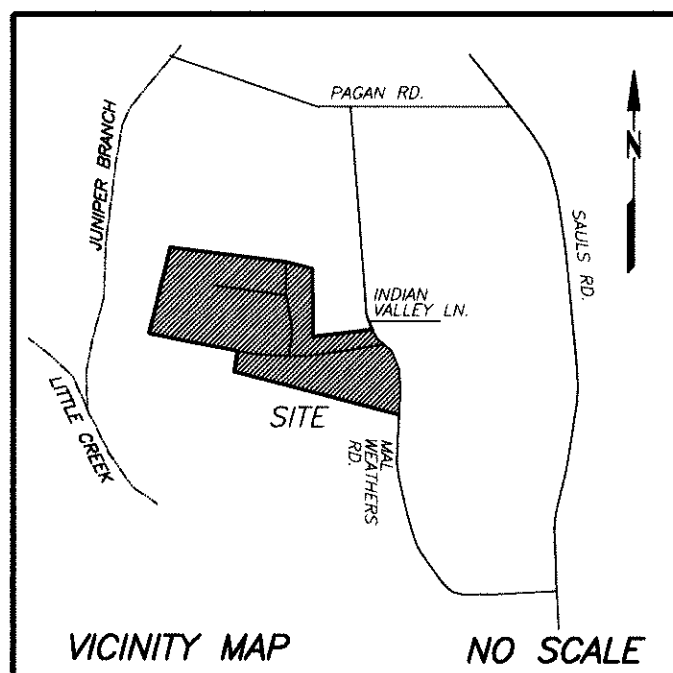


no unique number



NOTES:
10. NO C.O. WILL BE ISSUED UNTIL THE WATER SYSTEM IS OPERATIONAL AND CERTIFIED BY AN ENGINEER.

DEH SERIAL NO. 07-01210

Tract 2 Residue Area
25.066 Acres

JONES LANDING, INC.
D.B. 12187, PG. 1218
TRACT 2
B.M. 2006, PG. 1950
PIN 1607.01-46-3557

WAKE COUNTY, NC 295
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/14/2008 AT 11:59:05

BOOK: BM2008 PAGE: 01335

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

APPROVED: *Rebecca JPT*
DISTRICT ENGINEER

DATE: June 19, 2008

- ☒ A. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
☐ B. THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
☐ C. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND;
☐ D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

Stuart E. Plante III
PROFESSIONAL LAND SURVEYOR
DATE: 2-14-08

NORTH CAROLINA
WAKE COUNTY
I, *STUART E. PLANTE III*, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN DEED BOOK 10679, PAGE 630, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 10679, PAGE 630; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:31,790; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 14TH DAY OF FEBRUARY, 2008 A.D.,

Stuart E. Plante III
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432

FILED FOR
REGISTRATION

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY: *ASST./DEPUTY*
TIME

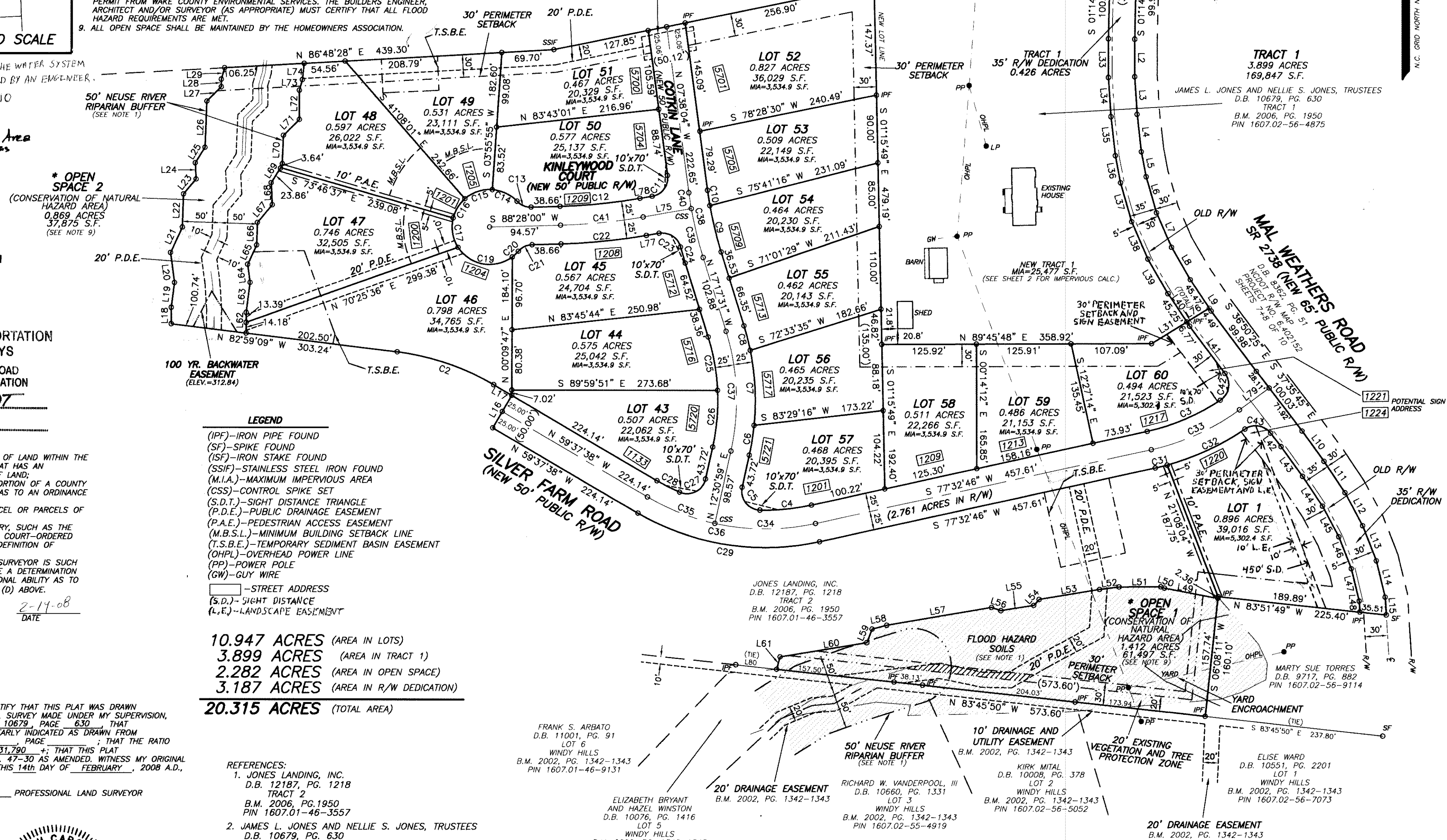
RECORDED IN BOOK OF MAPS 2008 PAGE 1335

- NOTES:
1. 50' NEUSE RIPARIAN BUFFERS AND FLOOD HAZARD SOILS TAKEN FROM PLANS BY ARCADIA CONSULTING ENGINEERS, PLLC ENTITLED SILVER CREEK SUBDIVISION AND DATED 5-30-07
2. PROPERTY IS NOT IN THE 100 YR. FLOOD BY FIRM MAP NO. 3720160700J PANEL 1607 EFFECTIVE DATE MAY 2, 2006
3. IRON PIPE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY.
5. WATER SHALL BE COMMUNITY WATER (AQUA NORTH CAROLINA) AND APPROVED BY NCDENR PUBLIC WATER SECTION, SEWER BY INDIVIDUAL TANKS AND APPROVED BY THE WAKE COUNTY HEALTH DEPARTMENT
6. LOTS 1 AND 60 SHALL HAVE NO DIRECT DRIVEWAY ACCESS TO MAL WEATHERS ROAD (S.R. 2738)
7. EASEMENTS ARE CENTERED OVER STRUCTURES UNLESS OTHERWISE NOTED.
8. * 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 [SECTION 1-1-26(A)(6)] AND BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS OR OPEN SPACE MARKED WITH AN *. THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES, THE BUILDERS ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
9. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

- ROAD NOTES:
1. THE ROAD SYSTEM SHOWN ON THIS PLAT INCLUDES ONE OR MORE STUB ROADS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED. THE INTERCONNECTION OF NEIGHBORHOODS WITH A ROAD NETWORK ENSURES THE EFFICIENT FLOW AND DISPERSAL OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.
2. THE DEVELOPER OF THE ADJACENT PROPERTY MAKING A ROAD CONNECTION TO THE EXISTING STUB ROAD IS RESPONSIBLE FOR THE REMOVAL OF THE TURNAROUND AND FOR RESTORATION OF THE AREA AT THE TIME THAT THE ROAD CONNECTION IS MADE.

MARY SILVER ADAMS, et al
TRACTS 1+2 AND PART OF TRACT 3
D.B. 2873, PG. 639
D.B. 3247, PG. 796
PIN 1607.01-47-3697

TEMPORARY HAMMER HEAD
TURN AROUND
EASEMENT
(SEE ROAD NOTES 1 AND 2)



10.947 ACRES (AREA IN LOTS)
3.899 ACRES (AREA IN TRACT 1)
2.282 ACRES (AREA IN OPEN SPACE)
3.187 ACRES (AREA IN R/W DEDICATION)
20.315 ACRES (TOTAL AREA)

- REFERENCES:
1. JONES LANDING, INC.
D.B. 12187, PG. 1218
TRACT 2
B.M. 2006, PG. 1950
PIN 1607.01-46-3557
2. JAMES L. JONES AND NELLIE S. JONES, TRUSTEES
D.B. 10679, PG. 630
TRACT 1
B.M. 2006, PG. 1950
PIN 1607.02-56-4875
3. WELL LOT, WATER LINE AND ACCESS EASEMENT
D.B. 12622, PG. 1255
4. Restrictive Covenants DB 1317 PG 2176

SEE SHEET 2 FOR CURVE TABLE, LINE TABLE,
CERTIFICATES AND SITE DATA TABLES.

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.



SCALE IN FEET

OWNERS:
JONES LANDING, INC.
JAMES L. JONES LIVING TRUST
NELLIE S. JONES LIVING TRUST

REVISIONS		SUBDIVISION MAP FOR SILVER POINT CLUSTER SUBDIVISION PHASE 1		ROBINSON & PLANTE, P.C. LAND SURVEYING 1320 SE MAYNARD ROAD, SUITE 102 CARY NC, 27511 PHONE: (919)481-1245 FAX: (919)481-1213	
3-06-08	ADDED EASEMENTS	TOWNSHIP: PANTHER BRANCH	COUNTY: WAKE	SURVEY DATE: 8-20-07	SURVEYED BY: KW
4-15-08	REVISED MAP PER WAKE COUNTY COMMENTS	STATE: NORTH CAROLINA		SCALE: 1"=100'	DRAWN BY: KW
6-27-08	Added N.C.DOT Easements	ZONE: R-30	P.I.N.: 1607.01-46-3557 1607.02-56-4875	CHECKED & CLOSURE BY: SEP	FILE: SCPhase1 SHEET: 1 OF 2
7-14-08	Revised Map per Wake County comments				

- Only N.C.DOT approved
structures shall be placed
within public right-of-way.
All Lots shall be served
internally with no additional
access onto SR 2738.

S-18-06