

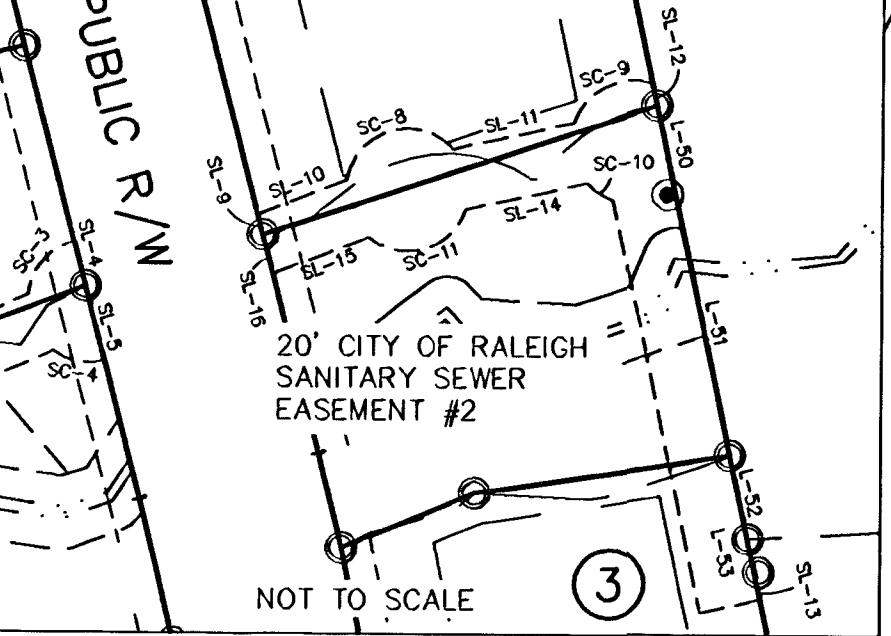
I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 13<sup>TH</sup> DAY OF JULY, 2009.



PROFESSIONAL LAND SURVEYOR (L-3794)

**SITE DATA**  
TOTAL AREA: 17.707 AC.  
LESS R/W: 2.383 AC.  
LESS OPEN SPACE: 8.855 AC.  
NET AREA: 8.469 AC.  
TOTAL # OF LOTS: 25 AVERAGE  
LOT SIZE: 0.339 AC.

**NOTES:**  
-10' PUBLIC STREET TREE EASEMENT ALONG ALL STREETS. ALL STREET TREES ARE TO BE WITHIN THE EASEMENT AND 5' MINIMUM FROM THE RIGHT OF WAY.  
-ALL OPEN SPACE ARE PRIVATELY MAINTAINED BY THE HOA.  
-NEUSE RIVER RIPARIAN BUFFER IS MEASURED 50' FROM TOP OF BANK ON EACH SIDE.  
-SEE SHEET 2 OF 2 FOR ALL TABLES AND CERTIFICATIONS.

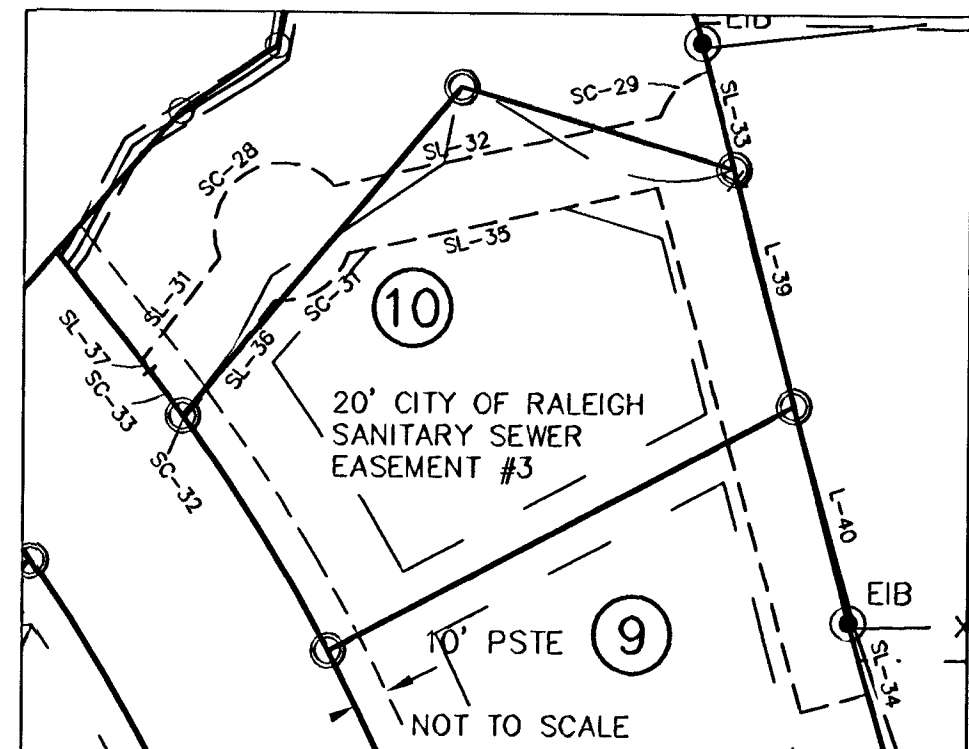


WAKE COUNTY, NC 222  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
07/13/2009 AT 13:02:28

BOOK: BH2009 PAGE: 00792

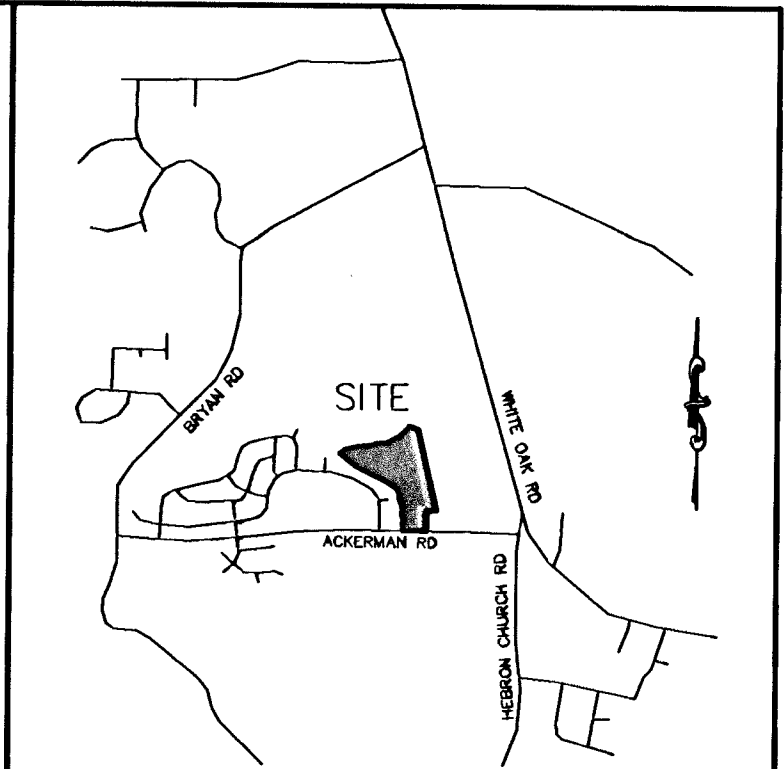
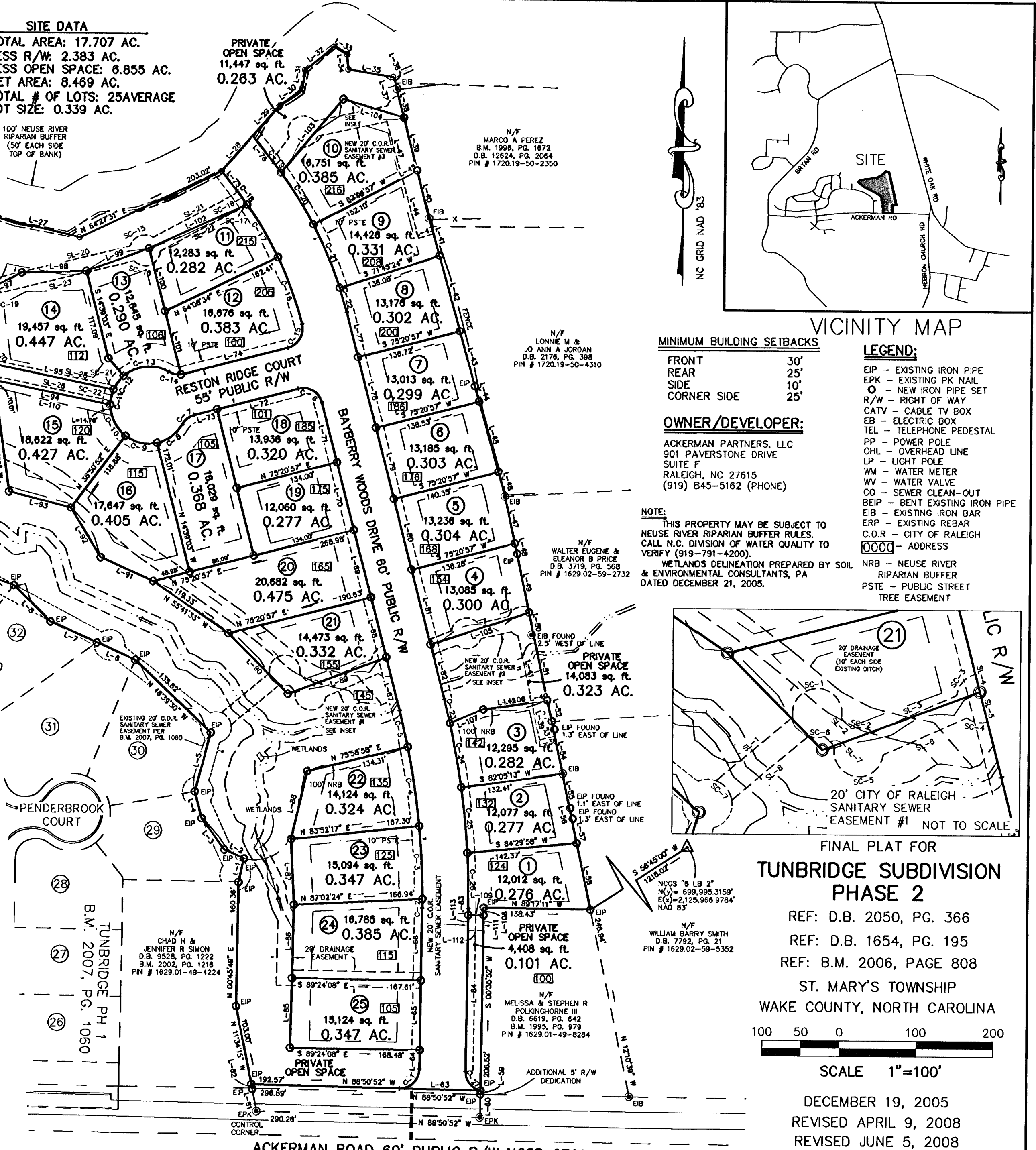
FILED FOR REGISTRATION

DATE \_\_\_\_\_  
LAURA M. RIDDICK  
REGISTER OF DEEDS  
WAKE COUNTY  
BY: \_\_\_\_\_  
ASST./DEPUTY  
TIME: \_\_\_\_\_  
RECORDED IN B.M. 2009 PAGE 792



**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 IN ANY HOMES.  
9. A MINIMUM 42" HIGH SPLIT RAIL OR PICKET FENCE SHALL BE PROVIDED ON THE NORTH AND WEST SIDE OF THE SIMON PROPERTY (P.L.N. 1629.01-49-4224) AND SHALL BE INSTALLED WHEN THE SUBDIVISION INFRASTRUCTURE IS INSTALLED. FENCE THE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



**MINIMUM BUILDING SETBACKS**

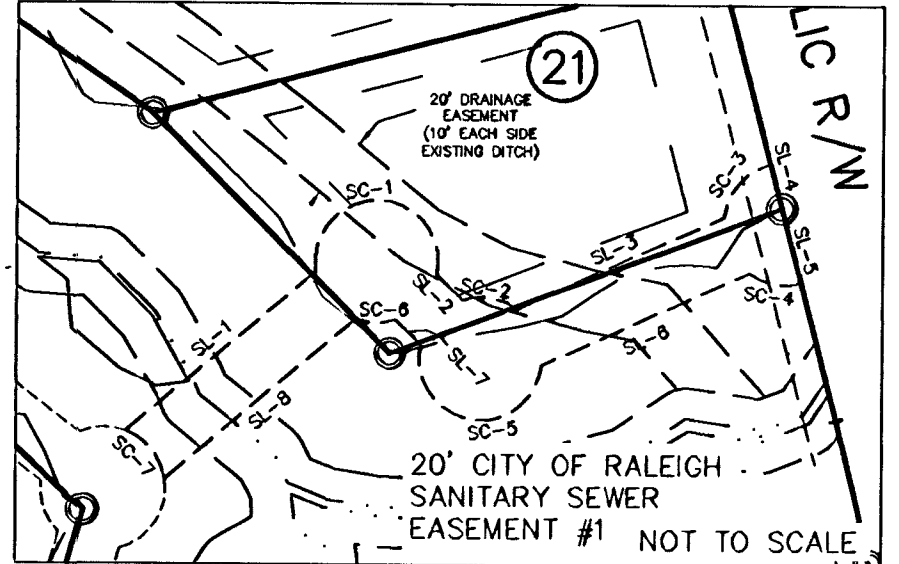
FRONT	30'
REAR	25'
SIDE	10'
CORNER SIDE	25'

**LEGEND:**

EIP - EXISTING IRON PIPE
EPK - EXISTING PK NAIL
○ - 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
□□□□ - ADDRESS
NRB - NEUSE RIVER
RI - RIPARIAN BUFFER
PSTE - PUBLIC STREET TREE EASEMENT

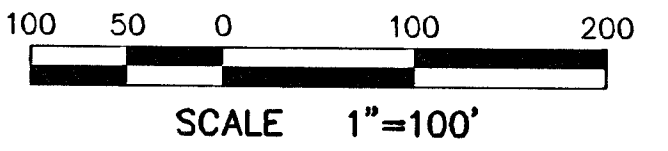
**OWNER/DEVELOPER:**  
ACKERMAN PARTNERS, LLC  
901 PAVERSTONE DRIVE  
SUITE F  
RALEIGH, NC 27615  
(919) 845-5162 (PHONE)

**NOTE:**  
THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).  
WETLANDS DELINEATION PREPARED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA DATED DECEMBER 21, 2005.



**FINAL PLAT FOR TUNBRIDGE SUBDIVISION PHASE 2**

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 APRIL 9, 2008  
REVISED JUNE 5, 2008  
REVISED JULY 13, 2009  
ZONED R-12 CU  
PIN # 1629.01-49-4860

SHEET 1 OF 2

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, PROFESSIONAL LAND SURVEYOR NO. L - 3794