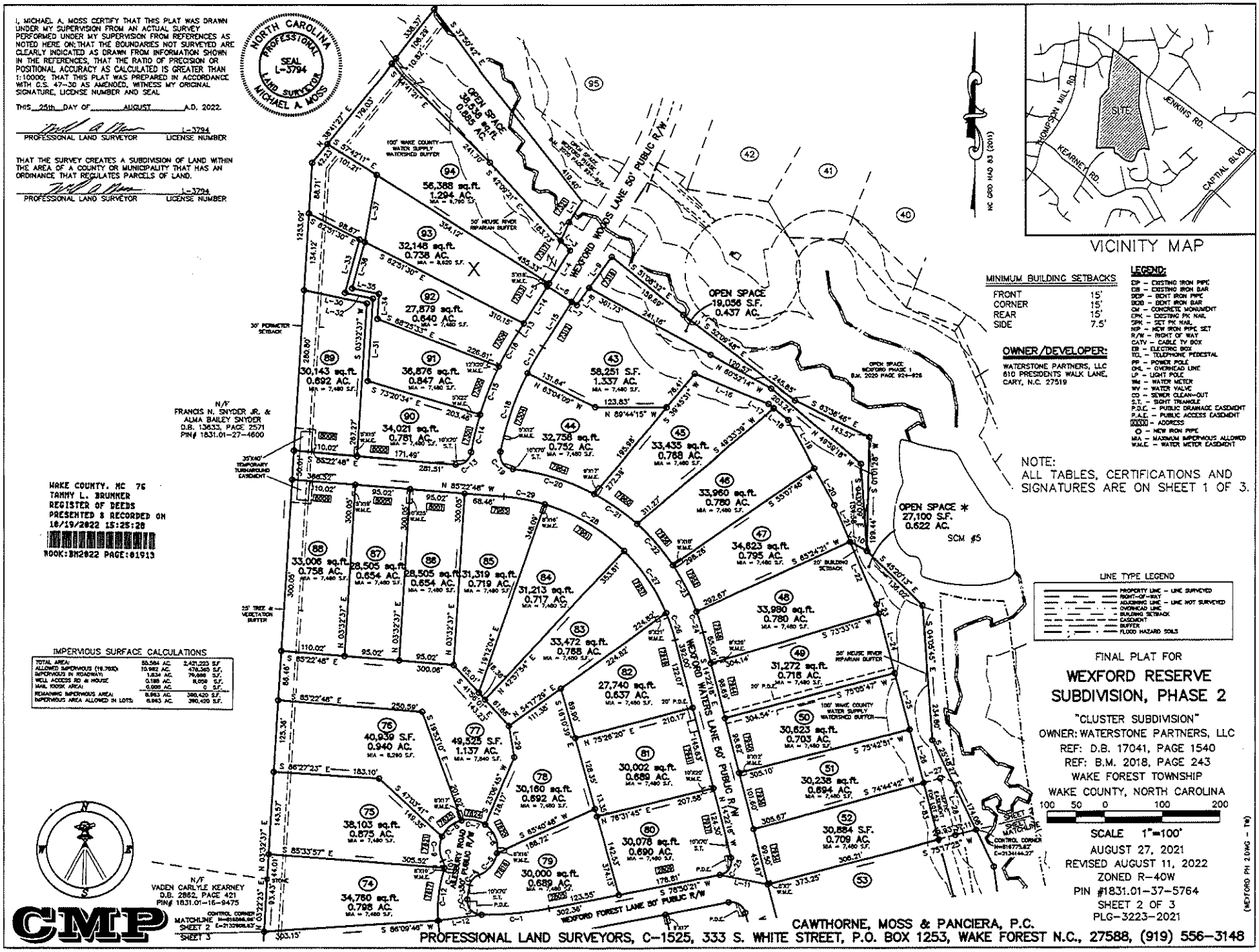

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HERE ON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL 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 25th DAY OF AUGUST A.D. 2022.
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
NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A MOSS
WAKE COUNTY, NC 76
TAMMY L. BRUMMER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/19/2022 15:25:28
BOOK:BM2022 PAGE:01913
VICINITY MAP
SITE
JENKINS RD.
THOMPSON MILL RD.
KEARNEY RD.
CAPITAL BLVD.
NC GRID NAD 83 (2011)
MINIMUM BUILDING SETBACKS
FRONT 15'
CORNER 15'
REAR 15'
SIDE 7.5'
OWNER/DEVELOPER:
WATERSTONE PARTNERS, LLC
810 PRESIDENTS WALK LANE,
CARY, N.C. 27519
LEGEND:
EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
EIPP – EXIST IRON PIPE
BOB – 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
S.T. – SIGHT TRIANGLE
P.D.E. – PUBLIC DRAINAGE EASEMENT
P.A.E. – PUBLIC ACCESS EASEMENT
XXXX – ADDRESS
O – NEW IRON PIPE
MIA – MAXIMUM IMPERVIOUS ALLOWED
W.M.E. – WATER METER EASEMENT
NOTE:
ALL TABLES, CERTIFICATIONS AND SIGNATURES ARE ON SHEET 1 OF 3.
OPEN SPACE 30,538 sq.ft. 0.855 AC.
OPEN SPACE 19,056 S.F. 0.437 AC.
OPEN SPACE * 27,100 S.F. 0.622 AC. SCM #5
OPEN SPACE WEXFORD PHASE 1 B.M. 2020 PAGE 924-926
WEXFORD HUNTS LANE 50' PUBLIC R/W
WEXFORD WATERS LANE 50' PUBLIC R/W
WEXFORD FOREST LANE 50' PUBLIC R/W
ASHBURY ROAD 50' PUBLIC R/W
100' WAKE COUNTY WATER SUPPLY WATERSHED BUFFER
50' NEUSE RIVER RIPARIAN BUFFER
30' PERIMETER SETBACK
25' TREE & VEGETATION BUFFER
20' BUILDING SETBACK
20' P.D.E.
30'X40' TEMPORARY TURNAROUND EASEMENT
N/F FRANCIS N. SNYDER JR. & ALMA BAILEY SNYDER D.B. 13633, PAGE 2571 PIN# 1831.01-27-4600
N/F VADEN CARLYLE KEARNEY D.B. 2862, PAGE 421 PIN# 1831.01-16-9475
94 56,388 sq.ft. 1.294 AC. MIA = 8,760 S.F.
93 32,148 sq.ft. 0.738 AC. MIA = 8,620 S.F.
92 27,879 sq.ft. 0.640 AC. MIA = 7,480 S.F.
89 30,143 sq.ft. 0.692 AC. MIA = 7,480 S.F.
91 36,876 sq.ft. 0.847 AC. MIA = 7,480 S.F.
90 34,021 sq.ft. 0.781 AC. MIA = 7,480 S.F.
88 33,006 sq.ft. 0.758 AC. MIA = 7,480 S.F.
87 28,505 sq.ft. 0.654 AC. MIA = 7,480 S.F.
86 28,505 sq.ft. 0.654 AC. MIA = 7,480 S.F.
85 31,319 sq.ft. 0.719 AC. MIA = 7,480 S.F.
84 31,213 sq.ft. 0.717 AC. MIA = 7,480 S.F.
83 33,472 sq.ft. 0.768 AC. MIA = 7,480 S.F.
82 27,740 sq.ft. 0.637 AC. MIA = 7,480 S.F.
81 30,002 sq.ft. 0.689 AC. MIA = 7,480 S.F.
80 30,078 sq.ft. 0.690 AC. MIA = 7,480 S.F.
79 30,000 sq.ft. 0.689 AC. MIA = 7,480 S.F.
78 30,160 sq.ft. 0.692 AC. MIA = 7,480 S.F.
77 49,525 S.F. 1.137 AC. MIA = 7,840 S.F.
76 40,939 S.F. 0.940 AC. MIA = 8,280 S.F.
75 38,103 sq.ft. 0.875 AC. MIA = 7,480 S.F.
74 34,760 sq.ft. 0.798 AC. MIA = 7,480 S.F.
43 58,251 S.F. 1.337 AC. MIA = 7,480 S.F.
44 32,758 sq.ft. 0.752 AC. MIA = 7,480 S.F.
45 33,435 sq.ft. 0.768 AC. MIA = 7,480 S.F.
46 33,960 sq.ft. 0.780 AC. MIA = 7,480 S.F.
47 34,623 sq.ft. 0.795 AC. MIA = 7,480 S.F.
48 33,980 sq.ft. 0.780 AC. MIA = 7,480 S.F.
49 31,272 sq.ft. 0.718 AC. MIA = 7,480 S.F.
50 30,623 sq.ft. 0.703 AC. MIA = 7,480 S.F.
51 30,238 sq.ft. 0.694 AC. MIA = 7,480 S.F.
52 30,884 S.F. 0.709 AC. MIA = 7,480 S.F.
53
IMPERVIOUS SURFACE CALCULATIONS
TOTAL AREA: 85.564 AC. 3,421,223 S.F.
ALLOWED IMPERVIOUS (19.793%) 19.982 AC. 476,365 S.F.
IMPERVIOUS IN ROADWAY: 1.834 AC. 79,888 S.F.
WELL ACCESS RD & HOUSE: 0.188 AC. 8,108 S.F.
MAIL KIOSK AREA: 0.000 AC. 0 S.F.
REMAINING IMPERVIOUS AREA: 8.983 AC. 380,420 S.F.
IMPERVIOUS AREA ALLOWED IN LOTS: 8.983 AC. 380,420 S.F.
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 PLAT FOR
WEXFORD RESERVE SUBDIVISION, PHASE 2
"CLUSTER SUBDIVISION"
OWNER: WATERSTONE PARTNERS, LLC
REF: D.B. 17041, PAGE 1540
REF: B.M. 2018, PAGE 243
WAKE FOREST TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
100 50 0 100 200
SCALE 1"=100'
AUGUST 27, 2021
REVISED AUGUST 11, 2022
ZONED R-40W
PIN #1831.01-37-5764
SHEET 2 OF 3
PLG-3223-2021
(WEXFORD PH 2.DWG - TW)
CONTROL CORNER MATCHLINE N=816775.62' E=2134144.27'
CONTROL CORNER MATCHLINE N=816886.60' E=2132908.83'
SHEET 1 MATCHLINE
SHEET 3
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