Book of Maps 1999 pg 853

820

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. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 1ST DAY OF APRIL ,1999.

Michael A Moss

PROFESSIONAL LAND SURVEYOR (L-3794)

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

SUBDIVISION DISCLOSURE STATEMENT

I. ALL REQUIRED IMPROVEMENTS HAVE BEEN CERTIFIED AS COMPLETE, EXCEPT FOR THE LISTED IMPROVEMENTS AND THESE SHALL BE COMPLETED BY THE FOLLOWING DATES:
- A: PUBLIC ROADS - COMPLETED BY Oct. 31, 1999
- B: DRAINAGE FACILITIES AND EASEMENTS AND STORMWATER MANAGEMENT DEVICES. - COMPLETED BY Oct 31, 1999
- C: EROSION AND SEDIMENTATION CONTROL DEVICES - COMPLETED BY Oct 31, 1999
- D: COMMUNITY WATER SYSTEM - COMPLETED BY Oct 31, 1999

II. AS SUBDIVIDER I, MILLRIDGE INVESTMENT CO.,909 SOUTH MAIN ST. WAKE FOREST, N.C. 27587, (919) 556-5418 AM RESPONSIBLE FOR:
1. CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT AND CONSTRUCTION PLAN;
2. COMPLETION OF ALL IMPROVEMENTS PER SCHEDULE ABOVE;
3. MAINTENANCE OF EACH REQUIRED IMPROVEMENT UNTIL ASSUMED BY:
   - A: PUBLIC ROAD - N.C. DEPARTMENT OF TRANSPORTATION
   - B: INDIVIDUAL LOT OWNER AFTER ISSUANCE OF A FINAL CERTIFICATE OF COMPLETION BY WAKE CO. CDS ENGINEERING FOR DRAINAGE FACILITIES AND EASEMENTS AND STORMWATER MANAGEMENT DEVICES.
   - C: INDIVIDUAL LOT OWNER AFTER ISSUANCE OF A FINAL CERTIFICATE OF COMPLETION BY WAKE CO. CDS ENGINEERING FOR EROSION AND SEDIMENTATION CONTROL DEVICES.
   - D: COMMUNITY WATER SYSTEM - HEATER UTILITIES
4. PROVISIONS TO THE PROSPECTIVE BUYER OF ANY LOT SHOWN ON THIS RECORD PLAT WITH A WRITTEN DISCLOSURE OF (a) MY RESPONSIBILITY FOR COMPLETING THE REQUIRED IMPROVEMENTS AND ITS SCHEDULE AND (b) THOSE PROVISIONS OF THE WAKE COUNTY SUBDIVISION REGULATION REGARDING THE WITHHOLDING OF BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY PENDING THE COMPLETION OF IMPROVEMENTS, SECTION 3-3-11(D).

James M. Adams, Sr. 4-1-99
OWNER DATE

NORTH CAROLINA, WAKE COUNTY
I, MICHAEL A. MOSS, A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT JAMES M. ADAMS PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 1ST DAY OF APRIL 1999. MY COMMISSION EXPIRES JULY 3, 2001.

Michael A Moss
NOTARY PUBLIC

MICHAEL A. MOSS NOTARY PUBLIC WAKE COUNTY, N.C.

III. CONTACT WAKE COUNTY SUBDIVISION ADMINISTRATION FOR INFORMATION ABOUT THE SUBDIVISIONS STATUS CONCERNING COMPLETION OF REQUIRED IMPROVEMENTS AND THE APPLICATION OF WAKE COUNTY SUBDIVISION REGULATIONS REGARDING THE WITHHOLDING OF CERTAIN BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY PENDING COMPLETION OF REQUIRED IMPROVEMENTS (AND THE RECOMMENDATION BY N.C. D.O.T. THAT PUBLIC ROADS BE ACCEPTED FOR MAINTENANCE).

NOTE: NO BUILDING PERMIT MAY BE ISSUED AFTER EITHER 50% OF THE LOTS HAVE OBTAINED BUILDING PERMITS UNLESS ALL APPLICABLE REQUIRED IMPROVEMENTS HAVE BEEN CERTIFIED AS COMPLETE OR ANY DEADLINE HAS PASSED WITHOUT THE SUBDIVISIONS ADMINISTRATORS RECEIPT OF THE CERTIFICATION OF COMPLETION. FOR PUBLICALLY DEDICATED ROADS, BUILDING PERMITS MAY BE ISSUED FOR NOT MORE THAN 75% OF THE LOTS UNTIL THE N.C. D.O.T. DISTRICT ENGINEER RECOMMENDS THE ACCEPTANCE OF ALL NEW ROADS SHOWN ON THIS PLAT, EXCEPT 100% OF BUILDING PERMITS MAY BE ISSUED PRIOR TO PUBLIC ROAD ACCEPTANCE IF THE ROADS ARE COMPLETE, PETITIONED FOR ACCEPTANCE, AND THE SUBDIVIDER AND COUNTY ENTER INTO A MAINTENANCE AGREEMENT WITH A FINANCIAL GUARANTEE.

I HEREBY CERTIFY THAT LOT(S) LOTS 67-69 & 72-76 SHOWN ON THIS PLAT FOR WATERFALL PLANTATION, PH. IV HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO MINIMUM LOT REQUIREMENTS SET FORTH IN SECTION V OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

PRELIMINARY CERTIFICATION DOSE NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK, NOR DOES IT GUARANTEE ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITTING.

ANY CHANGE AN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

4/23/99 Larry T. Sink
DATE NORTH CAROLINA LICENSED SOIL SCIENTIST (SEAL)

LICENSED SOIL SCIENTIST LARRY T. SINK 1064 STATE OF NORTH CAROLINA

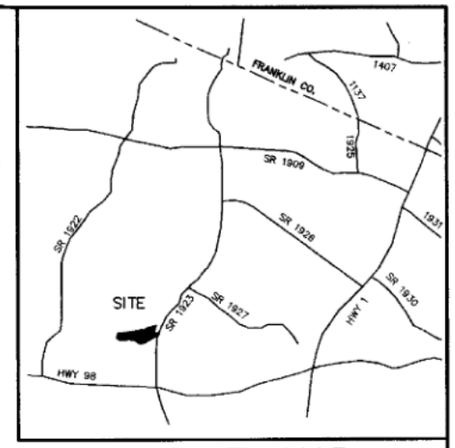
I HEREBY CERTIFY THAT LOT(S) LOTS 70 & 71 SHOWN ON THIS PLAT FOR WATERFALL PLANTATION, PH. IV HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO ALTERNATIVE REQUIREMENTS SET FORTH IN SECTION VI OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

PRELIMINARY CERTIFICATION DOSE NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK, NOR DOES IT GUARANTEE ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITTING.

ANY CHANGE AN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

4/27/99 Larry T. Sink
DATE NORTH CAROLINA LICENSED SOIL SCIENTIST (SEAL)

LICENSED SOIL SCIENTIST LARRY T. SINK 1064 STATE OF NORTH CAROLINA



VICINITY MAP

LINE TABLE

LINE	DIRECTION	DISTANCE
L-1	N 77°49'29" E	50.06'
L-2	N 77°49'29" E	50.22'
L-3	N 65°05'46" E	87.98'
L-4	N 65°05'46" E	89.38'
L-5	S 49°03'39" E	114.17'
L-6	S 74°08'07" E	61.47'
L-7	S 74°08'07" E	61.47'
L-8	S 74°46'47" E	159.78'
L-9	N 77°48'08" E	71.06'
L-10	N 63°33'29" E	126.41'
L-11	N 67°45'29" E	90.67'
L-12	N 73°40'09" E	57.93'
L-13	N 04°55'37" E	66.79'
L-14	N 80°49'44" E	67.26'
L-15	N 76°34'40" E	14.59'
L-16	S 77°02'51" E	92.74'
L-17	S 87°04'46" E	58.18'
L-18	N 77°45'12" E	119.98'
L-19	N 86°31'49" E	84.98'
L-20	N 86°31'49" E	30.05'
L-21	N 86°31'49" E	54.93'
L-22	S 85°09'51" E	67.50'
L-23	S 85°09'51" E	67.50'
L-24	N 78°04'04" E	128.91'
L-25	N 68°30'09" E	95.76'
L-26	N 77°49'29" E	43.30'
L-32	N 43°10'24" E	227.66'
L-33	N 03°14'20" E	83.50'
L-34	S 78°04'29" E	47.88'
L-35	S 07°31'33" W	77.95'
L-36	N 84°44'43" W	41.50'
L-37	S 71°10'18" E	187.88'
L-38	S 86°41'17" E	36.67'
L-39	N 09°01'42" E	33.95'
L-40	S 88°24'35" W	35.86'
L-41	S 11°19'07" W	31.02'

NOTE: THE 100 YEAR FLOOD LINE AND THE 100 YEAR FLOODWAY ARE ONE IN THE SAME AS SHOWN OF FEMA PANEL # 37183-C-0070-E.

N/F FRANK MARSHALL NO DEED LISTED

AREA RESERVED FOR FUTURE DEVELOPMENT

AREA RESERVED FOR FUTURE DEVELOPMENT

60.0' DRAINAGEWAY BUFFER

50.0' WATERSHED BUFFER

20.0' DRAINAGE EASEMENT

FEMA FLOOD ZONE "AE" PANEL # 37183-C 0070-E DATED MARCH 3, 1992

TYNEWIND DRIVE

50' PUBLIC R/W

N/F HANSEN, LINDA FAY & KITTY B. HICKS D.B. 469/, PG. 411

THOMPSON MILL ROAD 60' R/W

N.C.S.R. 1923

76 — 139,641 sq.ft. 3.206 AC.
75 — 97,294 sq.ft. 2.234 AC.
74 — 80,160 sq.ft. 1.840 AC.
73 — 80,000 sq.ft. 1.837 AC.
72 — 80,000 sq.ft. 1.837 AC.
71 — 238,955 sq.ft. 5.486 AC. MIN FFE=279.5'
70 — 84,859 sq.ft. 1.948 AC. (7517)
69 — 80,000 sq.ft. 1.837 AC.
68 — 113,221 sq.ft. 2.599 AC.
67 — 100,770 sq.ft. 2.313 AC.

28 WATERFALL PLANTATION PHASE III B.M. 1994, PG. 1252

30 WATERFALL PLANTATION PHASE I B.M. 1994, PG. 590

31 WATERFALL PLANTATION PHASE II B.M. 1993, PG. 452

N.C.G.S. MONUMENT "KEITHS" N(y)=810,302.91' E(x)=2,129,995.41' NAD '83

NOTES:

- ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.
- NO BUILDING IS PERMITTED WITHIN 20' OF A DRAINAGEWAY OR WATERSHED BUFFER.
- ALL LOTS WILL HAVE COMMUNITY WATER AND INDIVIDUAL SEPTIC TANKS.
- NO LOTS WILL HAVE DIRECT ACCESS TO N.C.S.R. 1923.
- THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN TH AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA.
- BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY * THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD PERMIT FROM THE COUNTY ZONING ADMINISTRATION. THE BUILDER'S ENGINEER, ARCHITECT, OR SURVEYOR MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.

LEGEND:

EIP - EXISTING IRON PIPE
EPK - EXISTING PK NAIL
O - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
□ - ELECTRIC BOX
⊡ - TELEPHONE PEDESTAL
- POWER POLE
OHI - OVERHEAD LINE
LP - LIGHT POLE
S.T. - SITE TRIANGLE
S.E. - SIGN EASEMENT
( ) - ADDRESS
D.E. - DRAINAGE EASEMENT

N.C. GRID NAD '83

MINIMUM BUILDING SETBACKS R-80W ZONING

FRONT	40'
REAR	30'
SIDE	20'
CORNER SIDE	40'

OWNER/DEVELOPER:

MILLRIDGE INVESTMENT COMPANY
909 SOUTH MAIN STREET
WAKE FOREST, NC 27587
(919) 556-5418

CERTIFICATION OF OWNERSHIP
THE UNDERSIGNED HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF WAKE AND THAT I HEREBY ADOPT THIS PLAN WITH MY FREE CONSENT.

James M. Adams Sr. 4-1-99
OWNER DATE

WAKE COUNTY HEREBY ACCEPTS, FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC, THE RIGHT-OF-WAY SHOWN ON OR OTHERWISE PROVIDED FOR ON THIS PLAT AS DEDICATED FOR PUBLIC ROADS AND ASSOCIATED PUBLIC IMPROVEMENTS. THIS ACCEPTANCE DOES NOT INCLUDE THE COUNTY'S ACCEPTANCE OF ANY RESPONSIBILITY TO CONSTRUCT, INSTALL, OR MAINTAIN THE ROADWAY OR OTHER PUBLIC IMPROVEMENT INTENDED TO BE CONSTRUCTED OR INSTALLED WITHIN THE RIGHT-OF-WAY.

5-12-99 Lynn Patrie
DATE SUBDIVISION ADMINISTRATOR/ REVIEW OFFICER

FILED FOR REGISTRATION
5-12-99
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY: Frederick C. Bynum
ASST./DEPUTY
TIME: 12:16pm
RECORDED IN B.M. 1999 PAGE 853

I, Lynn Patrie SUBDIVISION ADMINISTRATOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT CREATES A SUBDIVISION SUBJECT TO AND IN ACCORD WITH THE WAKE COUNTY SUBDIVISION ORDINANCE, AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. I, ALSO, CERTIFY THAT COPIES OF ALL NECESSARY APPROVALS OF OTHER STATE AND LOCAL AGENCIES HAVING JURISDICTION OVER THE ROADS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN SUBMITTED TO ME ARE ON FILE IN MY OFFICE.

5-12-99 Lynn Patrie
DATE SUBDIVISION ADMINISTRATOR/ REVIEW OFFICER

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 5-26-99

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
MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L - 3794

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

R.K. Murphy Jr. PLS 5-10-99
DISTRICT ENGINEER

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C-1	1689.55'	101.86'	101.85'	S 11°32'45" W
C-2	255.00'	184.40'	180.41'	N 23°45'39" E
C-3	255.00'	238.28'	229.71'	N 71°14'48" E
C-4	255.00'	40.03'	39.99'	S 77°29'10" E
C-5	275.00'	133.15'	131.85'	S 86°51'33" E
C-6	275.00'	425.95'	384.63'	N 34°53'49" E
C-7	325.00'	100.97'	100.56'	S 00°34'33" E
C-8	325.00'	279.89'	271.32'	S 32°59'46" W
C-9	325.00'	279.89'	271.32'	S 82°20'23" W
C-10	205.00'	371.99'	323.01'	S 55°01'41" W

FINAL PLAT FOR

WATERFALL PLANTATION SUBDIVISION, PHASE IV SECTION ONE

S - 22 - 98
REF: D.B. 6802, PAGE 102
REF: D.B. 6395, PAGE 27
NEW LIGHT TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

200 100 0 200 400

SCALE 1"=200'
MARCH 3, 1999
ZONED R-80W
PIN # 1821.04-84-5284

(NN-2WGP-LAPTRDW)

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, 239 EAST OWEN AVE., P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

5-22-98