

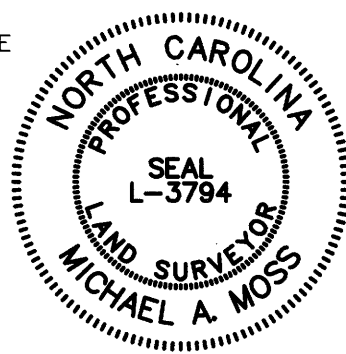
I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HERE ON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL 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 31st DAY OF OCTOBER A.D. 2024.

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



SITE DATA

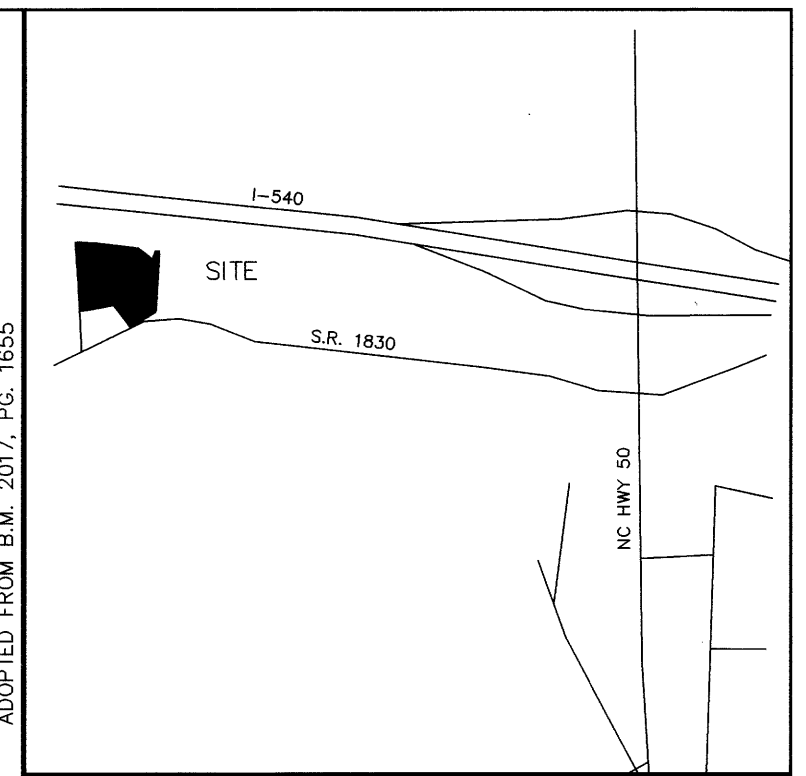
TOTAL AREA = 4.69 AC.
(TO BE SUBDIVIDED)
TOTAL LOTS = 3
AVERAGE LOT SIZE = 1.02 AC.
TOTAL IMPERVIOUS ALLOWED = 30,651 S.F.
TOTAL IMPERVIOUS PER LOT = 10,217'
PROPOSED USE - RESIDENTIAL SINGLE FAMILY SUBDIVISION

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 27°50'38" W	55.60'
L-2	N 74°48'43" W	20.35'
L-3	S 14°00'38" W	16.92'
L-4	S 26°33'55" E	10.65'
L-5	N 70°38'53" E	12.77'
L-6	S 05°31'47" W	68.97'
L-7	S 77°46'18" E	99.73'

WAKE COUNTY ZONED R-40W MINIMUM BUILDING SETBACKS

FRONT & CORNER 30'
REAR 30'
SIDE 15'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	24.46'	794.52'	24.46'	S 82°15'59" W



VICINITY MAP

LEGEND:

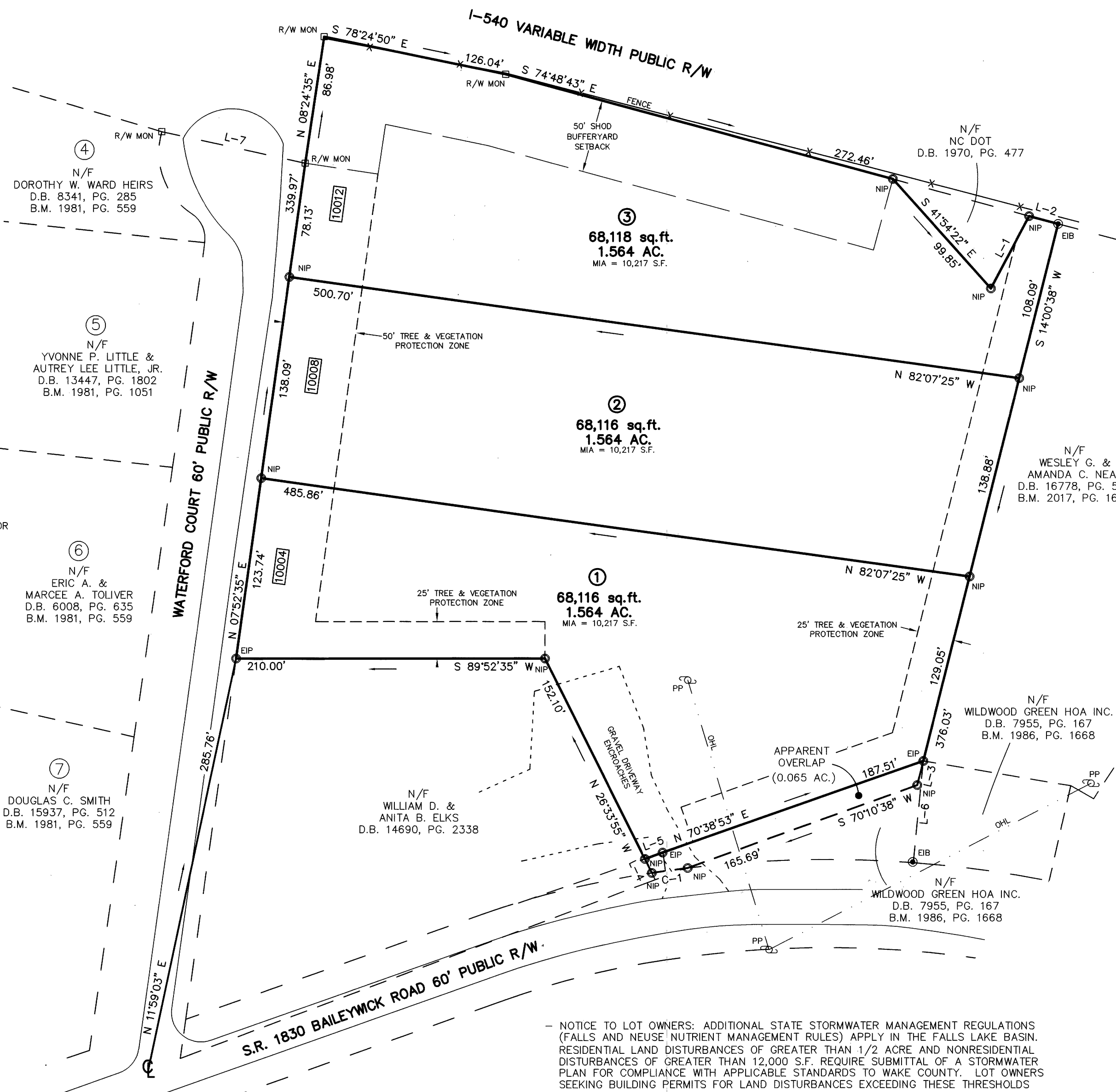
EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
NIP - NEW IRON PIPE SET
R/W MON - RIGHT OF WAY MONUMENT
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
XXX - ADDRESS
MIA - MAXIMUM IMPERVIOUS ALLOWED

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) 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) IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED IMPERVIOUS SHOWN ON THE LOT. IMPERVIOUS SURFACE LIMITS WILL BE STRICTLY ENFORCED INTO PERPETUITY.
- 5) APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE.
- 6) LOTS WILL REQUIRE INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC SYSTEMS.
- 7) MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. PLANS APPROVED WITH A MAXIMUM IMPERVIOUS SURFACE OF 10,217 SQUARE FEET PER LOT.
- 8) IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED IMPERVIOUS SHOWN ON THE LOT. IMPERVIOUS SURFACE LIMITS WILL BE STRICTLY ENFORCED INTO PERPETUITY.
- 9) APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE.
- 10) LOTS WILL HAVE INDIVIDUAL WELL AND INDIVIDUAL SEPTIC SYSTEMS
- 11) ALL CERTIFICATIONS AND SIGNATURES ARE ON SHEET 2 OF 2.



WAKE COUNTY, NC 30
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/16/2024 11:13:55



BOOK: BM2024 PAGE: 02431

MINOR SUBDIVISION FOR VAN HART HOMES

OWNERS: DEBORAH S. McDONALD,
CURTIS D. SIMPKINS, SANDRA PEELER,
PAMELA U. SANDERFORD
& JIM UPCHURCH

10016 BAILEYWICK ROAD
REF: D.B. 1823, PG. 477
REF: D.B. 19-E, PG. 2891

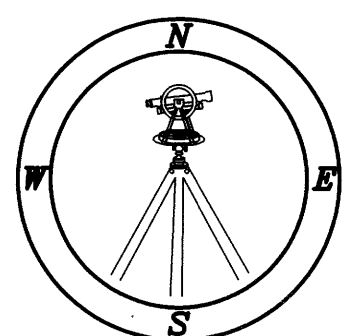
LEESVILLE TOWNSHIP
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=60'

JULY 29, 2021
REVISED OCTOBER 31, 2024
ZONED R-40W
SHOD OVERLAY ZONING DISTRICT
PIN #0798.01-18-3011
PLG-3213-2021
SHEET 1 OF 2

NOTICE TO LOT OWNERS: ADDITIONAL STATE STORMWATER MANAGEMENT REGULATIONS (FALLS AND NEUSE NUTRIENT MANAGEMENT RULES) APPLY IN THE FALLS LAKE BASIN. RESIDENTIAL LAND DISTURBANCES OF GREATER THAN 1/2 ACRE AND NONRESIDENTIAL DISTURBANCES OF GREATER THAN 12,000 S.F. 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.



CMP