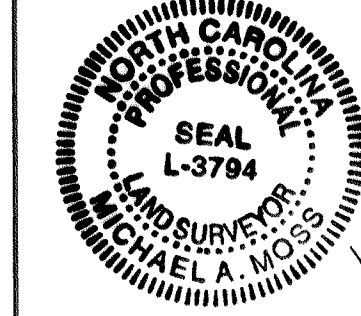


I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 16<sup>TH</sup> DAY OF APRIL, 2007.

PROFESSIONAL LAND SURVEYOR (L-3794)



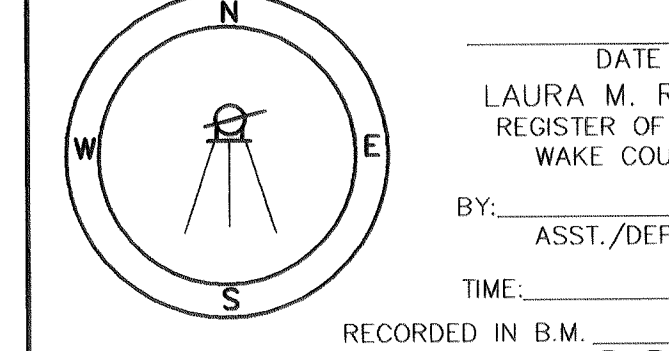
WAKE COUNTY, NC 265 LAURA M RIDDICK REGISTER OF DEEDS PRESENTED & RECORDED ON 05/09/2007 AT 12:16:16 BOOK: BM2007 PAGE: 01060

NORTH CAROLINA, WAKE COUNTY. I, MICHAEL A. MOSS, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT RICHARD STOKETT, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL, THIS 17<sup>TH</sup> DAY OF APRIL, 2007.

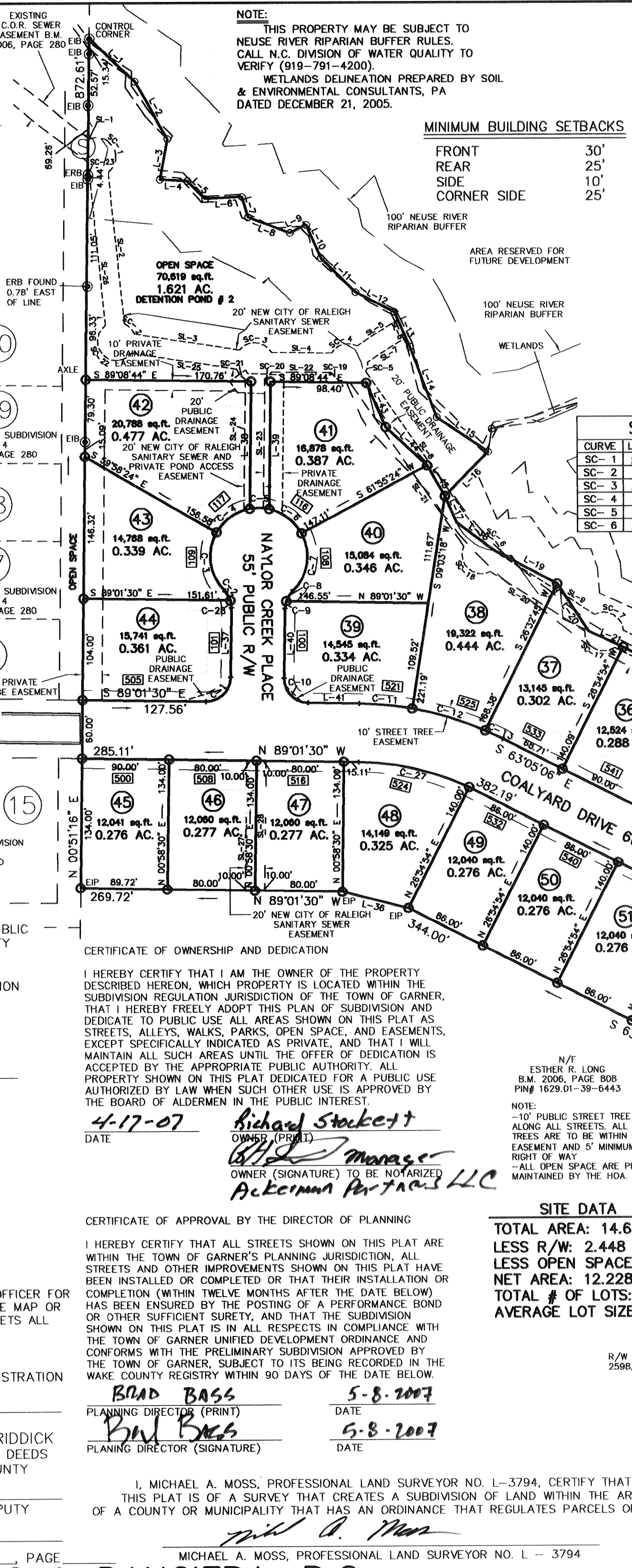
NOTARY PUBLIC MY COMMISSION EXPIRES JULY 3, 2011

WAKE COUNTY, NORTH CAROLINA. I, TONY CHALK, REVIEW OFFICER FOR THE ABOVE COUNTY AND STATE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

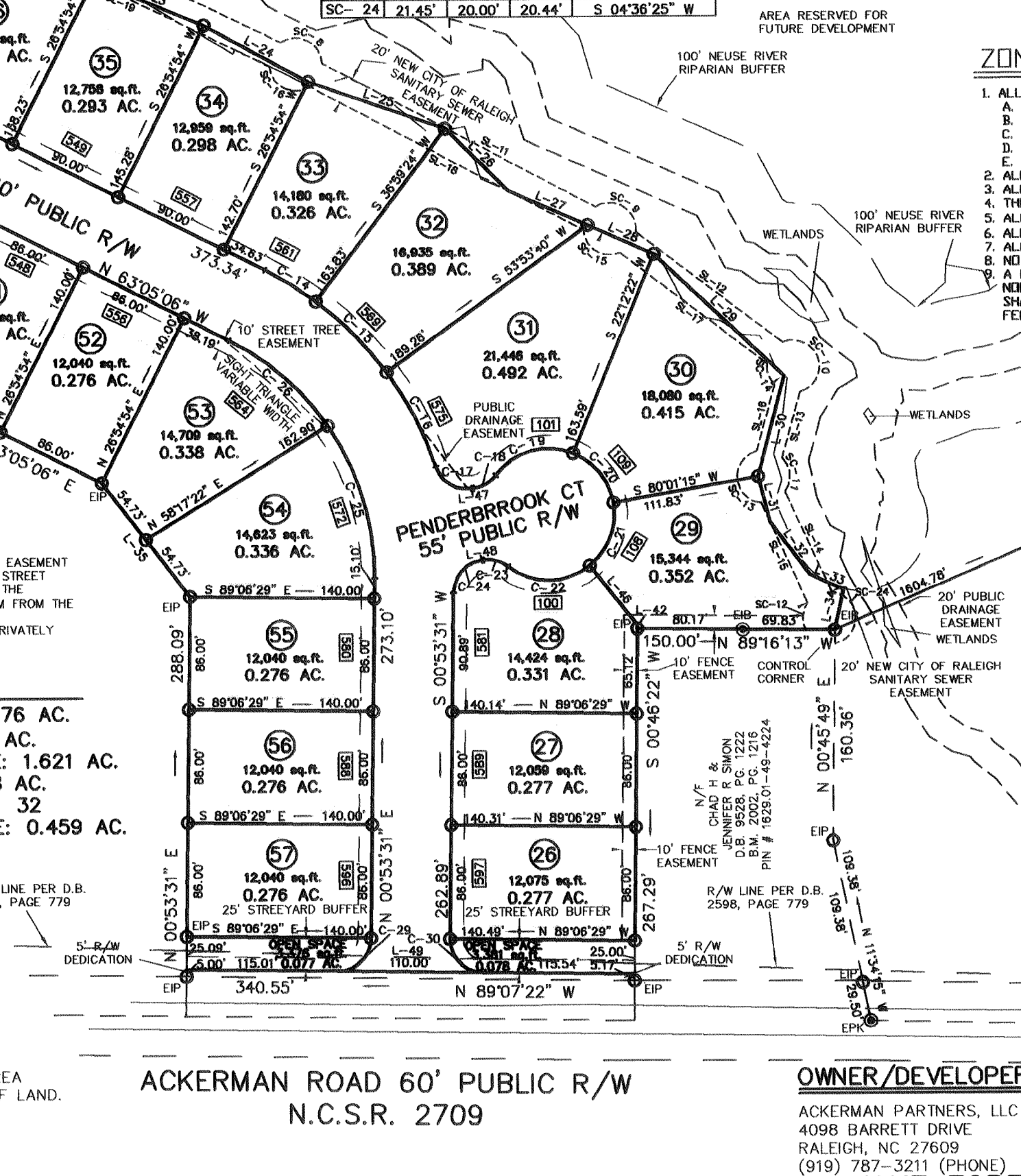
REVIEW OFFICER FILED FOR REGISTRATION DATE LAURA M. RIDDICK REGISTER OF DEEDS WAKE COUNTY BY: ASST./DEPUTY TIME: RECORDED IN B.M. PAGE



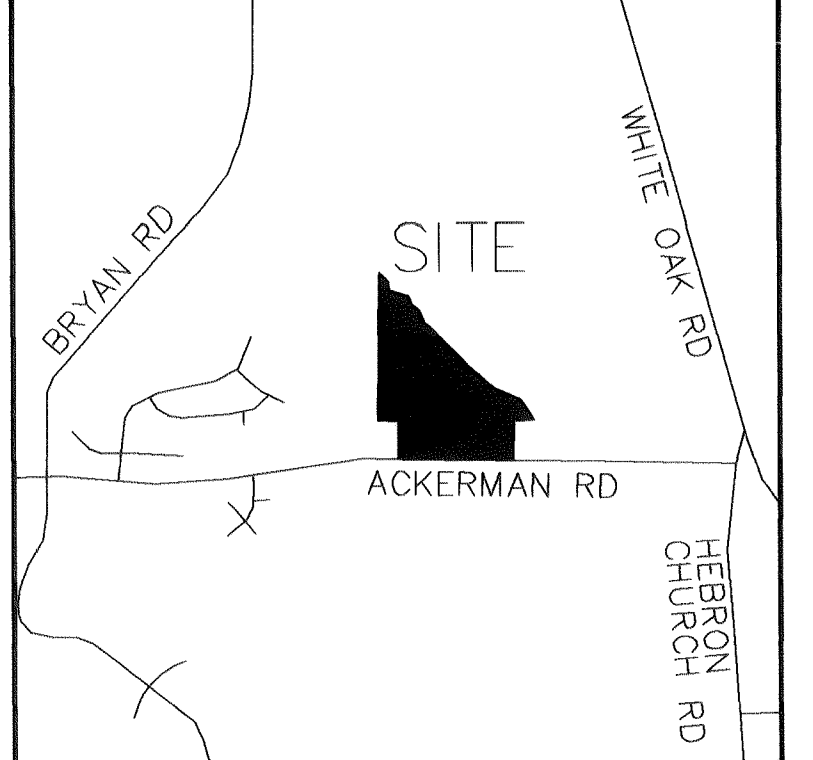
CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



SEWER LINE TABLE, CURVE TABLE, LINE TABLE, SEWER CURVE TABLE, SEWER CURVE TABLE



ACKERMAN ROAD 60' PUBLIC R/W N.C.S.R. 2709 OWNER/DEVELOPER: ACKERMAN PARTNERS, LLC



LEGEND: EIP - EXISTING IRON PIPE, EPK - EXISTING PK NAIL, NIPL - NEW IRON PIPE SET, R/W - RIGHT OF WAY, CATV - CABLE TV BOX, EB - ELECTRIC BOX, TEL - TELEPHONE PEDESTAL, PP - POWER POLE, OHL - OVERHEAD LINE, LP - LIGHT POLE, WM - WATER METER, WV - WATER VALVE, CO - SEWER CLEAN-OUT, BEIP - BENT EXISTING IRON PIPE, EIB - EXISTING IRON BAR, ERP - EXISTING REBAR, C.O.R. - CITY OF RALEIGH, 0000 - ADDRESS

ZONING CONDITIONS (CUD-Z-06-02)

- 1. ALL USES IN THE R-12 ZONING DISTRICT SHALL BE ALLOWED EXCEPT: A. MODULAR HOMES, B. CEMETERY, C. ELEVATED WATER TANK, D. GOLF COURSE OR COUNTRY CLUB, PRIVATE E. BED AND BREAKFAST, 2. ALL BUILDING LOTS SHALL BE GREATER THAN 12,000 SQUARE FEET. 3. ALL HOMES SHALL HAVE TWO CAR GARAGES. 4. THE MINIMUM HEATED SQUARE FOOTAGE FOR EACH HOME IS 2,500 SQUARE FEET. 5. ALL HOMES SHALL HAVE COVERED FRONT PORCHES (36 SQUARE FEET MINIMUM). 6. ALL HOMES SHALL HAVE SCREENED PORCHES (120 SQUARE FEET MINIMUM). 7. ALL HOMES SHALL HAVE MASONRY FOUNDATIONS AND A CRAWL SPACE. 8. NO VINYL SIDING IS ALLOWED ON ANY HOMES. 9. A MINIMUM 42" HIGH SPLIT RAIL OR PICKET FENCE SHALL BE PROVIDED ON THE NORTH AND WEST SIDE OF THE SHOWN PROPERTY (P.L.N. 1629.01-49-4224) AND SHALL BE INSTALLED WHEN THE SUBDIVISION INFRASTRUCTURE IS INSTALLED. FENCE SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

BM: 012540 Page: 00048 NCGS 76 LB 2" N(Y) = 699,995.3159' E(X) = 2,125,966.9784' NAD 83

FINAL PLAT FOR TUNBRIDGE SUBDIVISION PHASE 1

REF: D.B. 2050, PG. 366 REF: D.B. 1654, PG. 195 REF: B.M. 2006, PAGE 808

ST. MARY'S TOWNSHIP WAKE COUNTY, NORTH CAROLINA

SCALE 1"=100'

DECEMBER 19, 2005 REVISED SEPTEMBER 20, 2006 REVISED JANUARY 5, 2007 REVISED FEBRUARY 21, 2007 ZONED R-12 CU PIN # 1629.01-49-1623

(TURNBRIDGE-FPT.DWG-F)