

BOOK OF MAPS 1998, PAGE 1878

NOTES:

- AREAS BY COORDINATE CALCULATION.
- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
- SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
- NO GRID OR CONTROL MONUMENTS FOUND WITHIN 2000' OF PROPERTY.
- DASHED LINES REPRESENT LINES NOT SURVEYED.
- APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE.
- IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 15% OF THE SUBDIVISION. IMPERVIOUS SURFACE LIMITS WILL BE STRICTLY ENFORCED INTO PERPETUITY.
- ROAD MAINTENANCE AGREEMENT RECORDED AT BOOK 20106, PAGE 2721.

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 services providers and public service vehicles may be unable to provide adequate service to the residents of the subdivision.

YHS
 SUBDIVIDER: YAN SOLIHIN
 OWNER: YAN SOLIHIN
 711 CONESUS LANE
 WINTER SPRINGS, FL. 32708
 DATE: 2/21/2026
 (SEE NCOS 136-102.6(F) FOR SUBDIVISION STREET DISCLOSURE STATEMENT).

Minor-Limited Certification

Wake County Certification

Ambuss Brown, 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(c) and that it meets all statutory requirements for recording. Because of its "minor limited" status, the county has not reviewed this 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 3/13/26
 Date 2/26/26 Planning Director/Review Officer: Ambuss Brown for CE

WAKE COUNTY, NORTH CAROLINA
 I, certify that I am (we are) the owner 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: YHS Date: 2/2/2026
 I certify that the following person(s) personally appeared before me acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
 Splitting Land
 Date 2/2/2026 2025
 Notary Public
 My commission expires: 06/16/2026

LEGEND

- EIP = EXISTING IRON PIPE
- ECM = EXISTING CONCRETE MONUMENT
- ERB = EXISTING RE-BAR
- IPS = IRON PIPE SET
- O = COMPUTED POINT NOT FOUND OR SET
- CP = POWER POLE
- CATV = CABLE T.V. BOX
- OHE = OVERHEAD ELECTRIC
- R/W = RIGHT-OF-WAY
- C.L. = CENTERLINE
- N/F = NOW OR FORMERLY
- TVPZ = TREE & VEGETATION PROTECTION ZONE
- NRB = NEUSE RIVER RIPARIAN BUFFER, MEASURED 50' FROM TOP OF BANK, BOTH SIDES
- 0000 = WAKE COUNTY ADDRESS
- (W) = EXISTING WELL
- EP = EDGE OF PAVEMENT

**IMPERVIOUS CALCULATIONS
 LOT 1 & LOT 2**

LOT 1	ZONED: R-30
INDIVIDUAL WELL & SEPTIC	
1.13 ACS. / 49,280 SF. / 15% IMPERVIOUS	
MISA =	7,392 SF.
LOT 2	ZONED: R-30
INDIVIDUAL WELL & SEPTIC	
6.10 ACS. / 265,538 SF. / 15% IMPERVIOUS	
MISA =	39,830 SF.

A PORTION OF THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA. LOCATED IN ZONE "X"
 REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720160800J
 DATED: MAY 2, 2006

A PORTION OF THIS PROPERTY IS LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA. "ZONE AE"
 A PORTION IS LOCATED IN "ZONE X"
 REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720069800K
 DATED: JULY 19, 2022

STORMWATER MANAGEMENT CERTIFICATION
 Molly Zahorian
 I CERTIFY THAT THE PLAT SHOWN HERON 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.
 Molly Zahorian 2/24/26
 STORMWATER MANAGEMENT DATE

Register of Deeds
 Tammy L. Brunner
 Wake County, NC
 02/26/2026 11:52:03 AM
 B: BM2026 P: 00363 Pages: 1
 Recording Fee: \$21.00

DOCUMENT # 2026020368

REFERENCES

- B.M. 1998, PG. 1878.
- B.M. 1995, PG. 1255.
- B.M. 1987, PG. 964.
- B.M. 1997, PG. 2105.
- B.M. 1994, PG. 1697.
- ALL PLATS AND DEEDS SHOWN WITH ADJOINERS.
- WAKE COUNTY G.I.S. MAPS AND INFORMATION
- B.M. 2005, PG. 2569

LINE TABLE

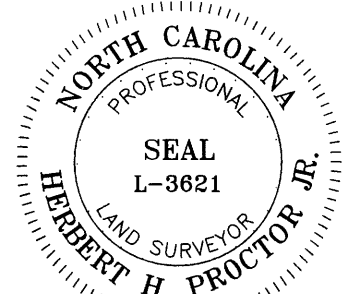
LINE	BEARING	DISTANCE
L1	S34°08'43"W	114.94
L2	S34°06'58"W	50.02
L3	S33°57'29"W	70.46
L4	N19°53'11"W	76.61
L5	N77°58'32"E	37.24
L11	N84°32'51"E	61.96
L12	S86°51'07"E	68.25
L13	N70°41'19"E	93.39
L14	N79°29'45"E	68.08
L15	S10°42'39"E	33.79
L16	N79°19'21"E	86.05
L17	N77°47'09"E	50.85

LINE TABLE

LINE	BEARING	DISTANCE
L18	S12°22'36"E	37.85'
L19	S77°37'24"W	24.77'
L20	N78°02'00"W	87.99'
L21	N68°55'17"W	82.41'

I, Herbert H. Proctor Jr., 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.

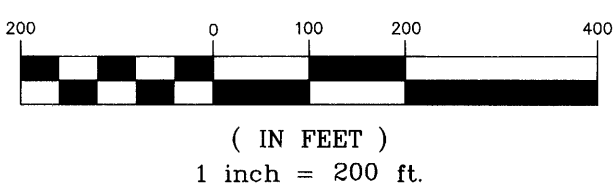
I, Herbert H. Proctor Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 14717, page 2670); that the boundaries not surveyed are clearly indicated as drawn from references noted on said map; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended, witness my original signature, license number and seal this 30th day of December, 2025



INGRESS & EGRESS EASEMENT

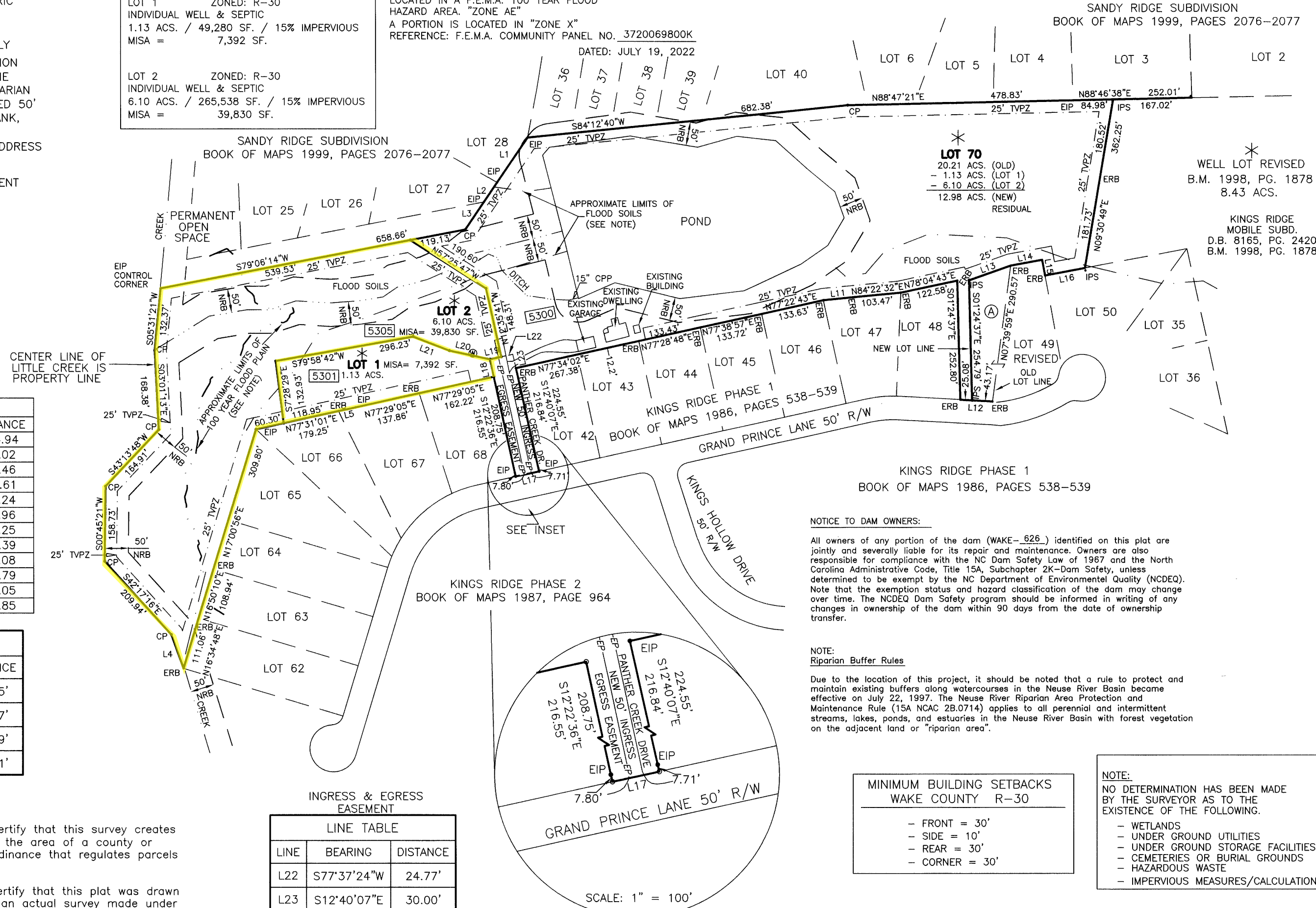
LINE	BEARING	DISTANCE
L22	S77°37'24"W	24.77'
L23	S12°40'07"E	30.00'

GRAPHIC SCALE



NOTE: LOCATION OF 100 YEAR FLOOD PLAIN AND FLOOD HAZARD SOILS TAKEN FROM B.M. 1998, PG. 1878

OWNER: YAN SOLIHIN & LIE HWA LIM
 5300 PANTHER CREEK DRIVE
 RALEIGH, N.C. 27603



NOTICE TO DAM OWNERS:

All owners of any portion of the dam (WAKE-526) identified on this plat are jointly and severally liable for its repair and maintenance. Owners are also responsible for compliance with the NC Dam Safety Law of 1987 and the North Carolina Administrative Code, Title 15A, Subchapter 2K-Dam Safety, unless determined to be exempt by the NC Department of Environmental Quality (NCEQ). Note that the exemption status and hazard classification of the dam may change over time. The NCEQ Dam Safety program should be informed in writing of any changes in ownership of the dam within 90 days from the date of ownership transfer.

NOTE: Riparian Buffer Rules

Due to the location of this project, it should be noted that a rule to protect and maintain existing buffers along watercourses in the Neuse River Basin became effective on July 22, 1997. The Neuse River Riparian Area Protection and Maintenance Rule (15A NCAC 2B.0714) applies to all perennial and intermittent streams, lakes, ponds, and estuaries in the Neuse River Basin with forest vegetation on the adjacent land or "riparian area".

**MINIMUM BUILDING SETBACKS
 WAKE COUNTY R-30**

- FRONT = 30'
- SIDE = 10'
- REAR = 30'
- CORNER = 30'

NOTE:

- NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING.
- WETLANDS
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS
- HAZARDOUS WASTE
- IMPERVIOUS MEASURES/CALCULATIONS

CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST
 I HEREBY CERTIFY THAT LOT(S) 70, 20.21 ACS. (OLD) - 1.13 ACS. (LOT 1) - 6.10 ACS. (LOT 2) 12.98 ACS. (NEW) RESIDUAL AS INDICATED BELOW 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. 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) 70, 20.21 ACS. (OLD) - 1.13 ACS. (LOT 1) - 6.10 ACS. (LOT 2) 12.98 ACS. (NEW) RESIDUAL HAVE BEEN REVIEWED AS APPROPRIATE AND AS INDICATED BELOW 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. 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 APPLICABLE PERMITS.
 N.C. LICENSED SOIL SCIENTIST (SEAL) 1-23-26

CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST FOR EXISTING STRUCTURE WITH RESPECT TO RECOMBINATION OF PROPER LINES
 I HEREBY CERTIFY THAT LOT(S) 70, 20.21 ACS. (OLD) - 1.13 ACS. (LOT 1) - 6.10 ACS. (LOT 2) 12.98 ACS. (NEW) RESIDUAL AS INDICATED BELOW 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. FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE EXISTING WASTEWATER SYSTEMS IS LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT LOT(S) AND MEETS MINIMUM SETBACK REQUIREMENTS AS SPECIFIED IN THE ABOVE MENTIONED REGULATIONS.
 THIS CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK OR WASTEWATER SYSTEM MODIFICATIONS/REPAIRS. ADDITIONALLY, ANY CHANGE IN USE, SITE ALTERATION OR MISREPRESENTATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.
 N.C. LICENSED SOIL SCIENTIST (SEAL) 1-23-26

NOTE:
 BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH "", THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET." [14-14-1.2(A-H)]
 *THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA" [14-14-1.2(A-H)]

PLG-004430-2023

STEWART-PROCTOR, PLLC
 ENGINEERING and SURVEYING
 (FIRM LICENSE NUMBER P-0148)
 319 CHAPANOKE ROAD SUITE 106
 RALEIGH, NC 27603
 TEL. 919 779-1855 FAX 919 779-1661

**MINOR-LIMITED SUBDIVISION FOR
 YAN SOLIHIN & LIE HWA LIM
 LOT 1 and LOT 2**

DATE: 12/01/25	SURVEYED BY: RBJ	JOB:	PANTHER BRANCH TOWNSHIP	NORTH CAROLINA
SCALE: 1"=200'	DRAWN BY: MSR	DWG. NO.:	FR-MINOR-PLT	WAKE COUNTY
REVISIONS:			ZONED: R-30	P.I.N. 1608-05-6307