

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 8TH DAY OF JULY A.D. 2024.

Michael A. Moss
L-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.

Michael A. Moss
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

WAKE COUNTY, NORTH CAROLINA

I CERTIFY THAT I AM (WE ARE) THE OWNER(S) OR 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.

OWNER: *Joseph Oliver*
DATE: 7-8-24

NORTH CAROLINA, WAKE COUNTY, I, MICHAEL A. MOSS, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY

JOSEPH D. PEDCOBIO, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL, THIS DAY OF JULY, 2024.

Michael A. Moss
NOTARY PUBLIC

MY COMMISSION EXPIRES 7-3-26

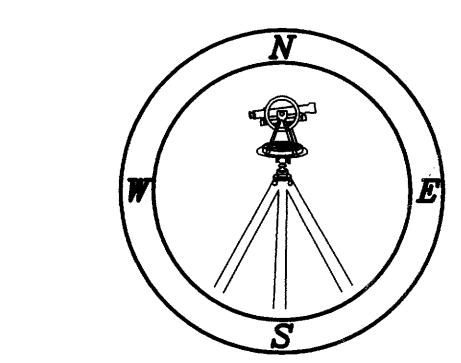
I HEREBY CERTIFY THAT LOT(S) N/A HAVE SHOWN ON THIS PLAT FOR HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO MINIMUM LOT REQUIREMENTS SET FORTH IN SECTION V OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED 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) 1-3 HAVE SHOWN ON THIS PLAT FOR Tranquil Cove SD 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 GUARANTEE ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THE 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, USE, OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

7-11-24
DATE

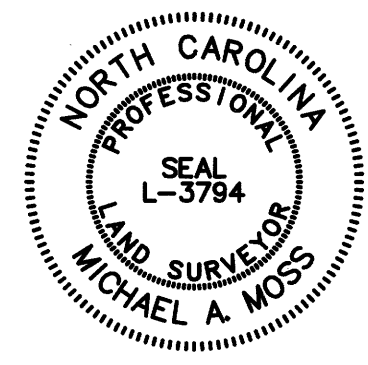


CMP

STORMWATER MANAGEMENT CERTIFICATE
I, *Carrie Mitchell*, 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.

07.24.24
DATE
WAKE COUNTY STORMWATER MANAGEMENT REPRESENTATIVE

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



N/F
MARSHA W. TIMBERLAKE
& DAVID D. TIMBERLAKE
D.B. 2768, PG. 443
B.M. 1979, PG. 769
PIN# 1861.03-32-5790

N/F
MARSHA W. TIMBERLAKE
& DAVID D. TIMBERLAKE
D.B. 3466, PG. 683
B.M. 1985, PG. 465
PIN# 1861.03-32-7518

N/F
JOHN C. MYRICK
& LORI Y. MYRICK
D.B. 10332, PG. 2247
B.M. 1995, PG. 821
PIN# 1861.03-32-6218

N/F
RANDY G. BALL
& VICTORIA K. BALL
D.B. 8167, PG. 36
B.M. 1995, PG. 821
PIN# 1861.03-31-5869

N/F
DEBRA S. STRICKLAND
& DOUGLAS C. STRICKLAND
D.B. 13320, PG. 1954
PIN# 1861.03-31-9972

I, *Ambryss Brown*, PLANNING DIRECTOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT CREATES A SUBDIVISION SUBJECT TO AND APPROVED IN ACCORD WITH THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

7/24/24
DATE
PLANNING DIRECTOR / REVIEW OFFICER

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 8/8/24

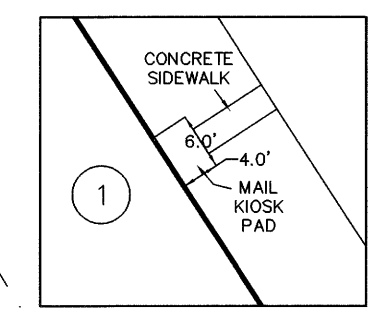
LINE TYPE LEGEND

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

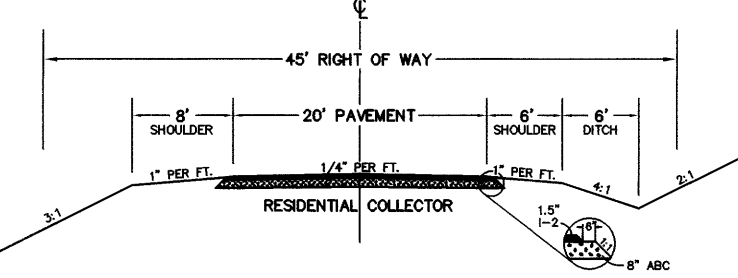
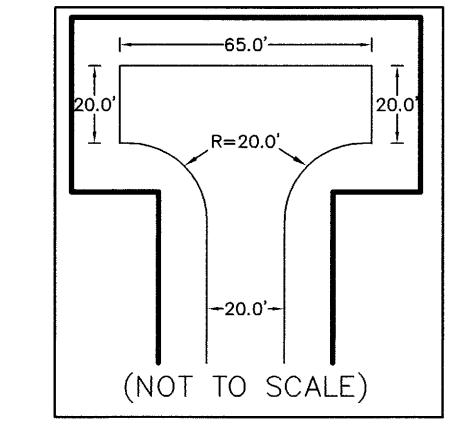
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	69.27'	10029.17'	69.27'	S 33°03'51" E
C-2	45.00'	10029.17'	45.00'	S 32°44'16" E
C-3	328.09'	10029.17'	328.08'	S 31°40'20" E

LINE	BEARING	DISTANCE
L-1	S 32°29'25" E	50.88'
L-2	S 57°07'18" W	117.34'
L-3	N 32°52'42" W	22.50'
L-4	S 57°07'18" W	45.00'
L-5	S 32°52'42" E	90.00'
L-6	N 57°07'18" E	45.00'
L-7	N 32°52'42" W	22.50'
L-8	N 57°07'18" E	117.23'

MAIL KIOSK DETAIL
SCALE-1"=20'



T-TYPE TURNAROUND DETAIL



NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
 - THERE IS NO NCOS MONUMENT WITHIN 2000' OF THIS PROPERTY.
 - THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
 - IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED IMPERVIOUS SHOWN ON THE LOT. IMPERVIOUS SURFACE LIMITS WILL BE STRICTLY ENFORCED INTO PERPETUITY.
 - APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE.
 - LOTS WILL HAVE INDIVIDUAL WELL AND INDIVIDUAL SEPTIC SYSTEMS
 - NO MORE THAN 2 DWELLING PERMITS WILL BE ISSUED ALONG THE EASEMENT SHOWN UNTIL THE EASEMENT IS CONSTRUCTED TO MEET THE NORTH CAROLINA STATE FIRE CODE STANDARDS.
 - PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED IN D.B. 19638, PG. 617
 - FURTHER SUBDIVISION OF ANY LOT SHOWN ON THIS PLAT MAY BE PROHIBITED UNLESS THE PRIVATE ROAD IS IMPROVED IN ACCORDANCE WITH APPLICABLE STANDARDS.
 - 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.
- NEUSE RULES (OUTSIDE OF FALLS LAKE AND JORDAN JORDAN LAKE BASIN):
- NOTICE TO LOT OWNERS:
ADDITIONAL STATE STORMWATER MANAGEMENT REGULATIONS, THE NEUSE RULES, APPLY COUNTYWIDE. RESIDENTIAL LAND DISTURBANCES OF > 1 ACRE AND NON-RESIDENTIAL LAND DISTURBANCES OF > 1 ACRE REQUIRE SUBMITTAL OF A STORMWATER PLAN FOR COMPLIANCE WITH APPLICABLE STANDARDS TO WAKE COUNTY. LOT OWNERS SEEKING BUILDING PERMITS FOR LAND DISTURBANCES EXCEEDING THESE THRESHOLDS MUST SUBMIT A STORMWATER PLAN.

IMPERVIOUS SURFACE CALCULATIONS	
TOTAL AREA 137,607 X 15% =	20,641 S.F.
LESS PRIVATE ROAD	4,068 S.F.
LESS MAIL KIOSK PAD AND SIDEWALK	49 S.F.
REMAINING IMPERVIOUS AREA ALLOWED	16,524 S.F.
LOT 1 MAX. IMPERVIOUS ALLOWED	5,508 SQ. FT.
LOT 2 MAX. IMPERVIOUS ALLOWED	5,508 SQ. FT.
LOT 3 MAX. IMPERVIOUS ALLOWED	5,508 SQ. FT.

MINOR SUBDIVISION PLAT FOR
TRANQUIL COVE SUBDIVISION

OWNER: PRO HOLDINGS LLC
REF: D.B. 19459, PG. 2104

WAKE FOREST TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

50 25 0 50 100
SCALE 1"=50'

NOVEMEBR 9, 2023

ZONED R-30

PIN # 1861.03-32-8254
PLG-4803-2023

THIS DISCLOSURE IS GIVEN IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 136-102.6. THIS STATEMENT IS TO ADVISE THAT ONE OR MORE OF THE ROADS SERVING THIS SUBDIVISION ARE DESIGNATED AS PRIVATE ROADS, NOT PUBLIC ROADS. ALL OWNERS OF PROPERTY WITHIN THE SUBDIVISION HAVE EASEMENTS WITH ONE ANOTHER TO TRAVEL OVER AND ACROSS SUCH ROADS. THE RESPONSIBILITY FOR MAINTENANCE OF SUCH PRIVATE ROADS FALLS SOLELY UPON THE PROPERTY OWNERS WITHIN THE SUBDIVISION. NO REPRESENTATION IS MADE THAT THE PRIVATE ROADS WITHIN THIS SUBDIVISION MEET THE MINIMUM REQUIREMENTS NECESSARY TO ALLOW SUCH ROADS TO BE INCLUDED IN THE STATE SECONDARY ROAD SYSTEM OR THAT THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION WILL EVENTUALLY ASSUME MAINTENANCE OF SUCH ROADS. MOREOVER, IF SUCH PRIVATE ROADS ARE NOT ADEQUATELY CONSTRUCTED AND MAINTAINED, EMERGENCY SERVICE PROVIDERS AND PUBLIC SERVICE VEHICLES MAY BE UNABLE TO PROVIDE ADEQUATE SERVICE TO THE RESIDENTS OF THE SUBDIVISION.

Joseph Oliver 7-8-24
SUBDIVIDER DATE

(ZEBULON RD-8109 - JW)