BKBM2025PG00473

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 17TH DAY OF FEBRUARY A.D. 2025

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

PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

NOTES:

1) AREA COMPUTED BY COORDINATE METHOD.
2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3) NORTH ROTATION OBTAINED VIA NC-VRS.
4) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES.CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200)
5) ALL OTHER CERTIFICATIONS, LINE TABLES, CURVE TABLES, DETAILS, AND NOTES ARE FOUND ON SHEET 1 OF 4.

NCDOT NOTES

1. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
2. ALL LOTS MUST BE SERVED INTERNALLY. THERE SHOULD BE NO DIRECT ACCESS TO PAGAN RD.
3. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
4. MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
5. PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AND APPROVED ENCROACHMENT FROM NCDOT.
6. AT THE TIME OF RECORDATION, THE ROADS IDENTIFIED AS PUBLIC WERE BUILT TO PUBLIC ROAD STANDARDS PER NCDOT. ROADS IDENTIFIED AS PRIVATE WERE CERTIFIED AS COMPLETE BY THE SURVEYOR/ENGINEER OF THIS DEVELOPMENT. IN EACH CASE WAKE COUNTY MAINTAINS NO RESPONSIBILITY FOR MAINTENANCE OF THE ROADS.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD DESIGN STANDARDS CERTIFICATION

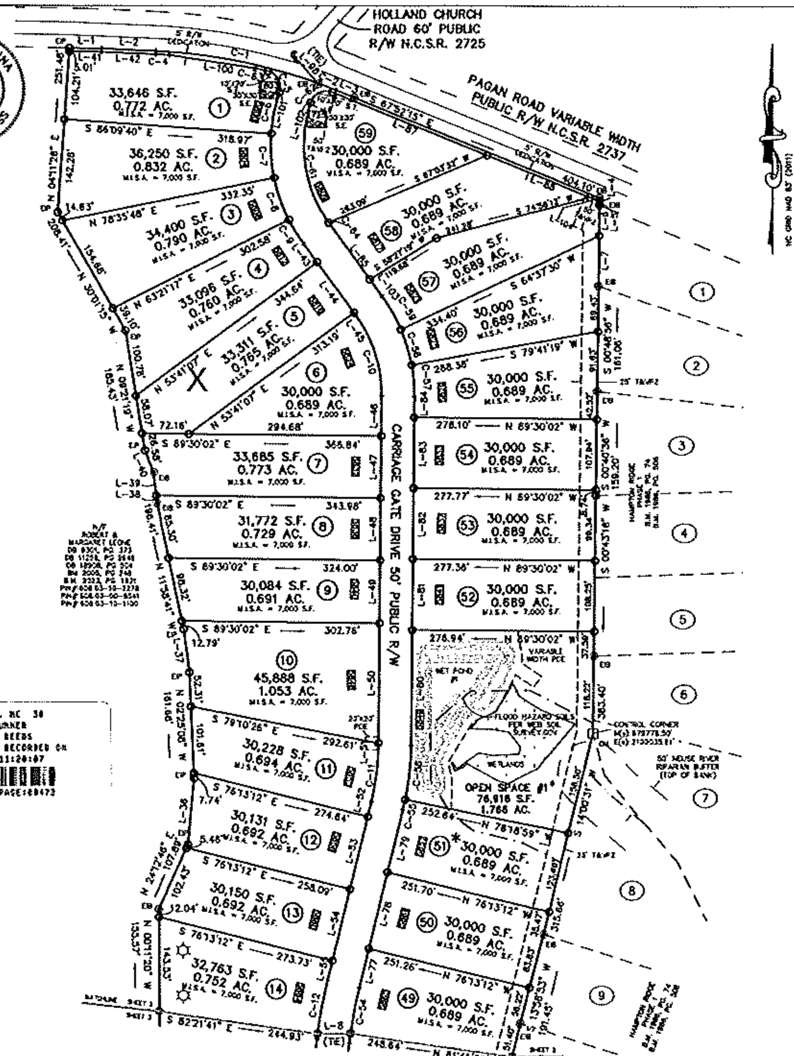
APPROVED N/A DISTRICT SUPERVISOR

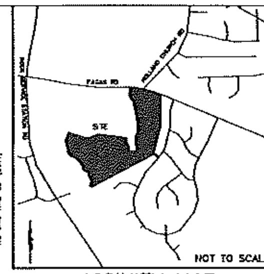
DATE ____________

WAKE COUNTY, NC 30
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/21/2025 11:20:07
BOOK:BM2025 PAGE:00473

MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	30'
SIDE	10'





VICINITY MAP

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BIP - BENT IRON PIPE
BIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET 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
CC - CONCRETE
CB - CATCH BASIN
MH - MANHOLE
FH - FIRE HYDRANT
XXXX - ADDRESS
O - NEW IRON PIPE
BEP - BENT EXISTING IRON PIPE
S.T. - SIGHT TRIANGLE
T&VPZ - TREE & VEGETATION PROTECTION ZONE
M.I.S.A. - MAX IMPERVIOUS SURFACE ALLOWED
PDE - PUBLIC DRAINAGE EASEMENT
SE - SIGN EASEMENT
FHS - FLOOD HAZARD SOIL

LINE TYPE LEGEND

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

FINAL PLAT "LOT-BY-LOT" FOR
CARRIAGE FARM SUBDIVISION
OWNER: CARRIAGE FARM DEVELOPMENT, LLC
REF: D.B. 18814, PAGE 1885
REF: B.M. 2023, PAGE 1931
PANTHER BRANCH TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'
MAY 16, 2023
REVISED JANUARY 18, 2024
ZONED R-30
PIN #1607.01-09-9389
SHEET 2 OF 4
PLG-004534-2023

(PAGAN ROAD SUBD BASE.DWG-LCH)

CMP

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