

VICINITY MAP NOT TO SCALE

I, LEONARD H. SULLIVAN, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 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 25th DAY OF JANUARY A.D., 2014.

SURVEYOR

L-2821

REGISTRATION NUMBER

ALSO, I CERTIFY:

A. 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

B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCEL OF LAND

C. ANY ONE OF THE FOLLOWING:

1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.

3. THAT THE SURVEY IS A CONTROL SURVEY.

D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

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.

Trenton Holdings, LLC by Tom Hankins, Attorney-In-Fact

OWNER - DATE 3.7.14

NORTH CAROLINA, WAKE COUNTY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR WAKE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Tom HANKINS PERSONALLY KNOWN TO ME OR KNOWN BY THE PRESENTATION OF HIS/HER STATE DRIVERS LICENSE, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE AND VOLUNTARY EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 17th DAY OF March 2014

Johanna K. Taylor

NOTARY PUBLIC

NOTARY'S PRINTED OR TYPED NAME: Johanna K Taylor

MY COMMISSION EXPIRES: 11-05-2015

JOHANNA K. TAYLOR Notary Public Wake County North Carolina My Commission Expires 11/05/2015

WAKE COUNTY CERTIFICATION

I, Celena Everette PLANNING DIRECTOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT CREATES A SUBDIVISION SUBJECT TO AND APPROVED IN ACCORD WITH THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Celena Everette 4-14-14

PLANNING DIRECTOR/REVIEW OFFICER DATE

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 4-29-14.

STORMWATER MANAGEMENT CERTIFICATE:

I 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 ENGINEER:

DATE: 4-14-14

CERTIFICATE OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOT(S) 2A SHOWN ON THIS PLAT FOR Avril Wayne Lowery 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.

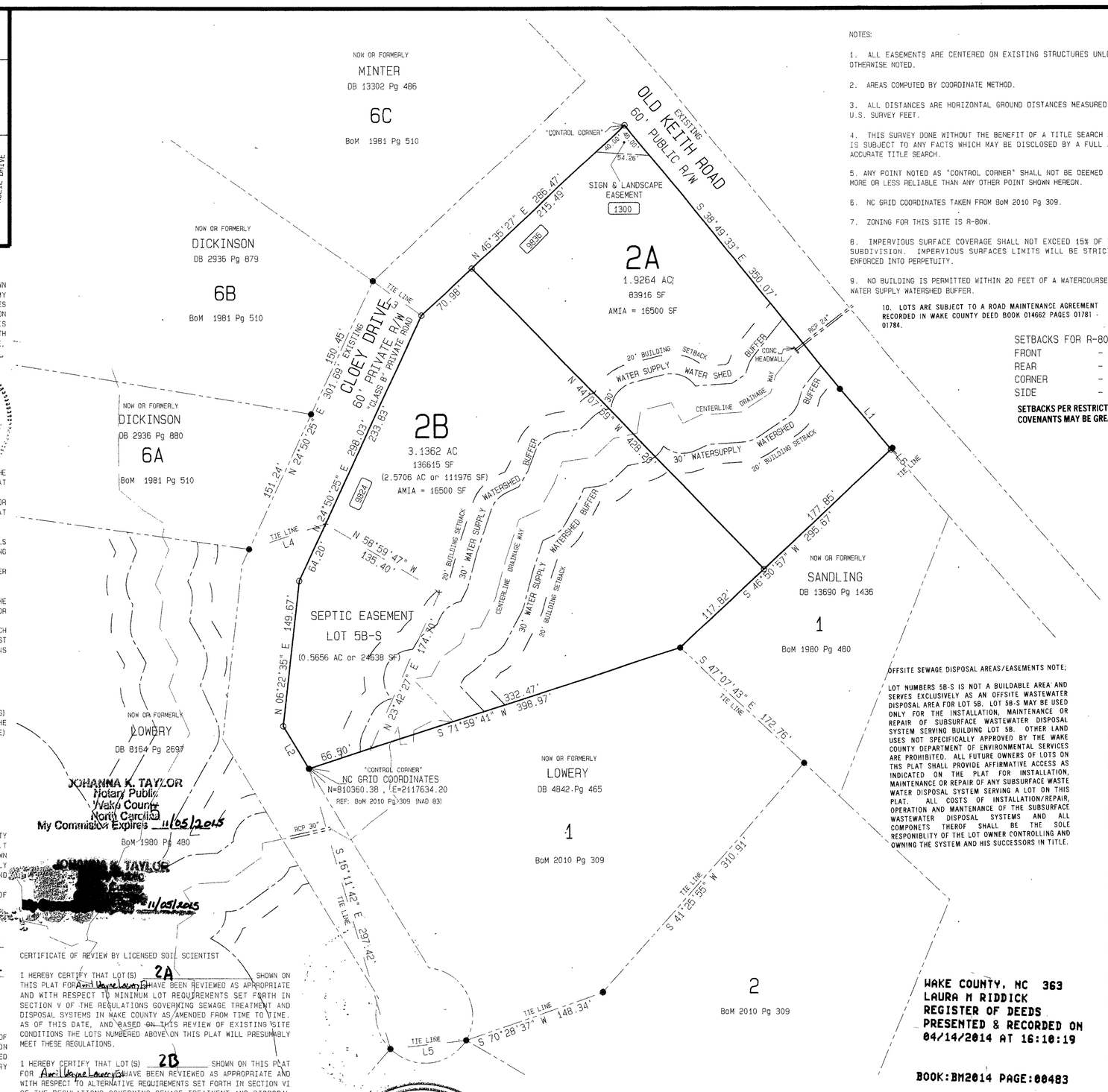
I HEREBY CERTIFY THAT LOT(S) 2B SHOWN ON THIS PLAT FOR Avril Wayne Lowery HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO ALTERNATIVE REQUIREMENTS SET FORTH IN SECTION VI OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, 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 OR A PERMIT FOR ANY SITE WORK, NOR DOES IT GUARENTEE 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 SITING.

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

NC LICENSED SOIL SCIENTIST 3-4-14 DATE

LICENSED SOIL SCIENTIST SARAH ILENE MENSER NORTH CAROLINA 1304 STATE OF NORTH CAROLINA



NOTES:

1. ALL EASEMENTS ARE CENTERED ON EXISTING STRUCTURES UNLESS OTHERWISE NOTED.

2. AREAS COMPUTED BY COORDINATE METHOD.

3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.

4. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

5. ANY POINT NOTED AS "CONTROL CORNER" SHALL NOT BE DEEMED ANY MORE OR LESS RELIABLE THAN ANY OTHER POINT SHOWN HEREON.

6. NC GRID COORDINATES TAKEN FROM BoM 2010 Pg 309.

7. ZONING FOR THIS SITE IS R-80W.

8. IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 15% OF THE SUBDIVISION. IMPERVIOUS SURFACES LIMITS WILL BE STRICTLY ENFORCED INTO PERPETUITY.

9. NO BUILDING IS PERMITTED WITHIN 20 FEET OF A WATERCOURSE OR WATER SUPPLY WATERSHED BUFFER.

10. LOTS ARE SUBJECT TO A ROAD MAINTENANCE AGREEMENT RECORDED IN WAKE COUNTY DEED BOOK 014662 PAGES 01781 - 01784.

SETBACKS FOR R-80W:

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

SETBACKS PER RESTRICTIVE COVENANTS MAY BE GREATER

OFFSITE SEWAGE DISPOSAL AREAS/EASEMENTS NOTE;

LOT NUMBERS 5B-S IS NOT A BUILDABLE AREA AND SERVES EXCLUSIVELY AS AN OFFSITE WASTEWATER DISPOSAL AREA FOR LOT 5B. LOT 5B-S MAY BE USED ONLY FOR THE INSTALLATION, MAINTENANCE OR REPAIR OF SUBSURFACE WASTEWATER DISPOSAL SYSTEM SERVING BUILDING LOT 5B. OTHER LAND USES NOT SPECIFICALLY APPROVED BY THE WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES ARE PROHIBITED. ALL FUTURE OWNERS OF LOTS ON THIS PLAT SHALL PROVIDE AFFIRMATIVE ACCESS AS INDICATED ON THE PLAT FOR INSTALLATION, MAINTENANCE OR REPAIR OF ANY SUBSURFACE WASTE WATER DISPOSAL SYSTEM SERVING A LOT ON THIS PLAT. ALL COSTS OF INSTALLATION/REPAIR, OPERATION AND MANTENANCE OF THE SUBSURFACE WASTEWATER DISPOSAL SYSTEMS AND ALL COMPONETS THEROF SHALL BE THE SOLE RESPONIBLITY OF THE LOT OWNER CONTROLLING AND OWNING THE SYSTEM AND HIS SUCCESSORS IN TITLE.

REFERENCES:

BoM 2010 Pg 309

BoM 1981 Pg 510

SUBJECT - BoM 1980 Pg 480

DB 8164 Pg 2697

SUBJECT - DB 4842 Pg 465

DB 2936 Pg 880

DB 2936 Pg 879

LEGEND:

- ● IRON FOUND
- ○ IRON SET
- RCP REINFORCED CONCRETE PIPE
- [#] INDICATES STREET ADDRESS

NC GRID NORTH (NAD 83)

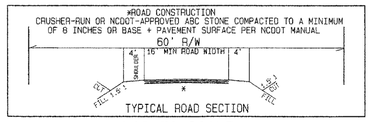
LINE	BEARING	DISTANCE
L1	S 40°21'28" E	80.12
L2	N 31°10'20" W	50.55
L3	N 54°17'04" W	61.10
L4	S 71°38'40" W	82.30
L5	S 83°34'38" W	78.03
L6	S 46°50'59" W	2.19

ALLOWABLE IMPERVIOUS SURFACE SUMMARY:

ORIGINAL LOT 2 = 220531 SF = 83916 SF (LOT 2A) + 136615 SF (LOT 2B)

220531 SF X 0.15 = 33080 SF

33080 SF / 2 = 16540 SF (EACH LOT)



NOT TO SCALE

FALLS LAKE BASIN NOTE:

NOTICE TO LOT OWNERS: ADDITIONAL STATE STORMWATER MANAGEMENT REGULATIONS (FALLS AND NEUSE NUTRIENT MANAGEMENT RULES) APPLY IN THE FALLS LAKE BASIN. RESIDENTIAL LAND DISTURBANCES 1/2 ACRE AND NON-RESIDENTIAL LAND DISTURBANCES 12,000 SF 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.

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 EASMENTS 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 WITHIN THIS SUBDIVISION MEET THE MINIMUM REQUIREMENTS NECESSARY TO ALLOW SUCH 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: Trenton Holdings, LLC by Tom Hankins, Attorney-In-Fact

DATE: 3.7.14

S-286-13

WAKE COUNTY, NC 363
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/14/2014 AT 16:10:19

BOOK:BM2014 PAGE:00483

RECORDED IN WAKE COUNTY REGISTRY BOOK OF MAPS 2014 PAGE 483.

SULLIVAN SURVEYING

1143-D EXECUTIVE CIRCLE CARY, NC 27511

(919) 469-4738 FAX: (919) 469-8447

OWNER:

AVRIL WAYNE LOWERY
11808 FALLS OF NEUSE ROAD
WAKE FOREST, NC 27587-7375
DB 4842 Pg 465

DATE OF REVISION
04 DECEMBER, 2013
10 JANUARY, 2014
22 JANUARY, 2014
04 FEBRUARY, 2014

80 40 0 80 160

SCALE IN FEET

MINOR SUBDIVISION MAP:

AVRIL WAYNE LOWERY ESTATES

LOT 2A & 2B

BOUNDARY FORMERLY RECORDED IN BoM 1980 Pg 480

NEW LIGHT TOWNSHIP	
WAKE COUNTY	NORTH CAROLINA
SCALE: 1" = 80'	PIN: 1811.04-70-8695
DRAWN BY: RFW2	SURVEYED BY: RFW2
DATE: 24 NOVEMBER, 2013	CHECKED BY: LHS
FILE-S: /PACSOFT/2013/CLOEY.CRD/CLOESUB1.MAP	