

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

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) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE PLANNING JURISDICTION OF THE COUNTY OF WAKE AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT.

Carriage Farm Development, LLC
OWNER Carriage Farm Development, LLC
DATE 2-18-2025

NORTH CAROLINA, WAKE COUNTY.

Karen M. Tinker
A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT *Carriage Farm Development, LLC* PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS DAY OF February 2025

Karen M. Tinker
NOTARY PUBLIC
WAKE COUNTY, NC

MY COMMISSION EXPIRES 3/12/2029

I HEREBY CERTIFY THAT LOT(S) 2, 4, 7, 12-25, 28, 30-31, 33-39, 41-42, 50-51, 54-58 SHOWN ON THIS PLAT FOR *Carriage Farm SD* 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, 8, 14, 26-27, 29, 32-33, 35-39, 41-42, 44-45, 47-49, 51-52, 54-58 SHOWN ON THIS PLAT FOR *Carriage Farm 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 OF USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

2-19-24
DATE NORTH CAROLINA LICENSED SOIL SCIENTIST (SEAL)

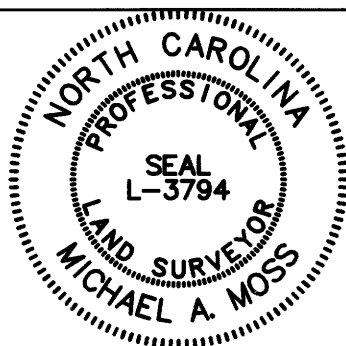
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD DESIGN STANDARDS CERTIFICATION

APPROVED *Donna T. Baulmore*
DISTRICT SUPERVISOR

DATE 3-5-2025

CMP
APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 04-04-25

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



IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA = 62.61 AC. (2,727,257 S.F.)
x19% = 520,253 S.F.
IMPERVIOUS IN STREETS = 96,903 S.F.
IMPERVIOUS IN WELL SITE = 7,850 S.F.
IMPERVIOUS IN MAIL KIOSK = 2,500 S.F.
REMAINING IMPERVIOUS = 413,000 S.F.
TOTAL LOTS = 59
IMPERVIOUS PER LOT = 7,000 S.F.

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCSS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- NORTH ROTATION WAS OBTAINED VIA NC-VRS.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- NO BUILDING IS PERMITTED WITHIN 20' OF THE WATER SUPPLY WATERSHED BUFFER.
- NO C.O. WILL BE ISSUED UNTIL THE WATER AND/OR SEWER SYSTEM IS OPERATIONAL AND CERTIFIED BY AN ENGINEER.
- APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE.
- ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PRIVATE. ALL LOTS WILL BE SERVED WITH COMMUNITY WATER AND INDIVIDUAL SEPTIC SYSTEMS. WATER SYSTEM PERMIT # NC0392376
- ALL LOTS ARE EQUAL TO OR GREATER THAN 30,000 S.F.
- CARRIAGE FARM H.O.A. SHALL BE RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE.
- MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. PLANS APPROVED SHOW THE MAXIMUM IMPERVIOUS SURFACE TO BE AS SHOWN IN TABLE AND ON LOT.
- DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN P.C.
- IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE. EASEMENTS MAY NOT BE PIPED WITHOUT RECEIVING PLAN APPROVAL FROM WAKE COUNTY.
- THE INTENDED USE FOR OF OPEN SPACE PROVIDED IS FOR THE CONSERVATION AND PROTECTION OF NATURAL AREAS, AS WELL AS ACTIVE RECREATION AREAS.
- AT THE TIME OF RECORDATION, THE ROADS IDENTIFIED AS PUBLIC WERE BUILT TO PUBLIC ROAD STANDARDS PER NC DOT. 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.
- EASEMENTS FOR STORM DRAINAGE SHOWN ON THE PLAT ARE NOT MADE TO WAKE COUNTY BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL OF THE PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT PUBLIC ACCEPTANCE. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE. EASEMENTS MAY NOT BE PIPED WITHOUT RECEIVING PLAN APPROVAL FROM WAKE COUNTY.
- THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA.
- BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY "F" THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT, AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
- SITE IS WITHIN THE MIDDLE CREEK WATERSHED.
- SEPTIC LAYOUTS WILL BE PROVIDED FOR LOTS CERTIFIED AS SECTION 6 UNDER THE ON SITE SEPTIC RULES.
- NO STRUCTURES OR BUILDINGS MAY BE PLACED WITHIN ANY 50' WELL RADIUS OR EASEMENT.
- ALL LOTS MUST BE SERVED BY THE INTERNAL ROAD SYSTEM. THERE SHALL BE NO DIRECT ACCESS TO PAGAN RD.
- AT THE TIME OF RECORDATION, THE ROADS IDENTIFIED AS PUBLIC WERE BUILT TO PUBLIC ROAD STANDARDS PER NC DOT. 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.
- THE ROAD SYSTEM SHOWN ON THIS PLAT INCLUDES ONE OR MORE STUB ROADS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED. THE INTERCONNECTION OF NEIGHBORHOODS WITH A ROAD NETWORK ENSURES THE EFFICIENT FLOW AND DISPERSAL OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.
- NO C.O. WILL BE ISSUED UNTIL THE WATER AND/OR SEWER SYSTEM IS OPERATIONAL AND CERTIFIED BY AN ENGINEER.
- STORMWATER BMPs TO BE MAINTAINED BY PER STORMWATER AGREEMENT RECORDED IN D.B. 1336-1357
- NC DOT NOTES ON SHEET 1336-1357

WAKE COUNTY HEREBY ACCEPTS, FOR THE USE AND BENEFIT OF THE PUBLIC, THE RIGHTS-OF-WAY, EASEMENTS, OPEN SPACES, AND RECREATION AREAS SHOWN OR OTHERWISE PROVIDED FOR ON THIS PLAT AS DEDICATED FOR PUBLIC ROADS, PUBLIC UTILITIES, PUBLIC RECREATION FACILITIES, AND OTHER PUBLIC IMPROVEMENTS. THIS ACCEPTANCE DOES NOT INCLUDE THE COUNTY'S ACCEPTANCE OF ANY RESPONSIBILITY TO CONSTRUCT, INSTALL, OR MAINTAIN THE ROADWAY, UTILITY LINE, RECREATION FACILITY, OR OTHER PUBLIC IMPROVEMENT INTENDED TO BE CONSTRUCTED OR INSTALLED WITHIN THE RIGHT-OF-WAY, EASEMENT, OPEN SPACE, OR RECREATION AREA.

03-20-25
DATE *Kathryn Williams*
PLANNING DIRECTOR/
REVIEW OFFICER

STORMWATER MANAGEMENT CERTIFICATE

I 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.

3-20-2025
DATE *Banley Blackham*
WAKE COUNTY STORMWATER
MANAGEMENT REPRESENTATIVE

PERFORMANCE GUARANTEE DISCLOSURE STATEMENT

A PERFORMANCE GUARANTEE IS IN PLACE FOR THIS DEVELOPMENT PHASE TO ENSURE ALL REQUIRED STORMWATER IMPROVEMENTS ARE INSTALLED IN ACCORDANCE WITH APPROVED CONSTRUCTION PLANS AND SUBDIVISION PLATS. THIS PERFORMANCE GUARANTEE WILL NOT BE RELEASED UNTIL AN AS BUILT SURVEY HAS BEEN ACCEPTED AND THE REQUIRED IMPROVEMENTS ARE CERTIFIED AS INSTALLED IN ACCORDANCE WITH THE APPROVED PRELIMINARY AND CONSTRUCTION PLANS BY THE APPROPRIATE PUBLIC AGENCY.

SUBDIVISION IMPROVEMENTS DISCLOSURE STATEMENT

AS SUBDIVIDER/OWNERS, I, *Carriage Farm Development, LLC* AM RESPONSIBLE FOR PROVIDING EACH PROSPECTIVE BUYER OF ANY LOT ON THIS SET OF MAPS WRITTEN DISCLOSURE OF THE FOLLOWING:

MAINTAINING REQUIRED IMPROVEMENTS TO THE STANDARDS OF THIS ORDINANCE UNTIL SUCH TIME AS HOMEOWNER ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION, LOT OWNER OR OTHER LEGAL ENTITY ASSUMES FORMAL, LEGAL RESPONSIBILITY FOR MAINTENANCE OF THE STORMWATER IMPROVEMENTS;

APPROPRIATE NOTARIZATION
Carriage Farm Development, LLC

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	254.43'	820.00'	253.60'	S 78°44'38" E
C-2	28.30'	820.00'	28.30'	S 68°51'34" E
C-3	11.14'	400.00'	11.14'	N 64°52'07" E
C-4	21.35'	815.00'	21.35'	S 86°53'21" E
C-5	40.63'	255.00'	36.30'	S 28°50'15" E
C-6	61.78'	255.00'	61.63'	S 10°46'47" E
C-7	67.84'	255.00'	67.64'	S 03°46'56" E
C-8	67.84'	255.00'	67.64'	S 19°01'28" E
C-9	43.03'	255.00'	42.98'	S 31°28'48" E
C-10	131.72'	205.00'	129.48'	S 17°54'27" E
C-11	86.92'	375.00'	86.73'	S 07°08'21" W
C-12	83.07'	775.00'	83.03'	S 10°42'33" W
C-13	8.36'	775.00'	8.36'	S 07°19'46" W
C-14	35.62'	25.00'	32.69'	S 47°50'31" W
C-15	160.55'	400.00'	159.47'	S 77°09'54" W
C-16	39.42'	25.00'	35.46'	N 70°45'38" W
C-17	141.86'	250.00'	139.97'	N 09°20'07" W
C-18	34.83'	25.00'	32.08'	N 46°50'21" E
C-19	24.69'	60.00'	24.52'	N 74°58'00" E
C-20	92.68'	60.00'	83.74'	N 18°55'21" E
C-21	47.17'	60.00'	45.96'	N 47°51'09" W
C-22	32.48'	60.00'	50.81'	S 84°34'43" W
C-23	36.82'	60.00'	36.05'	S 42°02'36" W
C-24	18.47'	60.00'	18.40'	S 15°44'24" W
C-25	76.88'	300.00'	76.67'	S 00°25'14" E
C-26	92.35'	300.00'	91.99'	S 16°34'53" E
C-27	41.68'	25.00'	37.02'	S 22°21'45" W
C-28	355.06'	325.00'	337.67'	N 78°34'35" W
C-29	72.14'	325.00'	71.99'	N 40°55'10" W
C-30	69.04'	255.00'	68.83'	N 42°18'58" W
C-31	88.42'	255.00'	87.98'	N 60°00'20" W

SITE DATA

TOTAL AREA = 62.61 AC.
(TO BE SUBDIVIDED)
LESS R/W = 5.39 AC.
LESS OPEN SPACE = 11.52 AC.
NET AREA = 45.70 AC.
TOTAL LOTS = 59
AVERAGE LOT SIZE = 0.77 AC.
TOTAL ROAD LENGTH = 4,566 L.F.
PROPOSED USE - RESIDENTIAL SINGLE FAMILY SUBDIVISION

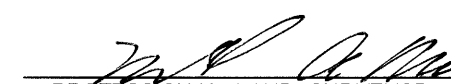
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-32	4.52'	255.00'	4.52'	N 70°26'48" W
C-33	11.46'	205.00'	11.46'	N 89°21'07" W
C-34	312.32'	205.00'	282.98'	N 24°06'15" W
C-35	100.10'	255.00'	99.46'	S 08°53'50" W
C-36	79.02'	255.00'	78.70'	S 11°13'33" E
C-37	78.16'	255.00'	77.85'	S 28°53'00" E
C-38	148.16'	255.00'	146.09'	S 54°18'32" E
C-39	130.21'	205.00'	128.04'	S 52°45'25" E
C-40	34.10'	375.00'	34.09'	S 37°09'54" E
C-41	77.48'	375.00'	77.34'	S 45°41'20" E
C-42	92.83'	375.00'	92.59'	S 58°04'50" E
C-43	76.50'	375.00'	76.37'	S 71°36'06" E
C-44	76.52'	375.00'	76.39'	S 83°19'31" E
C-45	76.54'	375.00'	76.41'	N 84°58'54" E
C-46	76.55'	375.00'	76.42'	N 73°17'10" E
C-47	22.04'	375.00'	22.04'	N 65°45'16" E
C-48	75.87'	350.00'	75.73'	N 70°16'51" E
C-49	208.51'	350.00'	205.44'	S 86°26'31" E
C-50	136.55'	350.00'	135.88'	S 58°11'54" E
C-51	215.00'	400.00'	212.42'	N 62°25'13" W
C-52	37.02'	25.00'	33.73'	N 35°23'57" W
C-53	15.22'	725.00'	15.22'	N 07°37'20" E
C-54	70.31'	725.00'	70.28'	N 11°00'07" E
C-55	15.55'	425.00'	15.55'	N 12°43'55" E
C-56	82.96'	425.00'	82.83'	N 06°05'30" E
C-57	48.12'	255.00'	48.04'	N 04°54'21" W
C-58	56.92'	255.00'	56.80'	N 16°42'23" W
C-59	58.81'	255.00'	58.68'	N 29°42'29" W
C-60	1.00'	255.00'	1.00'	N 36°12'10" W
C-61	190.00'	205.00'	183.27'	S 08°49'50" E
C-62	41.19'	25.00'	36.69'	N 64°55'30" E
C-63	19.58'	815.00'	19.58'	S 58°04'50" E
C-64	3.34'	205.00'	3.34'	S 35°50'53" E

LINE	BEARING	DISTANCE
L-1	S 88°57'09" E	49.75'
L-2	N 87°38'22" W	83.83'
L-3	N 67°52'15" W	30.91'
L-4	S 00°48'56" W	5.37'
L-5	N 00°48'56" E	5.31'
L-6	S 00°48'56" W	46.71'
L-7	N 00°48'56" E	76.68'
L-8	N 89°13'14" E	50.58'
L-9	S 47°00'11" E	149.45'
L-10	S 44°09'31" W	44.84'
L-11	N 47°02'25" W	123.95'
L-12	S 62°16'54" W	282.87'
L-13	S 62°20'20" W	1529.51'
L-14	N 47°49'10" W	67.83'
L-15	N 20°24'13" E	142.98'
L-16	N 36°54'58" W	150.95'
L-17	N 08°44'26" E	66.46'
L-18	N 59°47'13" W	166.58'
L-19	N 11°18'15" W	96.66'
L-20	N 71°27'35" W	175.02'
L-21	N 32°13'15" W	91.49'
L-22	N 05°33'22" W	143.27'
L-23	N 22°56'39" W	85.50'
L-24	N 05°26'59" W	59.43'
L-25	N 42°55'50" W	34.74'
L-26	N 69°59'44" W	26.38'
L-27	N 14°47'59" W	78.37'
L-28	N 69°59'44" E	26.38'
L-29	N 11°50'07" E	98.55'
L-30	N 48°06'52" E	43.51'
L-31	N 28°20'37" W	41.18'
L-32	N 30°45'59" E	3.25'
L-33	S 01°50'04" E	131.76'
L-34	S 31°00'58" E	108.28'
L-35	S 00°08'00" E	118.00'
L-36	S 25°55'46" E	66.17'
L-37	N 24°18'44" W	26.66'
L-38	N 26°21'01" W	87.00'
L-39	N 05°06'43" E	102.06'
L-40	N 07°39'45" W	66.60'
L-41	N 07°04'02" W	11.82'
L-42	N 07°04'02" W	35.83'
L-43	N 21°42'24" W	35.96'
L-44	S 88°57'09" E	49.96'
L-45	S 87°38'22" E	83.78'
L-46	S 36°18'53" E	35.04'
L-47	S 36°18'53" E	95.00'
L-48	S 36°18'53" E	5.12'
L-49	S 00°29'58" W	80.73'
L-50	S 00°29'58" W	95.00'
L-51	S 00°29'58" W	95.00'
L-52	S 13°46'48" W	23.40'
L-53	S 13°46'48" W	113.69'
L-54	S 13°46'48" W	112.43'
L-55	S 13°46'48" W	30.17'
L-56	S 07°01'14" W	98.81'
L-57	S 64°04'14" W	205.64'
L-58	S 64°04'14" W	137.00'
L-59	N 06°55'17" E	82.16'
L-60	S 06°55'17" W	53.33'
L-61	S 06°55'17" W	110.72'
L-62	S 06°55'17" W	1.77'

LINE	BEARING	DISTANCE
L-63	N 34°33'37" W	109.42'
L-64	N 70°57'14" W	100.05'
L-65	S 70°57'14" E	23.36'
L-66	S 70°57'14" E	76.69'
L-67	S 34°33'37" E	48.22'
L-68	S 34°33'37" E	61.20'
L-69	N 64°04'14" E	75.69'
L-70	N 64°04'14" E	110.05'
L-71	N 64°04'14" E	113.06'
L-72	N 64°04'14" E	117.06'
L-73	N 64°04'14" E	114.06'
L-74	N 64°04'14" E	74.04'
L-75	S 47°01'18" E	27.37'
L-76	N 07°01'14" E	96.02'
L-77	N 13°46'48" E	61.49'
L-78	N 13°46'48" E	119.30'
L-79	N 13°46'48" E	98.90'
L-80	N 00°29'58" E	178.55'
L-81	N 00°29'58" E	108.25'
L-82	N 00°29'58" E	108.08'
L-83	N 00°29'58" E	107.94'
L-84	N 00°29'58" E	32.22'
L-85	N 36°18'53" W	103.64'
L-86	S 67°52'15" E	255.33'
L-87	S 67°52'15" E	168.43'
L-88	S 67°52'15" E	39.24'
L-89	N 08°33'27" E	48.53'
L-90	N 57°57'47" W	65.00'
L-91	S 04°24'43" E	138.37'
L-92	S 44°13'51" E	122.18'
L-93	S 44°13'51" E	62.33'
L-94	N 28°14'51" E	116.88'
L-95	N 28°14'51" E	66.32'
L-96	N 00°29'30" E	95.84'
L-97	N 41°58'32" W	

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


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.


MICHAEL A. MOSS
PROFESSIONAL LAND SURVEYOR
L-3794
LICENSE NUMBER

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCOS 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.

NC DOT 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

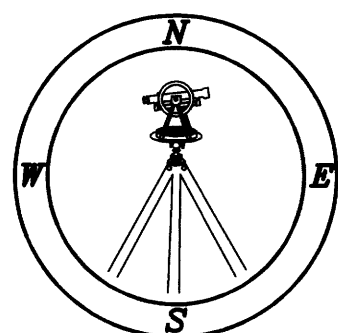
DATE _____

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


BOOK: BM2025 PAGE: 00473

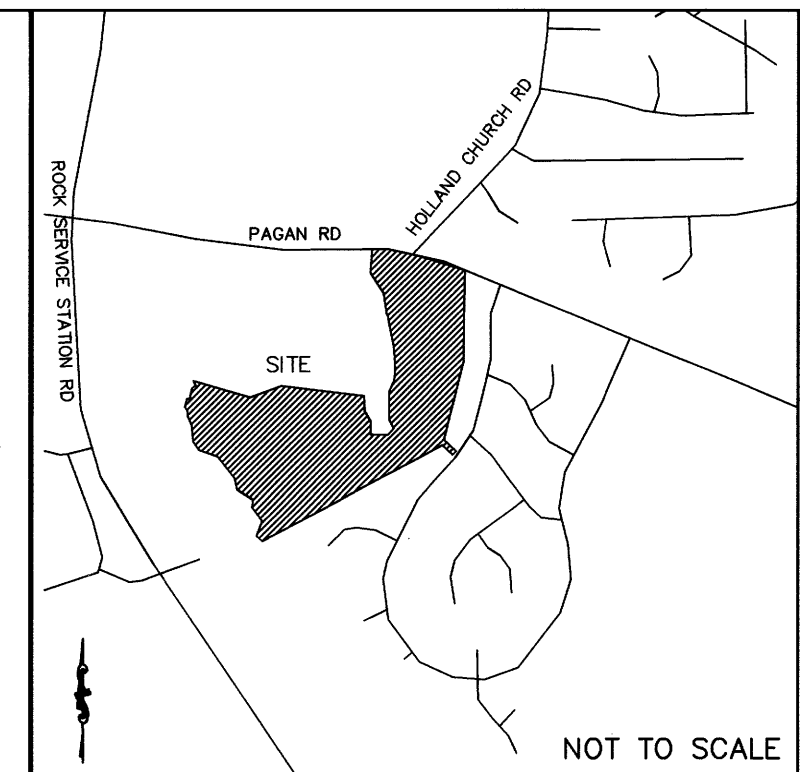
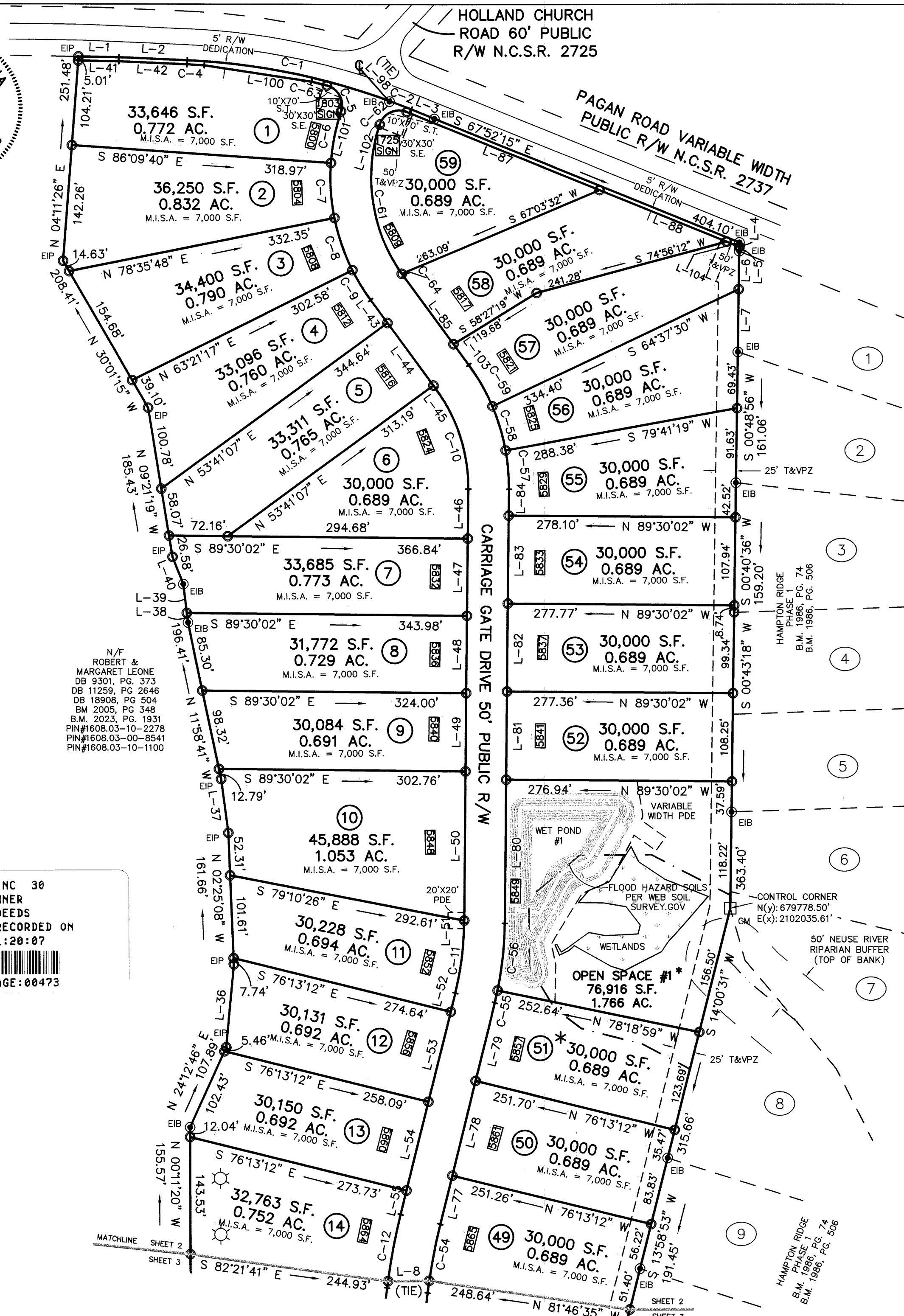
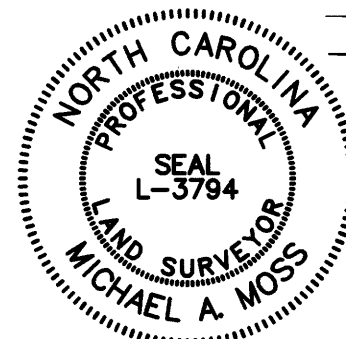
MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	30'
SIDE	10'



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



VICINITY MAP

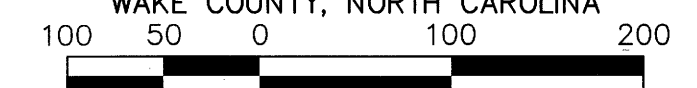
LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - 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
○ - NEW IRON PIPE
BEIP - 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 SOILS

FINAL PLAT "LOT-BY-LOT" FOR
CARRIAGE FARM SUBDIVISION
OWNER: CARRIAGE FARM DEVELOPMENT, LLC
REF: D.B. 18814, PAGE 1865
REF: B.M. 2023, PAGE 1931
PANTHER BRANCH TOWNSHIP
WAKE COUNTY, NORTH CAROLINA



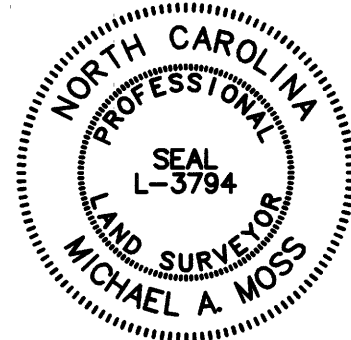
SCALE 1"=100'

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-LGH)

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



PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

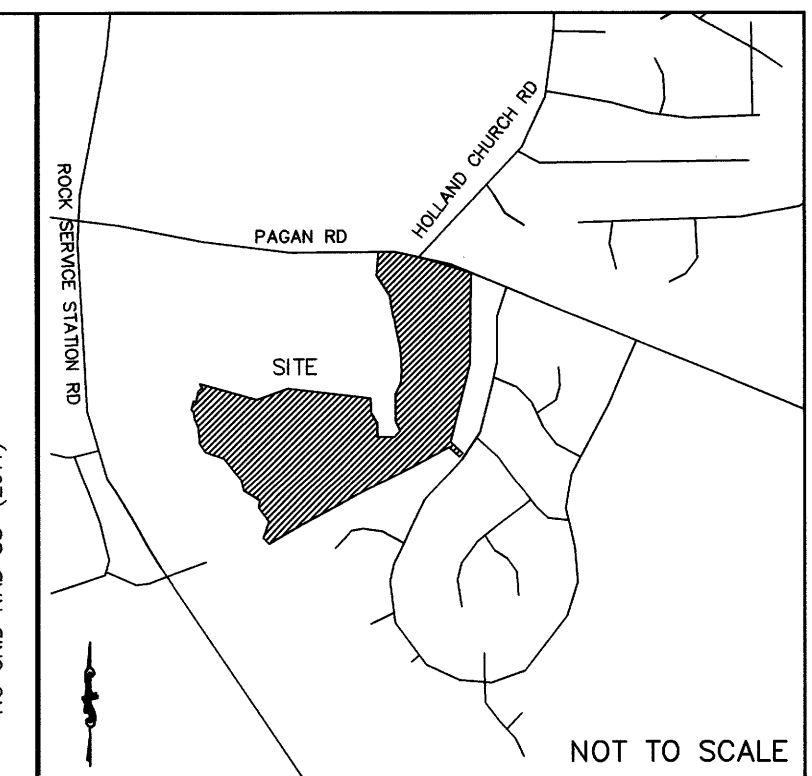
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

WAKE COUNTY, NC 31
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/21/2025 11:20:07
BOOK:BM2025 PAGE:00474

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
NIP - NEW IRON PIPE SET
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S.T. - SIGHT TRIANGLE
T&VPZ - TREE & VEGETATION PROTECTION ZONE
M.I.S.A. - MAX IMPERVIOUS SURFACE ALLOWED
PDE - PUBLIC DRAINAGE EASEMENT
FHS - FLOOD HAZARD SOIL



VICINITY MAP

LINE TYPE LEGEND

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

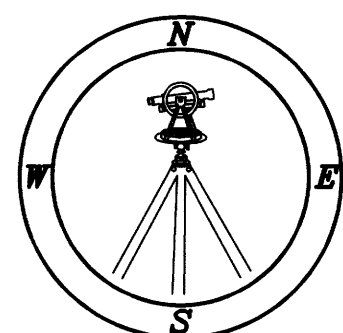
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

APPROVED N/A DISTRICT SUPERVISOR

DATE

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.



MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	30'
SIDE	10'

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

FINAL PLAT "LOT-BY-LOT" FOR CARRIAGE FARM SUBDIVISION

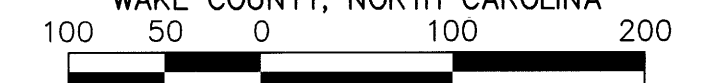
OWNER: CARRIAGE FARM DEVELOPMENT, LLC

REF: D.B. 18814, PAGE 1865

REF: B.M. 2023, PAGE 1931

PANTHER BRANCH TOWNSHIP

WAKE COUNTY, NORTH CAROLINA



SCALE 1"=100'

MAY 16, 2023

REVISED JANUARY 18, 2024

ZONED R-30

PIN #1607.01-09-9389

SHEET 3 OF 4

PLG-004534-2023

(PAGAN ROAD SUBD BASE.DWG-LGH)

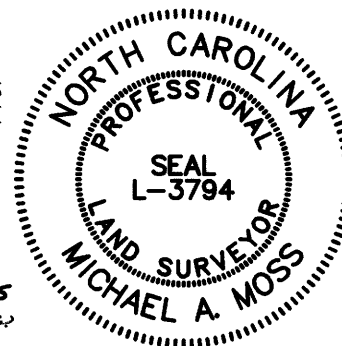
I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL 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

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

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 LICENSE NUMBER L-3794



N/F
RICKY G &
DEBORAH A GILCHRIST
DB 10728, PG. 537
BM 2019, PG. 778
PIN#0697.02-99-1656

FEMA FLOODWAY 100 YEAR
FLOOD (1%) ZONE "AE" PER
PANEL# 3720069700J
DATED JULY 19TH 2022

FEMA FLOODWAY 0.2% (1% FUTURE
CONDITIONS) ZONE "X" PER
PANEL# 3720069700J
DATED JULY 19TH 2022

N/F
ROBERT &
MARGARET LEONE
DB 9301, PG. 373
DB 11259, PG. 2646
DB 18908, PG. 504
BM 2005, PG. 348
B.M. 2023, PG. 1931
PIN#1608.03-10-2278
PIN#1608.03-00-8541
PIN#1608.03-10-1100

MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	30'
SIDE	10'

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

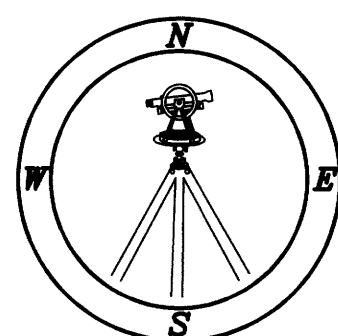
APPROVED N/A DISTRICT SUPERVISOR

DATE

WAKE COUNTY, NC 32
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/21/2025 11:20:07
BOOK:BM2025 PAGE:00475

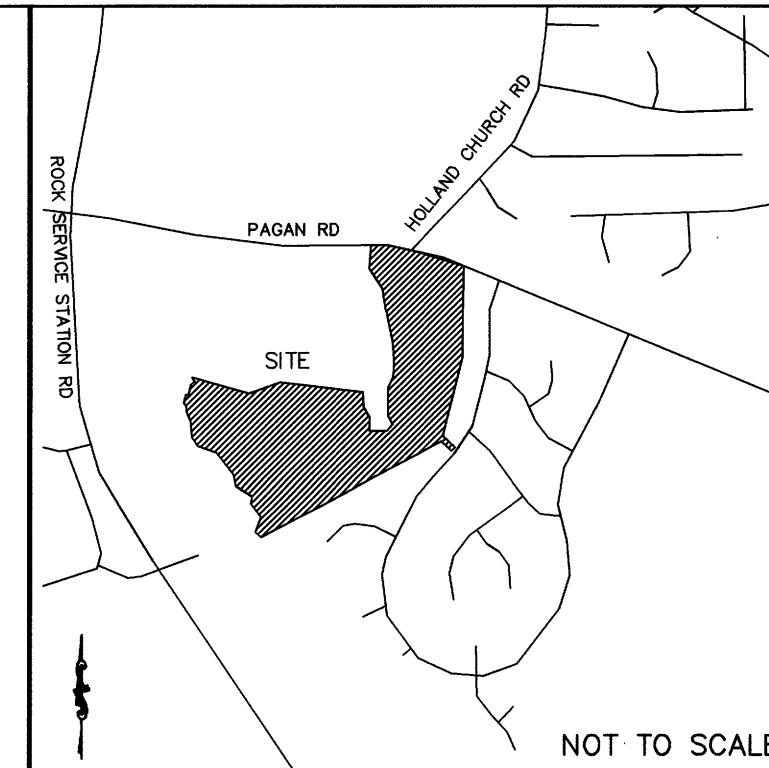
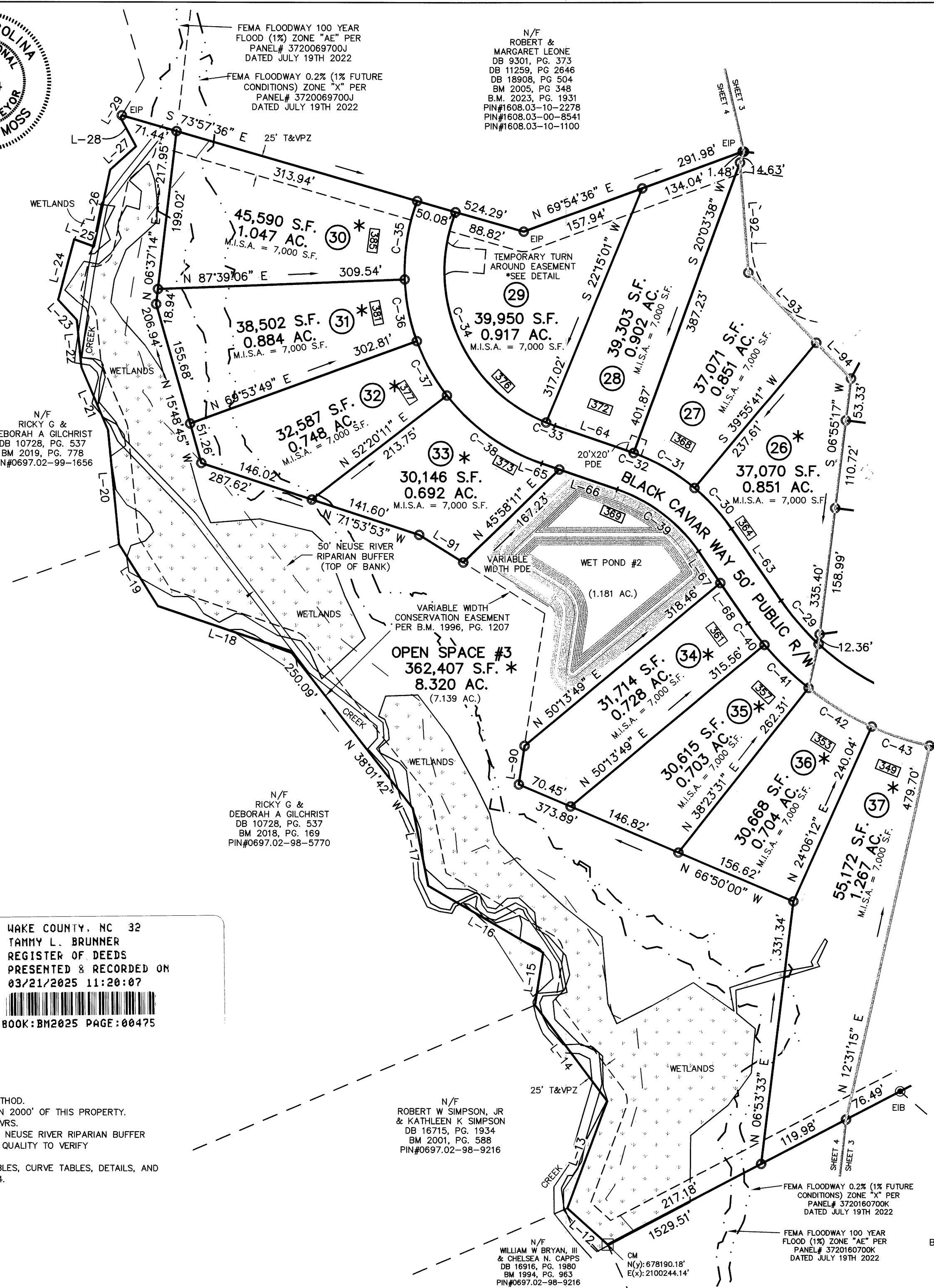
NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
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- 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.



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



VICINITY MAP

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
NIP - NEW IRON PIPE SET
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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 "LOT-BY-LOT" FOR
CARRIAGE FARM SUBDIVISION
OWNER: CARRIAGE FARM DEVELOPMENT, LLC
REF: D.B. 18814, PAGE 1865
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 4 OF 4

PLG-004534-2023

HAMPTON RIDGE
PHASE 2
BM 1987, PG. 139

FEMA FLOODWAY 0.2% (1% FUTURE
CONDITIONS) ZONE "X" PER
PANEL# 3720160700K
DATED JULY 19TH 2022

FEMA FLOODWAY 100 YEAR
FLOOD (1%) ZONE "AE" PER
PANEL# 3720160700K
DATED JULY 19TH 2022

N/F
ROBERT W SIMPSON, JR
& KATHLEEN K SIMPSON
DB 16715, PG. 1934
BM 2001, PG. 588
PIN#0697.02-98-9216

N/F
WILLIAM W BRYAN, III
& CHELSEA N. CAPPS
DB 16916, PG. 1980
BM 1994, PG. 963
PIN#0697.02-98-9216

(PAGAN ROAD SUBD BASE.DWG-LGH)