

WAKE COUNTY, NC. 77
TERRY L. BRUNNEN
REGISTERED & RECORDED ON
18/19/2022 15:25:28
BOOK: 392402 PAGE: 181514

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 REFERENCE, 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.



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

IMPERVIOUS SURFACE CALCULATIONS

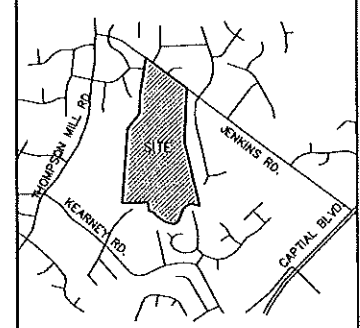
TOTAL AREA:	55.561 AC.	2,432,553 S.F.
ALLOWED IMPERVIOUS (18.74%)	10.401 AC.	456,243 S.F.
IMPERVIOUS IN ROADWAY	1.234 AC.	53,848 S.F.
WELL ACCESS RD & HOUSE	0.186 AC.	8,109 S.F.
MAIL BOX AREA	0.000 AC.	0 S.F.
ROUNDING IMPERVIOUS AREA:	0.543 AC.	23,610 S.F.
IMPERVIOUS AREA ALLOWED IN LOTS	8.863 AC.	384,470 S.F.

MINIMUM BUILDING SETBACKS

FRONT	15'
CORNER	15'
REAR	15'
SIDE	7.5'

LINE TYPE LEGEND

PROPERTY LINE - LINE SURVEYED	---
RIGHT-OF-WAY	---
ADJOINING LINE - LINE NOT SURVEYED	---
OVERHEAD LINE	---
PAVED SETBACK	---
EASEMENT	---
UTILITY	---
FLOOD HAZARD ZONES	---



VICINITY MAP

LINE	WALKWAY	LINE	WALKWAY
1	10.00	10	10.00
2	10.00	11	10.00
3	10.00	12	10.00
4	10.00	13	10.00
5	10.00	14	10.00
6	10.00	15	10.00
7	10.00	16	10.00
8	10.00	17	10.00
9	10.00	18	10.00
10	10.00	19	10.00
11	10.00	20	10.00
12	10.00	21	10.00
13	10.00	22	10.00
14	10.00	23	10.00
15	10.00	24	10.00
16	10.00	25	10.00
17	10.00	26	10.00
18	10.00	27	10.00
19	10.00	28	10.00
20	10.00	29	10.00
21	10.00	30	10.00
22	10.00	31	10.00
23	10.00	32	10.00
24	10.00	33	10.00
25	10.00	34	10.00
26	10.00	35	10.00
27	10.00	36	10.00
28	10.00	37	10.00
29	10.00	38	10.00
30	10.00	39	10.00
31	10.00	40	10.00
32	10.00	41	10.00
33	10.00	42	10.00
34	10.00	43	10.00
35	10.00	44	10.00
36	10.00	45	10.00
37	10.00	46	10.00
38	10.00	47	10.00
39	10.00	48	10.00
40	10.00	49	10.00
41	10.00	50	10.00
42	10.00	51	10.00
43	10.00	52	10.00
44	10.00	53	10.00
45	10.00	54	10.00
46	10.00	55	10.00
47	10.00	56	10.00
48	10.00	57	10.00
49	10.00	58	10.00
50	10.00	59	10.00
51	10.00	60	10.00
52	10.00	61	10.00
53	10.00	62	10.00
54	10.00	63	10.00
55	10.00	64	10.00
56	10.00	65	10.00
57	10.00	66	10.00
58	10.00	67	10.00
59	10.00	68	10.00
60	10.00	69	10.00
61	10.00	70	10.00
62	10.00	71	10.00
63	10.00	72	10.00
64	10.00	73	10.00
65	10.00	74	10.00
66	10.00	75	10.00
67	10.00	76	10.00
68	10.00	77	10.00
69	10.00	78	10.00
70	10.00	79	10.00
71	10.00	80	10.00
72	10.00	81	10.00
73	10.00	82	10.00
74	10.00	83	10.00
75	10.00	84	10.00
76	10.00	85	10.00
77	10.00	86	10.00
78	10.00	87	10.00
79	10.00	88	10.00
80	10.00	89	10.00
81	10.00	90	10.00
82	10.00	91	10.00
83	10.00	92	10.00
84	10.00	93	10.00
85	10.00	94	10.00
86	10.00	95	10.00
87	10.00	96	10.00
88	10.00	97	10.00
89	10.00	98	10.00
90	10.00	99	10.00
91	10.00	100	10.00
92	10.00	101	10.00
93	10.00	102	10.00
94	10.00	103	10.00
95	10.00	104	10.00
96	10.00	105	10.00
97	10.00	106	10.00
98	10.00	107	10.00
99	10.00	108	10.00
100	10.00	109	10.00
101	10.00	110	10.00
102	10.00	111	10.00
103	10.00	112	10.00
104	10.00	113	10.00
105	10.00	114	10.00
106	10.00	115	10.00
107	10.00	116	10.00
108	10.00	117	10.00
109	10.00	118	10.00
110	10.00	119	10.00
111	10.00	120	10.00
112	10.00	121	10.00
113	10.00	122	10.00
114	10.00	123	10.00
115	10.00	124	10.00
116	10.00	125	10.00
117	10.00	126	10.00
118	10.00	127	10.00
119	10.00	128	10.00
120	10.00	129	10.00
121	10.00	130	10.00
122	10.00	131	10.00
123	10.00	132	10.00
124	10.00	133	10.00
125	10.00	134	10.00
126	10.00	135	10.00
127	10.00	136	10.00
128	10.00	137	10.00
129	10.00	138	10.00
130	10.00	139	10.00
131	10.00	140	10.00
132	10.00	141	10.00
133	10.00	142	10.00
134	10.00	143	10.00
135	10.00	144	10.00
136	10.00	145	10.00
137	10.00	146	10.00
138	10.00	147	10.00
139	10.00	148	10.00
140	10.00	149	10.00
141	10.00	150	10.00
142	10.00	151	10.00
143	10.00	152	10.00
144	10.00	153	10.00
145	10.00	154	10.00
146	10.00	155	10.00
147	10.00	156	10.00
148	10.00	157	10.00
149	10.00	158	10.00
150	10.00	159	10.00
151	10.00	160	10.00
152	10.00	161	10.00
153	10.00	162	10.00
154	10.00	163	10.00
155	10.00	164	10.00
156	10.00	165	10.00
157	10.00	166	10.00
158	10.00	167	10.00
159	10.00	168	10.00
160	10.00	169	10.00
161	10.00	170	10.00
162	10.00	171	10.00
163	10.00	172	10.00
164	10.00	173	10.00
165	10.00	174	10.00
166	10.00	175	10.00
167	10.00	176	10.00
168	10.00	177	10.00
169	10.00	178	10.00
170	10.00	179	10.00
171	10.00	180	10.00
172	10.00	181	10.00
173	10.00	182	10.00
174	10.00	183	10.00
175	10.00	184	10.00
176	10.00	185	10.00
177	10.00	186	10.00
178	10.00	187	10.00
179	10.00	188	10.00
180	10.00	189	10.00
181	10.00	190	10.00
182	10.00	191	10.00
183	10.00	192	10.00
184	10.00	193	10.00
185	10.00	194	10.00
186	10.00	195	10.00
187	10.00	196	10.00
188	10.00	197	10.00
189	10.00	198	10.00
190	10.00	199	10.00
191	10.00	200	10.00

OWNER/DEVELOPER:

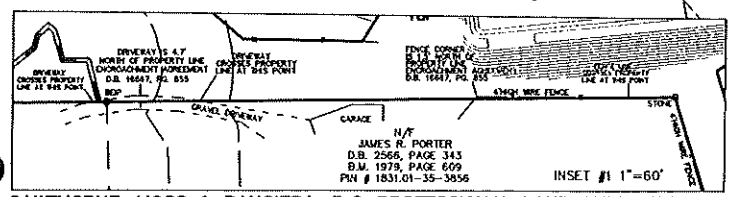
WATERSTONE PARTNERS, LLC
610 PRESIDENTS WALK LANE,
CARY, N.C. 27519

LEGEND:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
EP	EXISTING IRON PIPE	W	WATER METER
EB	EXISTING IRON BAR	WV	WATER VALVE
BOP	BENT IRON PIPE	CO	SEWER CLEAN-OUT
BOB	BENT IRON BAR	S.T.	SEPTIC TANK
CM	CONCRETE MONUMENT	P.D.E.	PUBLIC DRAINAGE EASEMENT
DPK	EXISTING PK MAIL	S.A.E.	SEWER ACCESS EASEMENT
SPK	SET PK MAIL	AD	ADDRESS
NP	NEW IRON PIPE SET	MA	MAXIMUM IMPERVIOUS ALLOWED
R/W	RIGHT OF WAY	WFE	WALKWAY FINISHED FLOOR ELEVATION
CATV	CABLE TV BOX	W.M.E.	WATER METER EASEMENT
EB	ELECTRIC BOX		
TTL	TELEPHONE PEDESTAL		
PP	POWER POLE		
OL	OVERHEAD LINE		
LP	LIGHT POLE		
WM	WATER METER		
WV	WATER VALVE		
CO	SEWER CLEAN-OUT		
S.T.	SEPTIC TANK		
P.D.E.	PUBLIC DRAINAGE EASEMENT		
S.A.E.	SEWER ACCESS EASEMENT		
AD	ADDRESS		
MA	MAXIMUM IMPERVIOUS ALLOWED		
WFE	WALKWAY FINISHED FLOOR ELEVATION		
W.M.E.	WATER METER EASEMENT		

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 3 OF 3
PLG-3223-2021



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