BKBM2024P-01315

I, Kathy Williams, Planning Director and Review Officer of Wake County, certify that this plat creates a subdivision subject to and in accord with the Wake County Unified Development Ordinance, and that it meets all statutory requirements for recording.

01-27-2024
Date

Kathy Williams
Planning Director/Review Officer

Approval expires if not recorded on or before 01.12.2024

REFERENCE : BOOK OF MAPS 2005 PAGE 1534
BOOK OF MAPS 2023 PAGE 265

VICINITY MAP

SITE
FOWLER ROAD
LIZARD LICK ROAD
NC 96 HWY
STEPHENSON PINE LANE

NOTE: NO NCGS MONUMENT WITHIN 2000'

NOTE: FOR LEGAL ACCESS SEE BOOK OF MAPS 2005 PAGE 1534.

NOTE: ROAD MAINTENANCE AGREEMENT RECORDED BOOK 19260 PAGE 1767.

NOTE: AREA COMPUTED BY COORDINATE METHOD.

NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

OWNERS:
NORMA B. MCGEE
7905 T MAC RD.
WENDELL, NC 27591

SCALE: 1" = 100'
DATE: 2-18-2022

LEGEND
● EXISTING IRON PIPE
○ NEW IRON PIPE

Course	Bearing	Distance
L1	S 83°18'12" W	59.74'
L2	N 67°52'00" E	60.67'
L3	S 76°30'16" E	18.08'
L4	N 73°15'57" E	58.43'
L5	S 82°11'50" W	58.06'

NOTE: LOT 1 REVISED TO CHANGE PRIVATE ACCESS EASEMENT TO "CLASS B" PRIVATE ROAD. THIS WILL CHANGE MIA RECORDED IN BOOK OF MAPS 2023 PAGE 265.

NORTH CAROLINA, Franklin COUNTY
I, Janet M. Howle Power, NOTARY PUBLIC
FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT Truett McGee PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND SEAL, THIS 6th DAY OF June, 2024.
Janet M. Howle Power NOTARY PUBLIC
My Commission Expires: 3-5-25

CERTIFICATION OF OWNERSHIP

The undersigned hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which is in the subdivision jurisdiction of the County of Wake and that I (we) hereby adopt this plat with my (our) free consent.

OWNER date 06-05-2024

OWNER date

I, DANNY O. WILLIAMS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book page , etc.)(other). That the boundaries not surveyed are clearly indicated on drawn from information found in Book page , that the ratio of precision as calculated is 1:10000, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 21st day of FEBRUARY, A.D. 2023.

SEAL L-2647 Registration Number
Seal or Stamp

I, DANNY O. WILLIAMS , PROFESSIONAL LAND SURVEYOR NO.L-2647 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.

SEAL
DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2647

CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOT(S) 1 & 3 THRU 5 MCGEE HAVE BEEN REVIEWED AS SHOWN ON THIS PLAT FOR 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.

I HEREBY CERTIFY THAT LOT(S) _____ SHOWN ON THIS PLAT FOR _____ 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 DOES NOT REPRESENT APPROVAL 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 GIVEN IN REGULATIONS IN FORCE AT THIS TIME OF PERMITTING AND IS CONTINGENT UPON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS AND COMPLETED APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING PROPOSED WATER AND SEWAGE SYSTEMS.

ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN CERTIFICATION BEING REVOKED OR REVOCATION OF CERTIFICATION.

6-13-2024
DATE

NC REGISTERED SOIL SCIENTIST

SEAL 1843 NORTH CAROLINA SOIL SCIENTIST

GRAPHIC SCALE – FEET
100 0 100 200 300

S:\NEWMAPS\T\TRUETT MCGEE\MINOR LOT 1 ADDED.DWG\ JHP1101.CRD

P.O. Box 892, Zebulon, N.C. 27597 Tel.(919) 269-9605
Williams-Pearce and Assoc., Professional Land Surveyors, P.A. Lic. # C-0243

Curve	Radius	Length	Chord	Chord Bear.
C1	759.87'	150.53'	150.28'	S 10°44'57" E
C2	759.87'	33.26'	33.26'	S 03°49'12" E
C3	50.00'	157.80'	100.00'	N 29°15'30" E
C4	50.00'	74.10'	67.50'	S 17°52'25" E
C5	25.00'	17.89'	17.51'	S 04°04'47" W
C6	700.00'	165.61'	165.22'	N 09°20'37" W
C7	25.00'	19.65'	19.15'	N 38°38'13" W

60' R/W — 20' ROADBED 8" STONE — R/W
TYPICAL CROSS SECTION

MAXIMUM IMPERVIOUS SURFACE ALLOWANCE FOR THE R-80W AREA

LOT 1
396614 SF X .15 = 59492 SF MIA
PRIVATE ROAD = 18760 SF MIA
REMAINING MIA = 40732 SF
LOT 3
128186 SF X .15 = 19228 SF MIA
LOT 4
92129 SF X .15 = 13819 SF MIA
LOT 5
108459 SF X .15 = 16224 SF MIA
MAIL KIOSK = 475 SF MIA
REMAINING MIA = 15749 SF

NOTE: LOTS WILL BE SERVICED BY INDIVIDUAL WELL AND SEPTIC SYTEMS.

PIN #: 1787-27-9112
ZONED R-80W
SETBACKS
FRONT 40'
SIDE 20'
REAR 30'
CORNER 40'

NC GRID NORTH – NAD83 ADOPTED BOM 2005 PAGE 1534

RUN OF ROCKY BRANCH IS PROPERTY LINE
C/L ROCKY BRANCH
50' NEUSE RIPARIAN BUFFER
100' WATER SUPPLY WATERSHED BUFFER
FLOOD PRONE SOILS
COUNTY OF WAKE DEED BOOK 11929 PAGE 2284
THOMAS PATRICK MCCRACKEN DEED BOOK 6130 PAGE 799
40732 SF MIA REMAINING
LOT 1
9.146 GROSS ACRES
0.041 R/W ACRES
1.200 PRIVATE ROAD ACRES
7.905 NET ACRES
25' TREE AND VEGETATION PROTECTION ZONE
20' BUILDING SETBACK LINE
30' WATER SUPPLY WATERSHED BUFFER
LOT 2 BOOK OF MAPS 2023 PAGE 265
DRAINAGE WAY
PRIVATE ROAD LINE
38629
CONTROL CORNER
19228 SF MIA
LOT 3
2.943 ACRES
13819 SF MIA
LOT 4
2.115 ACRES
15749 SF MIA
LOT 5
2.524 GROSS ACRES
0.041 R/W ACRES
2.483 NET ACRES
MAIL KIOSK EASEMENT 475 SF MIA
"CLASS B" PRIVATE ROAD AS SHOWN ON BOOK OF MAPS 2023 PAGE 265 RECORDED 396.91' OFF OF STEPHENSON PINE LANE (NEW)
JEROMY & BRANDY HOPPE DEED BOOK 13924 PAGE 1587
NORMA B. & NORMAN TRUETT MCGEE DEED BOOK 13129 PAGE 846
D & E HOLDINGS, LLC DEED BOOK 13012 PAGE 1133
FOWLER ROAD (SR 2308) 60' PUBLIC R/W

This disclosure is given in accordance with North Carolina General Statutes 136-102.6. This statement is to advise that one or more of the roads serving this subdivision are designated as private roads, not public roads. All owners of property within the subdivision have easements with one another to travel over and across such roads. The responsibility for maintenance of such private roads falls solely upon the property owners within the subdivision. No representation is made that the private roads to be included in the state secondary road system or that the North Carolina Department of Transportation will eventually assume maintenance of such roads. Moreover, if such private roads are not adequately constructed and maintained, emergency service providers and public service vehicles may be unable to provide adequate service to the residents of the subdivision.

Subdivider _____ Date: 06-05-2024

NOTE: IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED IMPERVIOUS SHOWN ON THE LOT. IMPERVIOUS SURFACE LIMITS WILL BE STRICTLY ENFORCED INTO PERPETUITY.

NOTE: APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE.

CUL-DE-SAC DETAIL

NOTE: FURTHER SUBDIVISION OF ANY LOT SHOWN ON THIS PLAT MAY BE PROHIBITED UNLESS THE PRIVATE ROAD IS IMPROVED IN ACCORDANCE WITH APPLICABLE STANDARDS.

At the time of recordation, the roads identified as public were built to public road standards per NCDOT. Roads identified as private were certified as complete by the surveyor/engineer of this development. In each case, Wake County maintains no responsibility for maintenance of the roads.

WAKE COUNTY, NC 22
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/27/2024 10:20:38
BOOK:BM2024 PAGE:01315

MINOR SUBDIVISION FOR
TRUETT MCGEE
LITTLE RIVER TOWNSHIP
WAKE COUNTY
NORTH CAROLINA

NC GRID COORDINATES (NAD 83)
N = 776635.38
E = 2183226.08

NEUSE RULES (OUTSIDE OF FALLS LAKE AND JORDAN LAKE BASIN): NOTICE TO LOT OWNERS: ADDITIONAL STATE STORMWATER MANAGEMENT REGULATIONS, THE NEUSE RULES, APPLY COUNTYWIDE. RESIDENTIAL LAND DISTURBANCES OF >1 ACRE AND NON-RESIDENTIAL LAND DISTURBANCES OF >1/2 ACRE 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.

STORMWATER MANAGEMENT CERTIFICATE
I, Lorie Hatcher, CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH ARTICLE 9, STORMWATER MANAGEMENT OF THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

STORMWATER MANAGEMENT _____ DATE: 06.26.2024

NOTE: No more than 2 dwelling permits will be issued along the easement shown until the easement is constructed to meet current North Carolina State Fire Code standards.

Road Maintence Agreement
Book 19260 Page 1767

PLG-004341-2023