

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

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.

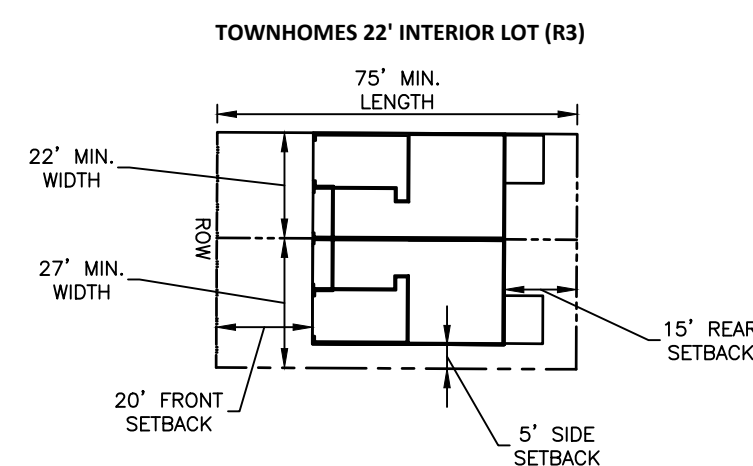
SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE _____ DATE _____

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 _____

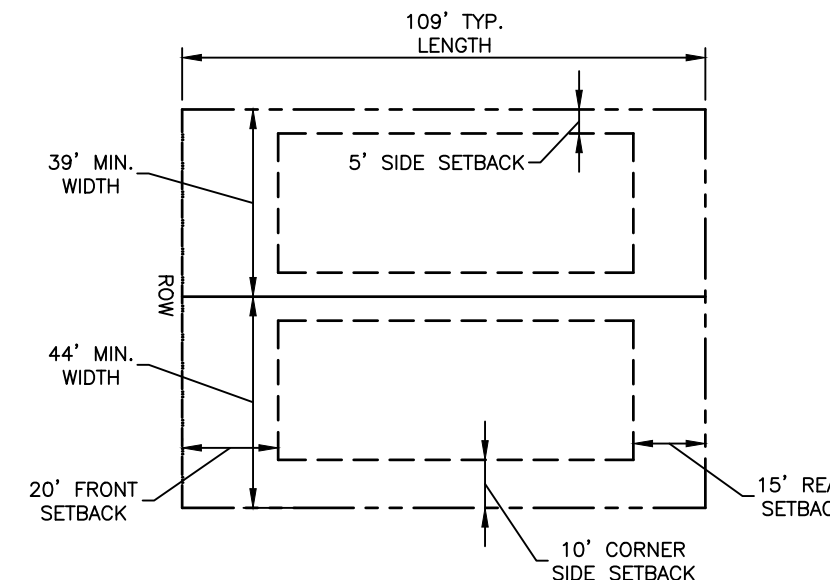
**TYPICAL LOT DIMENSIONS
SCALE 1" = 40'**



SETBACKS:
15' REAR
20' FRONT
5' SIDE

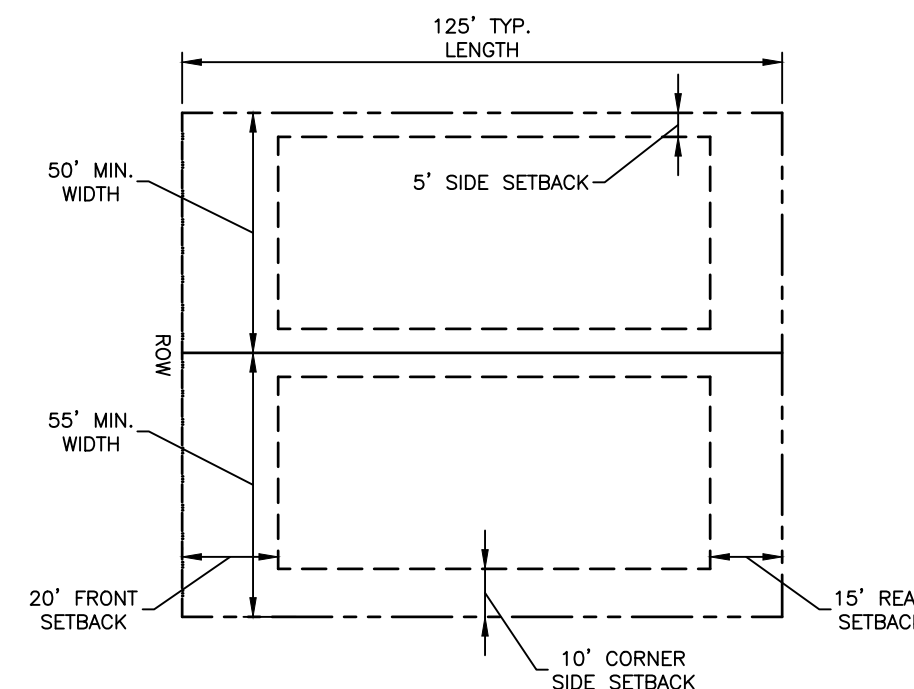
MIN LOT AREA: 1645 SF
REFERENCE SHOWN FOR PRELIMINARY PLAN PURPOSES ONLY. TOWNHOME PLANS TO BE REMOVED UNDER SEPARATE SITE PLAN

SINGLE FAMILY 39' MIN WIDTH (R2)



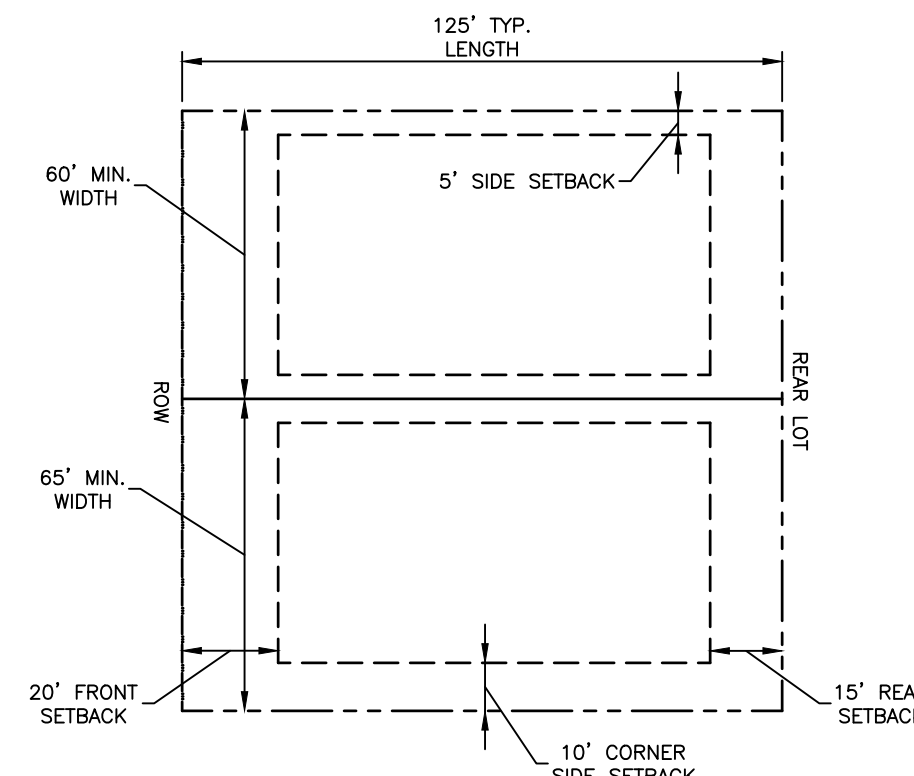
SETBACKS:
15' REAR
20' FRONT
5' SIDE
10' SIDE CORNER
MIN LOT AREA: 4,250 SF

SINGLE FAMILY 50' MIN WIDTH (R1)



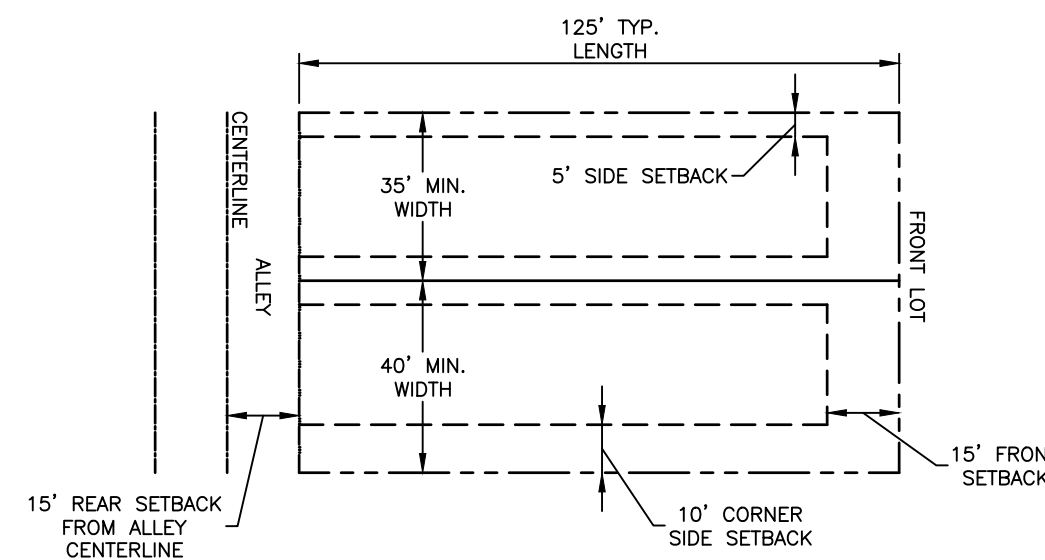
SETBACKS:
15' REAR
20' FRONT
5' SIDE
10' SIDE CORNER
MIN LOT AREA: 6,000 SF

SINGLE FAMILY 60' MIN WIDTH (NOMINAL) (R1)



SETBACKS:
15' REAR
20' FRONT
5' SIDE
10' SIDE CORNER
MIN LOT AREA: 6,000 SF

SINGLE FAMILY 35' MIN WIDTH ALLEY LOAD (R2)



SETBACKS:
15' FRONT
15' REAR FROM ALLEY CENTERLINE
5' SIDE
10' SIDE CORNER
MIN LOT AREA: 4,225 SF

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.
- MAX IMPERVIOUS AREA PER LOT - LOTS 267-334=1,531 S.F.

- QUARRY RD - 60 ROW = 1834 LF
- FETCHING PLACE - 60 ROW = 1485 LF
- STRIPS DRIVE - 60 ROW = 595 LF
- MIRTH CT - 50 ROW = 723 LF
- ROSY CT - 50 ROW = 291 LF
- SERAPHIC WAY - 50 ROW = 1061 LF
- LINEAGE PLACE - 50 ROW = 410 LF
- CHARM CT - 50 ROW = 969 LF
- SOLACE WAY - 50 ROW = 2343 LF
- PARAGON PLACE - 50 ROW = 545 LF
- SANGUINE WAY - 50 ROW = 1430 LF
- CHERUBIC WAY - 50 ROW = 306 LF
- ATHIRST WAY - 50 ROW = 419 LF



www.mcadamsco.com
CLIENT/OWNER
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	TOWN COMMENTS
1	02.19.2025	TOWN COMMENTS

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

GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1



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

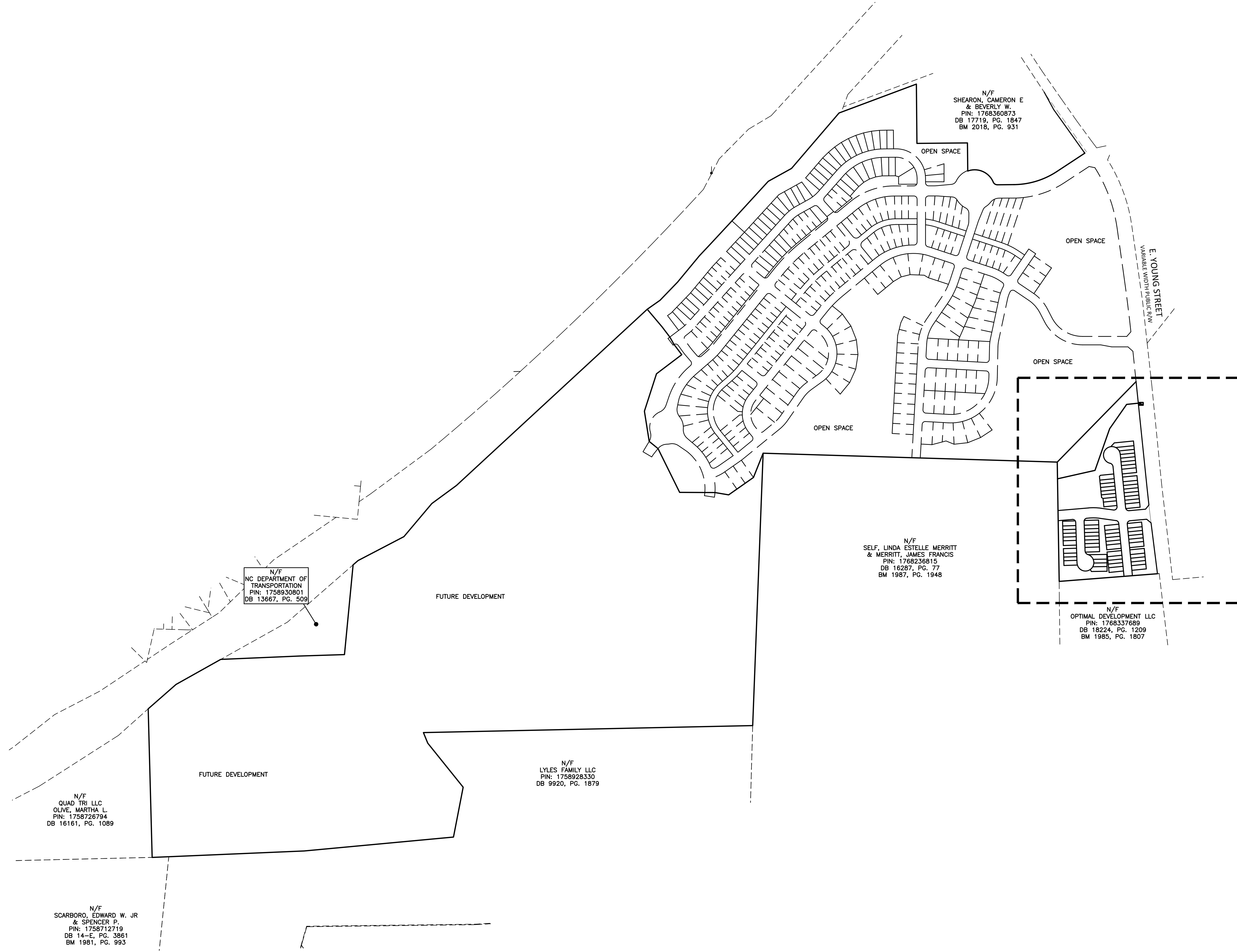
phone 919.361.5000
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license number: C-0293, C-187

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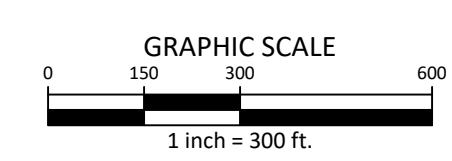
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EAST YOUNG STREET
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



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	TOWN COMMENTS
1	02.19.2025	TOWN COMMENTS

PLAN INFORMATION

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

SHEET

FINAL PLAT

2-5

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GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1



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



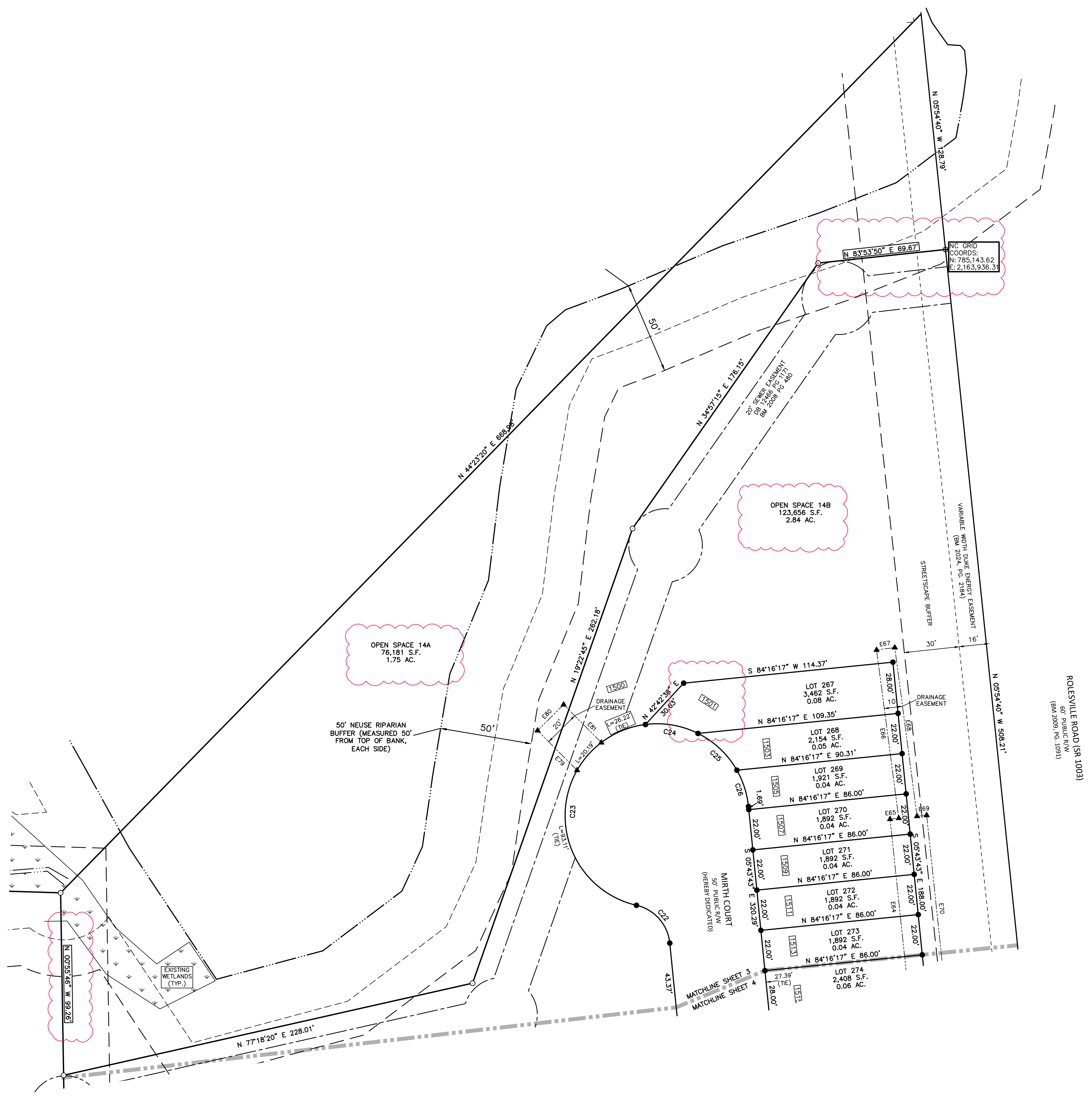
REVISIONS

NO.	DATE	TOWN COMMENTS
1	02.19.2025	

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



LEGEND

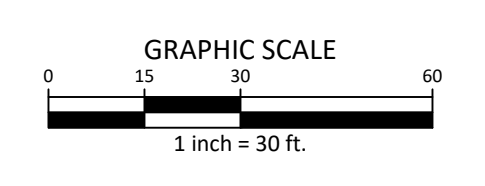
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- ▲ EXISTING WALL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- CALCULATED POINT
- XXXXX ADDRESS
- ▭ ADJACENT PARCEL
- SDT SIGHT DISTANCE TRIANGLE

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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GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1



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



REVISIONS

NO.	DATE	TOWN COMMENTS
1	02.19.2025	TOWN COMMENTS

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
 - OS — RECREATIONAL OPEN SPACE
 - — — MATCHLINE
- HATCH LEGEND**
- WETLAND
 - TREE PROTECTION AREA

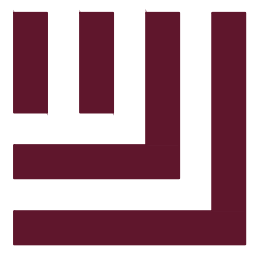
N/F
 SELF, LINDA ESTELLE MERRITT
 & MERRITT, JAMES FRANCIS
 PIN: 1768236815
 DB 16287, PG. 77
 BM 1987, PG. 1948

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

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GENERAL NOTES

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

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10,045.00'	20.26'	N 07°08'47" W	20.26'
C2	18.50'	25.36'	S 45°35'49" W	23.42'
C3	18.50'	3.89'	S 00°17'41" W	3.88'
C4	18.50'	24.72'	N 44°00'47" W	22.92'
C5	340.00'	1.42'	N 82°10'42" W	1.42'
C6	280.00'	62.51'	N 85°27'15" W	62.36'
C7	18.50'	22.46'	S 50°22'13" W	21.11'
C8	18.50'	5.62'	S 06°53'22" W	5.60'
C9	23.50'	7.61'	S 11°05'13" E	7.58'
C10	23.50'	21.66'	S 46°45'50" E	20.90'
C11	50.00'	3.20'	S 71°19'59" E	3.20'
C12	50.00'	40.80'	S 46°07'21" E	39.68'
C13	50.00'	22.45'	S 09°52'41" E	22.27'
C14	50.00'	23.25'	S 16°18'39" W	23.04'
C15	50.00'	22.76'	S 42°40'24" W	22.56'
C16	50.00'	93.63'	N 70°38'24" W	80.54'
C17	50.00'	13.25'	N 09°24'07" W	13.21'
C18	18.50'	10.00'	N 17°17'47" W	9.88'
C19	18.50'	20.04'	N 63°48'57" W	19.07'
C20	340.00'	75.90'	S 88°27'15" E	75.74'
C21	18.50'	33.47'	N 46°06'22" E	29.09'
C22	23.50'	29.27'	N 41°24'20" W	27.41'
C23	50.00'	139.52'	N 02°51'24" E	98.46'
C24	50.00'	29.39'	S 80°21'45" E	28.97'
C25	50.00'	29.52'	S 46°36'19" E	29.10'
C26	50.00'	20.91'	S 17°42'33" E	20.76'
C27	18.50'	4.22'	S 12°15'53" E	4.21'
C28	18.50'	24.65'	S 56°58'14" E	22.87'
C29	10,045.00'	99.72'	N 06°11'43" W	99.72'

ESMT. CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
EC1	18.00'	25.64'	S 43°28'19" W	23.52'

ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
E1	S 05°41'44" E	108.82'
E2	S 84°18'16" W	10.00'
E3	N 05°41'44" W	108.82'
E4	N 84°18'16" E	10.00'
E5	N 02°24'10" W	39.99'
E6	N 02°08'54" E	52.64'
E7	S 89°50'35" W	12.30'
E8	N 00°09'25" W	18.00'
E9	N 89°50'35" E	13.97'
E10	N 20°48'39" E	45.91'
E11	N 56°01'38" E	41.65'
E12	N 77°39'47" E	106.89'
E13	S 55°45'52" E	23.43'
E14	S 05°43'43" E	94.19'
E15	S 84°16'17" W	33.00'
E16	S 87°12'39" E	23.44'
E17	S 02°47'21" W	59.62'
E18	S 87°55'58" W	91.06'
E19	N 28°03'05" W	31.56'
E20	N 61°56'55" E	2.08'
E21	N 43°20'30" W	12.46'
E22	N 02°45'44" W	95.65'
E23	S 88°11'21" W	5.17'
E24	N 01°48'39" W	20.00'
E25	N 88°11'21" E	5.15'
E26	N 00°55'48" W	148.95'
E27	N 89°04'12" E	10.00'
E28	S 00°55'48" E	148.80'
E29	N 88°11'21" E	70.85'
E30	S 88°11'21" W	70.83'
E31	S 02°45'44" E	91.79'
E32	S 43°20'30" E	11.49'
E33	N 61°56'55" E	7.55'
E34	S 28°03'05" E	19.06'
E35	N 87°55'58" E	54.29'
E36	S 57°38'12" E	16.79'
E37	N 88°59'50" E	85.32'
E38	N 04°00'14" W	102.37'
E39	N 85°59'46" E	10.00'
E40	S 04°00'14" E	102.90'
E41	N 88°59'50" E	5.52'
E42	S 01°00'10" E	20.00'
E43	S 88°59'50" W	106.84'
E44	N 57°38'12" W	43.09'
E45	N 84°16'17" E	71.04'
E46	N 05°33'52" W	32.77'
E47	N 04°17'28" W	79.80'
E48	N 01°35'16" E	24.57'
E49	N 75°12'12" W	50.72'
E50	S 75°12'12" E	8.38'
E51	S 14°47'48" W	20.00'
E52	N 75°12'12" W	2.52'
E53	S 01°35'16" W	21.71'
E54	S 04°17'28" E	79.18'
E55	S 05°33'52" E	32.63'
E56	N 84°16'17" E	4.97'
E57	S 05°43'43" E	20.00'
E58	S 84°16'17" W	4.97'
E59	S 05°53'39" E	124.16'
E60	S 84°06'21" W	10.00'

ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
E61	N 05°53'39" W	124.19'
E62	S 84°16'17" W	71.04'
E63	N 84°16'17" E	76.50'
E64	N 06°02'16" W	102.58'
E65	N 83°57'44" E	4.74'
E66	N 07°30'34" W	92.32'
E67	N 82°29'26" E	10.00'
E68	S 07°30'34" E	92.57'
E69	N 83°57'44" E	5.26'
E70	S 06°02'16" E	102.69'
E71	N 84°16'17" E	41.66'
E72	S 00°40'48" W	14.41'
E73	S 00°40'48" W	106.08'
E74	S 02°54'44" E	61.47'
E75	S 87°05'16" W	20.00'
E76	N 02°54'44" W	62.10'
E77	N 00°40'48" E	106.71'
E78	N 00°40'48" E	16.96'
E79	N 44°49'10" W	30.49'
E80	N 45°10'50" E	20.00'
E81	S 44°49'10" E	29.09'
E82	N 09°46'16" W	57.27'
E83	S 84°16'17" W	37.76'
E84	S 06°02'16" E	58.02'
E85	S 05°20'17" E	140.73'
E86	S 64°52'52" W	10.82'
E87	N 64°32'52" E	50.88'
E88	N 05°20'17" W	126.63'
E89	N 06°02'16" W	58.01'
E90	S 84°16'17" W	76.61'
E91	N 39°33'55" E	29.04'
E92	N 48°06'22" E	33.01'
E93	N 41°40'12" E	27.76'
E94	S 39°51'33" W	48.03'
E95	S 05°44'44" E	116.00'
E96	N 84°16'17" E	48.56'
E97	S 05°43'43" E	6.00'
E98	S 00°55'46" E	89.24'
E99	S 29°55'16" E	12.21'
E100	S 00°55'46" E	144.02'
E101	S 72°26'09" E	9.31'
E102	S 00°55'46" E	146.65'
E103	S 04°50'58" E	13.76'
E104	N 04°50'58" W	14.79'
E105	N 00°55'46" W	126.08'
E106	N 72°26'09" W	19.47'
E107	S 01°48'39" E	52.54'
E108	N 01°48'39" W	61.70'



REVISIONS

NO.	DATE	TOWN COMMENTS
1	02.19.2025	TOWN COMMENTS

PLAN INFORMATION

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

SHEET

FINAL PLAT

5-5