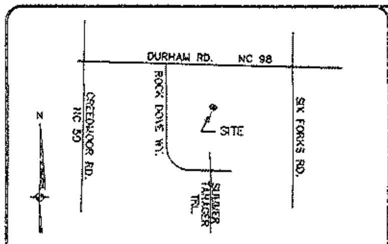
BKBM2023PG01111



VICINITY MAP N.T.S.

LEGEND

——	LINES SURVEYED
——	LINES NOT SURVEYED
E.I.P. ——	EXISTING IRON PIPE
I.P.S. ——	IRON PIPE SET
C.M.S. ——	CONCRETE MONUMENT SET
E.C.M. ——	EXISTING CONCRETE MONUMENT
P.K.S. ——	P.K. NAIL SET
E.P.K. ——	EXISTING P.K. NAIL
R/W ——	RIGHT OF WAY
D.B. ——	DEED BOOK
P.P. ——	POWER POLE
O.H.W. ——	OVER HEAD WIRE
R.R.S. ——	RAILROAD SPIKE
(1234) ——	ADDRESSES
M.I.S. ——	MAXIMUM IMPERVIOUS SURFACE
- - - - -	20' DRAINAGE EASEMENT
— — —	60' WATER SUPPLY WATERSHED BUFFER
—·—·—	20' BUILDING SETBACK

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBERANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE

● a. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
○ b. This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
○ c. Any one of the following:
1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
3. That the survey is a control survey.
○ d. This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
○ e. The information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

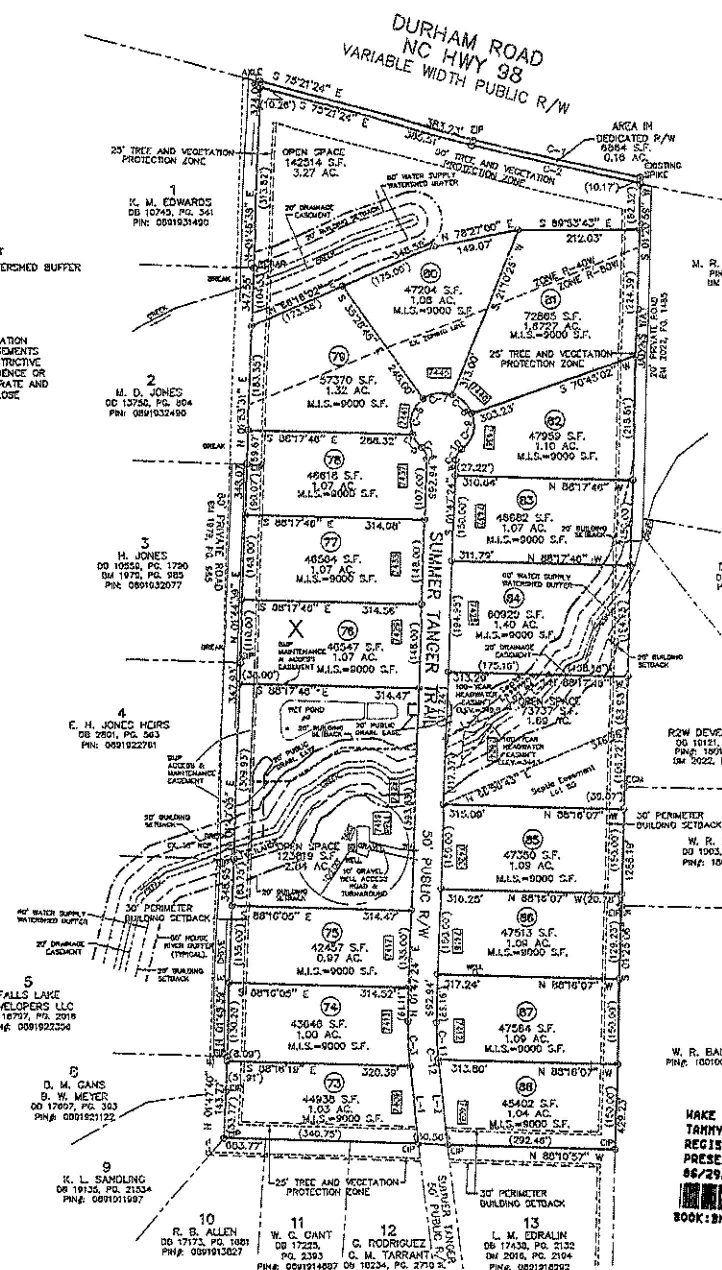
This parcel is located in the WAKE CO. Planning jurisdiction.

NORTH CAROLINA
WAKE COUNTY

I, Barry L. Scott, certify that this plat was drawn under my supervision from (an actual survey made under my supervision)(deed description recorded in Book 12041 page 272 etc.)(other), that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE page REF.; that the ratio of position or positional accuracy as calculated is 1:10,000+; that this plat was prepared in accordance with NCGS 47-30 amended. Witness my original signature, registration number and seal this 11th day of April A.D. 2022.

NORTH CAROLINA PROFESSIONAL SEAL L-3156 LAND SURVEYOR BARRY L. SCOTT

4-11-2023



ZONE R-40W 229,704 S.F. 5.27 AC.
ZONE R-80W 979,214 S.F. 22.48 AC.

NORTH NC GRID (NAD 83/2011)

COMBINED SCALE FACTOR 0.99995432

LINE DATA

NUMBER	BEARING	DIST.
L-1	N 06°42'27" W	137.71'
L-2	S 06°42'27" E	145.20'

CURVE DATA

NUMBER	RADIUS	ARC DIST.	CHORD BEARING	DIST.	DELTA
C-1	5789.58	300.88	S 76°47'37" E	300.83	02°58'39"
C-2	5789.58	303.20	S 76°48'10" E	303.17	02°59'44"
C-3	525.00	77.45	N 02°31'31" W	77.38	08°27'08"
C-4	25.00	22.39	N 23°51'58" W	21.65	51°18'39"
C-5	55.00	29.08	S 34°23'41" E	28.72	30°10'22"
C-6	55.00	69.65	N 10°57'58" E	65.00	72°20'56"
C-7	50.00	53.77	N 81°10'18" E	51.81	55°57'48"
C-8	55.00	48.46	S 45°36'11" E	46.91	50°29'15"
C-9	55.00	70.50	S 18°21'43" W	65.77	73°26'34"
C-10	25.00	22.41	N 27°28'32" E	21.67	51°22'17"
C-11	475.00	64.04	S 02°10'16" E	63.99	07°43'28"
C-12	475.00	5.99	S 00°23'41" E	5.99	00°43'22"

SEPTIC EASEMENT LOT 84
LINE DATA

NUMBER	BEARING	DIST.
L-3	N 62°32'15" E	121.33'
L-4	N 01°45'37" E	90.52'

OWNER:
FALLS LAKE DEVELOPERS, LLC
7101 CREEDMOOR ROAD, SUITE 122
RALEIGH, N.C. 27613

CLUSTER SUBDIVISION PLAT
PROPERTY OF

WAKE COUNTY, NC 2
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/29/2023 08:32:42
BOOK:BM2023 PAGE:01111

PLAT REFERENCE
BOM 1979, PG. 585 W.C.R.
BOM 2015, PG. 572 W.C.R.
BOM 2016, PG. 2193-2194 W.C.R.
BOM 2022, PG. 1485 W.C.R.
MAP BY BARRY L. SCOTT LAND SURVEYING
ENTITLED "LOT 6, HARRISON REVOCABLE TRUST
DATED JANUARY 1ST, 2021
JOB NUMBER: 21-01-02

150' 75' 0' 150'
1" = 150'
HORIZONTAL GROUND DISTANCE
AREA COMPUTED BY COORD.
GEOMETRY METHOD

NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP # 3720089100K EFFECTIVE DATE: JULY 19TH 2022

THIS PLAT RECORDED IN B.O.M./P.B./P.C. 2023 PG. 1111 WAKE COUNTY REGISTRY

PLG-3899-2022
SHEET 2 OF 2

PHASE 4 CLUSTER
THE RESERVE AT FALLS LAKE

ADDRESS: 4117 DURHAM ROAD
RALEIGH, N.C.
ZONED: R-40W & R-80W TAX MAP:
PARCEL(S):
PIN(S): 0891927819
TOWNSHIP: BARTONS CREEK
COUNTY: WAKE
STATE OF NORTH CAROLINA, U.S.A.

DATE: 03-04-22
FIELD BK: RFL/17
SURVEYED BY: EC

REVISED
DATE: 12-29-22
DATE: 03-16-23
DATE: 04-11-23

BARRY L. SCOTT
LAND SURVEYING
PROFESSIONAL LAND SURVEYORS
P. O. BOX 12393
RALEIGH, NORTH CAROLINA 27605
TEL: 919/889-0164
JOB NO : 22-06-09