07" W



Metes and Bounds for Centerline of SR 1501 and Tie Line

From	To	Bearing	Distance
D2	P2	N 30°01'51" E	35.04'
P2	Q2	S 57°03'19" E	61.88'
Q2	R2	S 59°32'47" E	20.18'
R2	S2	S 59°32'47" E	25.00'
S2	T2	S 59°16'05" E	25.15'
T2	U2	S 59°43'31" E	69.29'
U2	K2	S 29°50'47" W	30.00'

- A. This plat is subject to any facts that maybe disclosed by a full and accurate title search, as well as any right of way easements, zoning regulations and restrictive covenants of record not shown hereon.
- B. Area computed by the Method of Coordinate Geometry
- C. All distances are horizontal ground unless otherwise noted
- D. Wetlands were not defined or mapped during this survey.
- E. Underground utilities are not included in this survey.

Special Notes

Metes and Bounds of Total Area (Excluding Right of Way for Pumpnickel Place and Lots 1-41)

From	To	Bearing	Distance
A1	B1	S 48°02'11" E	1.99'
B1	C1	S 50°51'31" E	276.95'
D1	E1	S 50°43'53" E	526.88'
E1	F1	S 50°00'38" E	158.36'
F1	G1	S 45°01'58" E	509.00'
G1	H1	S 29°37'45" W	814.37'
H1	I1	N 76°43'03" W	905.80'
I1	J1	N 79°16'23" W	248.95'
J1	K1	N 74°45'09" W	199.53'
K1	L1	N 79°06'16" W	16.89'
L1	M1	N 22°51'09" E	265.65'
M1	N1	N 18°46'48" E	288.43'
N1	O1	N 18°58'08" E	341.08'
O1	P1	N 22°27'40" E	187.82'
P1	A1	N 28°23'28" E	240.95'

Number Description

Number	Description
B1	1.5" EIP 1" UP
A1	1/2" EIP W/ CAP
C1	1/2" ERB FLUSH
D1	1/2" ERB 1" DOWN
G1	1.5" EIP 5" UP
H1	1.5" EIP BENT
I1	2" EIP 1/2" UP
J1	2" EIP 2" UP
K1	2" EIP 2.5" UP
L1	1/2" ERB W/ CAP
M1	1/2" ERB WITH CAP
N1	1/2" ERB WITH CAP
O1	1/2" ERB WITH CAP
P1	1/2" ERB WITH CAP
Y1	1/2" ERB 1" DOWN
R1	1/2" ERB 1" DOWN
X1	1/2" ERB 1" DOWN
S1	1/2" ERB 1" DOWN
W1	1/2" ERB 1" DOWN
V1	1/2" ERB FLUSH
U1	1/2" ERB 1" DOWN
T1	1/2" ERB 1" DOWN
L2	1/2" ERB CAP MAYO
K2	FLAT BAR LEANING
D2	1/2" EIP BURIED 2"

Sheet 2 of 4
Revised March 11, 2022

An Existing Boundary Survey for:

Wheat Field Subdivision

With Property Standing in the name of:

BOSS Development, LLC.

Long Acre Township Beaufort County
Scale 1" = 150' Surveyed October 1, 2021

Sorrell Land Surveying, Inc.
Hugh A. Sorrell, Professional Land Surveyor L-2849
107 Union Drive, Suite 101 Washington, NC

www.sorrellandsurveying.com Office (252) 948-2464
Company License: C-3508 Mobile (252) 944-9798

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