

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



LOTS-PER PHASE		FUTURE PLATS	
PH 2: 31	N/A		
PH 3: 12	72		
PH 6: 79	N/A		
PH 9: 8	N/A		
TOTAL: 130	72		

LOT NO	PHASE	AVERAGE LOT AREA(SF)	MAXIMUM IMPERVIOUS AREA (SF)
18-20:	9	13,512	6,756
51-55:	9	13,512	6,756
56-66:	6	13,512	6,756
67-121:	6	6,913	4,286
122-132:	2	6,913	4,286
173-184:	2	6,913	4,286
198-201:	2	6,040	4,286
251-254:	2	6,040	4,286
255-266:	3	6,040	4,286

QUANTITIES :

STREETS		
QUARRY ROAD "1"	60' R/W	120 LF
QUARRY ROAD "2"	60' R/W	2,322 LF
QUARRY ROAD "3"	80' R/W	678 LF
SOLACE WAY	50' R/W	2,454 LF
MARKEL DRIVE	50' R/W	3,142 LF
AFFABLE PLACE	50' R/W	211 LF
POSTERITY PLACE	50' R/W	1,815 LF
LISSOME LANE	50' R/W	187 LF
JOCUND STREET	50' R/W	1,566 LF
QUIET WAY	50' R/W	518 LF
CONTEMPO COURT	50' R/W	1,988 LF
FETCHING PLACE	60' R/W	436 LF
JOLLY LANE	34' PRIVATE ALLEY	2,756 LF

SETBACKS (SOUTH OF 401 BYPASS)

R1 PUD	
FRONT (FRONT LOAD)	20 FT
SIDE	5 FT
AGGREGATE SIDE	10 FT
CORNER SIDE	10 FT
REAR	15 FT
MIN LOT WIDTH	50 FT
MIN LOT AREA	6,000 FT

R2 PUD	
FRONT (FRONT LOAD)	20 FT
FRONT (ALLEY LOAD)	10 FT
SIDE	5 FT
AGGREGATE SIDE	10 FT
CORNER SIDE	10 FT
REAR (FRONT LOAD)	15 FT
REAR (ALLEY LOAD)	5 FT (RIGHT-OF-WAY)
MIN LOT WIDTH	35 FT

R3 PUD	
FRONT	20 FT
SIDE	5 FT (END UNIT)
REAR	15 FT
MIN WIDTH	20 FT

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
www.mcadamsco.com

CLIENT

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

THE POINT
 A PORTION OF PHASE 2; A PORTION OF PHASE 3;
 PHASE 6 & A PORTION OF PHASE 9
 SUBDIVISION PLAT
 EAST YOUNG STREET
 WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

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 _____

ISP-24-23

REVISIONS

NO.	DATE	COMMENTS
1	01.14.2025	TOWN COMMENTS

PLAN INFORMATION

PROJECT NO. AWH20000
FILENAME AWH20000-F4
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=40'
DATE 11.26.2024

SHEET

FINAL PLAT

1-7

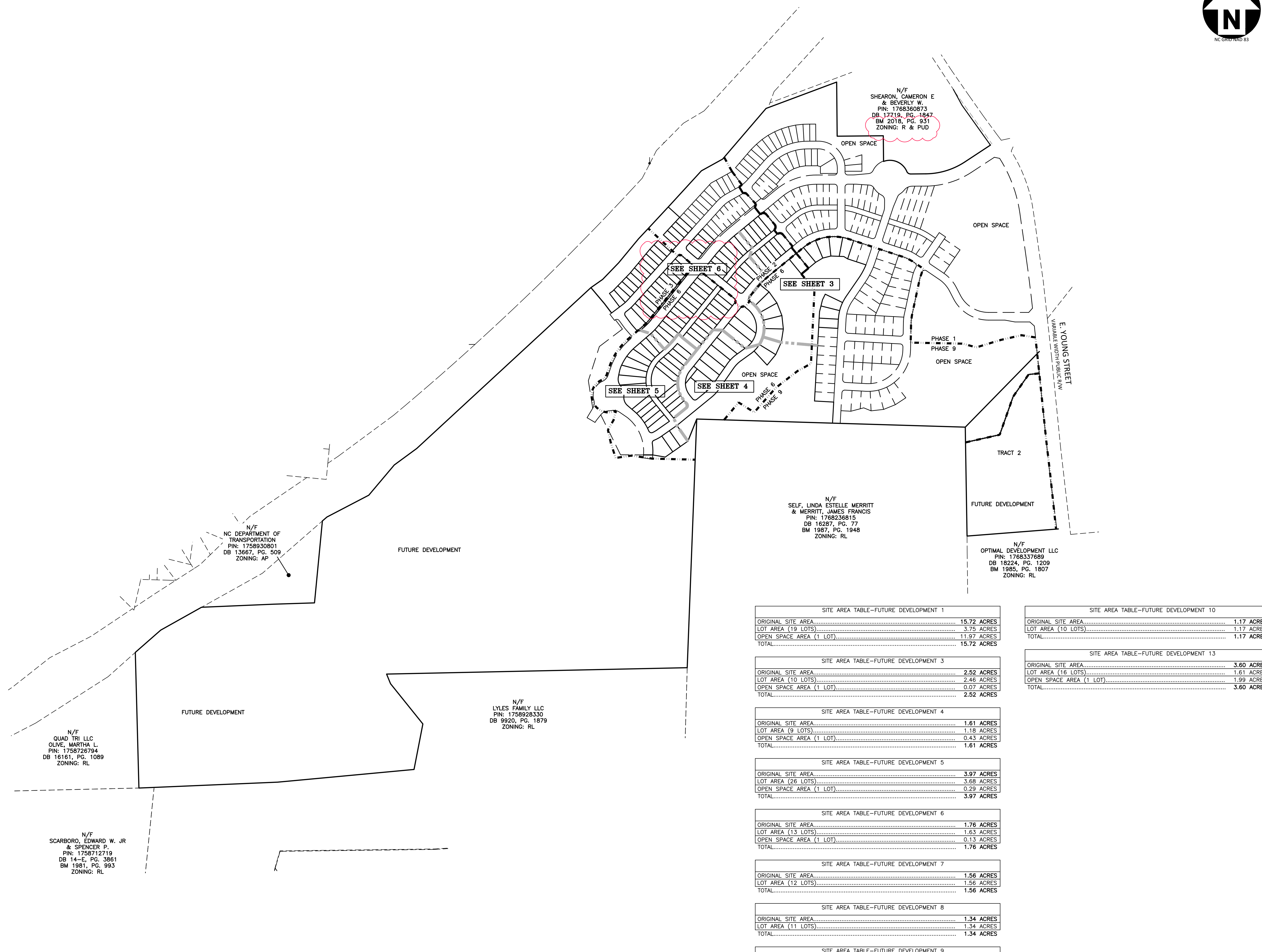


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EAST YOUNG STREET
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

FSIP-24-23



SITE AREA TABLE-FUTURE DEVELOPMENT 1	
ORIGINAL SITE AREA.....	15.72 ACRES
LOT AREA (19 LOTS).....	3.75 ACRES
OPEN SPACE AREA (1 LOT).....	11.97 ACRES
TOTAL.....	15.72 ACRES

SITE AREA TABLE-FUTURE DEVELOPMENT 10	
ORIGINAL SITE AREA.....	1.17 ACRES
LOT AREA (10 LOTS).....	1.17 ACRES
TOTAL.....	1.17 ACRES

SITE AREA TABLE-FUTURE DEVELOPMENT 13	
ORIGINAL SITE AREA.....	3.60 ACRES
LOT AREA (16 LOTS).....	1.61 ACRES
OPEN SPACE AREA (1 LOT).....	1.99 ACRES
TOTAL.....	3.60 ACRES

SITE AREA TABLE-FUTURE DEVELOPMENT 3	
ORIGINAL SITE AREA.....	2.52 ACRES
LOT AREA (10 LOTS).....	2.46 ACRES
OPEN SPACE AREA (1 LOT).....	0.07 ACRES
TOTAL.....	2.52 ACRES

SITE AREA TABLE-FUTURE DEVELOPMENT 4	
ORIGINAL SITE AREA.....	1.61 ACRES
LOT AREA (9 LOTS).....	1.18 ACRES
OPEN SPACE AREA (1 LOT).....	0.43 ACRES
TOTAL.....	1.61 ACRES

SITE AREA TABLE-FUTURE DEVELOPMENT 5	
ORIGINAL SITE AREA.....	3.97 ACRES
LOT AREA (26 LOTS).....	3.68 ACRES
OPEN SPACE AREA (1 LOT).....	0.29 ACRES
TOTAL.....	3.97 ACRES

SITE AREA TABLE-FUTURE DEVELOPMENT 6	
ORIGINAL SITE AREA.....	1.76 ACRES
LOT AREA (13 LOTS).....	1.63 ACRES
OPEN SPACE AREA (1 LOT).....	0.13 ACRES
TOTAL.....	1.76 ACRES

SITE AREA TABLE-FUTURE DEVELOPMENT 7	
ORIGINAL SITE AREA.....	1.56 ACRES
LOT AREA (12 LOTS).....	1.56 ACRES
TOTAL.....	1.56 ACRES

SITE AREA TABLE-FUTURE DEVELOPMENT 8	
ORIGINAL SITE AREA.....	1.34 ACRES
LOT AREA (11 LOTS).....	1.34 ACRES
TOTAL.....	1.34 ACRES

SITE AREA TABLE-FUTURE DEVELOPMENT 9	
ORIGINAL SITE AREA.....	0.41 ACRES
LOT AREA (4 LOTS).....	0.41 ACRES
TOTAL.....	0.41 ACRES

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

FUTURE DEVELOPMENT

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

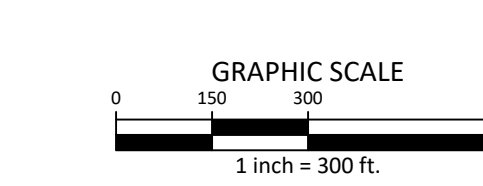
N/F
OPTIMAL DEVELOPMENT LLC
PIN: 1768337689
DB 18224, PG. 1209
BM 1985, PG. 1807
ZONING: RL

FUTURE DEVELOPMENT

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

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

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



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REVISIONS

NO.	DATE	TOWN COMMENTS
1	01.14.2025	TOWN COMMENTS

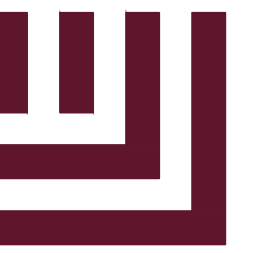
PLAN INFORMATION

PROJECT NO. AWH20000
FILENAME AWH20000-F4
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=300'
DATE 11.26.2024

SHEET

FINAL PLAT





McADAMS

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Durham, NC 27713

phone 919.361.5000

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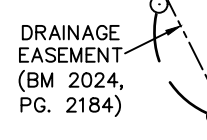
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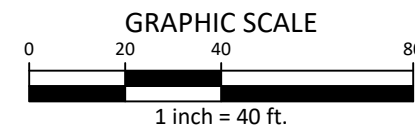
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EAST YOUNG STREET

WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



REPEAT: Add match line with sheet references; this comment applies to all relevant locations on each sheet

- LEGEND**
- EXISTING IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - ▲ EXISTING NAIL
 - IRON PIPE SET
 - CONCRETE MONUMENT SET
 - ▲ CALCULATED POINT
 - XXXX ADDRESS
 - M.L. MATCHLINE



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FSF-24-23



REVISIONS

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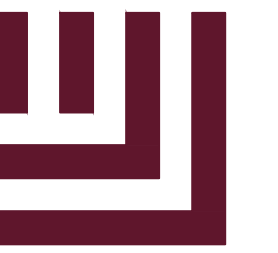
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PROJECT NO. AWH20000
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 SCALE 1"=40'
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SHEET

FINAL PLAT

3-7



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EAST YOUNG STREET

WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

FSIP-24-23



REVISIONS

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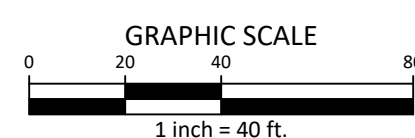
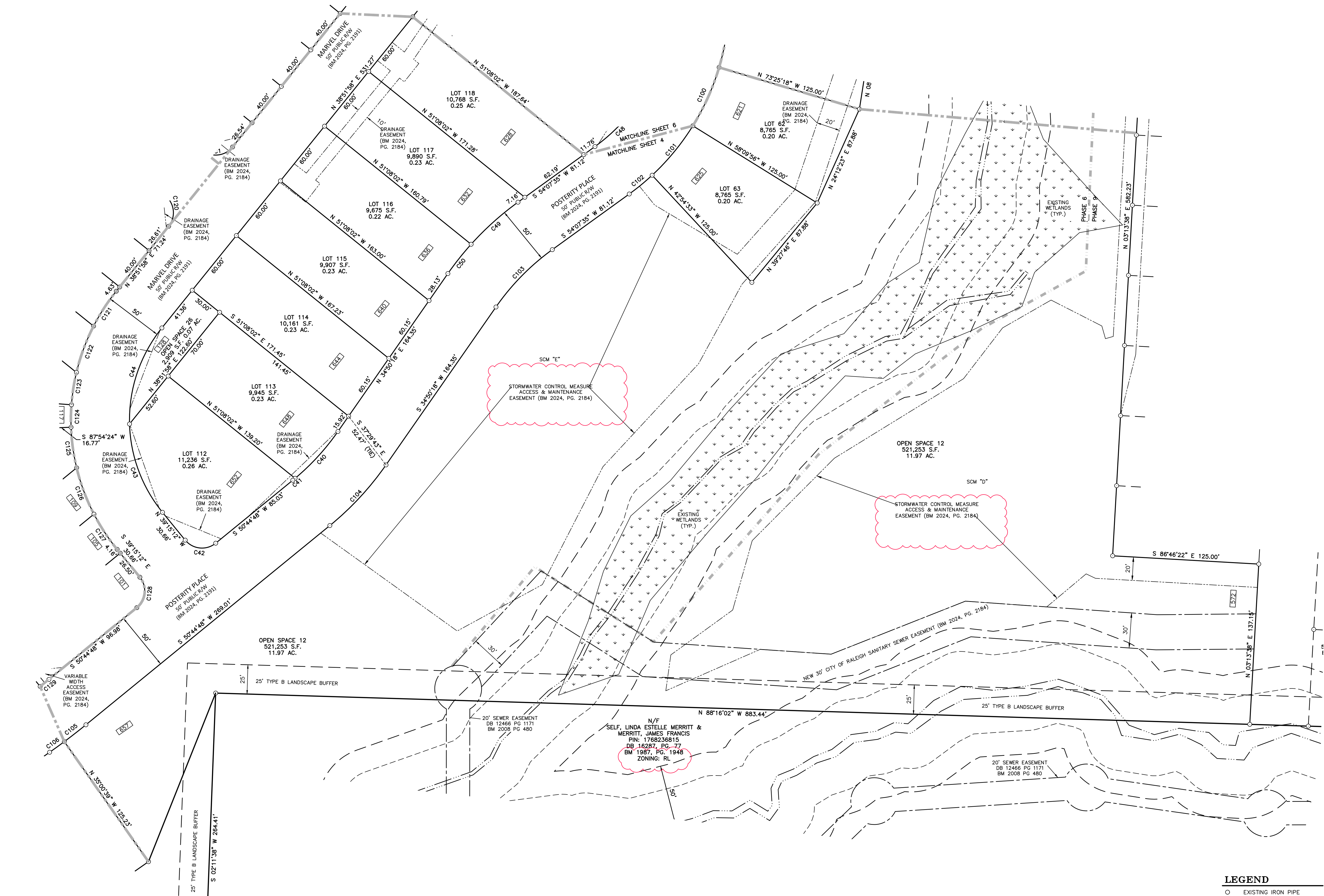
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SHEET

FINAL PLAT

4-7



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 - ▲ EXISTING NAIL
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 - CONCRETE MONUMENT SET
 - ▲ CALCULATED POINT
 - XXXXX ADDRESS
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Durham, NC 27713

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REVISIONS

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PLAN INFORMATION

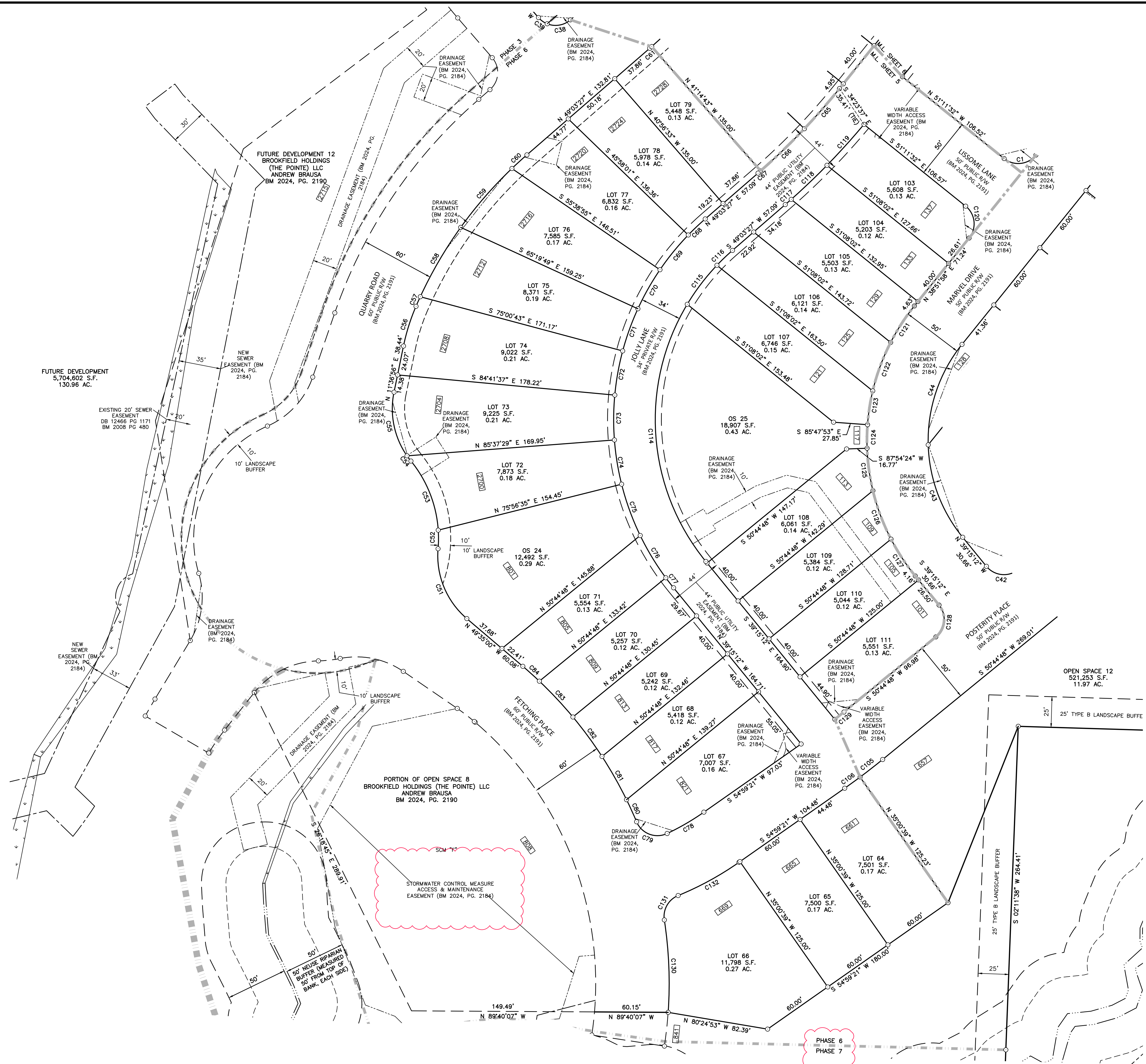
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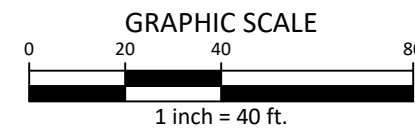
FINAL PLAT

5-7

FSIP-24-23



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EAST YOUNG STREET

WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

FS2-24-23



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FINAL PLAT

6-7



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