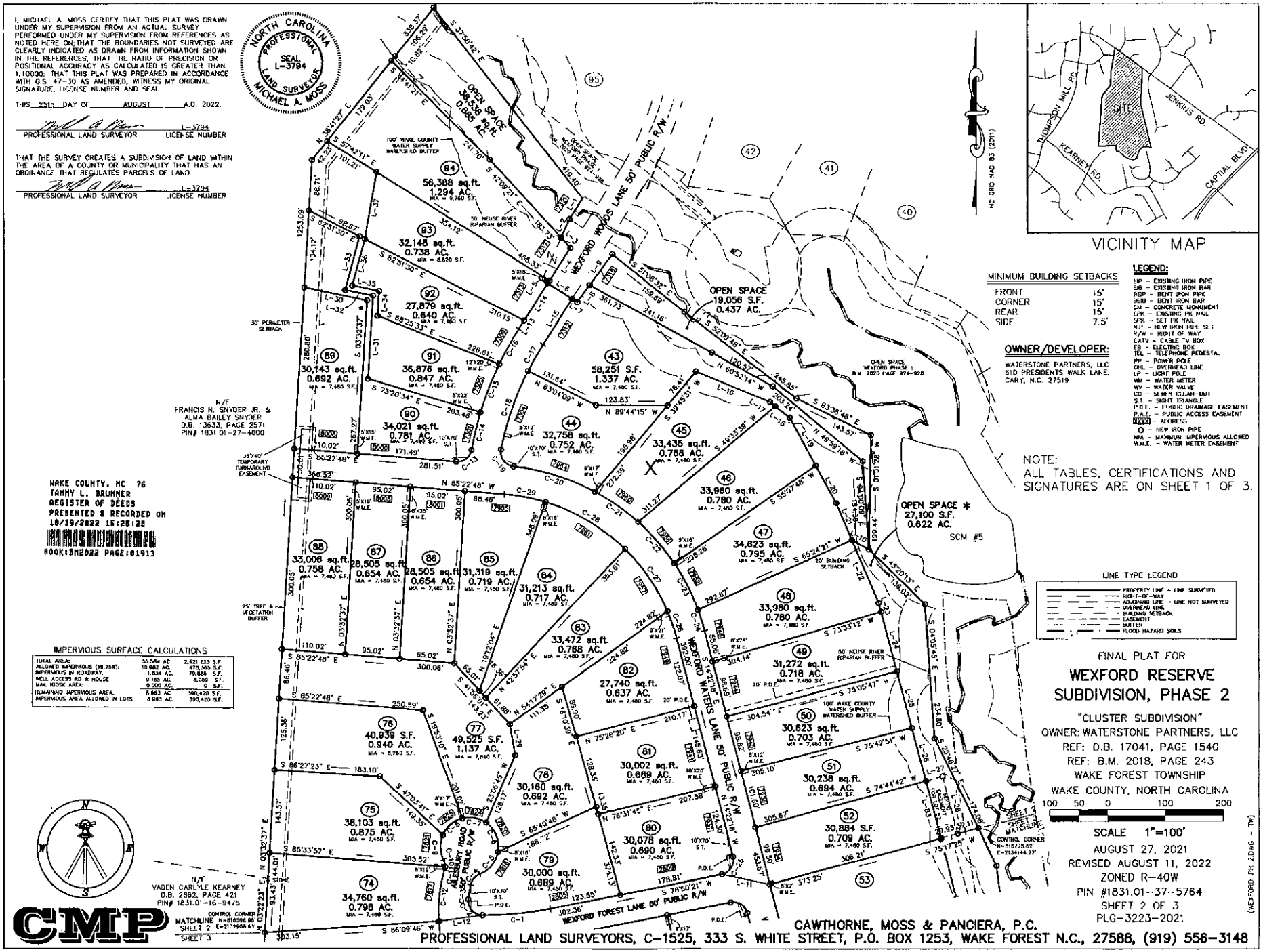

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HERE ON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL 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 25th DAY OF AUGUST A.D. 2022.
PROFESSIONAL LAND SURVEYOR L-3794 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.
PROFESSIONAL LAND SURVEYOR L-3794 LICENSE NUMBER
NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS
VICINITY MAP
SITE
THOMPSON MILL RD.
JENKINS RD.
KEARNEY RD.
CAPITAL BLVD.
MINIMUM BUILDING SETBACKS
FRONT 15'
CORNER 15'
REAR 15'
SIDE 7.5'
OWNER/DEVELOPER:
WATERSTONE PARTNERS, LLC
610 PRESIDENTS WALK LANE,
CARY, N.C. 27519
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 - 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
S.T. - SIGHT TRIANGLE
P.D.E. - PUBLIC DRAINAGE EASEMENT
P.A.E. - PUBLIC ACCESS EASEMENT
XXXX - ADDRESS
O - NEW IRON PIPE
MIA - MAXIMUM IMPERVIOUS ALLOWED
W.M.E. - WATER METER EASEMENT
NOTE:
ALL TABLES, CERTIFICATIONS AND SIGNATURES ARE ON SHEET 1 OF 3.
WAKE COUNTY, NC 76
TAMMY L. BRUMMER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/19/2022 15:25:28
BOOK:BM2022 PAGE:01913
IMPERVIOUS SURFACE CALCULATIONS
TOTAL AREA: 39.564 AC. 2,421,223 S.F.
ALLOWED IMPERVIOUS (19.780): 10.682 AC. 470,365 S.F.
IMPERVIOUS IN ROADWAY: 1.834 AC. 79,866 S.F.
WELL ACCESS RD. & HOUSE: 0.185 AC. 8,006 S.F.
MAIL KIOSK AREA: 0.000 AC. 0 S.F.
REMAINING IMPERVIOUS AREA: 8.663 AC. 390,420 S.F.
IMPERVIOUS AREA ALLOWED IN LOTS: 8.663 AC. 390,420 S.F.
OPEN SPACE 38,538 sq.ft. 0.885 AC.
OPEN SPACE 19,056 S.F. 0.437 AC.
OPEN SPACE * 27,100 S.F. 0.622 AC. SCM #5
WEXFORD WOODS LANE 50' PUBLIC R/W
WEXFORD WATERS LANE 50' PUBLIC R/W
WEXFORD FOREST LANE 50' PUBLIC R/W
ALLENTON ROAD 50' PUBLIC R/W
94 56,388 sq.ft. 1.294 AC.
93 32,148 sq.ft. 0.738 AC.
92 27,879 sq.ft. 0.640 AC.
91 36,876 sq.ft. 0.847 AC.
90 34,021 sq.ft. 0.781 AC.
89 30,143 sq.ft. 0.692 AC.
88 33,006 sq.ft. 0.758 AC.
87 28,505 sq.ft. 0.654 AC.
86 28,505 sq.ft. 0.654 AC.
85 31,319 sq.ft. 0.719 AC.
64 31,213 sq.ft. 0.717 AC.
83 33,472 sq.ft. 0.768 AC.
82 27,740 sq.ft. 0.637 AC.
81 30,002 sq.ft. 0.689 AC.
80 30,078 sq.ft. 0.690 AC.
79 30,000 sq.ft. 0.689 AC.
78 30,160 sq.ft. 0.692 AC.
77 49,525 S.F. 1.137 AC.
76 40,939 S.F. 0.940 AC.
75 38,103 sq.ft. 0.875 AC.
74 34,760 sq.ft. 0.798 AC.
43 58,251 S.F. 1.337 AC.
44 32,758 sq.ft. 0.752 AC.
45 33,435 sq.ft. 0.768 AC.
46 33,960 sq.ft. 0.780 AC.
47 34,623 sq.ft. 0.795 AC.
48 33,980 sq.ft. 0.780 AC.
49 31,272 sq.ft. 0.718 AC.
50 30,823 sq.ft. 0.703 AC.
51 30,238 sq.ft. 0.694 AC.
52 30,884 S.F. 0.709 AC.
53
N/F FRANCIS N. SNYDER JR. & ALMA BAILEY SNYDER D.B. 13633, PAGE 2571 PIN# 1831.01-27-4800
N/F VADEN CARLYLE KEARNEY D.B. 2862, PAGE 421 PIN# 1831.01-16-9475
OPEN SPACE WEXFORD PHASE 1 B.M. 2020 PAGE 974-975
100' WAKE COUNTY WATER SUPPLY WATERSHED BUFFER
50' NEUSE RIVER RIPARIAN BUFFER
30' PERIMETER SETBACK
25' TREE & VEGETATION BUFFER
35'X40' TEMPORARY TURNAROUND EASEMENT
20' BUILDING SETBACK
20' P.D.E.
LINE TYPE LEGEND
PROPERTY LINE - LINE SURVEYED
RIGHT-OF-WAY
ADJOINING LINE - LINE NOT SURVEYED
OVERHEAD LINE
BUILDING SETBACK
EASEMENT
BUFFER
FLOOD HAZARD SOILS
FINAL PLAT FOR
WEXFORD RESERVE SUBDIVISION, PHASE 2
"CLUSTER SUBDIVISION"
OWNER: WATERSTONE PARTNERS, LLC
REF: D.B. 17041, PAGE 1540
REF: B.M. 2018, PAGE 243
WAKE FOREST TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
100 50 0 100 200
SCALE 1"=100'
AUGUST 27, 2021
REVISED AUGUST 11, 2022
ZONED R-40W
PIN #1831.01-37-5764
SHEET 2 OF 3
PLG-3223-2021
CONTROL CORNER N=815966.90' E=2132908.83'
MATCHLINE SHEET 2
SHEET 3
CONTROL CORNER N=815775.62' E=2134144.27'
MATCHLINE SHEET 1
CMP
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
(WEXFORD PH 2.DWG - TW)