I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED: AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL

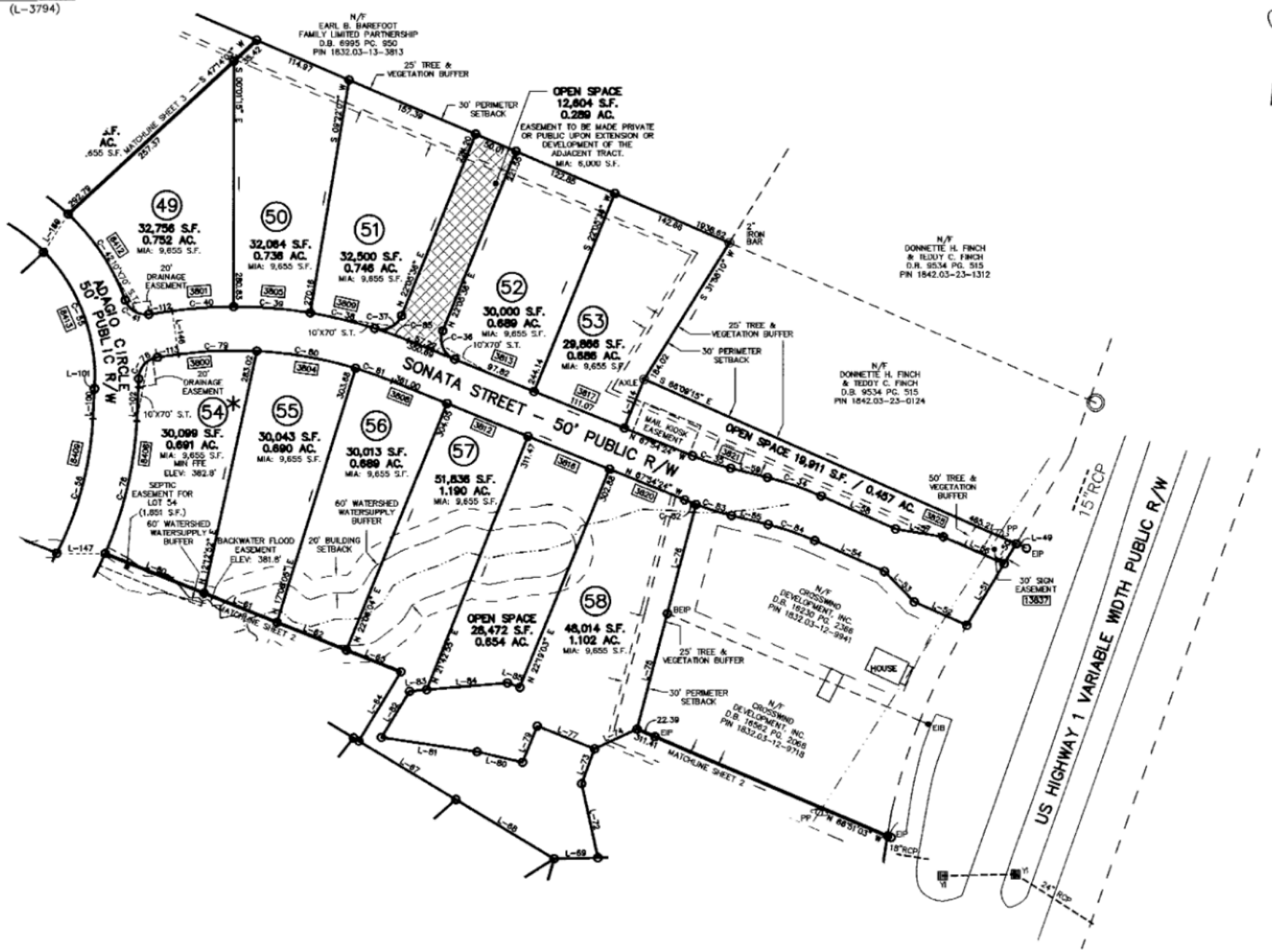
THIS 9TH DAY OF MARCH ,2017.

PROFESSIONAL LAND SURVEYOR (L-3794)

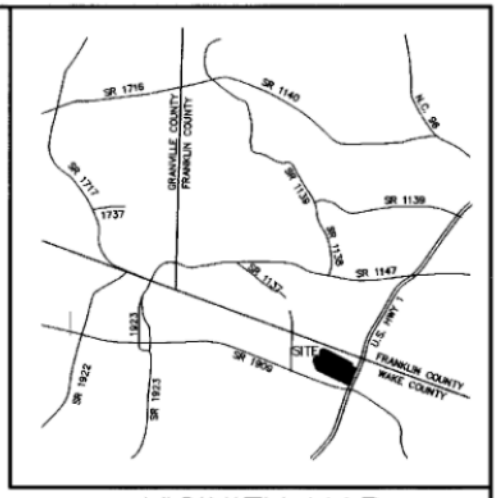
NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L - 3794



ADOPTED FROM NC GRID



VICINITY MAP

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- NO BUILDING IS PERMITTED WITHIN 20' OF A WATERSUPPLY WATERSHED BUFFER.
- THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA.
- BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY * THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT, AND OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
- THE TREE PRESERVATION BOUNDARY MAY BE MOVED PROVIDED THAT AN EQUIVALENT AREA OF EXISTING WOODS OR REFORESTED AREA IS PROVIDED AND THE PLAT MODIFIED AND RECORDED TO REFLECT THE NEW BOUNDARY. WAKE COUNTY MUST APPROVE THE MODIFICATIONS.

LEGEND:

EIP - EXISTING IRON PIPE
EPK - EXISTING PK NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
3657 - ADDRESS

WAKE COUNTY, NC 17
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/14/2017 09:28:12
BOOK:BM2017 PAGE:00531

LINE TYPE LEGEND

PROPERTY LINE - LINE SURVEYED
RIGHT-OF-WAY
ADJOINING LINE - LINE NOT SURVEYED
OVERHEAD LINE
BUILDING SETBACK
EASEMENT
BUFFER
FLOOD HAZARD SOILS

FINAL SUBDIVISION PLAT

BERKLEE ESTATES SUBDIVISION PHASE 1

"CLUSTER SUBDIVISION"
OWNER: CROSSWIND DEVELOPMENT, INC
REF: D.B. 16230, PG. 2366
REF: D.B. 16230, PG. 2371
REF: D.B. 16230, PG. 2373
REF: B.M. 2016, PG. 1400
WAKE FOREST TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'
OCTOBER 21, 2016
ZONED R-40W
PIN # 1842.03-03-7066
S-014-14
SHEET 1 OF 6

(BERKLEE-SUBD.dwg)

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

BM 2017 PG. 531