

2025028055 B: BM2025 P: 01206

Page 1 of 1

OFFICIAL RECORDS OF WAKE COUNTY

Tammy L. Brunner, Register of Deeds

06/26/2025 10:01 AM Fee: \$21.00, eFile Tax: \$0.00

I, MICHAEL A. MOSS CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY UNDER MY SUPERVISION FROM REFERENCES AS PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS PERFORMED 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
Barney R Blackburn

I, Barney R Blackburn, 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 6/26/2025

DATE STORMWATER MANAGEMENT

David Parks

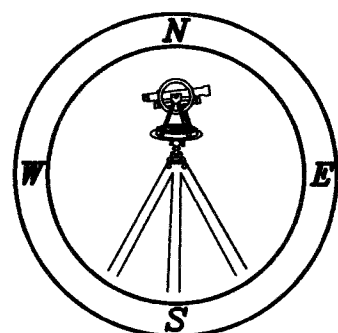
I, David Parks, PLANNING DIRECTOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT CREATES A SUBDIVISION SUBJECT TO AND APPROVED IN ACCORD WITH THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. I ALSO CERTIFY THAT COPIES OF ALL NECESSARY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

6/26/2025

DATE

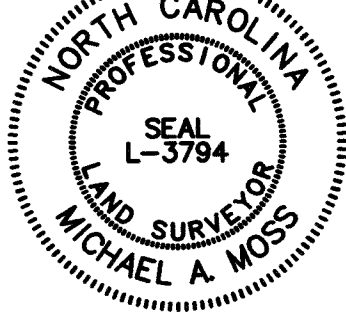
PLANNING DIRECTOR/
REVIEW OFFICER

APPROVAL EXPIRES IF NOT
RECORDED ON OR BEFORE 7-11-2025



CMP

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



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 04°32'39" E	30.61'
L-2	S 35°27'23" W	143.26'
L-3	N 87°00'45" W	114.53'
L-4	S 48°10'22" W	238.61'
L-5	S 04°32'39" W	40.32'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	131.29'	3376.94'	131.28'	N 42°56'28" W
C-2	242.42'	7697.81'	242.41'	N 42°43'46" W

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 > 1/4 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.

NOTE:

- NO MORE THAN 2 DWELLING PERMITS WILL BE ISSUED ALONG THE EASEMENT SHOWN UNTIL THE EASEMENT IS CONSTRUCTED TO MEET CURRENT NORTH CAROLINA STATE FIRE CODE STANDARDS.

N/F
TULIP PROPERTIES, LLC
D.B. 15840, PAGE 965
B.M. 2010, PAGE 649
PIN# 0780.03-00-7903

N/F
TULIP PROPERTIES, LLC
D.B. 15840, PAGE 968
B.M. 1988, PAGE 699
PIN# 0780.03-00-8722

APPROXIMATE
LOCATION OF WAKE
CO. FLOOD HAZARD
SOILS TAKEN FROM
WAKE CO. GIS

N/F
GREGORY C. MOBLEY &
KAREN L. MOBLEY
D.B. 8303, PAGE 396
B.M. 1998, PAGE 1440
PIN# 0780.03-11-3284

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

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

N/F
OLLIE RONALD SMITH &
ALICE B. SMITH
D.B. 3804, PAGE 327
PIN# 0780.03-10-3157

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

NOTES:

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

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.

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.

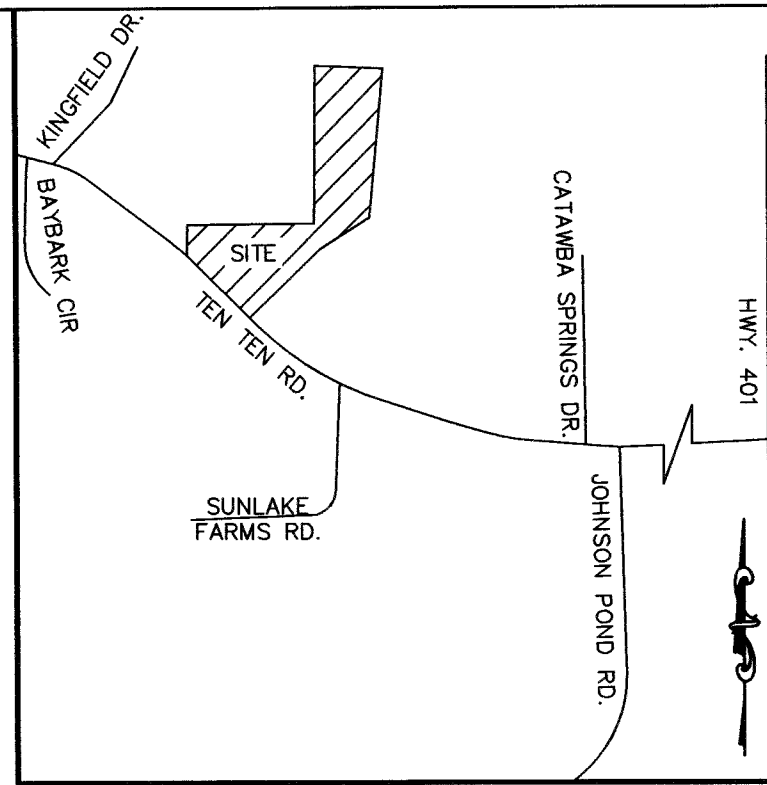
I HEREBY CERTIFY THAT LOT(S) N/A SHOWN ON THIS PLAT FOR HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO MINIMUM LOT REQUIREMENTS SET FORTH IN SECTION V OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS, THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

I HEREBY CERTIFY THAT LOT(S) 3+4 SHOWN ON THIS PLAT FOR Jako Dev. 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 IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

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



VICINITY MAP
(NOT TO SCALE)

MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	30'
SIDE	15'

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
○ - NEW IRON PIPE
M.I.A. - MAXIMUM IMPERVIOUS ALLOWED
□ - ADDRESS
S.T. - SIGHT DISTANCE TRIANGLE

IMPERVIOUS CALCULATIONS

LOT 3 IMPERVIOUS AREA ALLOWED = 26,450 S.F.
(PER B.M. 2025 PAGE _____)

MAX IMPERVIOUS ALLOWED

LOT 3 - 13,225 S.F.
LOT 4 - 13,225 S.F.
26,450 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 SUBDIVISION PLAT FOR

JAKO DEVELOPMENT, LLC
LOT 3

6521 TEN TEN ROAD

OWNER: JAKO DEVELOPMENT, LLC

REF: D.B. 16536, PAGE 261

REF: B.M. 2014, PAGE 361

REF: B.M. 2025, PAGE 1203

SWIFT CREEK TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

JULY 28, 2016

REVISED DECEMBER 18, 2024

ZONED R-40W

PIN # 0780.03-10-0683

PLG-005552-2024