

**SURVEYOR'S CERTIFICATE**

I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 67.872±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (F)(11)(A). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



**V1 - FSP-25-01  
Point South Ph 10**

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_.

JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBE HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ROLESVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_ A NOTARY PUBLIC OF THE COUNT AND AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FORGOING DOCUMENT. WITNESS MY HAND AND SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

I \_\_\_\_\_ HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF ROLESVILLE HAS BEEN RECEIVED AND THAT THE FILING FEES FOR THIS PLOT, IN THE AMOUNT OF \_\_\_\_\_ HAVE BEEN PAID.

SUBDIVISION ADMINISTRATION \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, \_\_\_\_\_ REVIEW OFFICER FOR THE TOWN OF ROLESVILLE, NC CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**GENERAL NOTES**

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A SUBDIVISION PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: R & PUD
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M COMMUNITY PANEL #3720176800K DATED JULY 19, 2022.
- REFERENCES: AS SHOWN.  
PIN: 1768254698, 1768043342, 1768131851
- UTILITY STATEMENT  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- THIS FINAL PLAT AND ALL PRECEDING DEVELOPMENT ENTITLEMENTS PRE-DATE THE ADOPTION ON 8/2/22 BY THE TOWN OF ROLESVILLE OF THE GREENWAY PLAN AND BICYCLE PLANS; AND THIS DEVELOPMENT IS NOT REQUIRED TO COMPLY.

**McAdams**  
The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919.361.5000  
fax 919.361.2269  
license number: C-0293, C-187

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**CLIENT**

ASHTON RALEIGH RESIDENTIAL, LLC  
5711 SIX FORKS ROAD, SUITE 300  
RALEIGH, NC 27609  
PHONE: 919.232.3695  
CONTACT: BOB MISHLER

**THE POINT**  
PHASE 10 SUBDIVISION PLAT  
EAST YOUNG STREET  
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. AWH20000  
FILENAME AWH20000-F5  
CHECKED BY JBT  
DRAWN BY KMM  
SCALE NTS  
DATE 12.17.2024

**SHEET**

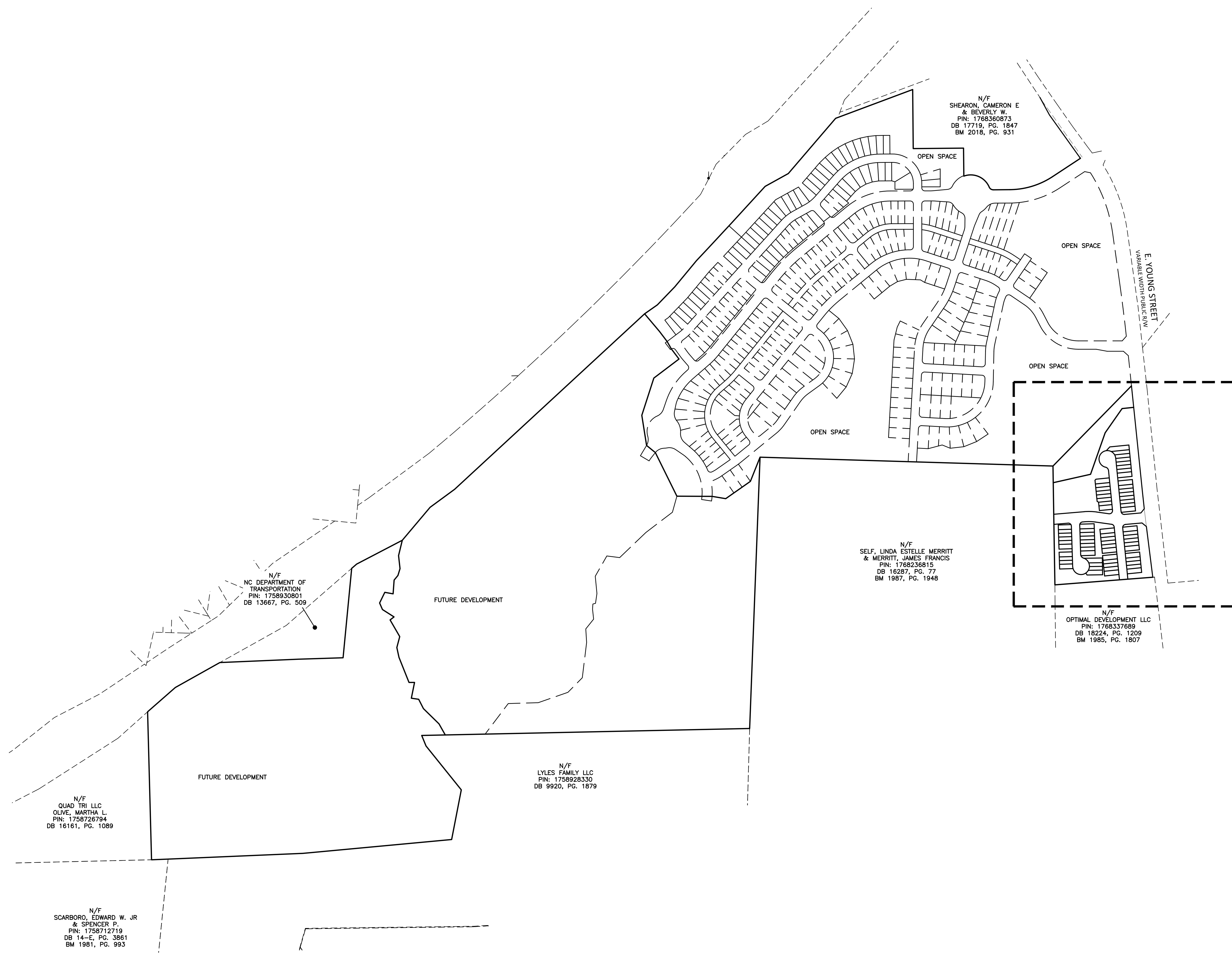
**FINAL PLAT**

**1-5**



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PHASE 10 SUBDIVISION PLAT  
EAST YOUNG STREET  
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



N/F  
SHEARON, CAMERON E  
& BEVERLY W.  
PIN: 1768360873  
DB 17719, PG. 1847  
BM 2016, PG. 931

N/F  
NC DEPARTMENT OF  
TRANSPORTATION  
PIN: 1758930801  
DB 13667, PG. 509

N/F  
SELF, LINDA ESTELLE MERRITT  
& MERRITT, JAMES FRANCIS  
PIN: 1768236815  
DB 16287, PG. 77  
BM 1987, PG. 1948

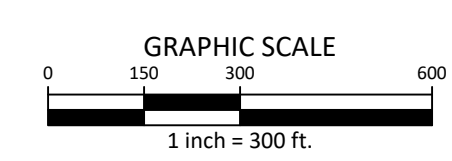
N/F  
OPTIMAL DEVELOPMENT LLC  
PIN: 1768337689  
DB 18224, PG. 1209  
BM 1985, PG. 1807

N/F  
LYLES FAMILY LLC  
PIN: 1758928330  
DB 9920, PG. 1879

N/F  
QUAD TRI LLC  
OLIVE, MARTHA L.  
PIN: 1758726794  
DB 16161, PG. 1089

N/F  
SCARBORO, EDWARD W. JR  
& SPENCER P.  
PIN: 1758712719  
DB 14-E, PG. 3861  
BM 1981, PG. 993

SITE AREA TABLE-PHASE 10	
ORIGINAL SITE AREA.....	11.50 ACRES
LOT AREA (68 LOTS).....	3.19 ACRES
OPEN SPACE AREA (3 LOTS).....	6.19 ACRES
RIGHT OF WAY AREA.....	2.11 ACRES
TOTAL.....	11.50 ACRES



**REVISIONS**  
NO. DATE

**PLAN INFORMATION**  
PROJECT NO. AWH20000  
FILENAME AWH20000-F5  
CHECKED BY JBT  
DRAWN BY KMM  
SCALE 1"=300'  
DATE 12.17.2024

**SHEET**

**FINAL PLAT**

X:\Project\AWH\AWH-20000\02\_Geomatics\Survey\Plat\AWH20000-F5 Pl. 10.dwg, 12/17/2024 2:26:32 PM, Katie Martin



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**THE POINT**  
PHASE 10 SUBDIVISION PLAT  
EAST YOUNG STREET

WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



**REVISIONS**

NO. DATE

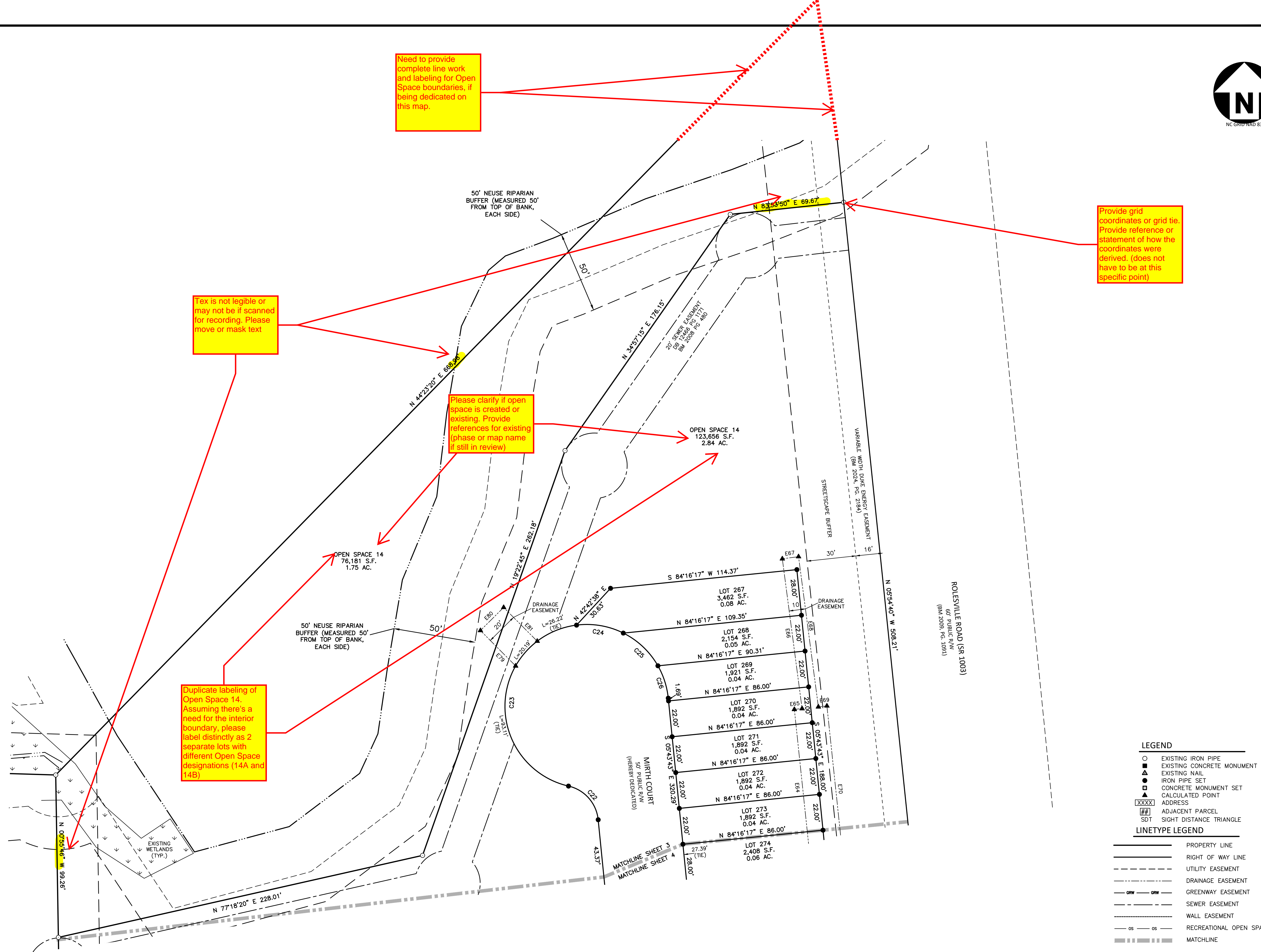
**PLAN INFORMATION**

PROJECT NO. AWH20000  
FILENAME AWH20000-F5  
CHECKED BY JBT  
DRAWN BY KMM  
SCALE 1"=30'  
DATE 12.17.2024

**SHEET**

**FINAL PLAT**

**3-5**



Need to provide complete line work and labeling for Open Space boundaries, if being dedicated on this map.

Provide grid coordinates or grid tie. Provide reference or statement of how the coordinates were derived. (does not have to be at this specific point)

Text is not legible or may not be scanned for recording. Please move or mask text

Please clarify if open space is created or existing. Provide references for existing (phase or map name if still in review)

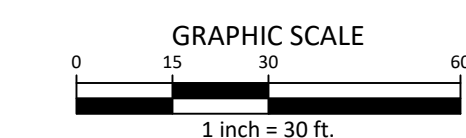
Duplicate labeling of Open Space 14. Assuming there's a need for the interior boundary, please label distinctly as 2 separate lots with different Open Space designations (14A and 14B)

- LEGEND**
- EXISTING IRON PIPE
  - EXISTING CONCRETE MONUMENT
  - ▲ EXISTING WALL
  - IRON PIPE SET
  - CONCRETE MONUMENT SET
  - ▲ CALCULATED POINT
  - XXXXX ADDRESS
  - ▭ ADJACENT PARCEL
  - SDT SIGHT DISTANCE TRIANGLE

**LINETYPE LEGEND**

- PROPERTY LINE
- RIGHT OF WAY LINE
- - - UTILITY EASEMENT
- - - DRAINAGE EASEMENT
- GREENWAY EASEMENT
- - - SEWER EASEMENT
- - - WALL EASEMENT
- - - RECREATIONAL OPEN SPACE
- MATCHLINE

- HATCH LEGEND**
- WETLAND
  - TREE PROTECTION AREA





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**THE POINT**  
PHASE 10 SUBDIVISION PLAT  
EAST YOUNG STREET  
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. AWH20000  
FILENAME AWH20000-F5  
CHECKED BY JBT  
DRAWN BY KMM  
SCALE 1"=30'  
DATE 12.17.2024

**SHEET**

**FINAL PLAT**

**4-5**



**LEGEND**

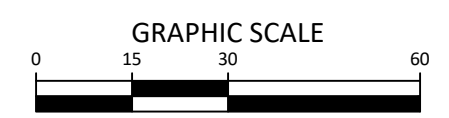
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- ▲ IRON PIPE SET
- ▣ CONCRETE MONUMENT SET
- ▲ CALCULATED POINT
- XXXX ADDRESS
- ▭ ADJACENT PARCEL
- SDT SIGHT DISTANCE TRIANGLE

**LINETYPE LEGEND**

- PROPERTY LINE
- RIGHT OF WAY LINE
- - - UTILITY EASEMENT
- - - DRAINAGE EASEMENT
- GRW — GREENWAY EASEMENT
- - - SEWER EASEMENT
- - - WALL EASEMENT
- - - RECREATIONAL OPEN SPACE
- MATCHLINE

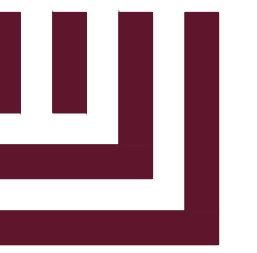
**HATCH LEGEND**

- WETLAND
- TREE PROTECTION AREA



X:\Projects\AWH20000\Drawings\AWH20000-F5.Plt, 12/17/2024 2:26:35 PM, Katie Martin

N/F  
OPTIMAL DEVELOPMENT LLC  
PIN: 1768337689  
DB 18224, PG. 1209  
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SHEET

FINAL PLAT

5-5

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains data for curves C1 through C29.

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains data for curve EC1.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for lines E1 through E60.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for lines E61 through E108.

Missing curve information for all lots. Please add lot curve tables.