

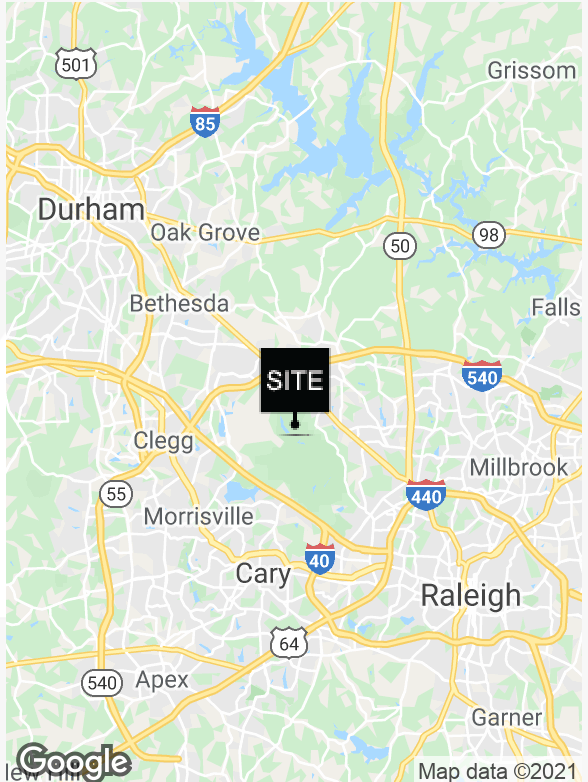
Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

# 6224 Angus Drive

Raleigh, North Carolina 27617

## Property Highlights

- 1.53 acres
- Rare opportunity: one of the few remaining small acreage sites in the W. Raleigh/540/Brier Creek submarket
- Perfect location for End User/Owner Occupant
- Zoning: TD
- Traffic count: 39,000 vpd (2017)
- 1 mile from Brier Creek near intersection of Hwy. 70 and I-540
- Central West Raleigh location off of Glenwood Avenue
- Price: \$550,000.00



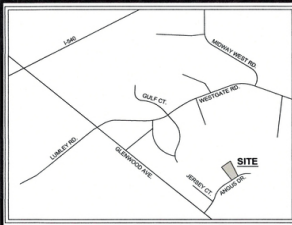
## Demographics

	1 Mile	3 Miles	5 Miles
Total Households	1,779	14,058	34,091
Total Population	4,354	34,371	78,271
Average HH Income	\$97,049	\$95,513	\$91,388

For more information

**Hunt Wyche**

C: 919 740 4406  
hwyche@triprop.com



VICINITY MAP

REFERENCES:

DEED BOOK 15723, PAGE 2620  
BOOK OF MAPS 1997, PAGE 919  
\*OTHERS SHOWN HEREON

LEGEND and NOMENCLATURE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
○	Ex. iron pipe/rod or nail	—X—	Fence
□	Ex. concrete monument	—M—	Overhead utility
●	New iron pipe	—S—	Water
○	Calculated point	—SS—	Sanitary sewer
○	Control corner	—SS—	Storm drain
○	Telephone pedestal	—SS—	Storm drain
○	Electric pedestal	—SS—	Storm drain
○	Fiber optic marker	—SS—	Storm drain
○	Traffic sign/box	—SS—	Storm drain
○	Water meter	—SS—	Storm drain
○	Fire hydrant	—SS—	Storm drain
○	Water meter (over or gas)	—SS—	Storm drain
○	Sanitary sewer manhole	—SS—	Storm drain
○	Sanitary sewer cleanout	—SS—	Storm drain
○	Storm curb inlet	—SS—	Storm drain
○	Storm inlet (curb)	—SS—	Storm drain
○	Storm drain manhole	—SS—	Storm drain
○	Utility pole	—SS—	Storm drain
○	Light pole	—SS—	Storm drain
○	Signal pole	—SS—	Storm drain
○	City well	—SS—	Storm drain
○	Sign post	—SS—	Storm drain
○	Existing well (See note #8)	—SS—	Storm drain

ABBREVIATIONS	DESCRIPTION
DB	Deed Book
PI or SSI	Plat Book / Book of Maps
NRT	New or formerly
Pg	Page
SF	Square feet
Ac	Acres
R/W	Right-of-way
NC38	North Carolina State Route
NC38R	North Carolina Dept. of Transportation
R/W	Right-of-way
Ex	Existing
RCP	Reinforced concrete pipe
PVC	Polyvinyl chloride pipe
ME	Measured
AG	As shown ground
SG	Setback ground

- NOTES:**
- All distances are horizontal ground distances in u.s. survey feet unless otherwise noted.
  - This survey does not include nor depict any environmental evaluations.
  - Field survey performed March 14, 2017.
  - 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.
  - The locations of underground utilities as shown hereon are based on aboveground structures and aboveground visual evidence. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
  - Rear portion of subject property is located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) # 3720078001, effective date May 2, 2006.
  - 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 ±0.12'.
  - Horizontal Datum = NAD 83  
Vertical Datum = NAVD 88
  - There is a 1/2' private waterline easement as shown on Book of Maps 1997, Page 919 coming from an existing well that is not plottable on this survey.
  - 20' City of Raleigh sanitary sewer easement as shown hereon scaled from Book of Maps 1997, Page 919. No evidence of sewerline within said easement found at time of survey.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

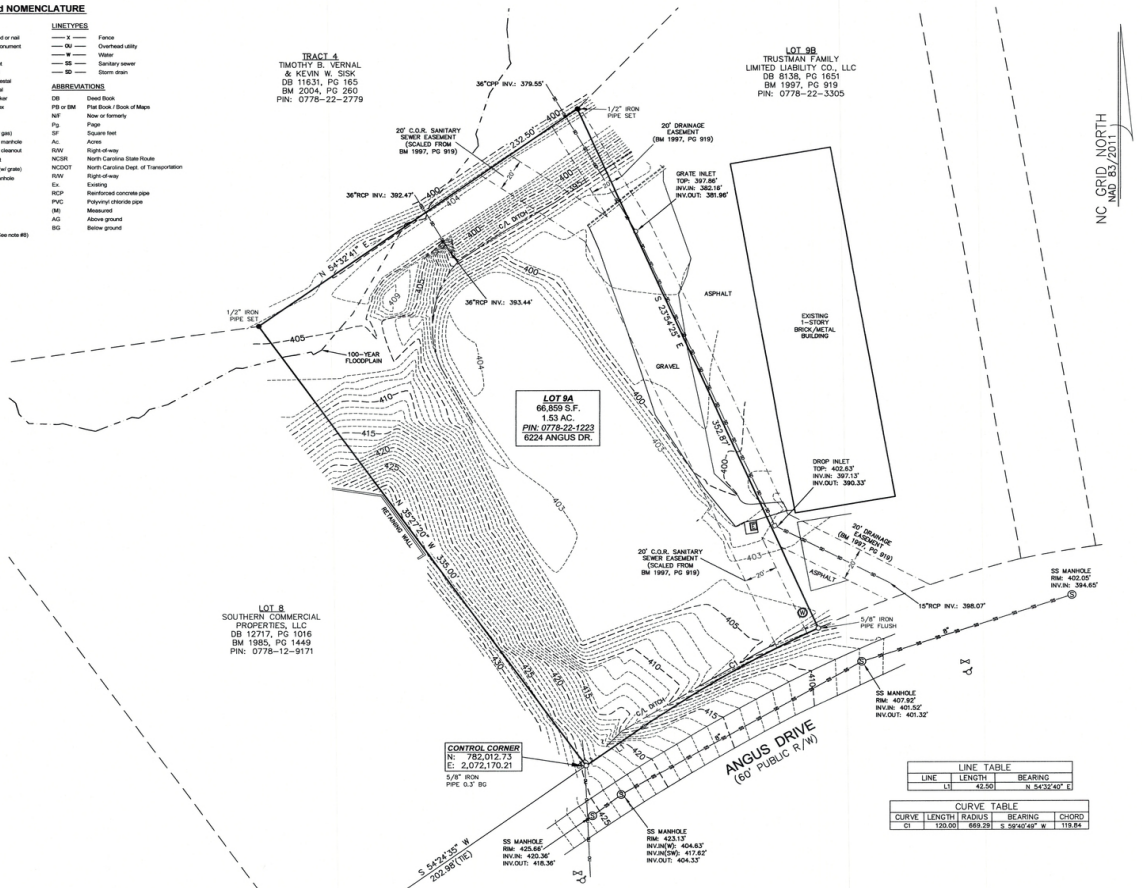
I, Robert T. Newcomb, II, certify that this plot was drawn under my supervision from an actual survey made under my supervision from references as noted on said plot; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision as calculated is greater than 1:10,000; that this plot was prepared in accordance with NCOS 47-30 as amended.

Witness my original signature, registration number and seal this 14th day of March, 2017.

Professional Land Surveyor (L-2444)



NEWCOMB land surveyors, Llc, 246 West Millbrook Road, Raleigh, NC 27609, (919) 847-1800, (919) 847-1804 (fax), NC License #P-0203



LINE TABLE		
LINE	LENGTH	BEARING
L3	42.50	N 54°32'49" E

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	133.00	889.28	N 54°32'49" W
			119.84

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**PROPERTY OF**  
**ELIZABETH M. TRUSTMAN, TRUSTEE**  
**OF THE STANLEY TRUSTMAN & ELIZABETH TRUSTMAN REVOCABLE TRUST**  
 LEESVILLE TOWNSHIP WAKE COUNTY NORTH CAROLINA

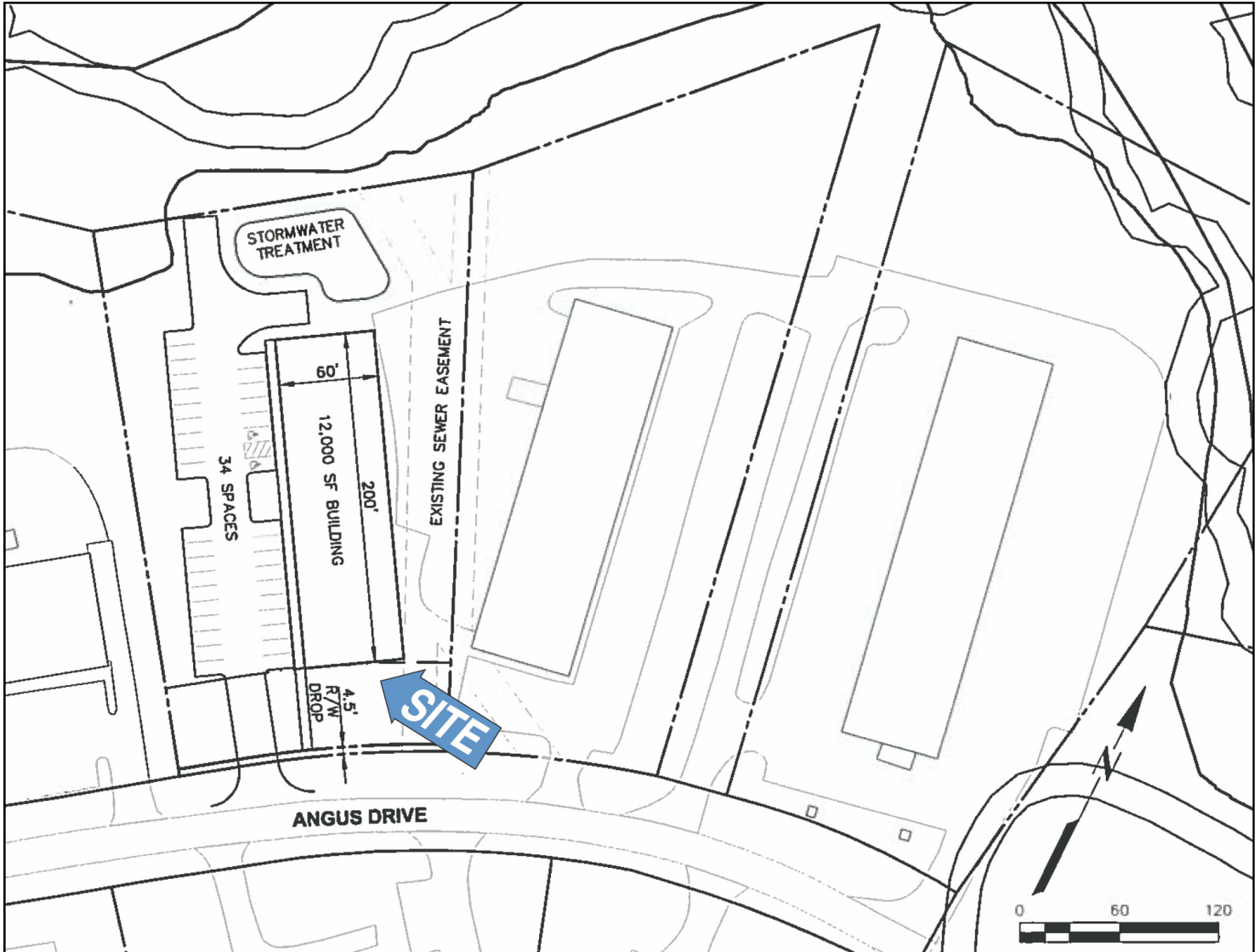
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SCALE: 1" = 40'

JOB NO.: 176374  
 FILE NAME: 13/20/17  
 FIG. DATES: 13/20/17

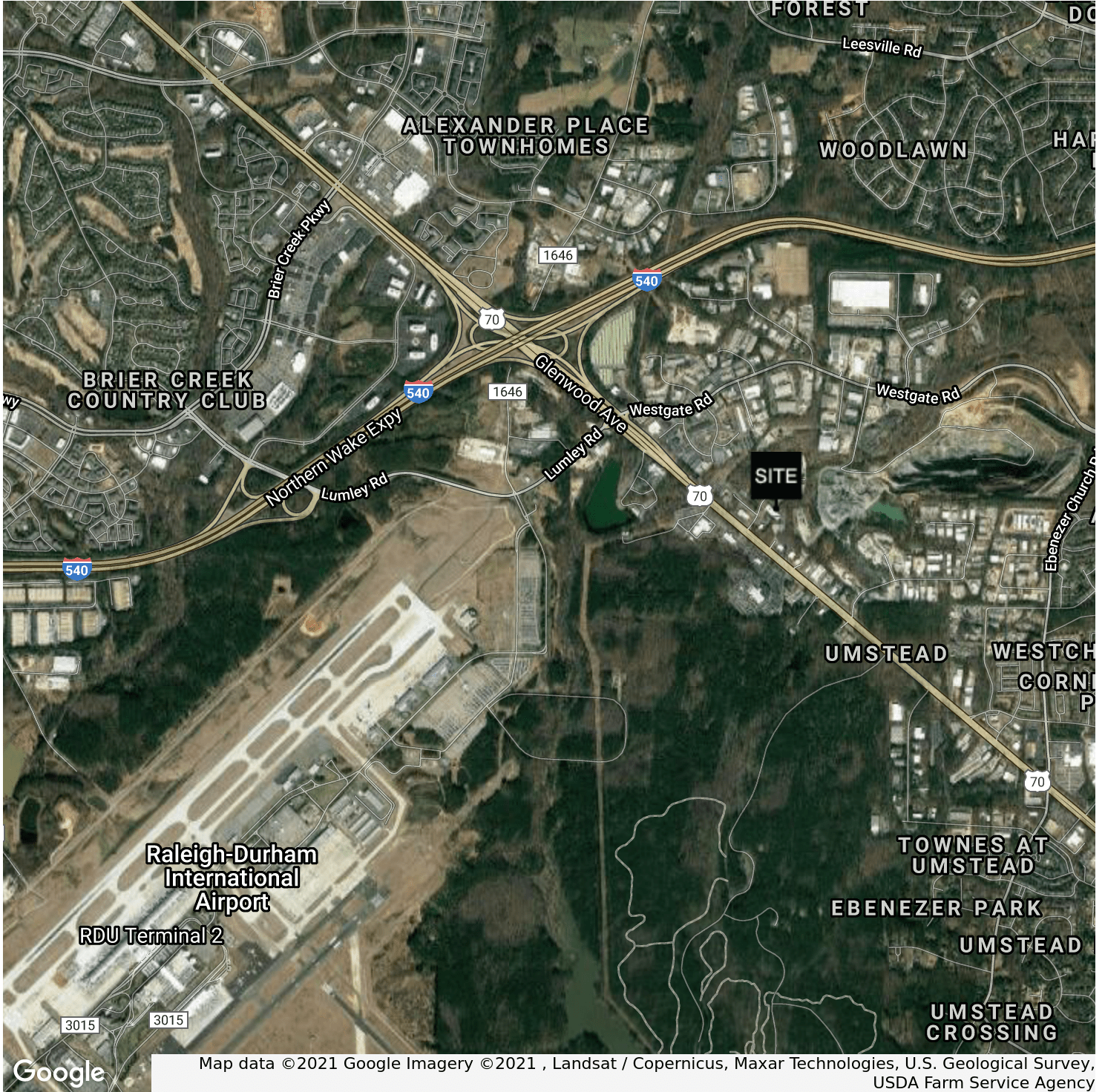
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For Sale  
Land



Google

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