

I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

THIS 2ND DAY OF MAY, 2018.

PROFESSIONAL LAND SURVEYOR (L-3794)

LINE TABLE		
LINE	LENGTH	BEARING
L-1	20.13'	S 06°00'17" E
L-2	34.19'	S 14°06'52" W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	13.57'	280.00'	13.57'	N 88°05'01" W
C-2	18.94'	20.00'	18.24'	N 59°33'09" W
C-3	8.75'	48.50'	8.73'	S 37°34'58" E

WAKE COUNTY, NC 55
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/01/2018 09:39:54



BOOK:BM2018 PAGE:01076

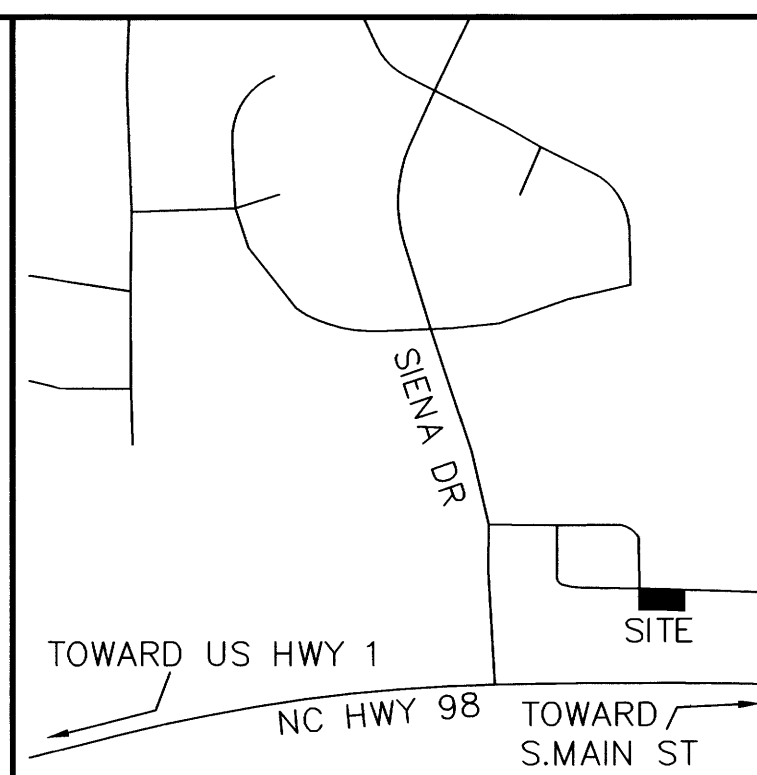
NOTES:
-AREA COMPUTED BY COORDINATE METHOD.
-ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
-ALL STREETS ARE PUBLIC RIGHT OF WAYS UNLESS SHOWN OTHERWISE.
-NO NCOS MONUMENT LOCATED WITHIN 2000' OF THIS PROPERTY.
-NO FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 3720076400J EFFECTIVE MAY 2, 2006
-PROPERTY IS ZONED CU RMX (RCWMA) - SH2-0
-PROPERTY IS SUBJECT TO ZONING CASE# RZ-99-11 & RZ-95-17.
-LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT ENVELOPE.
-MAINTENANCE OF PUBLIC DRAINAGE EASEMENTS TERMINATE AT THE END OF PIPES/FACILITY/ UTILITY, UNLESS OTHERWISE NOTED.
-CONSERVATION EASEMENTS SHALL REMAIN IN ITS NATURAL, SCENIC, OPEN OR WOODED CONDITIONS (IF APPLICABLE)
-PROPERTY IS LOCATED IN THE RICHLAND CREEK WATERSHED PROTECTION OVERLAY DISTRICT. DEVELOPMENTS EXCEEDING THE LOW DENSITY OPTION SHALL PROVIDE A 100' WIDE DRAINAGE WAY BUFFER ALONG ALL PERENNIAL WATERS. ISA CALCULATIONS SHALL BE PROVIDED UPON DEVELOPMENT.
-IRONS SET AT ALL BLOCK CORNERS UNLESS SHOWN OTHERWISE.
-RIGHT OF WAY DEDICATION RECORDED IN B.M. 2013, PAGE 1293.
-BMP ACCESS AND MAINTENANCE EASEMENT RECORDED IN B.M. 2016, PAGE 264.
-STORMWATER AND OPEN SPACE EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN D.B.M 16297, PAGE 2695.
-EACH UNIT WILL BE SUBJECT TO A \$945 RECREATION FACILITY FEE PAYABLE AT THE TIME OF BUILDING ISSUANCE.
-DEED RESTRICTIONS EXIST PER DOCUMENTS RECORDED IN D.B. 16733, PAGES 1669-1735
-ALL STREET/DRIVE/PARKING AREAS, SIDEWALK, ETC. NOT LOCATED WITHIN A PUBLIC RIGHT-OF-WAY ARE PRIVATE PROPERTY (SUBJECT TO PUBLIC VEHICLE ACCESS EASEMENTS) THE MAINTENANCE OF WHICH IS THE SOLE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA)(COLLECTIVELY) AND THE HOME OWNERS (INDIVIDUALLY) NOW AND IN PERPETUITY.
-MAXIMUM IMPERVIOUS IS 70% FOR THE TOTAL SITE.
-ALL EASEMENTS ARE CENTERED ON PIPE/FACILITY/UTILITY UNLESS OTHERWISE NOTED.

LEGEND:

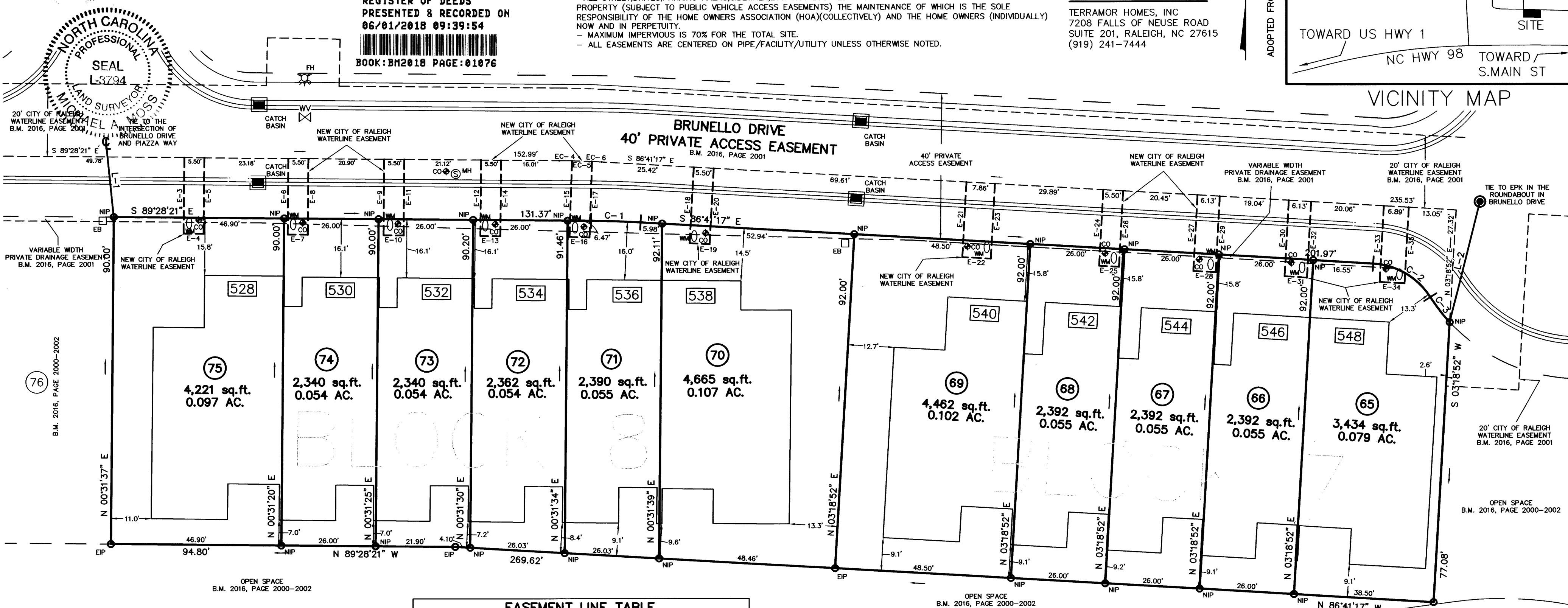
EIP - EXISTING IRON PIPE
EPK - EXISTING PK NAIL
○ - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
○ - WATER METER
WV - WATER VALVE
◆ - SEWER CLEAN-OUT

OWNER/DEVELOPER:

TERRAMOR HOMES, INC
7208 FALLS OF NEUSE ROAD
SUITE 201, RALEIGH, NC 27615
(919) 241-7444



ADOPTED FROM B.M. 2016, PAGE 2000-2002



CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF WAKE FOREST, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACKS, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

5/9/18
DATE

OWNER(S)

APPROVED FOR RECORDING
BY THE TOWN OF WAKE FOREST

STATE OF NORTH CAROLINA - COUNTY OF WAKE
I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

5.11.18
DATE
5.11.18
DATE
REVIEW OFFICER
ADMINISTRATOR

50' STREET YARD
B.M. 2016, PAGE 2000-2002

50' STREET YARD
B.M. 2016, PAGE 2000-2002

EASEMENT LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
E-3	20.92'	N 00°31'39" E	E-19	5.50'	S 86°48'23" E
E-4	5.50'	S 89°28'21" E	E-20	20.91'	N 03°11'37" E
E-5	20.92'	N 00°31'39" E	E-21	20.67'	N 03°11'37" E
E-6	20.92'	N 00°31'39" E	E-22	7.86'	S 86°48'23" E
E-7	5.50'	S 89°28'21" E	E-23	20.66'	N 03°11'37" E
E-8	20.92'	N 00°31'39" E	E-24	20.92'	N 03°11'37" E
E-9	20.92'	N 00°31'39" E	E-25	5.50'	S 86°48'23" E
E-10	5.50'	S 89°28'21" E	E-26	20.91'	N 03°11'37" E
E-11	20.92'	N 00°31'39" E	E-27	20.93'	N 03°11'37" E
E-12	20.92'	N 00°31'39" E	E-28	6.13'	S 86°48'23" E
E-13	5.50'	S 89°28'21" E	E-29	20.92'	N 03°11'37" E
E-14	20.92'	N 00°31'39" E	E-30	20.93'	N 03°11'37" E
E-15	20.92'	N 01°53'33" E	E-31	6.13'	S 86°48'23" E
E-16	5.50'	S 89°28'21" E	E-32	20.92'	N 03°11'37" E
E-17	20.90'	N 01°53'33" E	E-33	20.93'	N 03°11'37" E
E-18	20.92'	N 03°11'37" E	E-34	6.89'	S 86°48'23" E
			E-35	20.92'	N 03°11'37" E

EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
EC-4	3.52'	240.00'	3.52'	N 89°03'10" W
EC-5	5.50'	240.00'	5.50'	N 87°58'34" W
EC-6	2.64'	240.00'	2.64'	N 87°00'13" W

I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT 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, PROFESSIONAL LAND SURVEYOR NO. L-3794

MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	20'
SIDE	10'

SITE DATA TABLE

TOTAL AREA - 15,072 S.F. (0.346 AC.)
TOTAL LOTS BLOCK 7 = 5
TOTAL AREA - 18,318 S.F. (0.421 AC.)
TOTAL LOTS BLOCK 8 = 6

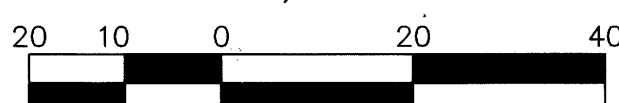
LINE TYPE LEGEND

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

TOWNHOME FINAL PLAT BLOCKS 7 AND 8 SIENA DRIVE TOWNHOMES, PH.1

OWNER: TERRAMOR HOMES, INC
REF: D.B. 17076, PAGE 1469 (BLOCK 7)
REF: D.B. 17021, PAGE 1259 (BLOCK 8)
REF: B.M. 2016, PAGE 2000-2002

TOWN OF WAKE FOREST
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=20'

MARCH 27, 2018

ZONED CU RMX (RCWMA) - SH2-0
PIN # 1840.09-17-2346 (BLOCK 7)
PIN # 1840.09-17-0357 (BLOCK 8)

