

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
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-197
www.mcadamsco.com

CLIENT
ASHTON RALEIGH RESIDENTIAL, LLC
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.

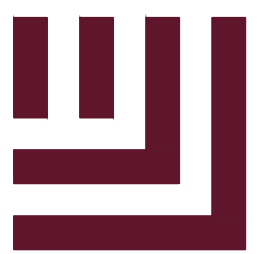
REVIEW OFFICER DATE _____

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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WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO. DATE

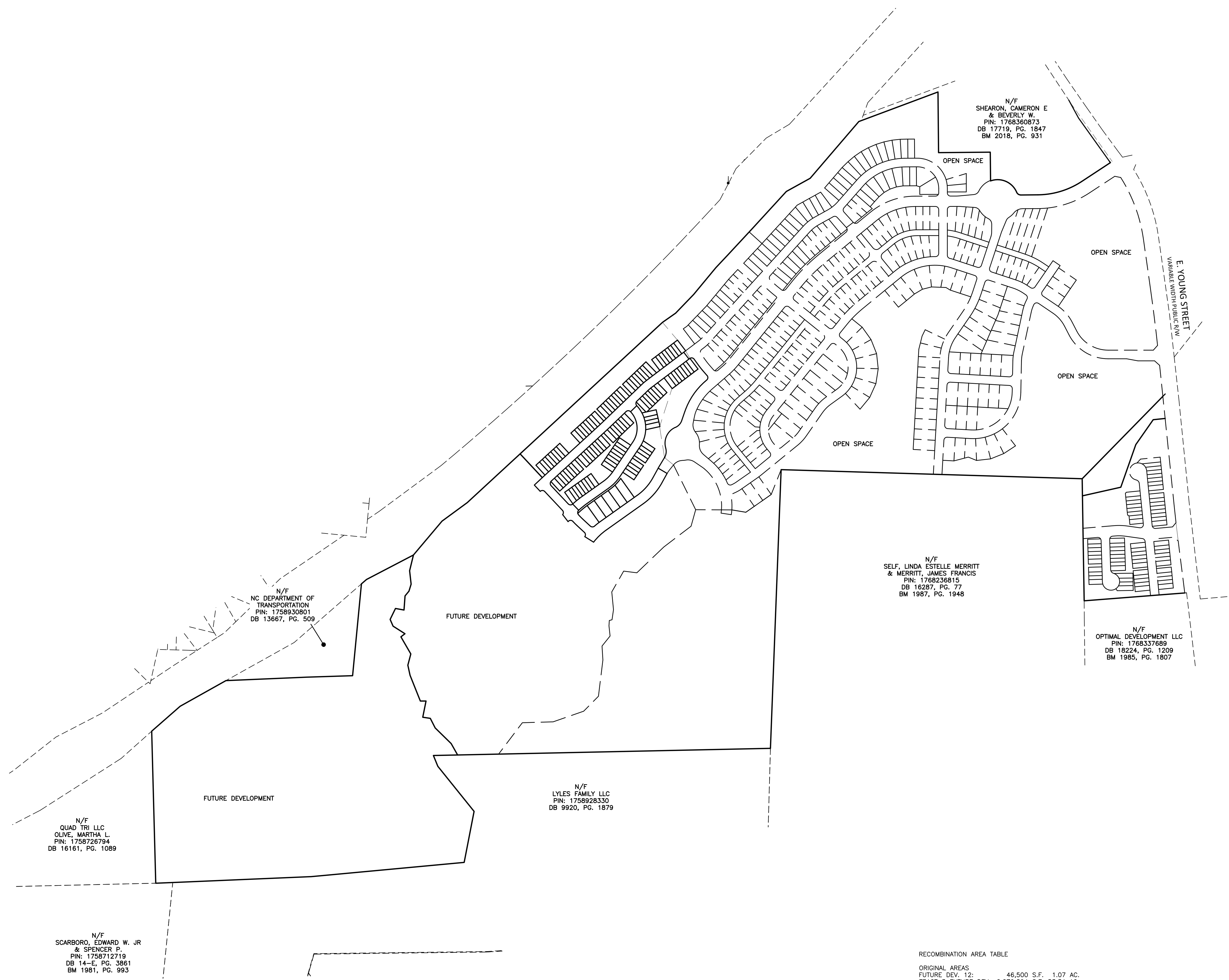
PLAN INFORMATION

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

SHEET

FINAL PLAT

2-6

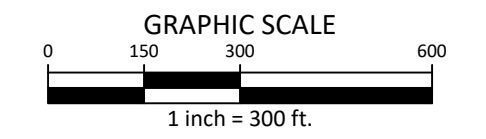


RECOMBINATION AREA TABLE

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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CLIENT
 ASHTON RALEIGH RESIDENTIAL, LLC
 5711 SIX FORKS ROAD, SUITE 300
 RALEIGH, NC 27609
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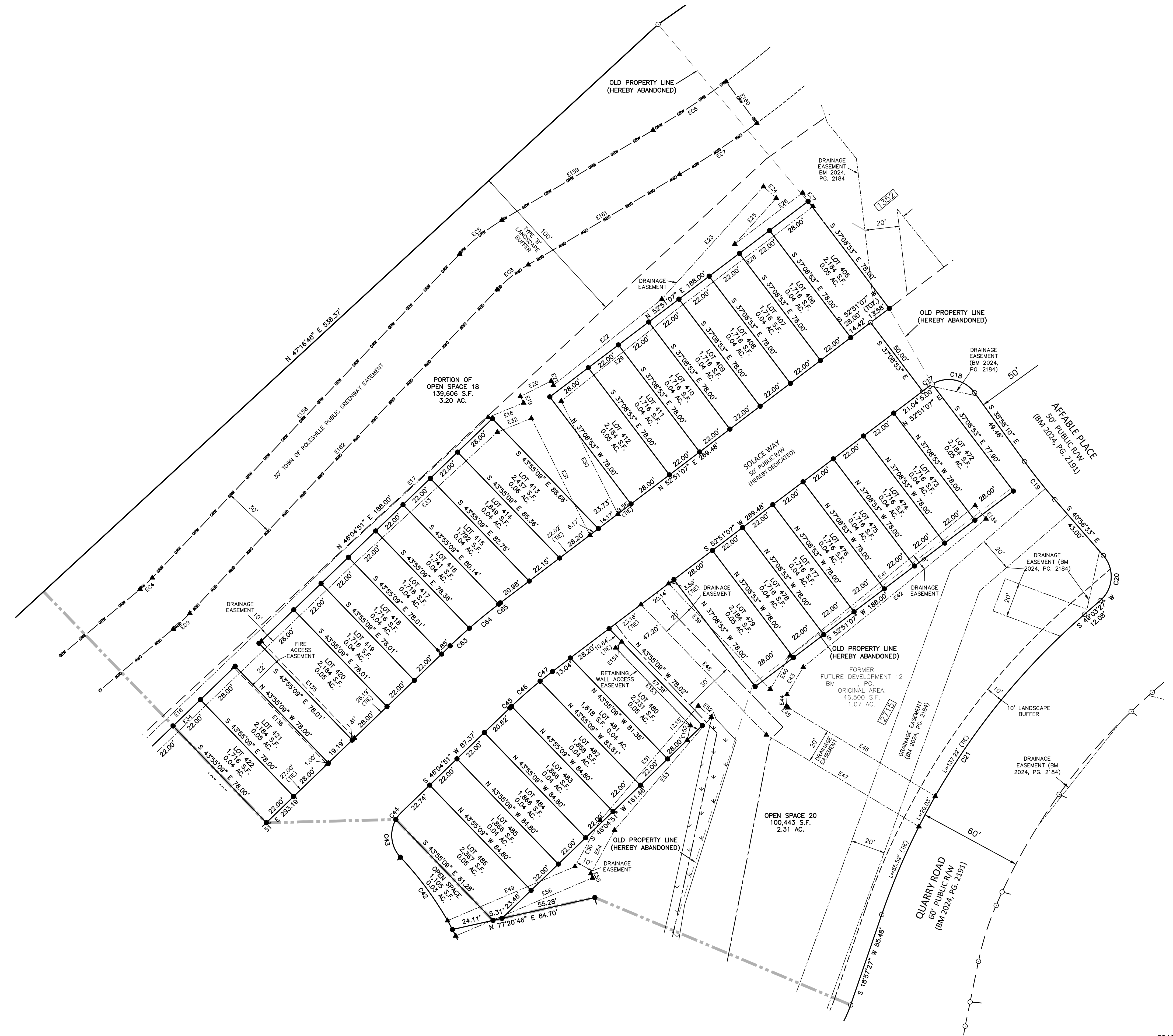
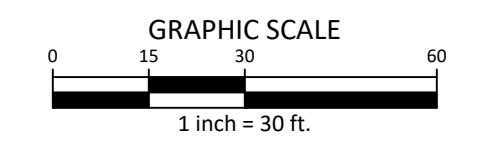
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REVISIONS
 NO. DATE

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

SHEET
 FINAL PLAT
3-6



- 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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5711 SIX FORKS ROAD, SUITE 300
RALEIGH, NC 27609
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REVISIONS

NO. DATE

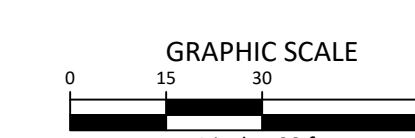
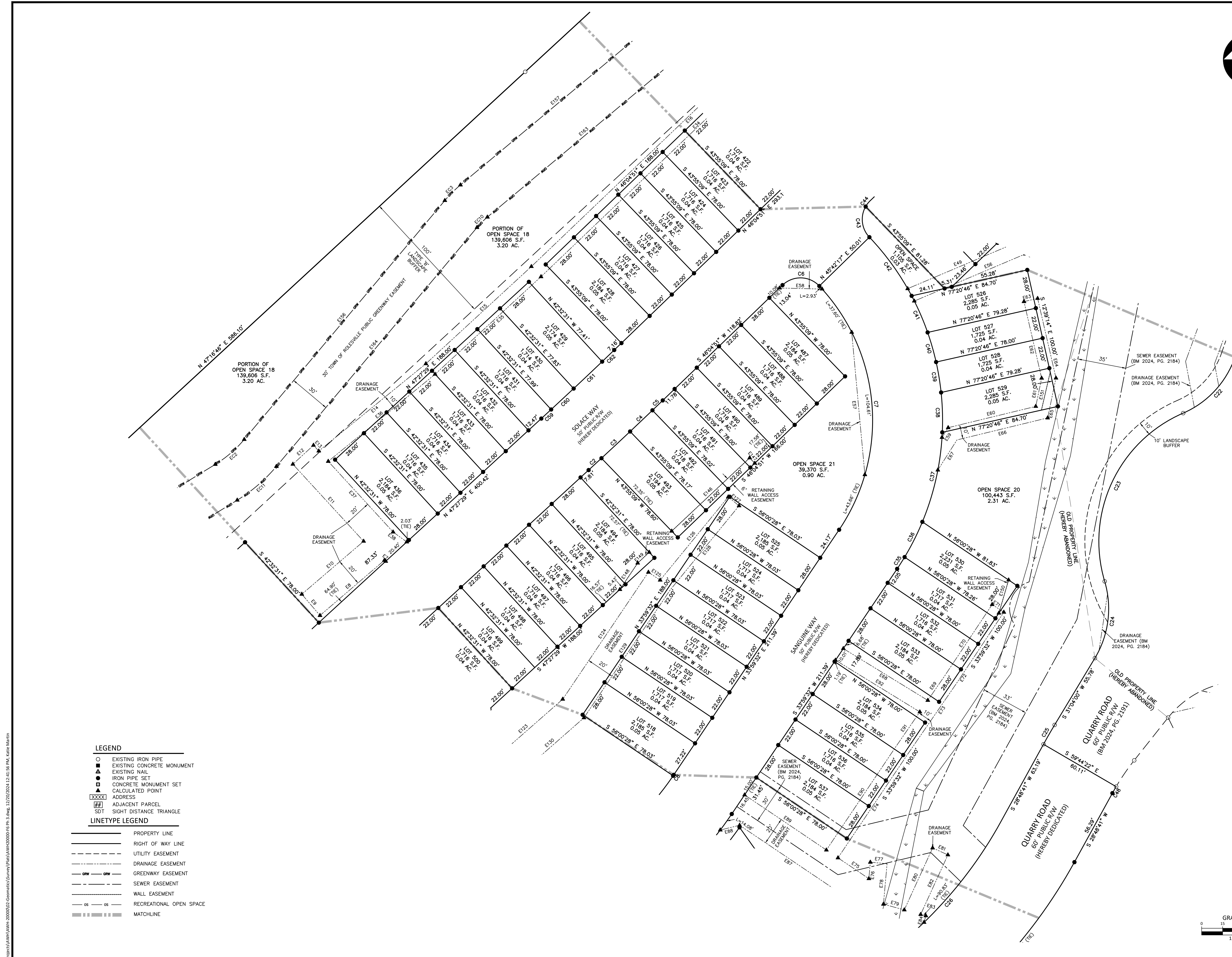
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SHEET

FINAL PLAT

4-6



- LEGEND**
- EXISTING IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - EXISTING NAIL
 - ▲ IRON PIPE SET
 - CONCRETE MONUMENT SET
 - ▲ CALCULATED POINT
 - XXXX ADDRESS
 - ## ADJACENT PARCEL
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FINAL PLAT

5-6

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