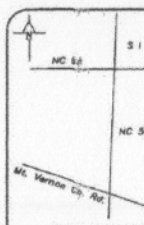


Location Map (nts)

Certification of Review by Licensed Soil Scientist

I hereby certify that lots 6-A, 6-B, and 6-C shown on this plat for Robertson Place, G.P. has 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 does 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 siting.

Any change in use or any site alteration may result in suspension or revocation of certification.

Date NC Licensed Soil Scientist

Certificate of Ownership
Wake County, North Carolina

I (we) certify that I (we) am (are) the owner(s) of the property shown and described herein, 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

State of North Carolina, County of _____

I, _____

a notary for said County and State, do hereby certify that

_____

_____

appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal.

this _____ day of _____, 2022

_____

Notary Public My Commission Expires _____, 20

Wake County Certification

I, _____ Planning Director and/or Review Officer of Wake County, certify that this plat constitutes a minor-limited subdivision and has been reviewed only to determine compliance with GS 153A-335(b) and that it meets all statutory requirements for recording. Because of its "minor limited" status, the county has not reviewed the plat for compliance with all applicable development standards and other subdivision regulations (including but not limited to road standards). Prospective purchasers should be aware that plans and/or permits for building and development shall be denied for lots that do not meet all applicable county standards. This approval expires if not recorded before

_____

Date Planning Director/Review Officer

Drainage Easement Note
Easements for storm drainage shown on the plat are not made to Wake County but are irrevocably made to the subsequent owners of any and all of the properties shown hereon for their use and benefit public conveyance. It shall be the responsibility of the property owners to maintain the drainage easements and any drainage structures therein so as to maintain the integrity of the drainage system and ensure positive drainage. Easements may not be piped without receiving plan approval from Wake County.

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: _____ Date: _____

Surveyor's Certificate - State of N.C.

I, Stephen M. Puckett, hereby certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I, Stephen M. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description recorded in (book deed reference); that the ratio of precision 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 30th day of July, 2022.

Stephen M. Puckett, Professional Land Surveyor, L-3991

NORTH CAROLINA PROFESSIONAL SEAL L-3991 LAND SURVEYOR STEPHEN M. PUCKETT

Notes
1) Area by Coordinate Method.
2) No published geodetic control monument found within 2000' of this site.
3) New monumentation is no. 4 rebar unless noted otherwise
4) All distances are horizontal ground distances in U.S. Survey Feet.
5) This survey performed without benefit of title examination and is made subject to any document which may affect subject property.
6) Surface and subsurface utilities depicted hereon are based on visible evidence only. Utility companies should be contacted for information regarding any utilities. Overhead utilities are subject to an easement.
7) NC Hwy 98 right of way set forth in Deed Book 2561, page 362-364 and Deed Book 2811, page 64. NCDOT project no. 8.1484701.
8) Localized State Plane Coordinates. Refer to BM 2021/1308 for SPC data.

Falls Lake Basin
Notice to Lot Owners: Additional State Stormwater Management Regulations (Falls and Neuse Nutrient Management Rules) apply in the Falls Lake Basin. Residential land disturbances of > 1/2 acre and non-residential land disturbances of > 12,000 sq.ft. 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.

Access Easement Notes
1) 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.
2) Road Maintenance Agreement recorded in Deed Book _____, page _____

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.

Tree and Vegetation Protection Zone Note
Approval and a tree survey is required prior to any activity and/or construction in the tree and vegetation protection zone.

Impervious Surface Perpetuity Statement
Impervious surface coverage shall not exceed impervious shown on the lot. Impervious surface limits will be strictly enforced into perpetuity.

Note:
Impervious surfaces existing in the access easement will need to be included in the individual for existing impervious totals upon development.

Impervious Surface Data

(MISA)=maximum impervious surface allowed
(EISA)=existing impervious surface area
Total land area: 2,95717 sf x 15%=41508 sf

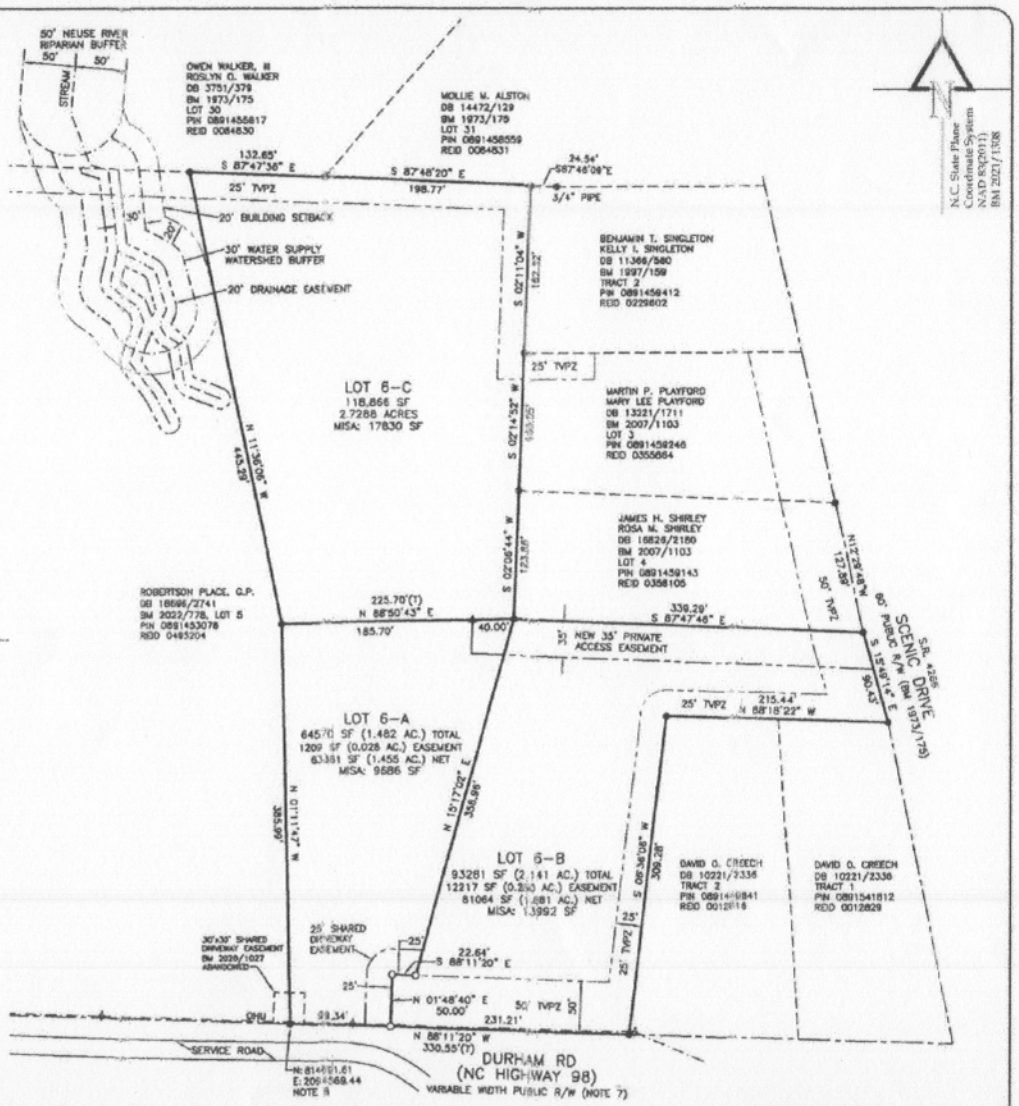
Lot	EISA(SF)	MISA(SF)
6-A	none	9686
6-B	none	13992
6-C	none	17830
total		41508

Legend
(unless otherwise noted)

#4 Rebar Found	●
#4 Rebar Set	○
Nail Found	⊛
Nail Set	△
Calculated Point	▲
Concrete Monument	■
Control Monument	⊕
Right of Way	R/W
Centerline	C/L
Property Line	P/L
Overhead Utilities	OHU
Total Distance	(T)
Property Line Surveyed	
Property Line Tie	
Deed Line	
Right of Way Line	
Utility Pole	
Pole mounted area light	
Tree & Vegetation Protection Zone	TVPZ
#4 Rebar Found	RF
Telephone Pedestal	TP
Maximum Impervious Surface Allowed	MISA
NCDOT Concrete R/W Marker	RM
L.P. Tank	LPT
State Plane Coordinates	SPC
Address	9999

Private Road Disclosure Statement
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 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: _____ Date: _____



Site Data
A) PIN 0891457027
REID 0495203
B) Watershed: Falls Lake
C) River Basin: Neuse
D) Zone: R40-W
E) Minimum Area=40,000 sf
Minimum Width=110 feet
Minimum Frontage=30 feet
Maximum Building Height=35 feet
Minimum Setbacks:
Front = 30 feet
Corner = 30 feet
Side = 15 feet
Rear = 30 feet
F) On-site well and septic system.

Survey Date
June 15, 2022

References
DB 18696/2741
BM 2022/778

Owner
Robertson Place, G.P
10931 Strickland Rd. Ste 111
Raleigh, NC 27615

Revisions

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES OR SALES
PLG- -2022

Minor Limited Subdivision Survey for:

Robertson Place, G.P.

June 15, 2022

Barton's Creek Township, Wake County, N.C.

Graphic Scale (1"=80')

Puckett Surveyors, PLLC
Professional Land Surveyors
FIRM LICENSE NO. (P-1168)

PO Box 2351
Oxford, NC 27565
P. 919.528.8900