

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



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

THE POINT
PHASE 7 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 _____

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. AWH20000
FILENAME AWH20000-F7
CHECKED BY JBT
DRAWN BY KMM
SCALE NTS
DATE 01.02.2025

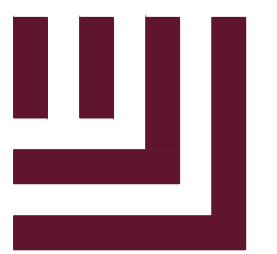
SHEET

FINAL PLAT

1-5

GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.



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THE POINT
PHASE 7 SUBDIVISION PLAT
EAST YOUNG STREET
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO. DATE

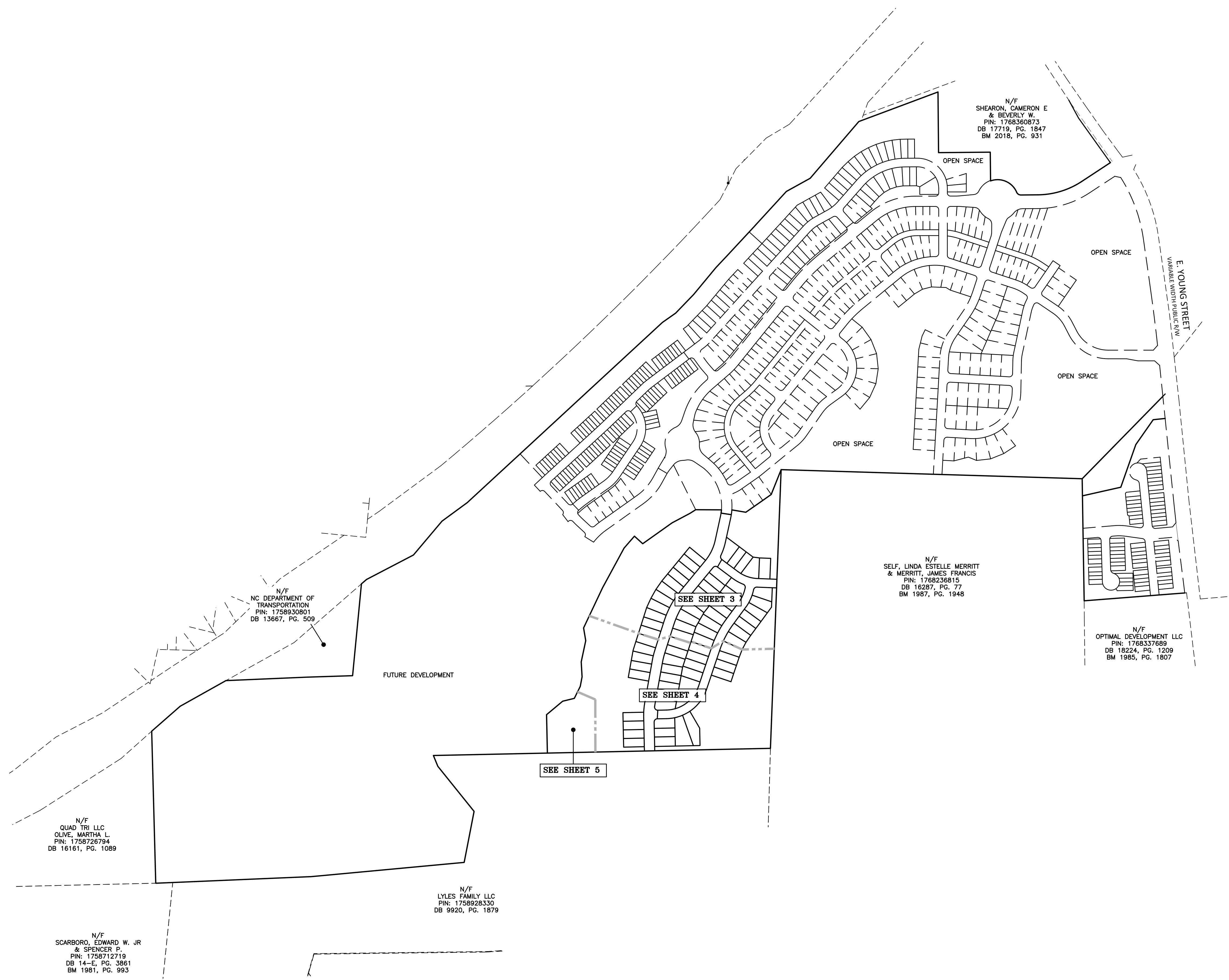
PLAN INFORMATION

PROJECT NO. AWH20000
FILENAME AWH20000-F7
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=300'
DATE 01.02.2025

SHEET

FINAL PLAT

2-5



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

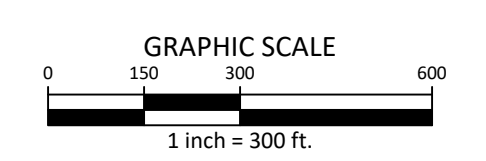
N/F
NC DEPARTMENT OF
TRANSPORTATION
PIN: 1758930801
DB 13667, PG. 509

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

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

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

SITE AREA TABLE-PHASE 7	
ORIGINAL SITE AREA.....	30.62 ACRES
LOT AREA (70 LOTS).....	10.57 ACRES
OPEN SPACE AREA (4 LOTS).....	16.41 ACRES
RIGHT OF WAY AREA.....	3.64 ACRES
TOTAL.....	30.62 ACRES



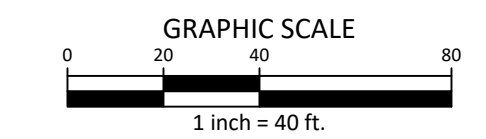
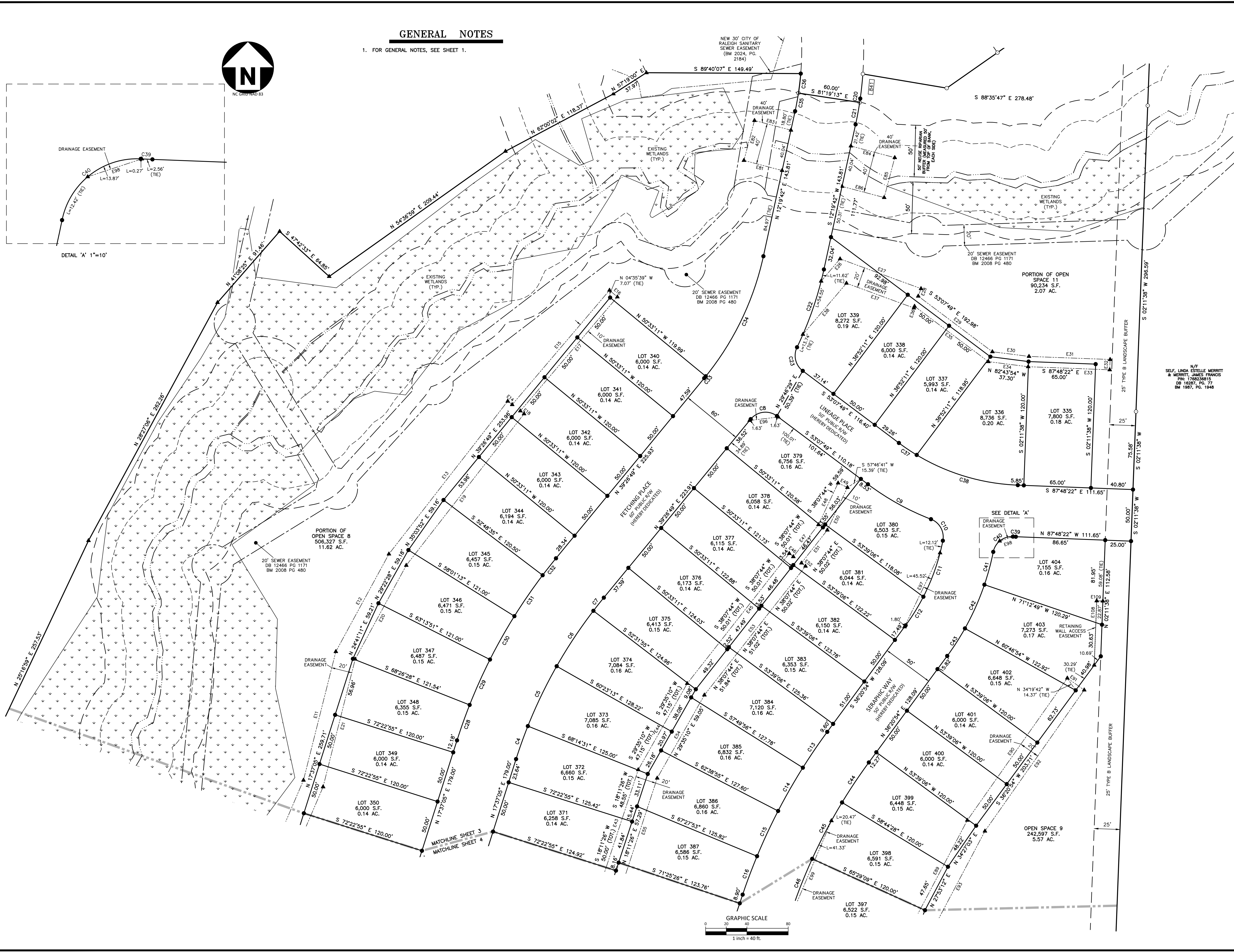
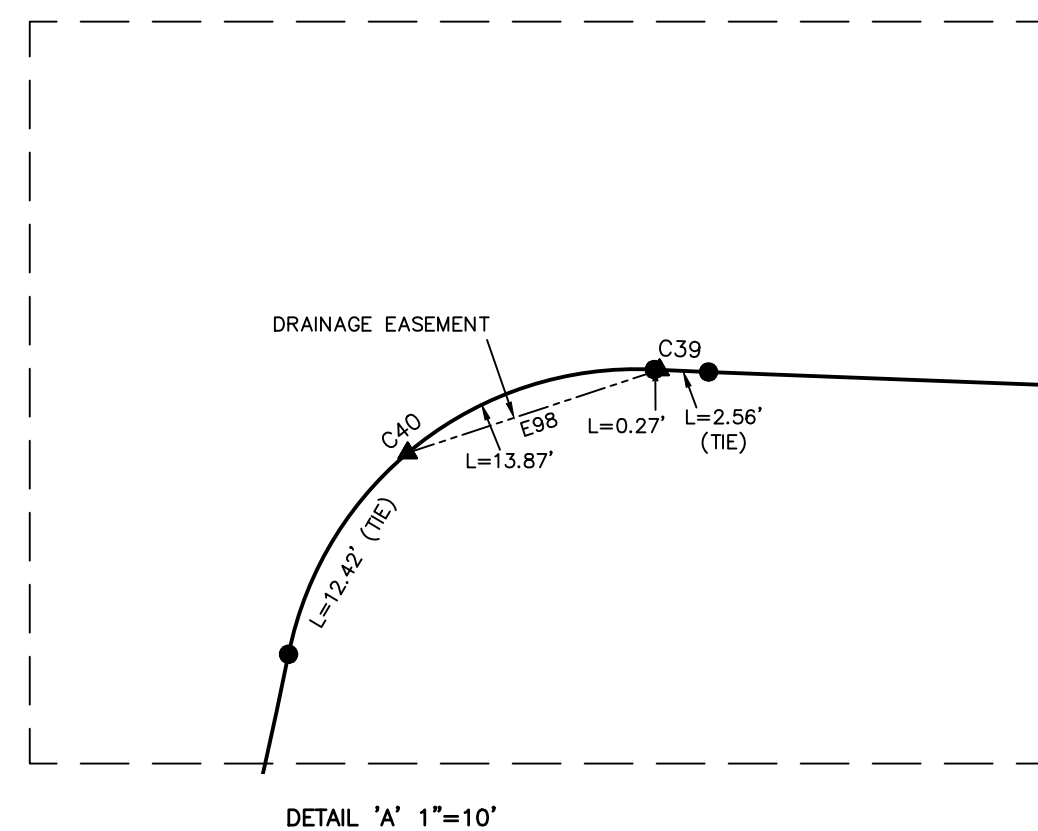
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GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.



NC 0807-100-83



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THE POINT
PHASE 7 SUBDIVISION PLAT
EAST YOUNG STREET
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



REVISIONS
NO. DATE

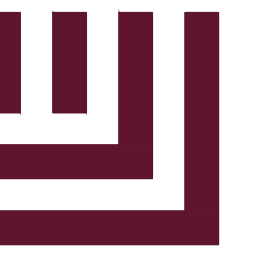
PLAN INFORMATION
PROJECT NO. AWH20000
FILENAME AWH20000-F7
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=40'
DATE 01.02.2025

SHEET
FINAL PLAT
3-5

X:\Project\AWH20000\02_Geomatics\Survey\Plan\AWH20000-F7_P7.dwg, 1/27/2025 10:05:42 AM, Keith Martin

GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.



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THE POINT
PHASE 7 SUBDIVISION PLAT
EAST YOUNG STREET
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

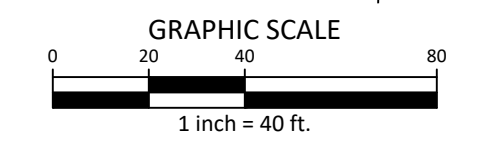


N/T
SELF, LINDA ESTELLE MERRITT
& MERRITT, JAMES FRANCIS
P.N. 1768228330
DB 16297, PG. 77
BM 1887, PG. 1948

N/T
LYLES FAMILY LLC
P.N. 1768228330
DB 9920, PG. 1879

- 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 — GRW — GREENWAY EASEMENT
 - - - SEWER EASEMENT
 - - - WALL EASEMENT
 - - - RECREATIONAL OPEN SPACE
 - — — MATCHLINE



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. AWH20000
FILENAME AWH20000-F7
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=40'
DATE 01.02.2025

SHEET

FINAL PLAT

4-5

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GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.



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THE POINT
PHASE 7 SUBDIVISION PLAT
EAST YOUNG STREET
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. AWH20000
FILENAME AWH20000-F7
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=40'
DATE 01.02.2025

SHEET

FINAL PLAT

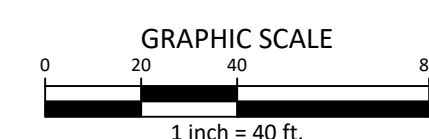
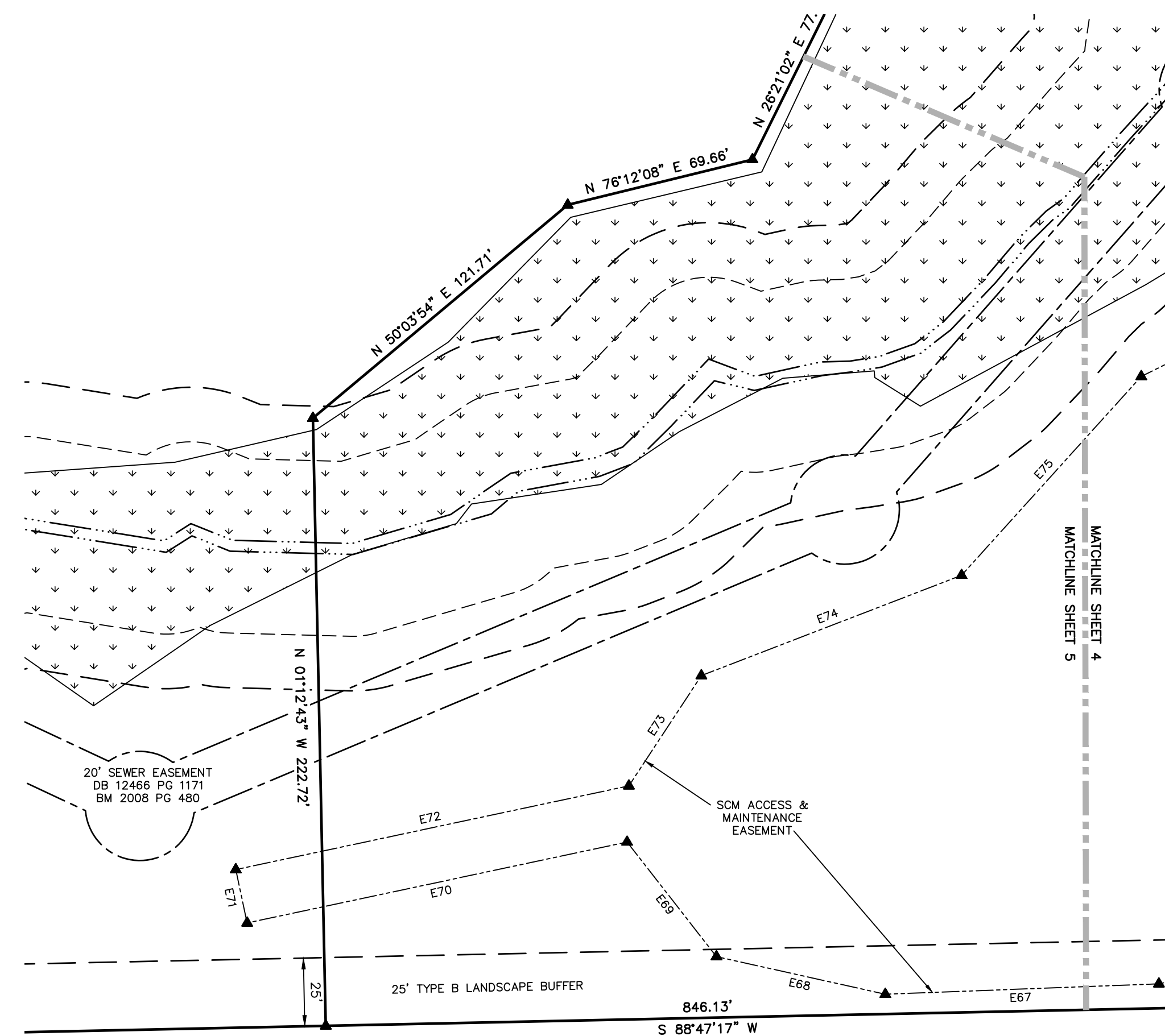
5-5

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	18.50'	32.35'	N 41°07'12" W	28.38'
C2	280.00'	5.72'	N 09°33'25" E	5.72'
C3	370.00'	48.28'	N 13°52'48" E	48.24'
C4	470.00'	33.96'	N 19°41'17" E	33.95'
C5	470.00'	64.43'	N 25°41'08" E	64.38'
C6	470.00'	64.43'	N 33°32'26" E	64.38'
C7	470.00'	16.23'	N 38°27'27" E	16.23'
C8	18.50'	28.23'	N 83°09'50" E	25.57'
C9	255.00'	70.03'	S 60°59'53" E	69.81'
C10	18.50'	25.82'	S 28°52'36" E	23.78'
C11	205.00'	57.65'	S 19°10'07" W	57.46'
C12	205.00'	32.65'	S 31°47'11" W	32.61'
C13	575.00'	41.98'	S 34°15'29" W	41.95'
C14	575.00'	48.33'	S 29°45'35" W	48.32'
C15	575.00'	48.33'	S 24°56'36" W	48.32'
C16	575.00'	39.73'	S 20°33'21" W	39.72'
C17	200.00'	193.77'	S 46°19'52" W	186.28'
C18	200.00'	51.32'	S 81°26'13" W	51.18'
C19	18.50'	29.06'	S 43°47'17" W	26.16'
C20	340.00'	3.81'	S 08°21'31" W	3.81'
C21	340.00'	21.65'	S 10°30'15" W	21.65'
C22	340.00'	79.91'	S 19°03'41" W	79.73'
C23	18.50'	25.48'	S 13°40'04" E	23.52'
C24	340.00'	17.74'	N 00°16'59" E	17.74'
C25	340.00'	49.63'	N 05°57'36" E	49.59'
C26	430.00'	24.39'	N 11°46'01" E	24.38'
C27	430.00'	31.72'	N 15°30'17" E	31.71'
C28	530.00'	36.45'	N 19°35'18" E	36.45'
C29	530.00'	48.20'	N 24°09'51" E	48.18'
C30	530.00'	48.20'	N 29°22'28" E	48.18'
C31	530.00'	48.20'	N 34°35'06" E	48.18'
C32	530.00'	20.88'	N 38°19'07" E	20.87'
C33	280.00'	2.41'	N 39°12'01" E	2.41'
C34	280.00'	130.12'	N 25°38'27" E	128.95'
C35	280.00'	17.83'	N 10°30'15" E	17.83'
C36	280.00'	19.01'	N 06°44'07" E	19.00'
C37	205.00'	20.77'	S 56°01'59" E	20.76'
C38	205.00'	103.29'	S 73°22'15" E	102.21'
C39	255.00'	2.83'	N 87°29'19" W	2.83'
C40	18.50'	26.30'	S 52°06'33" W	24.14'
C41	255.00'	32.92'	S 15°05'16" W	32.90'
C42	255.00'	46.43'	S 24°00'09" W	46.36'
C43	255.00'	31.73'	S 32°47'00" W	31.71'
C44	525.00'	46.63'	S 33°48'13" W	46.62'
C45	525.00'	61.80'	S 27°53'12" W	61.76'
C46	525.00'	54.41'	S 21°32'43" W	54.39'
C47	250.00'	163.21'	S 37°16'45" W	160.33'
C48	250.00'	48.11'	S 61°29'43" W	48.04'
C49	250.00'	47.68'	S 72°28'21" W	47.61'
C50	250.00'	47.35'	S 83°21'43" W	47.28'

LINE TABLE		
LINE	BEARING	DISTANCE
E1	S 07°03'19" W	20.40'
E2	N 82°58'41" W	3.49'
E3	S 01°13'57" E	134.44'
E4	S 88°46'03" W	10.00'
E5	N 01°13'57" W	135.89'
E6	N 82°56'41" W	78.62'
E7	N 78°39'21" W	125.16'
E8	N 10°11'26" E	110.24'
E9	N 06°36'42" W	64.42'
E10	N 23°12'29" E	137.06'
E11	N 14°06'56" E	128.47'
E12	N 28°33'27" E	107.59'
E13	N 37°51'23" E	187.52'
E14	S 52°08'57" E	5.44'
E15	N 40°24'21" E	145.43'
E16	S 49°35'39" E	10.00'
E17	S 40°24'21" W	144.99'
E18	S 52°08'57" E	4.55'
E19	S 37°51'23" W	185.89'
E20	S 28°33'27" W	103.43'
E21	S 14°06'56" W	127.53'
E22	S 23°12'29" W	133.33'
E23	S 06°36'42" E	62.05'
E24	S 10°11'26" W	93.59'
E25	S 78°39'21" E	105.14'
E26	N 40°24'53" E	28.30'
E27	S 69°50'08" E	83.51'
E28	S 20°09'52" W	7.78'
E29	S 53°07'49" E	89.74'
E30	S 82°43'54" E	35.76'
E31	S 87°50'09" E	78.61'
E32	S 02°09'51" W	10.00'
E33	N 87°50'09" W	79.06'
E34	N 82°43'54" W	38.85'
E35	N 53°07'49" W	89.38'
E36	S 20°09'52" W	1.78'
E37	N 69°50'08" W	69.57'
E38	S 40°24'53" W	65.05'
E39	N 11°00'33" W	19.90'
E40	N 10°08'31" E	128.00'
E41	N 10°08'31" E	100.70'
E42	N 18°11'26" E	148.63'
E43	N 18°11'26" E	99.55'
E44	N 29°35'10" E	96.05'
E45	N 38°07'44" E	160.10'
E46	S 51°52'16" E	5.00'
E47	N 38°07'44" E	39.45'
E48	N 25°15'24" E	44.55'
E49	S 64°44'36" E	10.00'
E50	S 25°15'24" W	45.68'
E51	S 38°07'44" W	40.58'
E52	S 51°52'16" E	5.00'
E53	S 38°07'44" W	158.60'
E54	S 29°35'10" W	92.56'
E55	S 18°11'26" W	97.55'
E56	S 18°11'26" W	147.22'
E57	S 10°08'31" W	99.30'
E58	S 10°08'31" W	124.27'
E59	S 11°00'33" E	13.60'
E60	N 58°23'13" E	75.75'

LINE TABLE		
LINE	BEARING	DISTANCE
E61	S 46°53'43" W	25.05'
E62	S 87°52'24" W	91.08'
E63	S 83°03'15" W	13.48'
E64	S 01°12'43" E	193.82'
E65	S 88°47'17" W	55.82'
E66	S 77°40'19" W	83.30'
E67	S 87°49'26" W	100.27'
E68	N 72°28'38" W	63.37'
E69	N 37°56'09" W	53.23'
E70	S 77°58'20" W	142.27'
E71	N 12°01'40" W	20.00'
E72	N 77°58'20" E	147.20'
E73	N 33°18'47" E	48.34'
E74	N 88°54'34" E	102.14'
E75	N 42°04'59" E	98.17'
E76	N 63°41'21" E	58.26'
E77	S 69°28'46" E	69.68'
E78	N 83°03'15" E	32.50'
E79	N 87°52'24" E	88.01'
E80	N 46°53'43" E	41.89'
E81	N 75°10'07" W	38.25'
E82	N 14°49'53" E	40.00'
E83	S 75°10'07" E	36.50'
E84	S 75°10'07" E	43.96'
E85	S 14°49'53" W	40.00'
E86	N 75°10'07" W	42.21'
E87	N 84°28'28" E	120.51'
E88	N 18°34'34" E	144.33'
E89	N 27°51'04" E	144.60'
E90	N 35°07'53" E	168.37'
E91	S 54°52'07" E	20.00'
E92	S 35°07'53" W	167.10'
E93	S 27°51'04" W	141.71'
E94	S 18°34'34" W	155.87'
E95	S 84°28'28" W	142.42'
E96	S 83°09'30" W	27.93'
E97	S 25°40'15" W	79.46'
E98	N 71°45'24" E	13.80'
E99	S 22°54'39" W	115.17'
E100	S 28°32'43" W	92.27'
E101	N 84°20'04" E	56.91'
E102	N 36°01'47" W	35.90'
E103	N 43°47'17" E	28.84'
E104	S 89°03'20" W	139.87'
E105	N 49°11'54" W	119.25'
E106	S 49°11'54" E	113.87'
E107	N 89°03'20" E	132.17'
E108	N 02°11'38" E	62.35'
E109	S 87°48'22" E	6.00'

ESMT. CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
EC1	20.00'	34.85'	N 29°22'15" E	30.61'



- LEGEND**
- EXISTING IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - ▲ EXISTING NAIL
 - 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

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