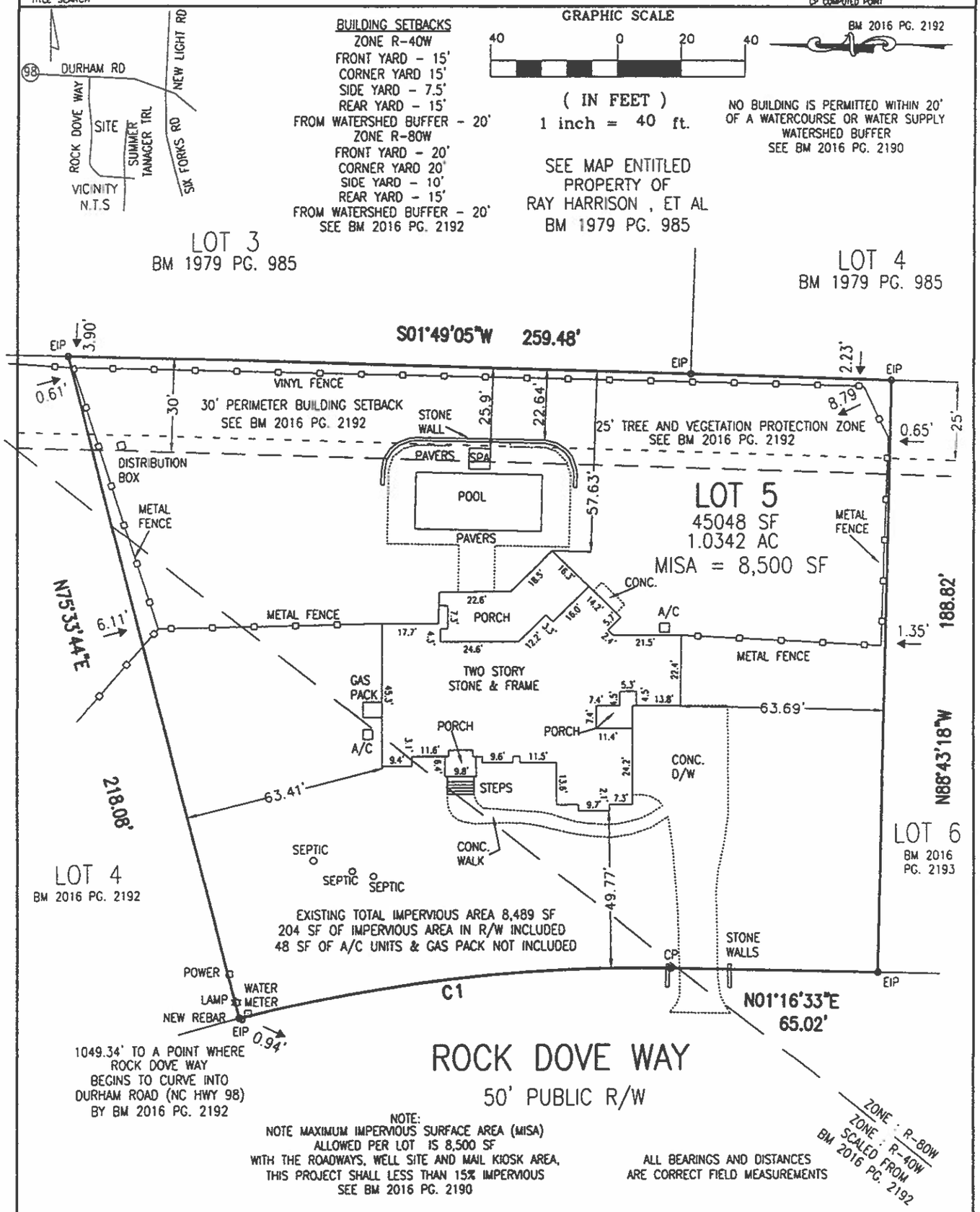
SUBJECT PROPERTY IS___ IS NOT X__ LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720089100K ZONE X

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

LEGEND
EIP EXISTING IRON PIPE
NIP NEW IRON PIPE
MON MONUMENT
PK PARKER KALON NAIL
C.B. CATCH BASIN
CP COMPUTED POINT
MH MANHOLE
PP POWER POLE
R/W RIGHT OF WAY
C/L CENTER LINE
FES FLARED END SECTION



BUILDING SETBACKS
ZONE R-40W
FRONT YARD - 15'
CORNER YARD 15'
SIDE YARD - 7.5'
REAR YARD - 15'
FROM WATERSHED BUFFER - 20'
ZONE R-80W
FRONT YARD - 20'
CORNER YARD 20'
SIDE YARD - 10'
REAR YARD - 15'
FROM WATERSHED BUFFER - 20'
SEE BM 2016 PG. 2192

NO BUILDING IS PERMITTED WITHIN 20' OF A WATERCOURSE OR WATER SUPPLY WATERSHED BUFFER
SEE BM 2016 PG. 2190

NOTE:
NOTE MAXIMUM IMPERVIOUS SURFACE AREA (MISA) ALLOWED PER LOT IS 8,500 SF
WITH THE ROADWAYS, WELL SITE AND MAIL KIOSK AREA, THIS PROJECT SHALL LESS THAN 15% IMPERVIOUS
SEE BM 2016 PG. 2190

ALL BEARINGS AND DISTANCES ARE CORRECT FIELD MEASUREMENTS

RECOMBINATION AND SUBDIVISION PLAT

FALLS RESERVE
THE RESERVE AT FALLS LAKE CLUSTER PHASE ONE

LOT 5 BLOCK

CURVE TABLE				
CURVE	RADIUS	LENGTH	DIRECTION	CHORD
C1	500.00'	137.09'	N06°34'13"W	136.66'

PIN # 0891920971
DB 17310 PG. 2386

RECORDED IN BOOK OF MAPS 2016 VOL. 2016 , PAGE 2192 WAKE COUNTY, N.C. 2190-2194

FIELD CLOSURE 1:10,000
NOT FOR RECORDING, INFORMATION FOUND

I, JOHN Y. PHELPS, JR. CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDINGS LIE WHOLLY ON THE LOT AND THAT THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON SAID LOT UNLESS SHOWN OTHERWISE. THIS MAP IS NOT FOR RECORDING.

SEAL L-1319 LAND SURVEYOR

JOHN Y. PHELPS, JR. PLS

PROPERTY OF
SCOTT FINKELSTEIN

1536 ROCK DOVE WAY
BARTON'S CREEK TWP WAKE CO., NC

SCALE 1"=40'
DATE 10/25/23
1690
93170

JOHN Y. PHELPS, JR.
PROFESSIONAL LAND SURVEYOR
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