

**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.

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

JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472



# V1 - FSP-25-02 - Phase 3 of The Point South

**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**  
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fax 919.361.2269  
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**CLIENT**

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

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 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 \_\_\_\_\_

**THE POINT**  
PHASE 3 SUBDIVISION PLAT  
EAST YOUNG STREET  
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

**REVISIONS**

NO.	DATE

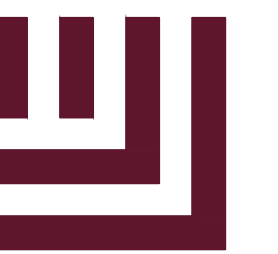
**PLAN INFORMATION**

PROJECT NO.	AWH20000
FILENAME	AWH20000-F6
CHECKED BY	JBT
DRAWN BY	KMM
SCALE	NTS
DATE	12.17.2024

**SHEET**

**FINAL PLAT**

# 1-6



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**THE POINT**  
**PHASE 3 SUBDIVISION PLAT**  
**EAST YOUNG STREET**  
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



**REVISIONS**

NO. DATE

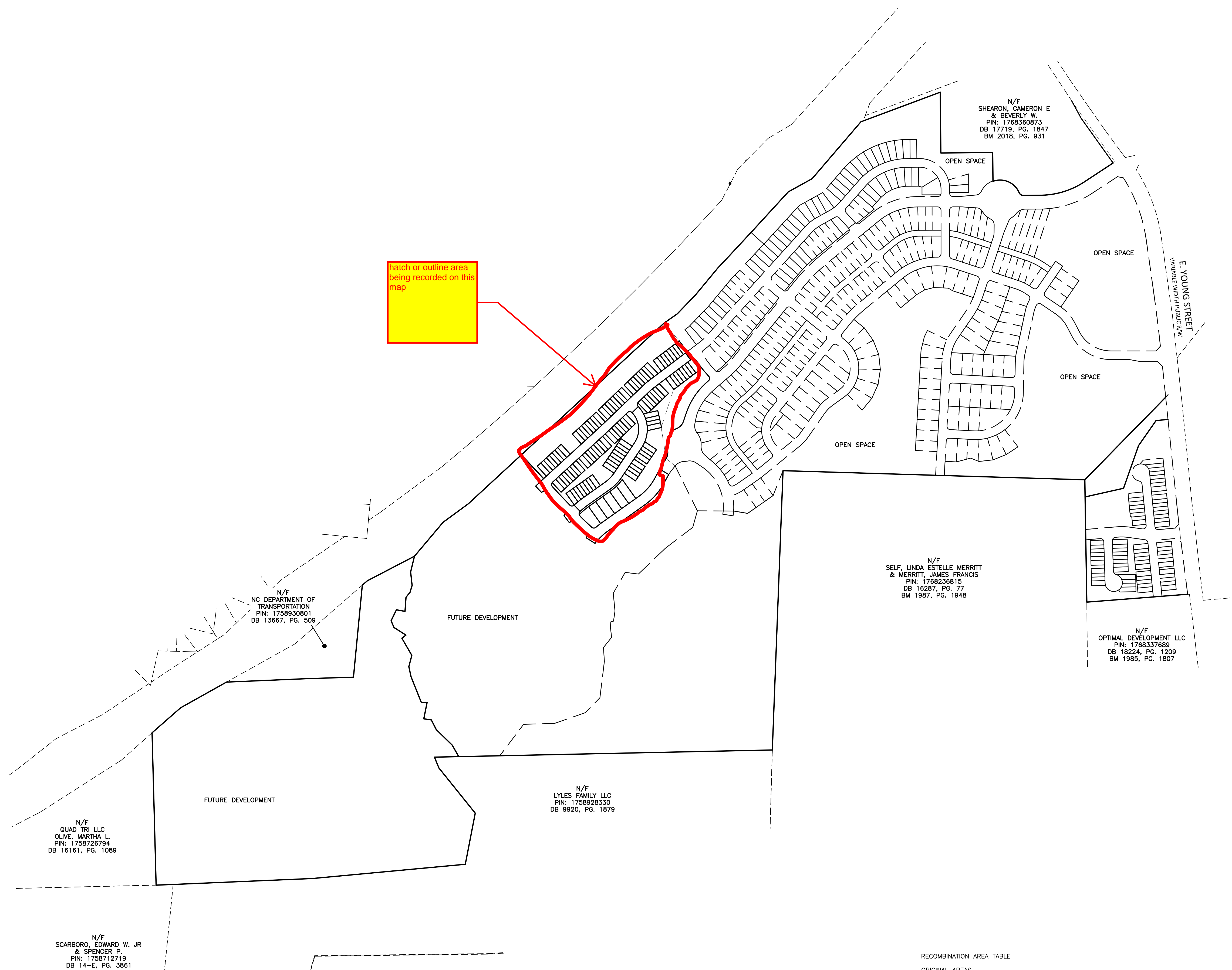
**PLAN INFORMATION**

PROJECT NO. AWH20000  
FILENAME AWH20000-F6  
CHECKED BY JBT  
DRAWN BY KMM  
SCALE 1"=300'  
DATE 12.17.2024

**SHEET**

**FINAL PLAT**

**2-6**



hatch or outline area  
being recorded on this  
map

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

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

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

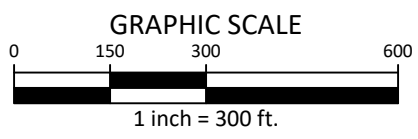
N/F  
SCARBORO, EDWARD W. JR  
& SPENCER P.  
PIN: 1758712719  
DB 14-E, PG. 3861  
BM 1981, PG. 993

RECOMBINATION AREA TABLE

ORIGINAL AREAS	
FUTURE DEV. 12:	46,500 S.F. 1.07 AC.
TRACT 3 FUTURE DEV.:	2,279,894 S.F. 53.34 AC.
TOTAL:	2,326,394 S.F. 53.41 AC.

SITE AREA TABLE PHASE 3

ORIGINAL SITE AREA.....	53.41 ACRES
LOT AREA (113 LOTS).....	5.44 ACRES
OPEN SPACE AREA (3 LOTS).....	5.38 ACRES
RIGHT OF WAY AREA.....	3.49 ACRES
FUTURE DEVELOPMENT.....	38.08 ACRES
TOTAL.....	53.41 ACRES



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**THE POINT**  
PHASE 3 SUBDIVISION PLAT  
EAST YOUNG STREET  
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. AWH20000  
FILENAME AWH20000-F6  
CHECKED BY JBT  
DRAWN BY KMM  
SCALE 1"=30'  
DATE 12.17.2024

**SHEET**

**FINAL PLAT**

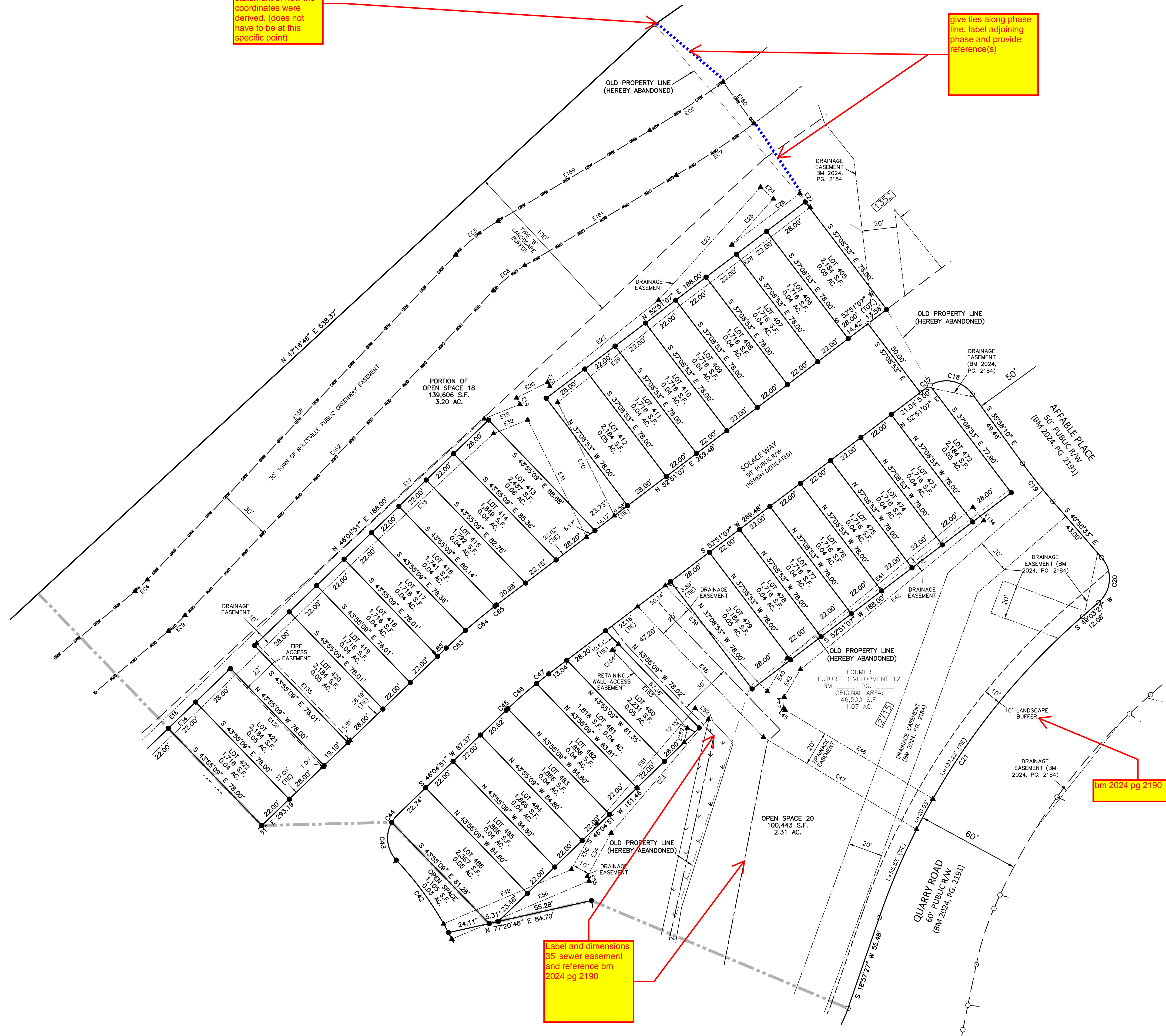
**3-6**

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)

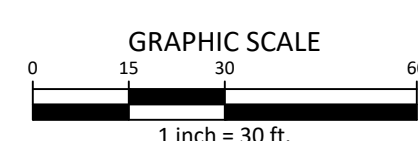
give ties along phase line, label adjoining phase and provide reference(s)

Label and dimensions 35' sewer easement and reference bm 2024 pg 2190

bm 2024 pg 2190



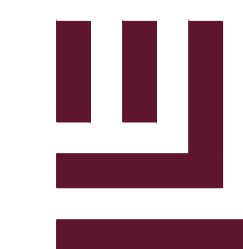
- LEGEND**
- EXISTING IRON PIPE
  - EXISTING CONCRETE MONUMENT
  - ▲ EXISTING NAIL
  - IRON PIPE SET
  - CONCRETE MONUMENT SET
  - ▲ CALCULATED POINT
  - XXXX ADDRESS
  - # ADJACENT PARCEL
  - SDT SIGHT DISTANCE TRIANGLE
- LINETYPE LEGEND**
- PROPERTY LINE
  - RIGHT OF WAY LINE
  - - - UTILITY EASEMENT
  - - - DRAINAGE EASEMENT
  - - - GREENWAY EASEMENT
  - - - SEWER EASEMENT
  - - - WALL EASEMENT
  - - - RECREATIONAL OPEN SPACE
  - ▬▬▬▬ MATCHLINE



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NC GRID ROAD 83



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**THE POINT**  
PHASE 3 SUBDIVISION PLAT  
EAST YOUNG STREET  
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



**REVISIONS**

NO. DATE

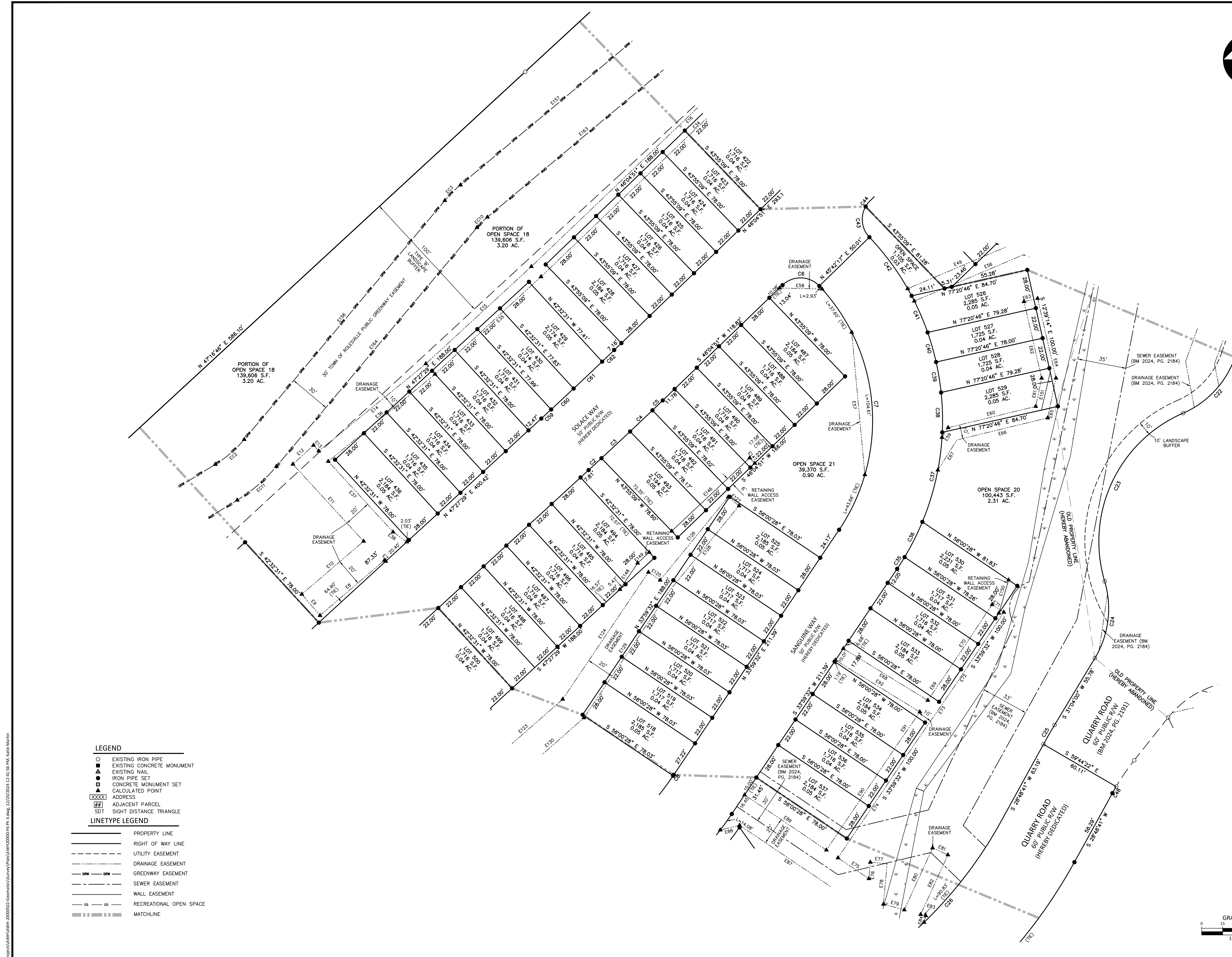
**PLAN INFORMATION**

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FILENAME AWH20000-F6  
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DRAWN BY KMM  
SCALE 1"=30'  
DATE 12.17.2024

**SHEET**

**FINAL PLAT**

**4-6**

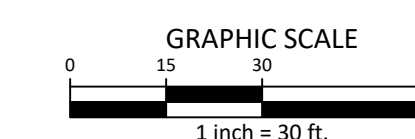


**LEGEND**

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- ▲ IRON PIPE SET
- CONCRETE MONUMENT SET
- ▲ CALCULATED MONUMENT POINT
- XXXX 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



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**THE POINT**  
PHASE 3 SUBDIVISION PLAT  
EAST YOUNG STREET  
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. AWH20000  
FILENAME AWH20000-F6  
CHECKED BY JBT  
DRAWN BY KMM  
SCALE 1"=30'  
DATE 12.17.2024

**SHEET**

**FINAL PLAT**

**5-6**



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THE POINT
PHASE 3 SUBDIVISION PLAT
EAST YOUNG STREET
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. AWH20000
FILENAME AWH20000-F6
CHECKED BY JBT
DRAWN BY KMM
SCALE NTS
DATE 12.17.2024

SHEET

FINAL PLAT

6-6

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains curve data from C1 to C69.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains line data from E1 to E100.

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains curve data from EC1 to EC12.