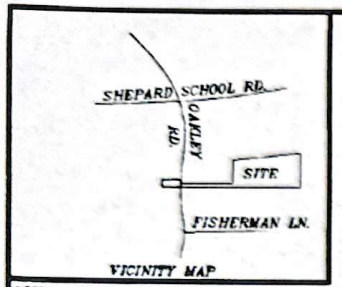



NOTE: BEING A DIVISION OF TRACT 1 BOOK OF MAPS 2024 PAGE 806.

NOTE: NO NCGS MONUMENT WITHIN 2000'

NOTE: AREA COMPUTED BY COORDINATE METHOD.

NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCE: BOOK OF MAPS 2024 PAGE 806.

CERTIFICATION OF OWNERSHIP

The undersigned hereby certify that I am ( we are ) the owner(s) of the property shown and described hereon, which is in the subdivision jurisdiction of the County of Wake and that I (we) hereby adopt this plat with my (our) free consent.

Jessica Murphrey Clark, Member 9-8-25
owner date

owner date

NORTH CAROLINA Nash COUNTY,
I, Marie P. Hinton, A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT Jessica Murphrey Clark PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 9-8-25, 2025.
Marie P. Hinton 9-8-25
Marie P. Hinton —NOTARY PUBLIC
Marie P. Hinton
My commission expires 9-6-27
MARIE P. HINTON NOTARY PUBLIC NASH COUNTY, NC

| Course | Bearing | Distance |
|---|---|---|
| L1 | S 11°49' 08" W | 43.84' |
| L2 | S 27°47' 35" E | 27.47' |
| L3 | S 20°59' 35" E | 59.09' |
| L4 | S 43°20' 09" E | 24.70' |
| L5 | S 20°50' 13" E | 91.15' |
| L6 | S 08°40' 50" W | 97.73' |
| L7 | S 35°26' 46" E | 49.09' |
| L8 | S 11°24' 01" W | 75.20' |
| L9 | S 80°02' 25" W | 86.32' |
| L10 | S 78°40' 29" W | 144.47' |
| L11 | N 13°46' 26" W | 124.12' |
| L12 | S 23°32' 00" E | 44.08' |
| L13 | S 21°51' 06" E | 40.19' |
| L14 | N 09°29' 48" E | 178.58' |
| L15 | N 39°58' 05" W | 91.84' |
| L16 | N 08°02' 26" W | 105.62' |
| L17 | N 17°02' 57" E | 70.08' |
| L18 | S 21°51' 06" E | 61.13' |

Before acquiring a building permit for lots marked by an *, (asterisk) 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.

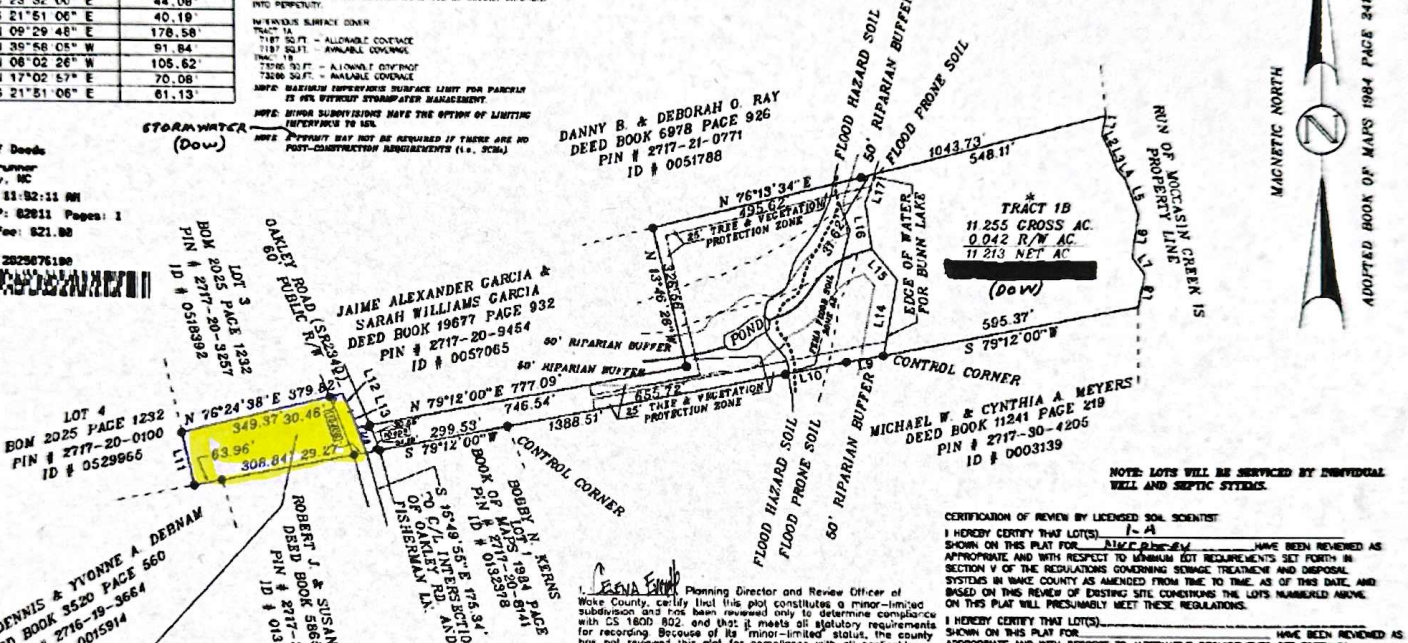
There shall be no filling or the erection of permanent structures in the areas of Wake County Flood Hazard Soils or Federal Emergency Management Agency (FEMA) 100 year flood zones until a flood study is approved by Wake County and/or FEMA.

NOTES
IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED MAXIMUM SHOWN ON THE LOT. IMPERVIOUS SURFACE LIMITS WILL BE STRICTLY ENFORCED INTO PERPETUITY.

IMPERVIOUS SURFACE COVER
TRACT 1A
7187 SQ.FT. - ALLOWABLE COVERAGE
7187 SQ.FT. - AVAILABLE COVERAGE
TRACT 1B
73200 SQ.FT. - ALLOWABLE COVERAGE
73200 SQ.FT. - AVAILABLE COVERAGE
NOTE: MAXIMUM IMPERVIOUS SURFACE LIMIT FOR PARCELS IS 40% WITHOUT STORMWATER MANAGEMENT.
NOTE: MINOR SUBDIVISIONS HAVE THE OPTION OF LIMITING IMPERVIOUS TO 10%
NOTE: PERMIT MAY NOT BE REQUIRED IF THERE ARE NO POST-CONSTRUCTION REQUIREMENTS (i.e. SCM).

I, ~~[illegible]~~ Planning Director and Review Officer of Wake County, certify that the plat creating a subdivision subject to and in accord with the Wake County Unified Development Ordinance and that it meets all statutory requirements for recording.
Date ~~[illegible]~~ Planning Director/Review Officer ~~[illegible]~~
Approval expires if not recorded on or before ~~[illegible]~~

Register of Deeds
Tammy L. Brunner
Wake County, NC
10/22/2025 11:32:11 AM
B: 0N2025 P: 02011 Pages: 1
Recording Fee: $21.00
DOCUMENT # 2025076190




NOTE: LOTS WILL BE SERVICED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS.

CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST
I HEREBY CERTIFY THAT LOT(S) 1-A SHOWN ON THIS PLAT FOR River Bluff HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO MINIMUM LOT REQUIREMENTS SET FORTH IN SECTION V OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.
I HEREBY CERTIFY THAT LOT(S) _____ SHOWN ON THIS PLAT FOR _____ HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO ALTERNATIVE REQUIREMENTS SET FORTH IN SECTION VI OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.
PRELIMINARY CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK, NOR DOES IT GUARENTEE ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THIS TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING.
ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.
09/22/2025 DATE
NC LICENSED SOIL SCIENTIST (SEAL)

I, Elena Everett, Planning Director and Review Officer of Wake County, certify that this plat constitutes a minor-limited subdivision and has been reviewed only to determine compliance with GS 160D 802 and that it meets all statutory requirements for recording. Because of its minor-limited status, the county has not reviewed this plat for compliance with all applicable development standards and other subdivision regulations (including, but not limited to road standards). Prospective purchasers should be aware that plans and/or permits for building and development shall be denied for lots that do not meet all applicable county standards. This approval expires if not recorded before 11-6-25
10-22-25 Date
Elena Everett Planning Director/Review Officer

NOTE: APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE.

I, DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO.L-2647 CERTIFY THAT THIS PLAT IS OF A SUBDIVISION THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A CITY OR MUNICIPALITY THAT HAS AN ORDINANCE GOVERNING SUBDIVISIONS OF PARCELS OF LAND.
DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2647
SEAL NORTH CAROLINA PROFESSIONAL SEAL L-2647 LAND SURVEYOR DANNY O. WILLIAMS

I, DANNY O. WILLIAMS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, ETC.) (OTHER). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____. THAT THE RATIO OF PRECISION AS CALCULATED IS 1 / 10,000 ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 05 DAY OF AUGUST A.D. 2025.
Seal or Stamp
Surveyor
Registration Number
SEAL NORTH CAROLINA PROFESSIONAL SEAL L-2647 LAND SURVEYOR DANNY O. WILLIAMS

Notice to Lot Owners:
Additional State Stormwater Management Regulations, The Neuse River Basin, Wake County etc. Residential land disturbance of 31 acres or more or non-residential land disturbance of 2½ acres require submittal of a stormwater plan for review against applicable standards to Wake County. Lot owners seeking building permits of disturbance exceeding these thresholds must submit a stormwater plan.
Elizabeth Powell
I, Elizabeth Powell certify that the plat shown hereon complies with Article 9, Stormwater Management of the Wake County Unified Development Ordinance and meets all statutory requirements for recording in the Register of Deeds Office.
Date 9-24-25 Stormwater Management Elizabeth Powell

# TRACT 1 MINOR-LIMITED SUBDIVISION
# JESSIE D. & LINNIE P. MURPHREY ESTATE
# SAINT MATTHEWS TOWNSHIP
# WAKE COUNTY
# NORTH CAROLINA

200 0 200 400 600
GRAPHIC SCALE - FEET

LEGEND
• EXISTING IRON PIPE
MIA MAXIMUM IMPERVIOUS AREA

FILE: DAB1737.CRD
SCALE: 1" = 200'
DATE: 08-05-2025

PIN 2717-30-5558
ZONED: R-30
SETBACKS:
FRONT - 30'
SIDE - 10'
REAR - 30'
CORNER - 30'

FILE: SERVER\NEWMAPS\D\DALLAS PEARCE\JESSIE MURPHREY\TRACT 1 MINOR.DWG

Lic. # C-0243
WILLIAMS - PEARCE & ASSOC., P.A. Professional Land Surveyors P.O. Box 892, Zebulon, N.C. Phone (919)269-9605

PLG-005995-2025