

John A. Moore 1-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

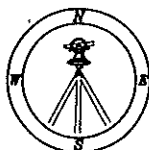
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

W. A. Moore 1-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

N/T
FRANCIS N. SNYDER JR. &
ALMA BAILEY SNYDER
D.B. 13633, PAGE 2571
PIN# 1831.01-27-4600

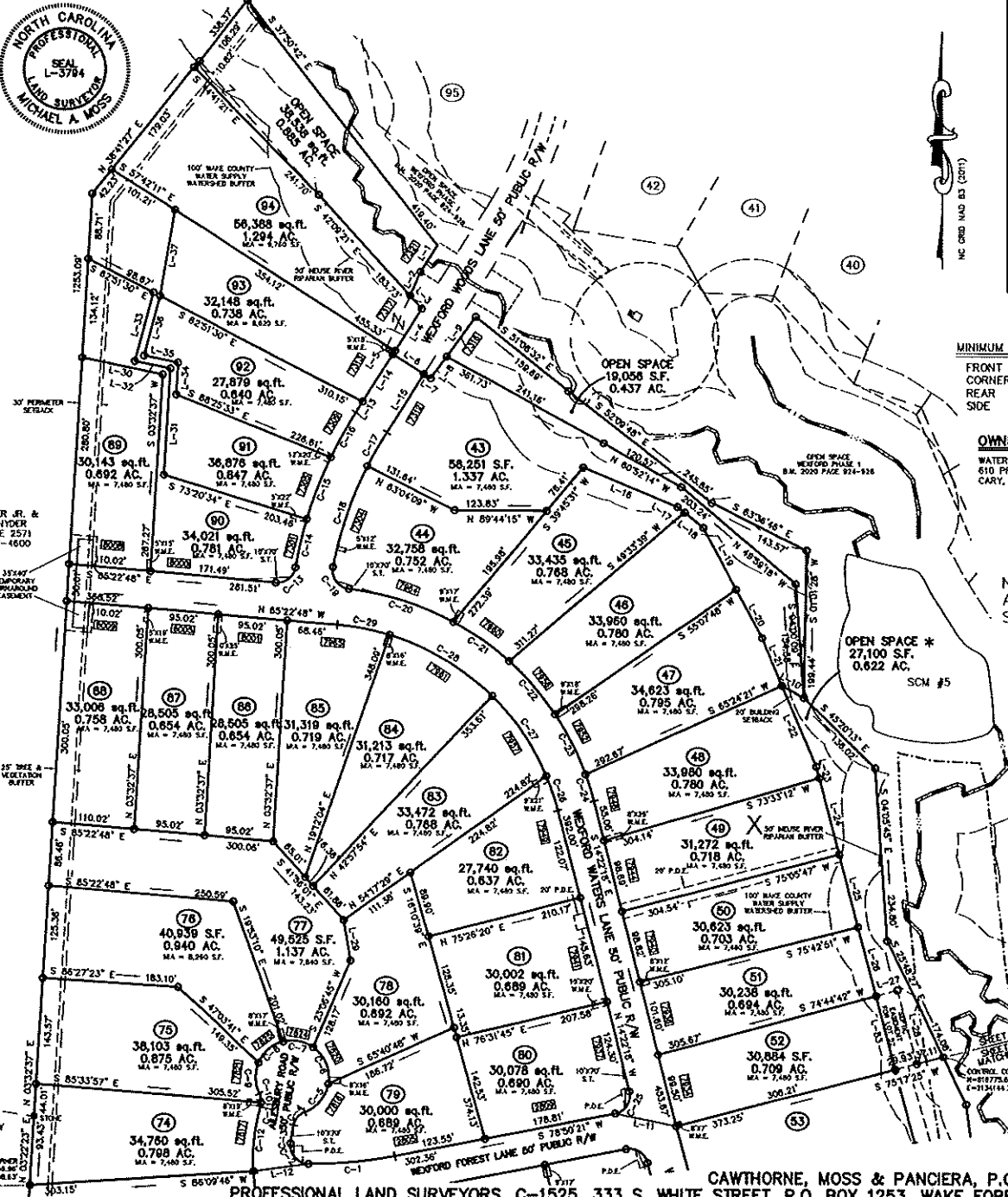
WAKE COUNTY, NC 76
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/19/2022 10:25:20
BOOK: 102222 PAGE: 01913

TOTAL AREA:	68,564 AC.	2,621,213 SF.
ALLOWED IMPERVIOUS (19.74%):	10,992 AC.	478,366 SF.
IMPERVIOUS IN PAVED AREAS:	1.834 AC.	78,866 SF.
WELL ACCESS RD & HOUSE	0.185 AC.	8,059 SF.
WAL. DOOR AREA:	0.000 AC.	0 SF.
REMAINING IMPERVIOUS AREA:	9.063 AC.	380,430 SF.
IMPERVIOUS AREA ALLOWED IN LOTS:	9.063 AC.	380,430 SF.



N/F
VADEN CARLYLE KEARNEY
D.B. 2862, PAGE 421
PIN# 1831 01-16-8475

CMP



A map showing the proposed site location. The site is a shaded, irregularly shaped area labeled "SITE". It is bounded by Thompson Mill Rd to the west, Kearney Rd to the south, and Jenkins Rd to the east. Capital Blvd runs diagonally to the southeast of the site. The map also shows several other roads and a network of streets.

VICINITY MAP

MINIMUM BUILDING SETBACKS	
FRONT	15'
CORNER	15'
REAR	15'
SIDE	7.5'

OWNER/DEVELOPER:

WATERSTONE PARTNERS, LLC
610 PRESIDENTS WALK LANE
CARY, N.C. 27519

NOTE:
ALL TABLES, CERTIFICATIONS AND
SIGNATURES ARE ON SHEET 1 OF 3.

LEGEND:

- EP = EXISTING IRON PIPE
- EB = EXISTING IRON BAR
- DB = BENT IRON BAR
- DBB = BENT IRON BAR
- CB = CONCRETE FOUNDATION
- FE = EXISTING FENCE
- SFK = SET FK MAIL
- NP = NEW IRON PIPE SET
- RP = RIGHT OF WAY
- CATV = CABLE TV BOX
- EB = ELECTRIC BOX
- TEL = TELEPHONE PEDISTAL
- PO = POWER POLE
- CHL = OVERHEAD LINE
- UP = UPRIGHT POLE
- WM = WATER METER
- WV = WATER VALVE
- CO = SEWER CLEAN-OUT
- S.T. = SIGHT TRIANGLE
- P.A.E. = PUBLIC UTILITY EASEMENT
- P.A.E. = PUBLIC ACCESS EASEMENT
- XXXXX = ADDRESS
- CO = NEW IRON PIPE
- W = HIGHWAY INTERFERENCE ALLOWED
- W.A.L. = WATER EASEMENT

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



SCALE 1"=100'

AUGUST 27, 2021

REVISÉ AUGUST 11, 2022

ZONED R-40W

PIN #1831.01-37-5764

SHEET 2 OF 3
PLG-3223-2021

CAWTHORNE, MOSS & PANCIERA, P.C. PLG-3223--2021
TE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588. (919) 556--3148

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