



WAKE COUNTY, NC 5B
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/25/2023 11:58:35
BOOK: BM2023 PAGE: 01680

STATE OF NORTH CAROLINA - COUNTY OF WAKE

APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST

I, Emma Van, REVIEWER OFFICIAL OF THE BOARD OF
WAKE FOREST, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS
ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 9/22/23

DATE: 9/25/23

APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST
PLAT MUST BE RECORDED WITHIN 30 DAYS OF APPROVAL

SEE SHEET 5 FOR LINE & CURVE
DATA TABLES

CMS
CONTROL CORNER
NC GRID (NAD 83/2011)
COORDINATES
N: 812,288.48 FEET
E: 2,151,821.12 FEET

BUILDING SETBACKS

MIN. SETBACK:	12' (MAX)
FRONT:	12' (MAX)
BACK STREET:	12' (MAX)
DEEP:	12' (MAX)
REAR:	12' (MAX)
LOT CALCULATIONS:	
PROPOSED MIN. LOT AREA:	1,841 SQ. FT.
PROPOSED MIN. LOT WIDTH:	20'

LEGEND

- EP = EXISTING IRON PIPE
- CP = CALCULATED POINT
- CMS = CONCRETE MONUMENT SET
- SD = SANITARY SEWER MANHOLE
- UT = UTILITY POLE
- XXXXX = DENOTES ADDRESS

ACCESS EASEMENT	---
DRAINAGE EASEMENT	---
LANDSCAPE EASEMENT	---
OVERLAP/INTERFERING LINE	---
R/W = RIGHT-OF-WAY	---
SANITARY SEWER EASEMENT	---
SANITARY SEWER LINE	---
SIDEWALK EASEMENT	---
SIGHT TRIANGLE	---
TEMP. CONSTRUCTION EASEMENT	---
UTILITY EASEMENT	---

TRADITIONS GRANDE BLVD
60' PUBLIC ROW
BAY 2014 PG. 1558

RESERVOIR VIEW LANE
VARIABLE WIDTH RIGHT-OF-WAY

LOT 44
JONES, CHRISTOPHER LYNN
JONES, MARY E
PIN: 1851221483
NC GRID (NAD 83/2011) DB: 18343 PG. 611
COORDINATES
N: 812,403.545 FEET
E: 2,152,080.612 FEET

LOT 43
HUMPHREY, BRIAN J
PIN: 1851222310
DB: 17762 PG. 2615
BM: 2018 PG. 74

LOT 42
PLASHA, AMY LYNN
PLASHA, WILLIAM M
PIN: 1851221251
DB: 17899 PG. 1664
BM: 2018 PG. 74

EAST

RECORDED IN
BOOK OF MAPS 2023 PAGE 1680

SCALE: 1" = 40'



REV.	DATE	DESCRIPTION	BY
2	07-27-2023	REVISED PER COMMENTS #2	CWC
1	01-31-2023	REVISED PER COMMENTS #1	CWC

B N K
BASS, NIXON & KENNEDY, INC.
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FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0287)

SURVEYED BY
MG
DRAWN BY
CWC
CHECKED BY
DG
DATE
10-26-2022

SUBDIVISION & EASEMENT PLAT
FOR
TRADITIONS TOWNHOMES
WAKE FOREST WAKE COUNTY NORTH CAROLINA

SHEET
4
OF
5