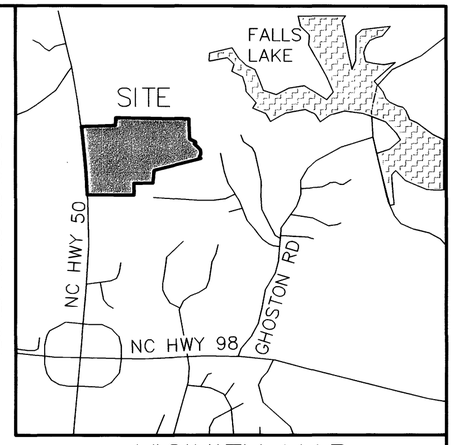
I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 4TH DAY OF SEPTEMBER, 2018.

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

PROFESSIONAL LAND SURVEYOR (L-3794)

NOTE:

– FALLS LAKE HOLDINGS, LLC AND ASSIGNS RETAIN 20' ACCESS EASEMENT OVER WELL LOT TO ACCESS STORMWATER BMP WETLAND #2A FOR MAINTENCANCE.



VICINITY MAP

NCGS "EDWARD"
N(y)= 820,159.9345'
E(x)= 2,092,877.5793'
NAD '83

N/F CHARLES LESTER HARRISON & JEAN RAY HARRISON D.B. 16821, PG. 2551 B.M. 1988, PG. 79 TRACT 3

FALLS LAKE PROJECT TRACT #832

1204 Explorer Trail

EXPLORER TRAIL 50' PUBLIC R/W

COZY COVE CT. 50' PUBLIC R/W

① 80,054 S.F. 1.838 A.C (M.I.A = 8,000 S.F.) *
② 58,449 S.F. 1.342 A.C (M.I.A = 8,000 S.F.)
③ 40,000 S.F. 0.918 A.C (M.I.A = 8,000 S.F.)
④ 40,000 S.F. 0.918 A.C (M.I.A = 8,000 S.F.)
⑤ 40,000 S.F. 0.918 A.C (M.I.A = 8,000 S.F.)
⑥ 40,000 S.F. 0.918 A.C (M.I.A = 8,000 S.F.)
⑦ 40,000 S.F. 0.918 A.C (M.I.A = 8,000 S.F.)
⑧ 97,387 S.F. 2.236 A.C (M.I.A = 8,000 S.F.) *
⑨ 44,463 S.F. 1.021 A.C (M.I.A = 8,000 S.F.)
⑩ 48,125 S.F. 1.105 A.C (M.I.A = 8,000 S.F.)
⑪ 59,431 S.F. 1.364 A.C (M.I.A = 8,000 S.F.)
⑫ 69,498 S.F. 1.595 A.C (M.I.A = 8,000 S.F.)
⑬ 40,001 S.F. 0.918 A.C (M.I.A = 8,000 S.F.)
⑭ 40,147 S.F. 0.922 A.C (M.I.A = 8,000 S.F.)
⑮ 40,000 S.F. 0.918 A.C (M.I.A = 8,000 S.F.)

OPEN SPACE # 2
328,275 S.F.
7.536 A.C

WELL LOT * (SEE SHEET 1)

WELL HOUSE
WATER TANK

UNITED STATES OF AMERICA CORPS OF ENGINEERS "FALLS LAKE PROJECT" TRACT #831 D.B. 2694, PG. 817

N/F THADDEUS C. PARKER & HEATH C.D. PARKER D.B. 16446, PG. 1634 B.M. 2003, PG. 1475-1478

OLD FARM CROSSING HOME OWNERS ASSOCIATION D.B. 10437, PG. 1404 B.M. 2003, PG. 1467

N/F MARK P. FINNICUM & JAMIE Y. FINNICUM D.B. 13408, PG. 753

N/F DAVID L. BLACK D.B. 11665, PG. 2613 B.M. 2003, PG. 1477

APPROXIMATE FLOOD HAZARD SOILS PER WAKE COUNTY GIS

30' PERIMETER SETBACK
25' TREE & PROTECTION ZONE
20' DRAINAGE/STORMWATER SWALES EASEMENT
20' DRAINAGE EASEMENT
20' STORMWATER BMP ACCESS EASEMENT
10' SEPTIC DRAINFIELD EASEMENT
100' WATERSUPPLY & WATERSHED BUFFER
30' WATERSUPPLY & WATERSHED BUFFER
60' WATERSUPPLY & WATERSHED BUFFER
50' CONSERVATION BUFFER
100' NEUSE RIVER RIPARIAN BUFFER
STORMWATER BMP WETLAND #2A VARIABLE WIDTH STORMWATER ACCESS & UTILITY EASEMENT

(SEE SHEET 1)
(SEE SHEET 3)

MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	15'
SIDE	10'
CORNER SIDE	20'

LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING 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
XXX – ADDRESS
O – NEW IRON PIPE
CM – CONCRETE MONUMENT
BEIP – BENT EXISTING IRON PIPE
B.L.S – BUILDING LINE SETBACK

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

NOTES:

– AREA COMPUTED BY COORDINATE METHOD.
– THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES.
– CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
– ALL PRIVATE STORM DRAINAGE EASEMENTS & STORMWATER CONTROL DEVICES WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
– THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE MAP # 3720089100J, DATED MAY 2, 2006
– NO BUILDING IS PERMITTED WITHIN 20' OF A WATERSUPPLY WATERSHED BUFFER.
– 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 * 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.
– SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES
– TEMPORARY MAINTENANCE & ACCESS EASEMENT TO BE ABANDONED AFTER REMOVAL OF SEDIMENT BASIN.
– MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS THE 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.
– PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.
– 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 OF THIS DEVELOPMENT. IN EACH CASE, WAKE COUNTY MAINTAINS NO RESPONSIBILITY FOR MAINTENANCE OF THE ROADS.
– APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE.
– USE OF OPEN SPACE IS CONSERVATION AND PROTECTION OF NATURAL AREAS

I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT 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 NO. L – 3794

WAKE COUNTY, NC 158
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/15/2018 14:44:39
BOOK:BM2018 PAGE:02052

FINAL PLAT FOR
CREEDMOOR MANOR SUBDIVISION
"CLUSTER"
OWNERS: FALLS LAKE HOLDINGS, LLC
REF: D.B. 16130, PAGE 2122
REF: B.M. 2015, PAGE 1235
BARTON'S CREEK TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'
JANUARY 24, 2017
REVISED MARCH 1, 2017
ZONED R-80W
PIN # 0891.01-48-1984
SHEET 2 OF 3
S-21-15

(CREEDMOOR MANOR FP.DWG - JC)

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