

2025027903 B: BM2025 P: 01203

Page 1 of 1

OFFICIAL RECORDS OF WAKE COUNTY

I, MICHAEL A. MOSS CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY 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 4TH DAY OF JUNE 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 SUBDIVISION JURISDICTION OF THE COUNTY OF WAKE AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT.

OWNER: John O'Neal
DATE: 6/5/25

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: JOHN O'NEAL

DATE: 5th JUNE, 2025

PRINTED NAME: MICHAEL A. MOSS, NOTARY PUBLIC
MY COMMISSION EXPIRES: JULY 3, 2026

(OFFICIAL SEAL)

STORMWATER MANAGEMENT CERTIFICATION

I, Barney R Blackburn CERTIFY THAT THE PLAT SHOWN HERON 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 6/26/2025

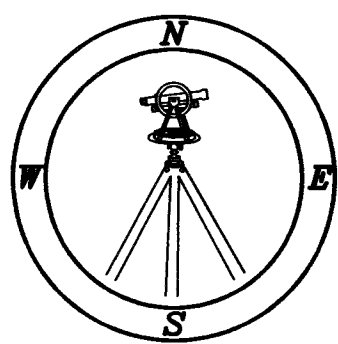
DATE 6/26/2025 STORMWATER MANAGEMENT

David Parks

I, David Parks, PLANNING DIRECTOR AND/OR REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT CONSTITUTES A MINOR-LIMITED SUBDIVISION AND HAS BEEN REVIEWED ONLY TO DETERMINE COMPLIANCE WITH GS 153A-335(C) AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING, BECAUSE OF ITS "MINOR LIMITED" STATUS, THE COUNTY HAS NOT REVIEWED THIS PLAT FOR COMPLIANCE WITH ALL APPLICABLE DEVELOPMENT STANDARDS AND OTHER SUBDIVISION REGULATIONS (INCLUDING, BUT NOT LIMITED TO ROAD STANDARDS). PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT PLANS AND/OR PERMITS FOR BUILDING AND DEVELOPMENT SHALL BE DENIED FOR LOTS THAT DO NOT MEET ALL APPLICABLE COUNTY STANDARDS.

THIS APPROVAL EXPIRES IF NOT RECORDED BEFORE 7-11-2025
6/26/2025

DATE 6/26/2025 PLANNING DIRECTOR/REVIEW OFFICER



CMP

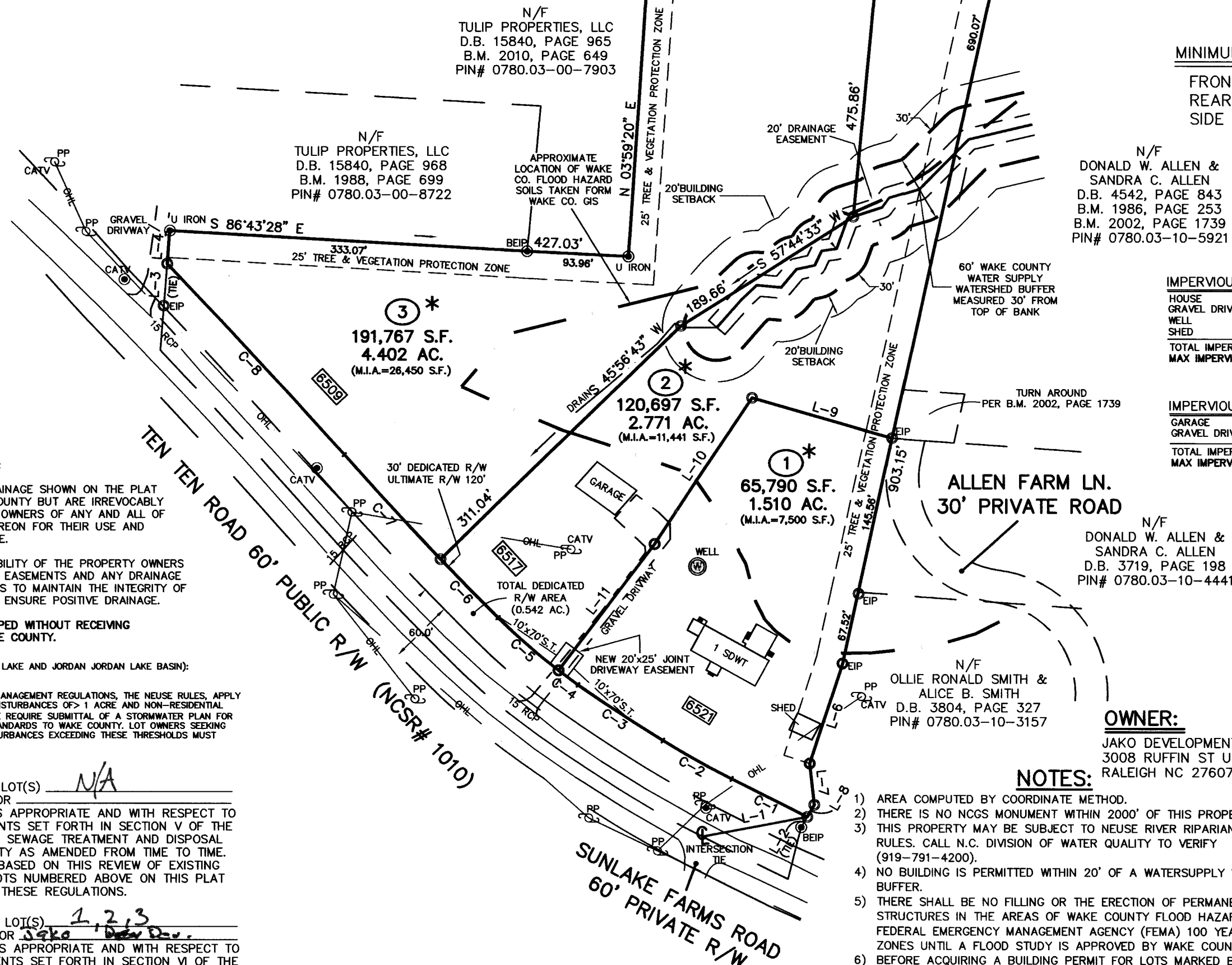
PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

LINE	BEARING	DISTANCE
L-1	N 79°12'06" E	99.25'
L-2	S 30°03'56" W	11.47'
L-3	S 04°32'39" W	40.32'
L-4	N 04°32'39" E	30.61'
L-5	S 87°40'51" E	23.25'
L-6	S 18°08'53" W	98.34'
L-7	S 06°20'56" E	38.55'
L-8	S 30°03'56" W	12.77'
L-9	N 73°56'38" W	135.39'
L-10	S 33°48'19" W	162.71'
L-11	S 37°29'07" W	147.27'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	78.52'	4350.71'	78.52'	N 63°36'10" W
C-2	73.27'	893.56'	73.25'	N 60°44'12" W
C-3	94.56'	1463.17'	94.54'	N 56°32'10" W
C-4	22.49'	593.87'	22.49'	N 53°35'59" W
C-5	74.36'	593.87'	74.31'	N 48°55'40" W
C-6	75.80'	3376.94'	75.79'	N 44°41'52" W
C-7	131.29'	3376.94'	131.28'	N 42°56'28" W
C-8	242.42'	7697.81'	242.41'	N 42°43'46" W

NOTE:

- PER THE WAKE COUNTY UDO ARTICLE 4-70-1(A) ACCESSORY BUILDINGS CANNOT EXIST ON A LOT WITHOUT A PRINCIPAL DWELLING. THE ACCESSORY BUILDING ON LOT 2 WOULD NEED TO BE REMOVED OR ADD THE FOLLOWING NOTE TO THE PLAT, "A PERMIT FOR A DWELLING MUST BE OBTAINED AND DWELLING CONSTRUCTED FOR LOT 3 WITHIN 6 MONTHS OF RECORDATION OF THIS PLAT DUE TO THE ACCESSORY BUILDINGS BEING LOCATED ON THE PROPERTY WITHOUT A PRINCIPAL DWELLING".



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 WITHOUT RECEIVING PLAN APPROVAL FROM WAKE COUNTY.

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.

I HEREBY CERTIFY THAT LOT(S) 1, 2, 3 SHOWN ON THIS PLAT FOR 30' PRIVATE R/W 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, 2, 3 SHOWN ON THIS PLAT FOR 30' PRIVATE R/W 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. NOTICES OF SITE APPROVAL FOR ANY SITE WORK, INCLUDING THE ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY SITE WORK, 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 IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

DATE 6-6-25 NORTH CAROLINA LICENSED SOIL SCIENTIST (SEAL)

ACTIVITIES ALLOWED WITHIN BUFFERS:

- 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 [1];
 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 TO 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.

MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	30'
SIDE	15'

N/F DONALD W. ALLEN & SANDRA C. ALLEN D.B. 4542, PAGE 843 B.M. 1986, PAGE 253 B.M. 2002, PAGE 1739 PIN# 0780.03-10-5921

EXISTING IMPERVIOUS SURFACE TABLE LOT 1	
HOUSE	2,707 S.F.
GRAVEL DRIVEWAY	1,240 S.F.
WELL	43 S.F.
SHED	398 S.F.
TOTAL IMPERVIOUS AREA	4,388 S.F.
MAX IMPERVIOUS ALLOWED	7,500 S.F.

EXISTING IMPERVIOUS SURFACE TABLE LOT 2	
GARAGE	1,359 S.F.
GRAVEL DRIVEWAY	1,604 S.F.
TOTAL IMPERVIOUS AREA	2,963 S.F.
MAX IMPERVIOUS ALLOWED	11,441 S.F.

N/F DONALD W. ALLEN & SANDRA C. ALLEN D.B. 3719, PAGE 198 PIN# 0780.03-10-4441

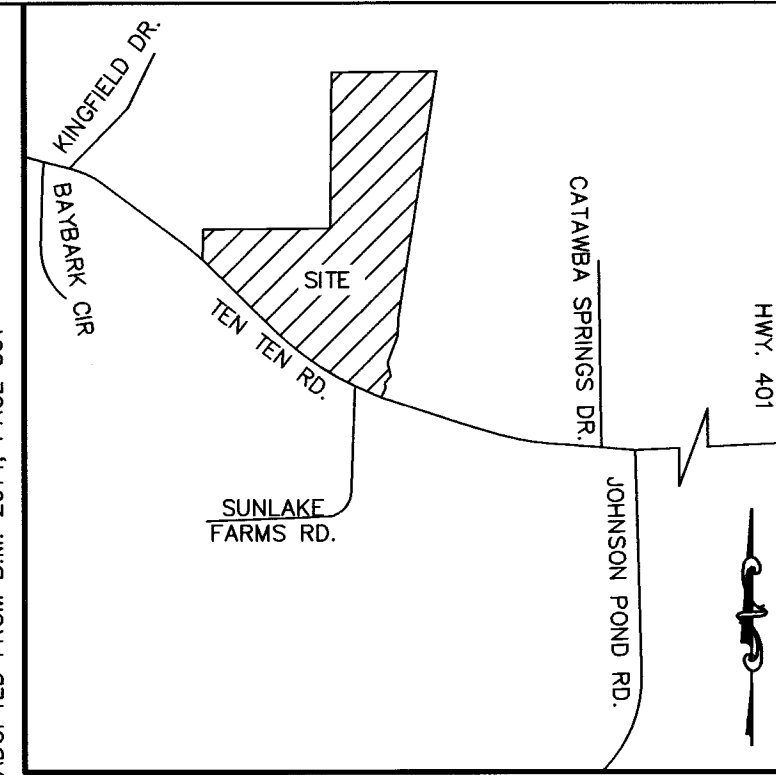
OWNER:

JAKO DEVELOPMENT LLC
3008 RUFFIN ST UNIT B
RALEIGH NC 27607-4060

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCOS MONUMENT WITHIN 200' OF THIS PROPERTY.
- 3) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- 4) NO BUILDING IS PERMITTED WITHIN 20' OF A WATERSUPPLY WATERSHED BUFFER.
- 5) 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.
- 6) 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.
- 7) IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED IMPERVIOUS SHOWN ON THE LOT. IMPERVIOUS SURFACE LIMITS WILL BE STRICTLY ENFORCED INTO PERPETUITY.
- 8) AT TIME OF RECORDATION, THE ROADS IDENTIFIED AS PUBLIC WERE BUILT TO PUBLIC STANDARDS PER NCDOT. ROADS IDENTIFIES 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.
- 9) PROPERTY IS LOCATED IN THE RURAL NON-CRITICAL PORTION OF THE SWIFT CREEK LAND MANAGEMENT PLAN AND IS LIMITED TO 12% IMPERVIOUS SURFACE COVERAGE.
- 10) APPROVAL AND A TREE SURVEY IS REQUIRED TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE.
- 11) LOTS ARE TO BE SERVICE BY INDIVIDUAL WELL AND SEPTIC SYSTEM.
- 12) AN AS-BUILT PLAN PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR IS REQUIRED FOR ALL LOTS BEFORE A CERTIFICATE OF OCCUPANCY MAY BE ISSUED.
- 13) NCDOT DRIVE PERMIT # D051-092-25-00001

VICINITY MAP (NOT TO SCALE)



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
BEIP - BENT EXISTING IRON PIPE
O - NEW IRON PIPE
M.I.A. - MAXIMUM IMPERVIOUS ALLOWED
000 - ADDRESS
S.T. - SIGHT DISTANCE TRIANGLE

IMPERVIOUS CALCULATIONS

TOTAL AREA	8,684 AC. (378,255 S.F.)
(PER B.M. 2014, PAGE 361)	X 12%
TOTAL IMPERVIOUS AREA	45,391 S.F.
IMPERVIOUS AREA ALLOWED	
LOT 1 -	7,500 S.F.
LOT 2 -	11,441 S.F.
LOT 3 -	26,450 S.F.
	45,391 S.F.

LINE TYPE LEGEND

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

MINOR-LIMITED SUBDIVISION PLAT FOR
JAKO DEVELOPMENT, LLC

6521 TEN TEN ROAD
OWNER: JAKO DEVELOPMENT, LLC
REF: D.B. 16536, PAGE 261
REF: B.M. 2014, PAGE 361
SWIFT CREEK TOWNSHIP
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=100'

JULY 28, 2016
REVISED DECEMBER 18, 2024
ZONED R-40W
PIN # 0780.03-10-0683
PLG-005551-2024