BM2021PG00617

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 15TH DAY OF MARCH A.D. 2021.

PROFESSIONAL LAND SURVEYOR L-3794 LICENSE NUMBER

THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR L-3794 LICENSE NUMBER

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

WAKE COUNTY, NC 286
TAMMY L. BRUNKER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/01/2021 11:36:28
BOOK:BM2021 PAGE:00617

VICINITY MAP

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

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

MINIMUM BUILDING SETBACKS R-40W		MINIMUM BUILDING SETBACKS R-80W	
FRONT	15'	FRONT	20'
REAR	15'	REAR	15'
SIDE	7.5'	SIDE	10'
CORNER	15'	CORNER	20'

EXEMPT SUBDIVISION PLAT FOR

THE MANORS AT WATERSTONE RESERVE

"CLUSTER SUBDIVISION"

OWNER: WATERSTONE PARTNERS, LLC
REF: D.B. 15080, PG. 2772
REF: B.M. 2018, PAGE 2354
REF: B.M. 2021, PAGE 273
NEW LIGHT TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

100 50 0 100' 200
SCALE 1"=100'

FEBRUARY 18, 2021
ZONED R-40W & R-80W
PIN # 1821.01-45-3115
PLG-2782-2021
SHEET 1 OF 3

OPEN SPACE #1* 837,251 SQ.FT. 19.221 AC.
OPEN SPACE #2 30,296 SQ.FT. 0.696 AC.
1 58,375 SQ.FT. 1.340 AC.
2 56,106 SQ.FT. 1.288 AC.
3 40,118 SQ.FT. 0.921 AC.
4 41,935 SQ.FT. 0.963 AC.
5 59,478 SQ.FT. 1.365 AC.
6 48,237 SQ.FT. 1.107 AC.
7 82,941 SQ.FT. 1.904 AC.
8 52,403 SQ.FT. 1.203 AC.
9 58,130 SQ.FT. 1.334 AC.
28* SQ.FT. AC.
29 43,616 SQ.FT. 1.001 AC.
30 41,313 SQ.FT. 0.948 AC.
31 40,000 SQ.FT. 0.918 AC.
32 46,212 SQ.FT. 1.061 AC.
33 46,146 SQ.FT. 1.059 AC.
34 47,707 SQ.FT. 1.095 AC.
35 44,677 SQ.FT. 1.026 AC.
36 42,940 SQ.FT. 0.986 AC.
37 36,268 SQ.FT. 0.833 AC.
38 43,146 SQ.FT. 0.991 AC.

CAMP KANAATA ROAD 60' PUBLIC R/W - N.C.S.R. 1922
BALLYWATER LEA WAY 50' PUBLIC R/W
GENTRY DRIVE 50' PUBLIC R/W

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

PURPOSE STATEMENT:
-THE PURPOSE OF THIS PLAT IS TO REVISE IMPERVIOUS LIMITS ON LOTS AND TO REVISE THE PROPERTY LINES ON LOTS 17 & 18 AND TO ADD OPEN SPACE #4.
-THIS SUBDIVISION WAS PREVIOUSLY RECORDED IN MAP BOOK 2021, PAGES 273-275.
-NCDOT CERTIFICATIONS CAN BE FOUND ON MAP BOOK 2021, PAGES 273-275.

INSET "A" MAIL KIOSK
SCALE 1"=20'

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