

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 23RD DAY OF MAY, 2019.

PROFESSIONAL LAND SURVEYOR (L-3794)



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 52°45'13" W	81.91'
L-2	S 52°45'13" E	54.15'
L-3	N 52°45'03" W	20.00'
L-4	S 53°08'10" E	100.75'
L-5	N 53°08'10" W	43.97'
L-6	S 86°29'10" E	8.43'
L-7	N 03°29'02" E	45.34'
L-8	N 86°22'17" W	8.46'
L-9	N 74°40'50" E	78.47'
L-10	S 89°48'54" E	34.39'
L-11	S 75°02'57" E	91.96'
L-12	N 61°04'20" E	46.50'
L-13	N 08°53'45" E	36.92'
L-14	N 65°56'58" E	44.89'
L-15	S 32°17'49" W	223.41'
L-16	N 32°17'49" E	223.41'
L-17	S 78°57'58" E	13.53'
L-18	N 46°36'51" W	9.36'
L-19	N 46°36'51" W	99.92'
L-20	S 53°59'51" E	106.72'
L-21	S 14°18'56" E	455.56'
L-22	N 66°26'51" W	92.54'
L-23	N 06°10'11" E	73.68'
L-24	S 47°55'27" E	57.30'
L-25	N 86°09'43" W	94.09'
L-26	N 21°40'58" W	58.84'
L-27	N 65°56'53" W	29.97'
L-28	S 65°56'53" E	29.97'
L-29	N 61°20'27" E	59.25'
L-30	S 66°26'51" E	92.19'
L-31	N 58°22'46" E	103.33'
L-32	N 16°08'25" W	62.79'
L-33	N 08°16'19" E	15.54'
L-34	S 08°16'19" W	7.62'
L-35	N 08°16'19" E	7.93'
L-36	N 16°08'25" W	35.74'
L-37	N 16°08'25" W	27.04'
L-38	S 40°47'47" W	42.39'
L-39	S 40°46'50" W	86.40'
L-40	N 34°12'32" E	75.88'
L-41	N 32°39'27" E	49.31'
L-42	N 39°35'29" E	4.53'
L-43	S 78°57'58" E	15.26'
L-47	S 03°26'55" W	132.31'
L-50	S 72°02'39" E	5.96'
L-51	S 72°02'39" E	180.28'
L-52	S 72°02'39" E	186.24'

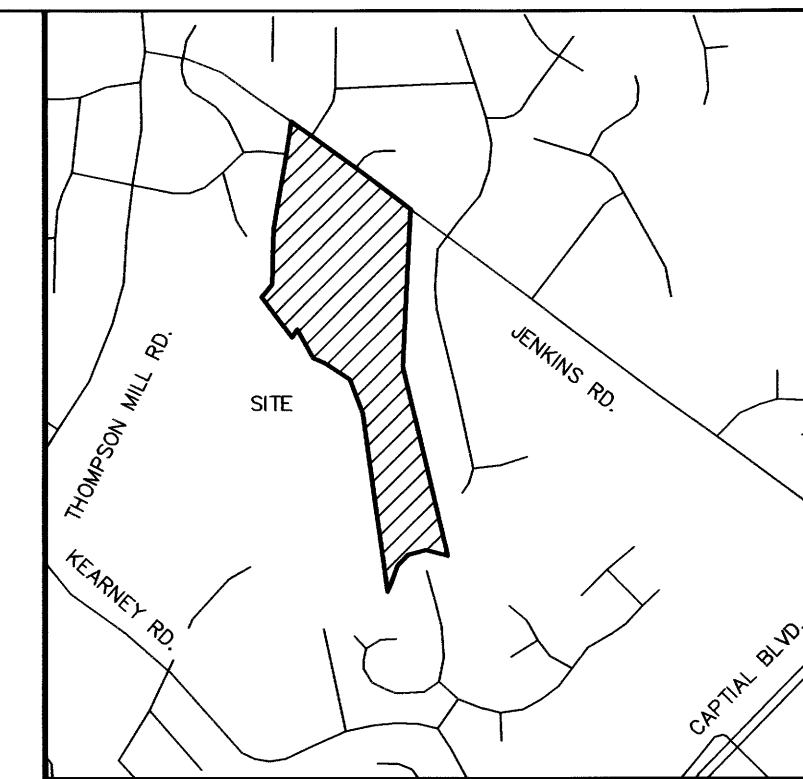
LINE TABLE		
LINE	BEARING	DISTANCE
L-53	S 00°17'51" E	66.26'
L-54	S 86°32'10" E	54.29'
L-55	S 03°26'55" W	179.64'
L-56	N 86°33'05" W	29.72'
L-57	N 34°30'27" W	18.76'
L-58	N 65°07'10" W	87.74'
L-59	N 65°07'10" W	133.09'
L-60	N 65°07'10" W	137.78'
L-61	N 65°07'10" W	65.68'
L-62	S 68°52'57" E	69.85'
L-63	S 21°07'03" W	19.57'
L-64	S 68°52'57" E	111.51'
L-65	N 21°44'23" E	25.54'
L-66	S 71°08'29" E	26.34'
L-67	S 21°46'55" W	29.66'
L-68	S 71°08'29" E	129.69'
L-69	S 17°20'18" W	43.59'
L-70	S 71°08'29" E	51.41'
L-71	N 16°10'29" W	34.73'
L-72	S 16°10'29" E	64.46'
L-73	N 50°00'56" E	39.75'
L-74	N 03°06'23" W	122.19'
L-75	S 14°12'15" E	122.99'
L-76	S 75°47'45" W	65.01'
L-77	S 87°36'45" W	50.48'
L-78	N 21°16'07" W	58.81'
L-79	N 50°42'26" W	77.37'

LINE TABLE		
LINE	BEARING	DISTANCE
L-81	N 22°08'04" W	107.29'
L-82	N 21°05'08" W	60.51'
L-83	N 08°27'06" E	108.97'
L-84	S 37°34'16" E	76.13'
L-85	S 08°00'55" E	45.23'
L-86	S 38°21'21" E	69.98'
L-87	S 67°50'39" E	57.13'
L-88	N 70°37'25" W	96.33'
L-89	N 42°04'33" W	160.85'
L-90	N 45°16'59" W	91.11'
L-91	N 39°24'21" E	14.62'
L-92	N 61°19'41" W	52.65'
L-93	S 41°03'39" W	67.18'
L-94	N 08°27'06" E	28.86'
L-95	N 09°32'22" W	13.30'
L-96	N 57°42'11" W	10.65'
L-97	N 57°42'11" W	50.00'
L-98	N 57°42'11" W	11.43'
L-99	S 48°43'09" E	46.48'
L-100	N 52°45'13" W	85.12'

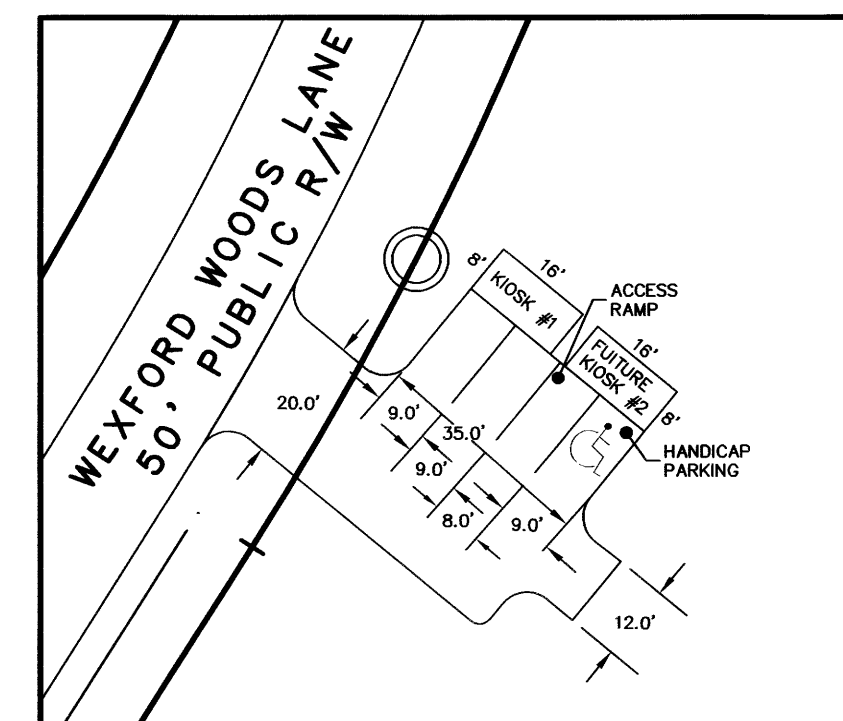
LINE TYPE LEGEND

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

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	160.93'	285.00'	158.80'	S 62°47'24" E
C-2	77.14'	425.00'	77.03'	S 51°48'49" E
C-3	2.88'	425.00'	2.88'	S 57°12'27" E
C-4	41.50'	25.00'	36.89'	S 10°13'16" E
C-5	88.79'	660.18'	88.72'	S 33°28'36" W
C-6	111.60'	660.18'	111.46'	S 24°46'52" W
C-7	102.31'	660.18'	102.21'	S 15°29'55" W
C-8	81.98'	660.18'	81.93'	S 07°30'04" W
C-9	16.88'	521.94'	16.87'	S 04°52'11" W
C-10	241.40'	521.94'	239.25'	S 19°02'45" W
C-11	51.73'	571.94'	51.71'	N 29°42'21" E
C-12	76.24'	100.00'	74.40'	N 85°29'18" E
C-13	102.30'	100.00'	97.90'	S 43°21'56" E
C-14	123.22'	571.94'	122.98'	N 20°56'34" E
C-15	36.07'	25.00'	33.02'	N 56°05'56" E
C-16	116.90'	443.00'	116.56'	S 75°00'50" E
C-17	139.98'	443.00'	139.40'	S 58°24'08" E
C-18	56.62'	845.00'	56.61'	S 47°25'50" E
C-19	177.09'	845.00'	176.77'	S 39°30'26" E
C-20	120.50'	845.00'	120.39'	S 29°25'05" E
C-21	127.78'	845.00'	127.66'	S 21°00'03" E
C-22	34.70'	845.00'	34.70'	S 15°29'31" E
C-23	9.05'	443.00'	9.05'	S 13°43'50" E
C-24	100.22'	443.00'	100.00'	S 06°39'53" E
C-25	142.24'	443.00'	141.63'	S 09°00'53" W
C-26	110.64'	443.00'	110.36'	S 25°22'06" W
C-27	22.33'	25.00'	21.59'	S 58°06'28" W
C-28	115.69'	50.00'	91.56'	S 17°24'21" W
C-29	20.36'	50.00'	20.22'	S 60°32'45" E
C-30	56.80'	50.00'	53.79'	N 75°14'42" E
C-31	48.23'	50.00'	46.39'	N 15°03'54" E
C-32	19.93'	25.00'	19.41'	N 10°16'10" E
C-33	12.08'	493.00'	12.08'	N 32°24'30" E
C-34	144.17'	493.00'	143.66'	N 23°19'43" E
C-35	127.05'	493.00'	126.70'	N 07°34'04" E
C-36	124.77'	493.00'	124.44'	N 07°03'55" W
C-37	228.38'	895.00'	227.76'	N 21°37'32" W
C-38	167.29'	895.00'	167.05'	N 34°17'26" W
C-39	132.40'	895.00'	132.27'	N 43°53'00" W
C-40	19.20'	895.00'	19.20'	N 48°44'08" W
C-41	73.33'	493.00'	73.26'	N 53°36'40" W
C-42	95.53'	493.00'	95.39'	N 63°25'25" W
C-43	94.62'	493.00'	94.48'	N 74°28'24" W
C-44	22.39'	493.00'	22.38'	N 81°16'21" W
C-45	37.78'	25.00'	34.29'	N 39°16'45" W
C-46	12.56'	665.33'	12.56'	N 04°31'36" E
C-47	209.40'	610.18'	208.37'	N 13°46'29" E
C-48	20.00'	610.18'	20.00'	N 24°32'43" E
C-49	126.14'	610.18'	125.92'	N 31°24'25" E
C-50	37.04'	25.00'	33.75'	N 79°46'44" E
C-51	166.95'	295.00'	164.73'	S 42°06'41" E
C-52	50.25'	295.00'	50.18'	S 32°22'00" W
C-53	57.02'	295.00'	56.93'	S 10°36'11" E
C-54	68.67'	295.00'	68.52'	S 01°36'11" W
C-55	21.03'	25.00'	20.41'	S 32°22'00" W
C-56	18.74'	49.99'	18.64'	S 45°43'15" W
C-57	48.07'	50.00'	46.24'	S 07°26'14" W
C-58	40.80'	50.00'	39.68'	S 43°29'04" E
C-59	40.32'	50.19'	39.24'	S 89°55'11" E
C-60	73.66'	50.06'	67.19'	N 24°43'24" E
C-61	19.60'	50.00'	19.48'	N 28°41'15" W
C-62	21.03'	25.00'	20.41'	N 15°49'22" W
C-63	82.54'	345.00'	82.35'	N 01°25'04" E
C-64	64.45'	345.00'	64.36'	N 10°47'18" W
C-65	121.90'	345.00'	121.27'	N 26°15'44" W
C-66	132.10'	345.00'	131.30'	N 47°21'15" W
C-67	40.02'	25.31'	35.98'	N 04°47'39" W
C-68	37.73'	25.00'	34.25'	N 84°01'25" E
C-69	40.71'	26.00'	36.68'	S 10°38'54" E
C-70	36.05'	25.00'	33.01'	S 80°54'21" W
C-71	70.53'	375.00'	70.42'	N 52°00'07" W
C-72	90.30'	335.00'	90.03'	N 54°20'10" W
C-73	98.86'	335.00'	98.50'	N 70°30'44" W
C-74	89.74'	52.00'	79.01'	N 73°01'12" E



VICINITY MAP



OWNER/DEVELOPER:

WATERSTONE PARTNERS, LLC
610 PRESIDENTS WALK LANE
CARY, NC 27519
(919) 463-0525

LEGEND:

EIP - EXISTING IRON PIPE
EPK - EXISTING PK NAIL
O - 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
[XXXX] - ADDRESS
M.I.A. - MAX IMPERVIOUS ALLOWED
S.T. - SIGHT DISTANCE TRIANGLE

NO.	DATE	DESCRIPTION
1	11-16-18	OWNER/DEVELOPER COMMENTS
2	5-13-19	REVISE SEPTIC EASEMENTS PER WAKE CO.

FINAL PLAT FOR

WEXFORD RESERVE
SUBDIVISION, PHASE 1

"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

MINIMUM BUILDING SETBACKS

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



SCALE 1"=100'

JULY 10, 2018

ZONED R-40W

PIN #1831.01-47-0987

SHEET 5 OF 5

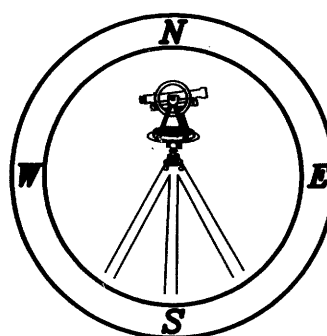
S-19-16

PLG-862-2019

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

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).
- 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 AND/OR FEMA. [14-14-1,2(A-H)]
- 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 4 OF 5 FOR OWNERS SIGNATURES, NODOT SIGNOFF AND ALL OTHER GOVERNMENTAL SIGNATURES.
- THE LOTS IN THIS SUBDIVISION WILL BE SERVED BY A COMMUNITY WATER SYSTEM AND INDIVIDUAL SEPTIC SYSTEMS.
- MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. PLANS APPROVED LIMITING THE MAXIMUM IMPERVIOUS SURFACE TO 7,500 SQUARE FEET PER LOT.
- APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE.
- SEE SHEET 4 OF 5 FOR ALL OTHER GOVERNMENTAL SIGNOFFS.



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 8TH DAY OF APRIL, 2019.



Will A. Moss
PROFESSIONAL LAND SURVEYOR (L-3794)

Celena Everett
I, Celena Everett, 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. I, ALSO, CERTIFY THAT COPIES OF ALL NECESSARY APPROVALS OF OTHER STATE AND LOCAL AGENCIES HAVING JURISDICTION OVER THE ROADS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN SUBMITTED TO ME AND ARE ON FILE IN MY OFFICE.

5-28-19 DATE
Celena Everett
SUBDIVISION ADMINISTRATOR/
REVIEW OFFICER

APPROVAL EXPIRES IF NOT
RECORDED ON OR BEFORE 6-13-19

DRAINAGE EASEMENT NOTES:
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.

-ONLY APPROVED NCDOT STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
-ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE).
-SIGHT DISTANCE TRIANGLES PRECEDENCE OVER ALL OTHER EASEMENTS.
-MAINTENANCE OF 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.

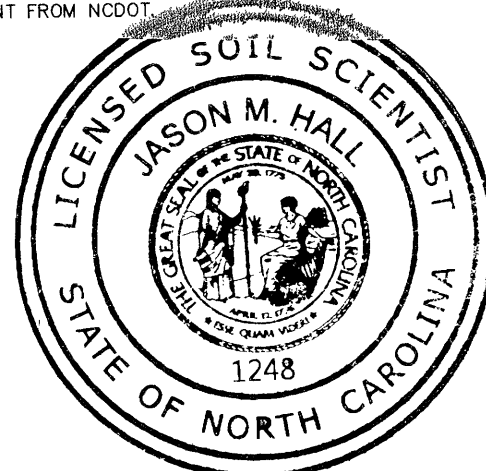
I HEREBY CERTIFY THAT LOT(S) 5, 7, 8, 25, 9K-103, 106 SHOWN ON THIS PLAT FOR WEXFORD RESERVE SUBDIVISION HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO MINIMUM LOT REQUIREMENTS SET FORTH IN SECTION V OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM 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) 1-4, 6, 9-24, 26-43, 95-97, 104-105 SHOWN ON THIS PLAT FOR WEXFORD RESERVE SUBDIVISION 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.

4-15-17 DATE
James M. Adams, Jr.
NORTH CAROLINA LICENSED
SOIL SCIENTIST (SEAL)

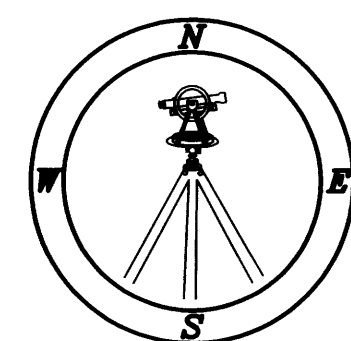


WAKE COUNTY, NORTH CAROLINA
CERTIFICATION OF OWNERSHIP
I (WE) CERTIFY THAT I (WE) AM (ARE) THE OWNERS(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT.
James M. Adams, Jr. 4-15-17
OWNER DATE

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.

5-29-19 DATE
Will A. Moss
WAKE COUNTY STORMWATER
MANAGEMENT REPRESENTATIVE



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.

Will A. Moss
MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L - 3794

ACTIVITIES ALLOWED WITHIN REQUIRED WATERSHED BUFFERS AND DRAINAGEWAY BUFFERS
ROAD CROSSINGS (PUBLIC OR PRIVATE ROADS), PROVIDED:
1. NO ALTERNATIVE TO THEIR LOCATION IN THE BUFFER EXISTS;
2. BUFFER DISTURBANCE DOES NOT EXTEND BEYOND THE REQUIRED RIGHT-OF-WAY OR EASEMENT WIDTH, OR IN NO CASE IS MORE THAN 90 FEET WIDE;
3. BUFFER DISTURBANCE IS NO MORE THAN 9,000 SQUARE FEET IN AREA;
4. THE ROAD CROSSES THE BUFFER AT AN ANGLE AS CLOSE TO 90 DEGREES AS POSSIBLE (AND NOT LESS THAN 60 DEGREES);
5. SIDE SLOPES DO NOT EXCEED A 2:1 HORIZONTAL: VERTICAL RATIO (BRIDGING AND/OR RETAINING WALLS MAY BE USED TO MEET THIS AND THE DISTURBANCE WIDTH STANDARD); AND
6. ALL CULVERTS ARE DESIGNED AND CONSTRUCTED FOR THE 25-YEAR STORM EVENT OR AS OTHERWISE REQUIRED BY WAKE COUNTY ENVIRONMENTAL SERVICES.

DRIVEWAY CROSSINGS THAT ACCESS SINGLE-FAMILY DWELLINGS, PROVIDED:
1. NO ALTERNATIVE TO THEIR LOCATION IN THE BUFFER (INCLUDING OPPORTUNITY FOR SHARED DRIVEWAYS) EXISTS;
2. BUFFER DISTURBANCE IS NO MORE THAN 60 FEET WIDE;
3. BUFFER DISTURBANCE IS NO MORE THAN 6,000 SQUARE FEET IN AREA;
4. THE DRIVEWAY CROSSES THE BUFFER AT AN ANGLE AS CLOSE TO 90 DEGREES AS POSSIBLE (AND NOT LESS THAN 60 DEGREES);
5. SIDE SLOPES DO NOT EXCEED A 2:1 (HORIZONTAL: VERTICAL) RATIO (BRIDGING AND/OR RETAINING WALLS MAY BE USED TO MEET THIS AND THE DISTURBANCE WIDTH STANDARD); AND
6. ALL CULVERTS ARE DESIGNED AND CONSTRUCTED FOR THE 25-YEAR STORM EVENT OR AS OTHERWISE REQUIRED BY WAKE COUNTY ENVIRONMENTAL SERVICES.

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 Maintenance Guarantee Disclosure Statement

As subdivider/owner, I, WATERSTONE PARTNERS, LLC, 610 Presidents Walk Lane, Cary, NC 27519, am responsible for providing each prospective buyer of any lot on this set of maps written disclosure of the following: maintaining required improvements including rights-of-way, to the standards of this ordinance until such time as a unit of government, public or private utility, homeowner association, property owners association, lot owner or other legal entity assumes formal, legal responsibility for maintenance of the improvements; and stormwater improvements and the provisions of the Wake County Unified Development Ordinance prohibiting the issuance of building permits until NCDOT has formally accepted any public road improvements or the execution of a maintenance agreement.

James M. Adams, Jr.
Signature

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.

5-28-19 DATE
Celena Everett
PLANNING DIRECTOR/
REVIEW OFFICER

As subdivider/owner, I,

WATERSTONE PARTNERS, LLC, 610 PRESIDENTS WALK LANE, CARY, NC 27519
Name, address and phone number (919) 291-3023

am responsible for maintaining required improvements including rights-of-way, to the standards of this ordinance until such time as a unit of government, public or private utility, homeowner association, property owners association, lot owner or other legal entity assumes formal, legal responsibility for maintenance of the improvements

James M. Adams, Jr.
Signature

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:

- 1) ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
- 2) ALL LOTS WILL HAVE INDIVIDUAL SEPTIC SYSTEMS AND COMMUNITY WATER
- 3) ALL LOTS ARE EQUAL TO OR GREATER THAN 20,000 S.F.
- 4) THIS SUBDIVISION WILL COMPLY WITH THE WAKE COUNTY SOIL AND EROSION ORDINANCE.
- 5) NO BUILDING IS PERMITTED WITHIN 20' OF A WATER SUPPLY WATERSHED BUFFER.
- 6) NO LOTS WILL HAVE DIRECT ACCESS TO N.C.S.R. 1926 (JENKINS ROAD)
- 7) 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.
- 8) 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 ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. [14-14-1.2(A-H)]
- 9) MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. PLANS APPROVED LIMITING THE MAXIMUM IMPERVIOUS SURFACE TO 7,500 SQUARE FEET PER LOT.
- 10) AREA COMPUTED BY COORDINATE METHOD.
- 11) TEMPORARY MAINTENANCE EASEMENTS TO BE USED FOR MAINTENANCE OF SOIL & EROSION MEASURES. TEMPORARY EASEMENTS TO BE ABANDONED AFTER CERTIFICATION OF COMPLETION HAS BEEN ISSUED BY WAKE COUNTY ENGINEERING.
- 12) DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN D.B. 17459, PG 478-515
- 13) SIGHT DISTANCE EASEMENTS SHALL TAKE PRECEDENCE OVER SIGN EASEMENTS.
- 14) ONLY NCDOT STRUCTURES ARE TO BE ERECTED IN PUBLIC RIGHT OF WAY.
- 15) STORMWATER BMP'S ARE TO BE MAINTAINED BY THE WEXFORD RESERVE HOMEOWNERS ASSOCIATION, PER STORMWATER AGREEMENT RECORDED IN D.B. 17649, PAGE 446-477

OPERATION AND MAINTENANCE MANUAL FOR THE STORMWATER DEVICES RECORDED IN D.B. 17549, PAGE 516-523 / 524-553

16) 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.

17) MAIL KIOSK AND ASSOCIATED PARKING SHALL NOT BE ALLOWED IN NCDOT RIGHT OF WAY.

18) WEXFORD RESERVE H.O.A. SHALL BE RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE.

19) THE INTENDED USE FOR OF OPEN SPACE PROVIDED IS FOR THE CONSERVATION AND PROTECTION OF NATURAL AREAS, AS WELL AS ACTIVE RECREATION AREAS.

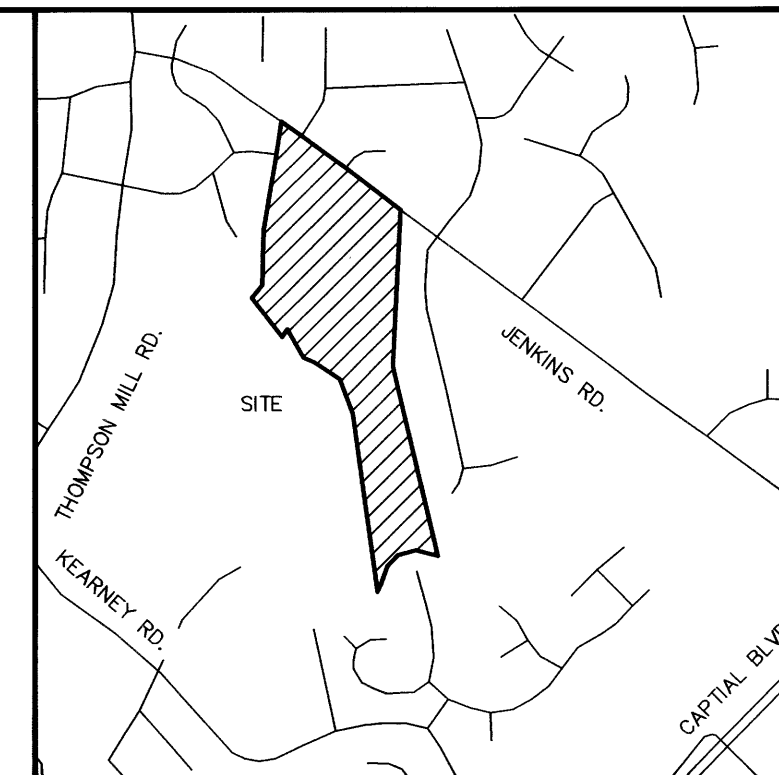
20) AT THE TIME OF RECORDATION, THE ROADS IDENTIFIED AS PUBLIC WERE BUILT TO PUBLIC ROAD STANDARDS PER NCDOT. ROADS IDENTIFIED AS PRIVATE WERE CERTIFIED AS COMPLETE BY THE SURVEYOR/ENGINEER OF THIS DEVELOPMENT. IN EACH CASE, WAKE COUNTY MAINTAINS NO RESPONSIBILITY FOR MAINTENANCE OF THE ROADS.

SITE DATA - PHASE 1

TOTAL AREA =	71.956 AC.
(TO BE SUBDIVIDED)	
LESS R/W =	6.126 AC.
LESS OPEN SPACE =	20.092 AC.
NET AREA =	45.738 AC.
OPEN SPACE REQUIRED (25%) X	17.989 AC.
PERCENTAGE OF OPENS PACE PROVIDED =	27.92%
TOTAL LOTS =	58
AVERAGE LOT SIZE =	0.789 AC.
TOTAL ROAD LENGTH	5,073 LF
PROPOSED USE =	RESIDENTIAL SINGLE FAMILY SUBDIVISION

IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA = 3,135,105 S.F./71.956 AC.	
* MAXIMUM ALLOWABLE IMPERVIOUS PER LOT IS LISTED ON EACH LOT	
IMPERVIOUS IN ROADWAY:	114,045 S.F./2.618 AC.
MAIL KIOSK:	2,187 S.F./0.050 AC.
WELL ACCESS ROAD & HOUSE:	4,197 S.F./0.096 AC.
ALLOWED IMPERVIOUS AREA (18%):	555,429 S.F.
REMAINING IMPERVIOUS AREA:	435,000 S.F.
TOTAL IMPERVIOUS ALLOWED FOR LOTS:	435,000 S.F.
IMPERVIOUS ALLOWED PER LOT (58)	= 7,500 S.F.
TOTAL IMPERVIOUS:	= 551,608 S.F. 555,429



VICINITY MAP

MINIMUM BUILDING SETBACKS

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

LEGEND:

EIP - EXISTING IRON PIPE	
EPK - EXISTING PK NAIL	
○ - NEW IRON PIPE SET	
R/W - RIGHT OF WAY	
CATV - CABLE TV BOX	
EB - ELECTRIC BOX	
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M.I.A. - MAX IMPERVIOUS ALLOWED	
S.T. - SIGHT DISTANCE TRIANGLE	

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

M.S. Wheeler / Jns 4/15/19
DISTRICT ENGINEER

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).
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- SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.
- SEE SHEET 5 OF 5 FOR MAIL KIOSK DETAIL.

OWNER/DEVELOPER:

WATERSTONE PARTNERS, LLC
610 PRESIDENTS WALK LANE
CARY, NC 27519
(919) 291-3023

NO.	DATE	DESCRIPTION
1	11-16-18	OWNER/DEVELOPER COMMENTS

FINAL PLAT FOR
**WEXFORD RESERVE
SUBDIVISION, PHASE 1**
"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'

5-19-16
JULY 10, 2018

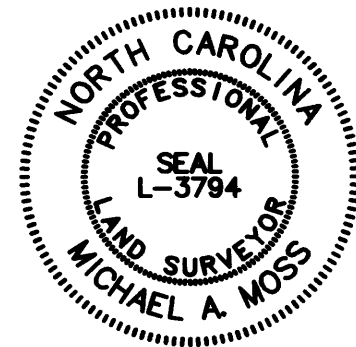
ZONED R-40W

PIN #1831.01-47-0987

SHEET 4 OF 5

PLG-862-2018

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.

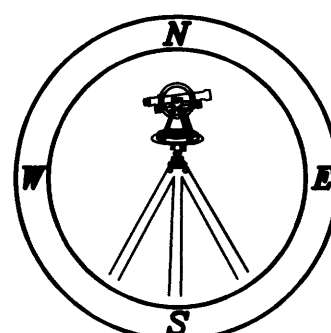


PROFESSIONAL LAND SURVEYOR (L-3794)

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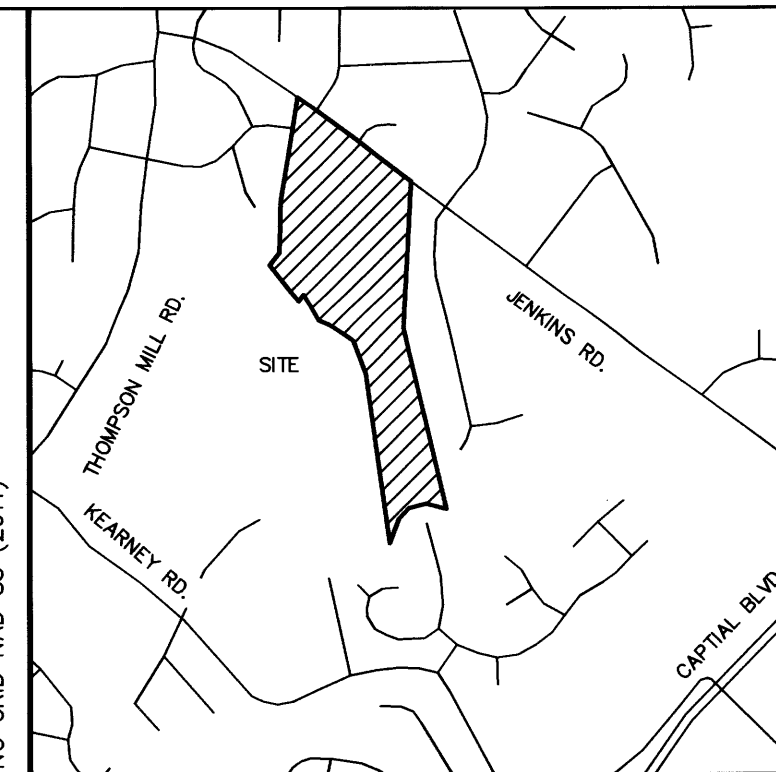
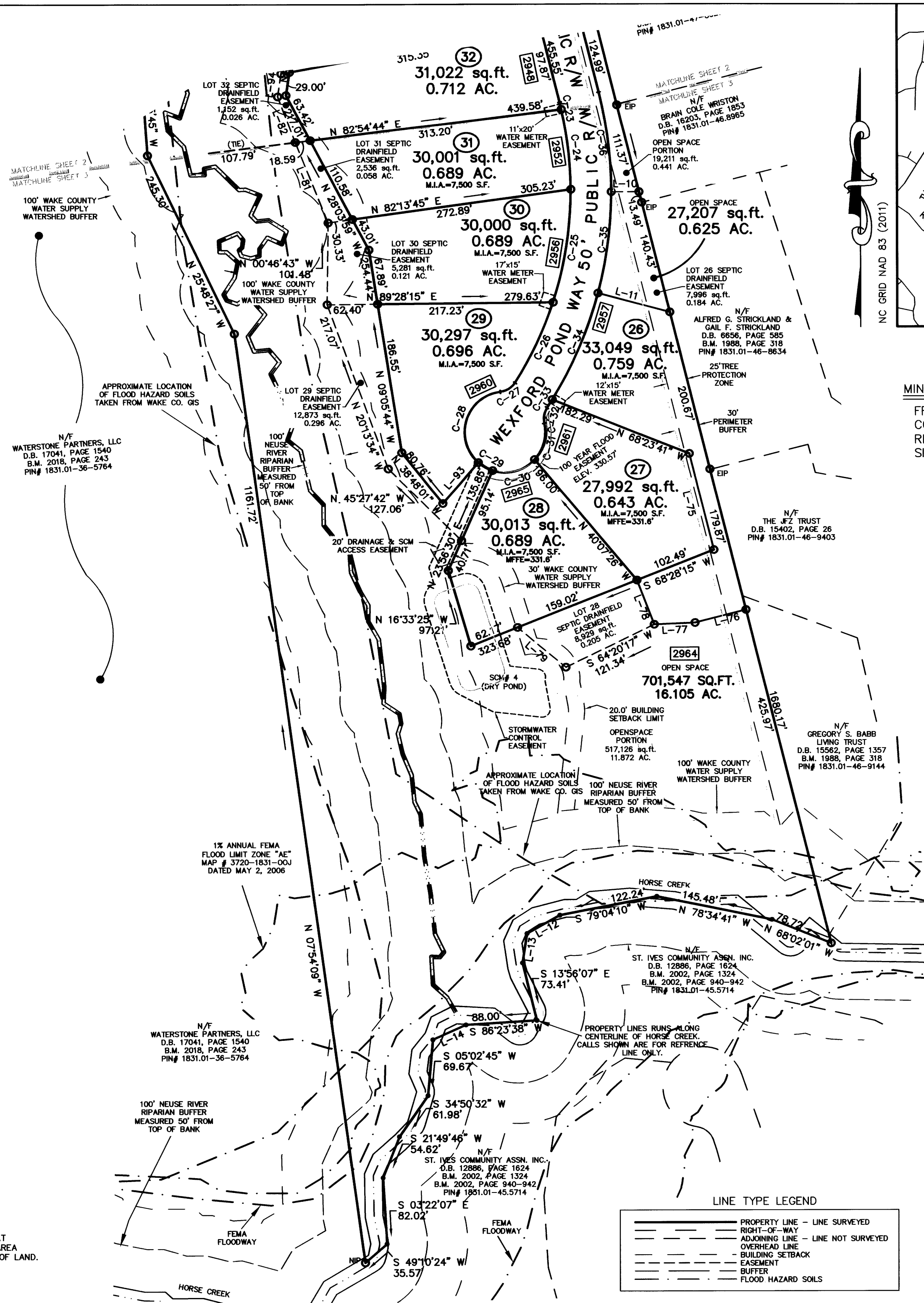
WAKE COUNTY, NC 112
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/31/2019 10:42:38
BOOK: BM2019 PAGE: 00916



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

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

MINIMUM BUILDING SETBACKS

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

LEGEND:

EIP - EXISTING IRON PIPE
EPK - EXISTING PK NAIL
O - NEW IRON PIPE SET
R/W - RIGHT OF WAY
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EB - ELECTRIC BOX
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OWNER/DEVELOPER:

WATERSTONE PARTNERS, LLC
610 PRESIDENTS WALK LANE
CARY, NC 27519
(919) 291-3023

NO.	DATE	DESCRIPTION
1	11-16-18	OWNER/DEVELOPER COMMENTS
2	5-13-19	REVISE SEPTIC EASEMENTS PER WAKE CO.

FINAL PLAT FOR

WEXFORD RESERVE
SUBDIVISION, PHASE 1

"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'

JULY 10, 2018

ZONED R-40W

PIN #1831.01-47-0987

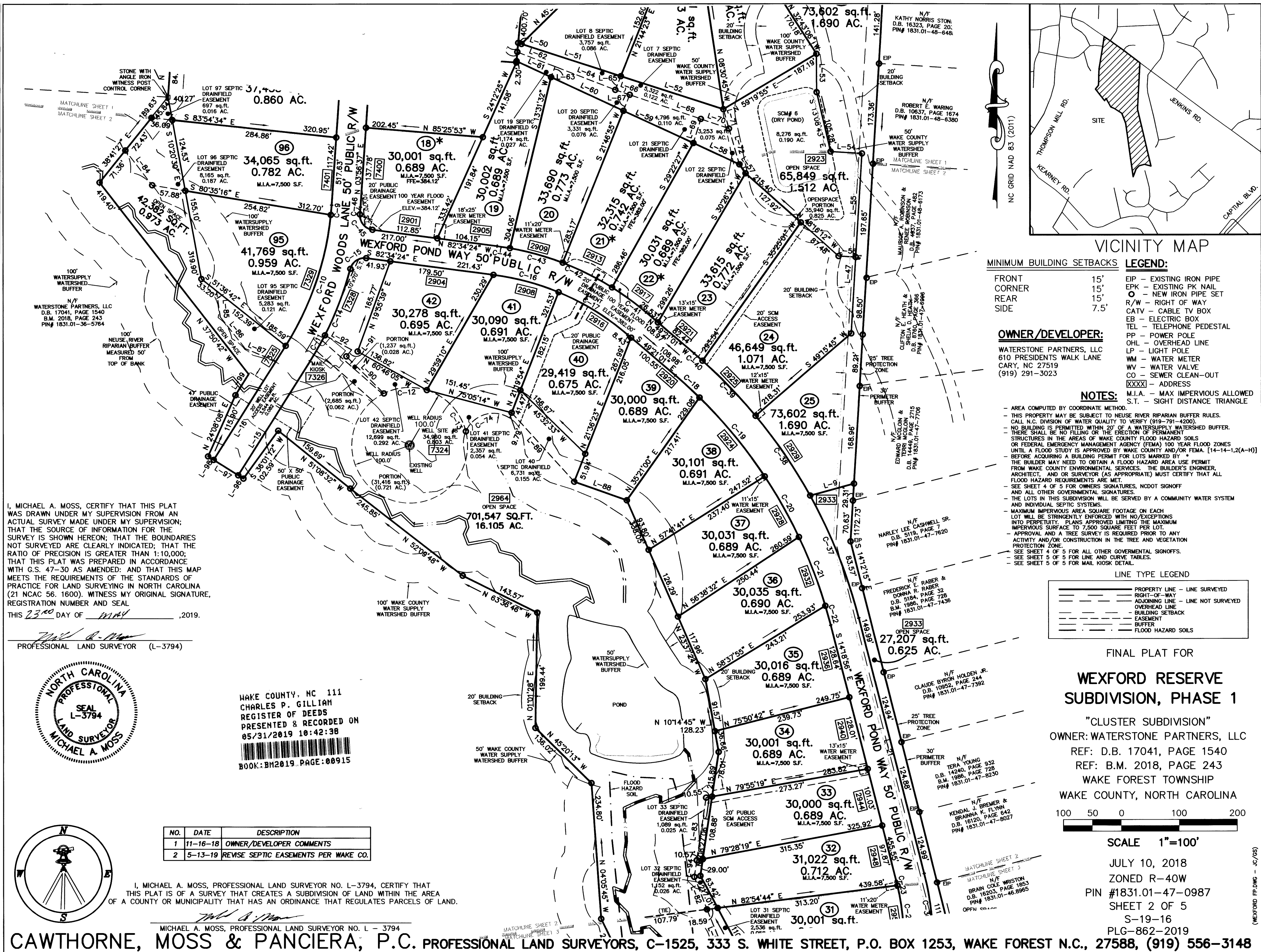
SHEET 3 OF 5

S-19-16

PLG-862-2019

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

(WEXFORD FF.DWG - JC/GS)



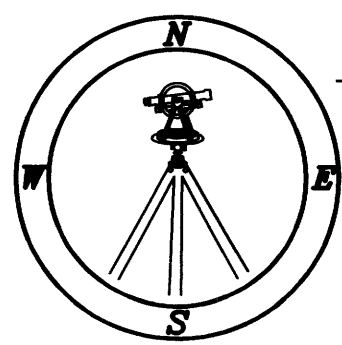
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THIS 23RD DAY OF MAY, 2019.

PROFESSIONAL LAND SURVEYOR (L-3794)



WAKE COUNTY, NC 110
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/31/2019 10:42:38
BOOK:BN2019 PAGE:00914



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

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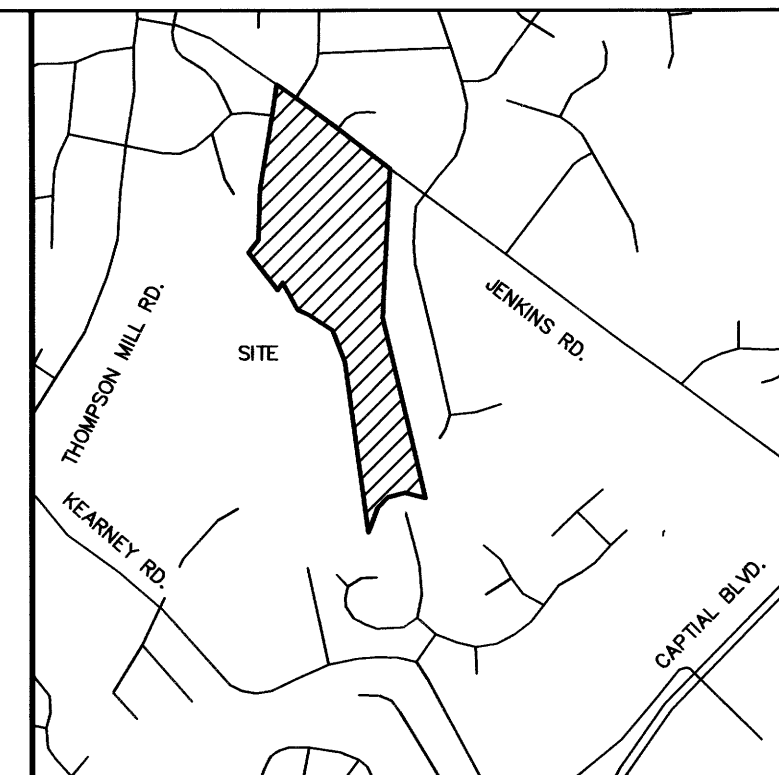
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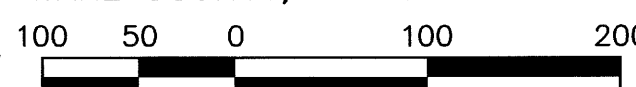
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SHEET 1 OF 5

S-19-16

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