

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.

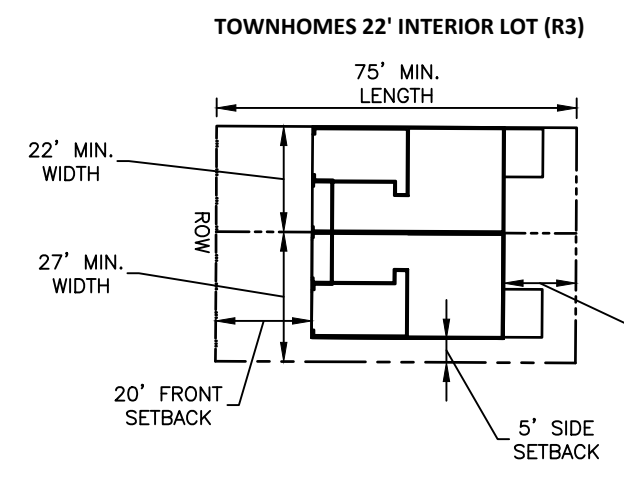
I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (F)(11)(A). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

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



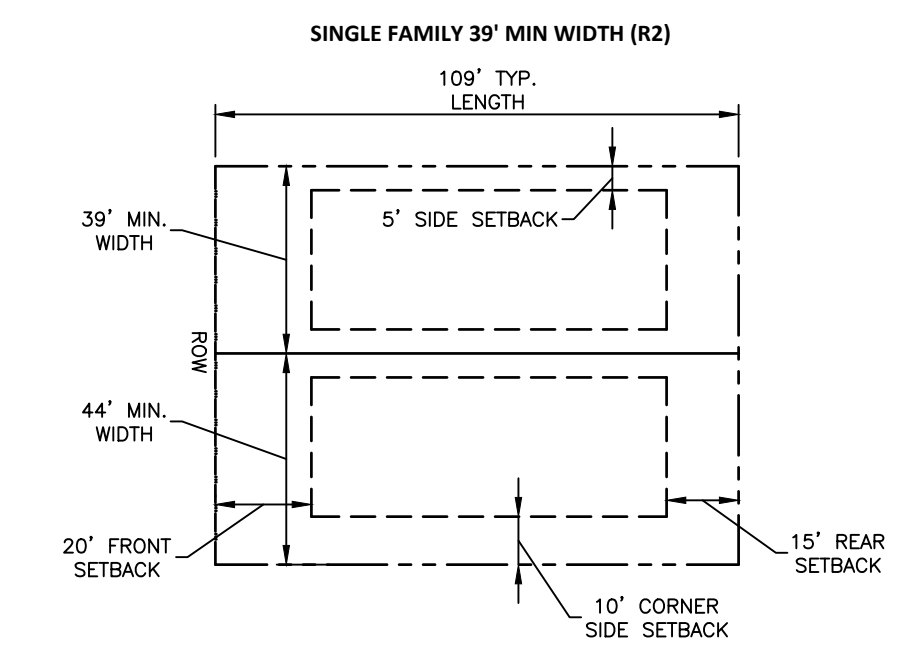
JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472

TYPICAL LOT DIMENSIONS
SCALE 1" = 40'



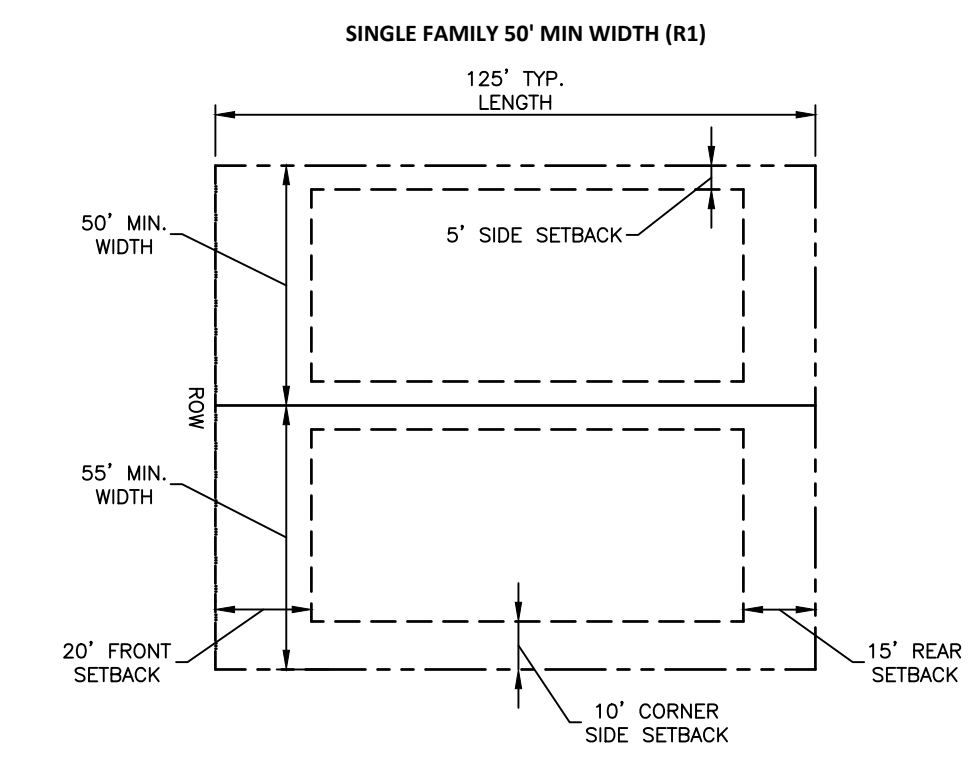
SETBACKS:
15' REAR
20' FRONT
5' SIDE
5' SIDE

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



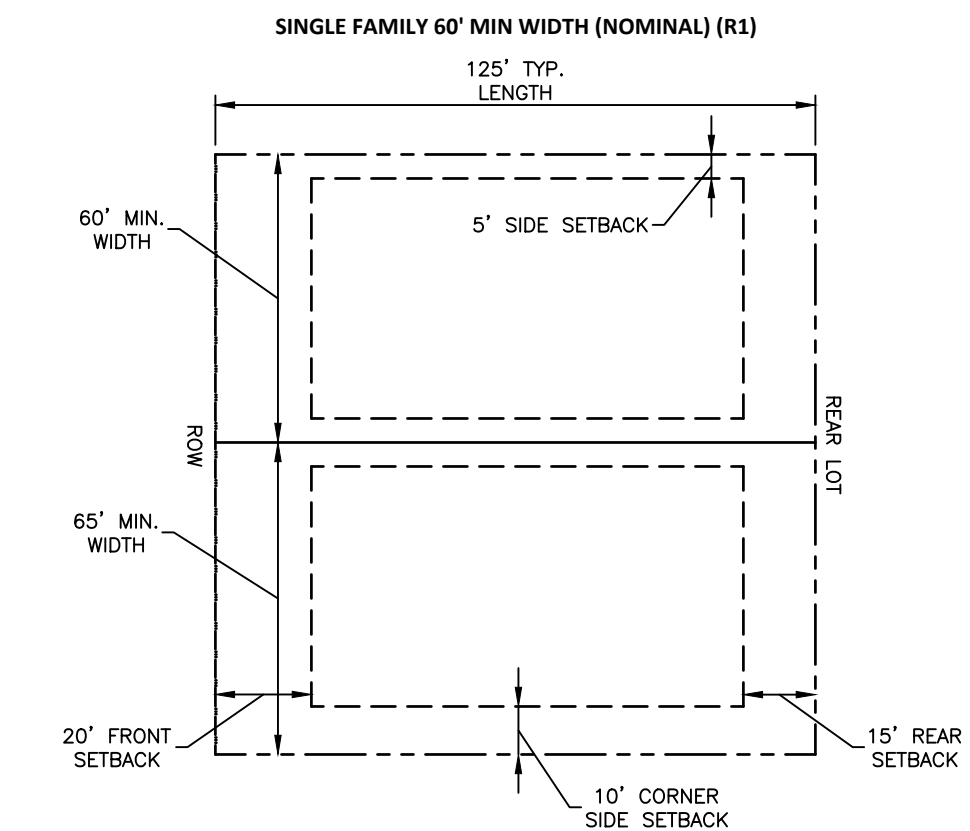
SETBACKS:
15' REAR
20' FRONT
5' SIDE
10' SIDE CORNER

MIN LOT AREA: 4,250 SF



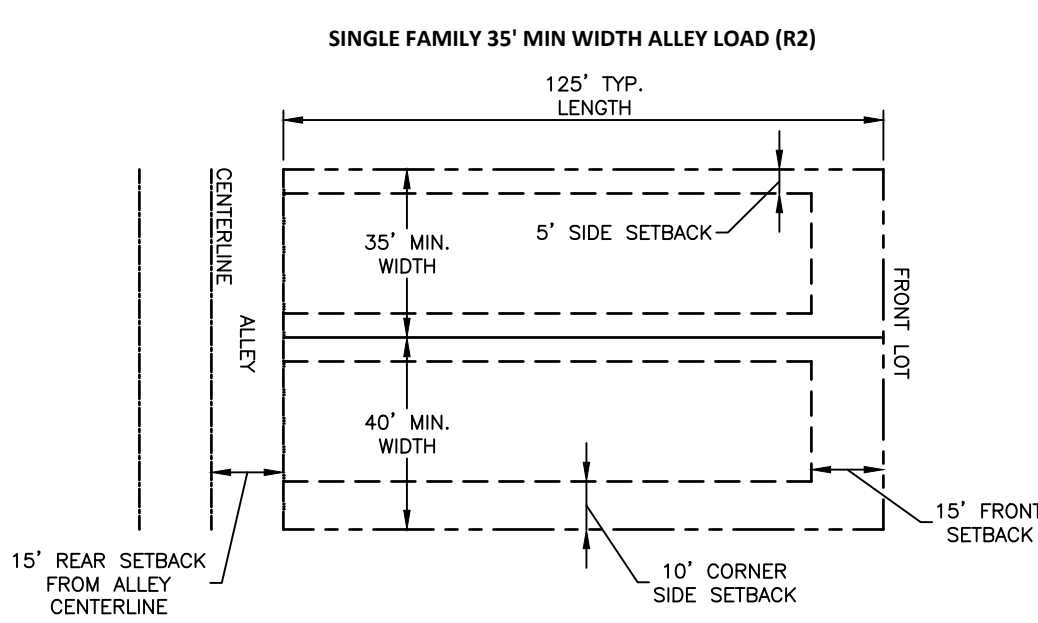
SETBACKS:
15' REAR
20' FRONT
5' SIDE
10' SIDE CORNER

MIN LOT AREA: 6,000 SF



SETBACKS:
15' REAR
20' FRONT
5' SIDE
10' SIDE CORNER

MIN LOT AREA: 6,000 SF



SETBACKS:
15' FRONT FROM ALLEY CENTERLINE
15' REAR FROM ALLEY CENTERLINE
5' SIDE
10' SIDE CORNER

MIN LOT AREA: 4,225 SF

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 _____
BROOKFIELD

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 _____
ASHTON

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 _____

LOTS PER PHASE (THIS PLAT)
PH 3
LOTS 405-444; LOTS 472-543
TOTAL: 112

MAX IMPERVIOUS PER LOT
LOTS 405-444; LOTS 472-543 = 1,531 SF

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

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 _____

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

THE POINT
PHASE 3 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-F6
CHECKED BY JBT
DRAWN BY KMM
SCALE NTS
DATE 12.17.2024
SHEET

FINAL PLAT
1-6

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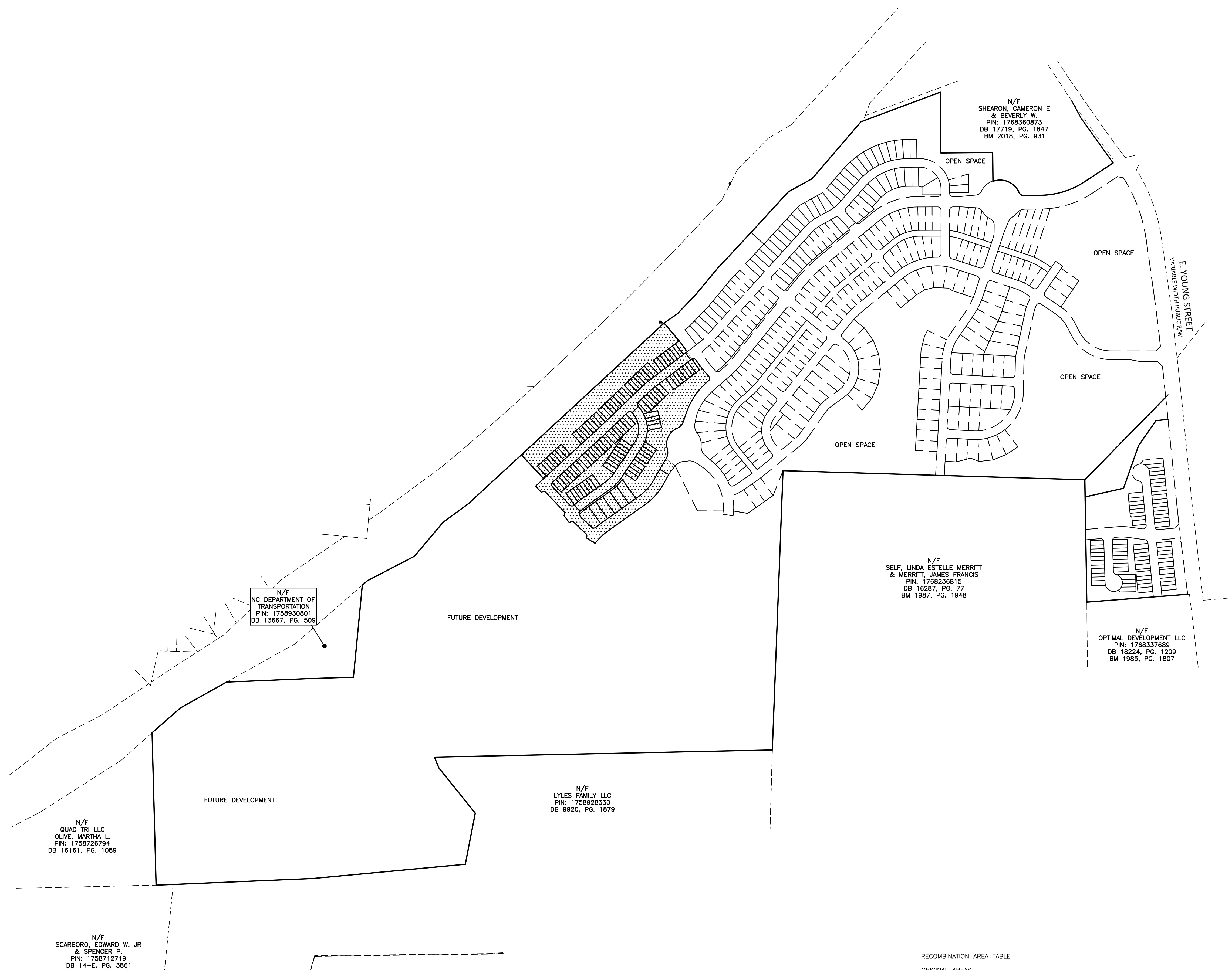
PLAN INFORMATION

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

SHEET

FINAL PLAT

2-6

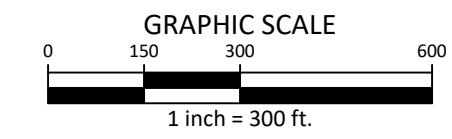


RECOMBINATION AREA TABLE

ORIGINAL AREAS	
FUTURE DEV. 12:	46,500 S.F. 1.07 AC.
TRACT 3 FUTURE DEV.:	5,704,602 S.F. 130.96 AC.
TOTAL:	5,751,102 S.F. 132.03 AC.

SITE AREA TABLE PHASE 3

ORIGINAL SITE AREA.....	132.03 ACRES
LOT AREA (112 LOTS).....	5.40 ACRES
OPEN SPACE AREA (3 LOTS).....	6.44 ACRES
RIGHT OF WAY AREA.....	3.49 ACRES
FUTURE DEVELOPMENT.....	116.70 ACRES
TOTAL.....	132.03 ACRES



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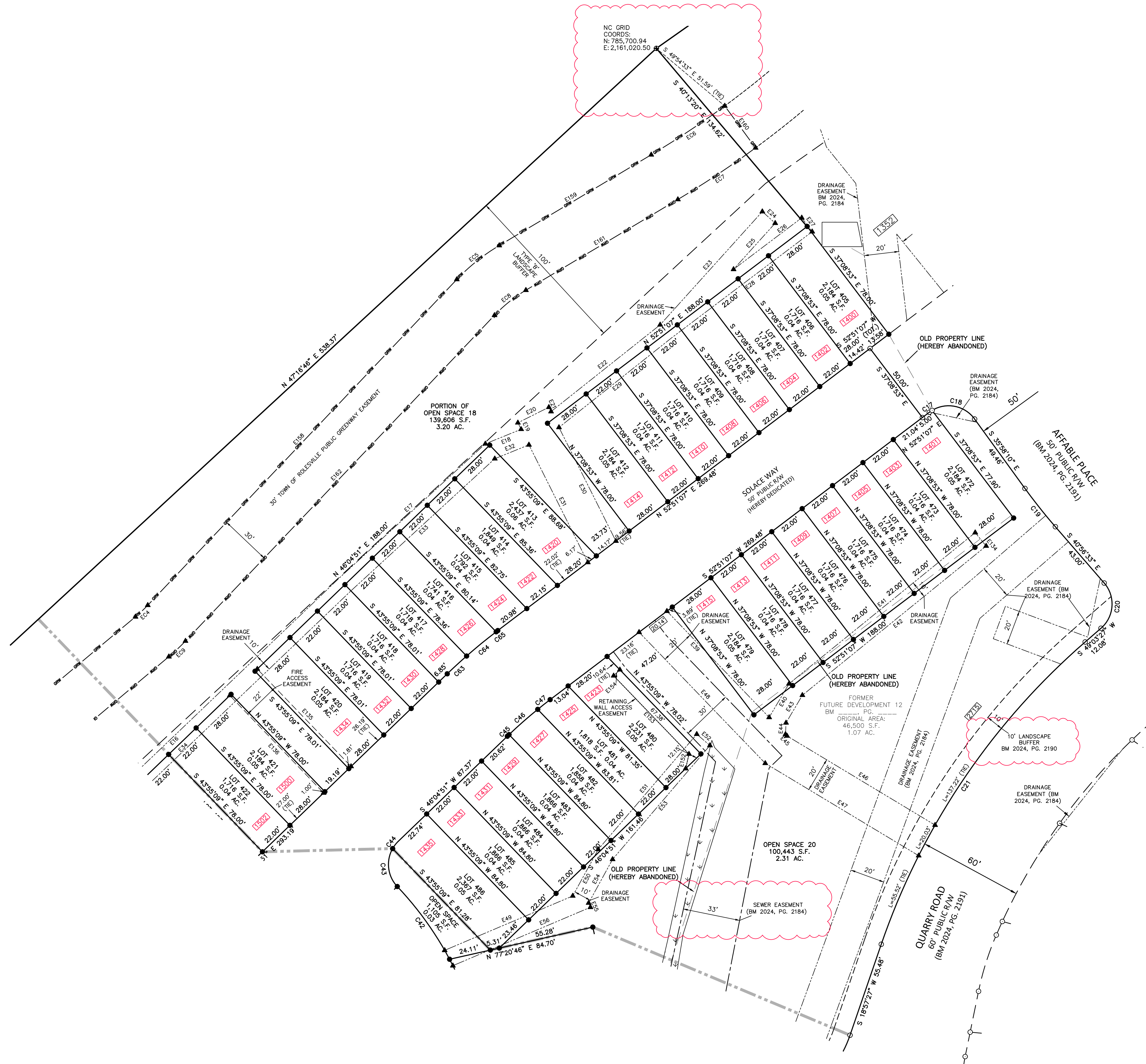
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SHEET

FINAL PLAT

3-6

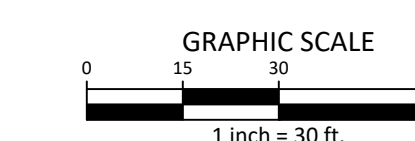


LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- ▲ EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- ▲ CALCULATED MONUMENT
- 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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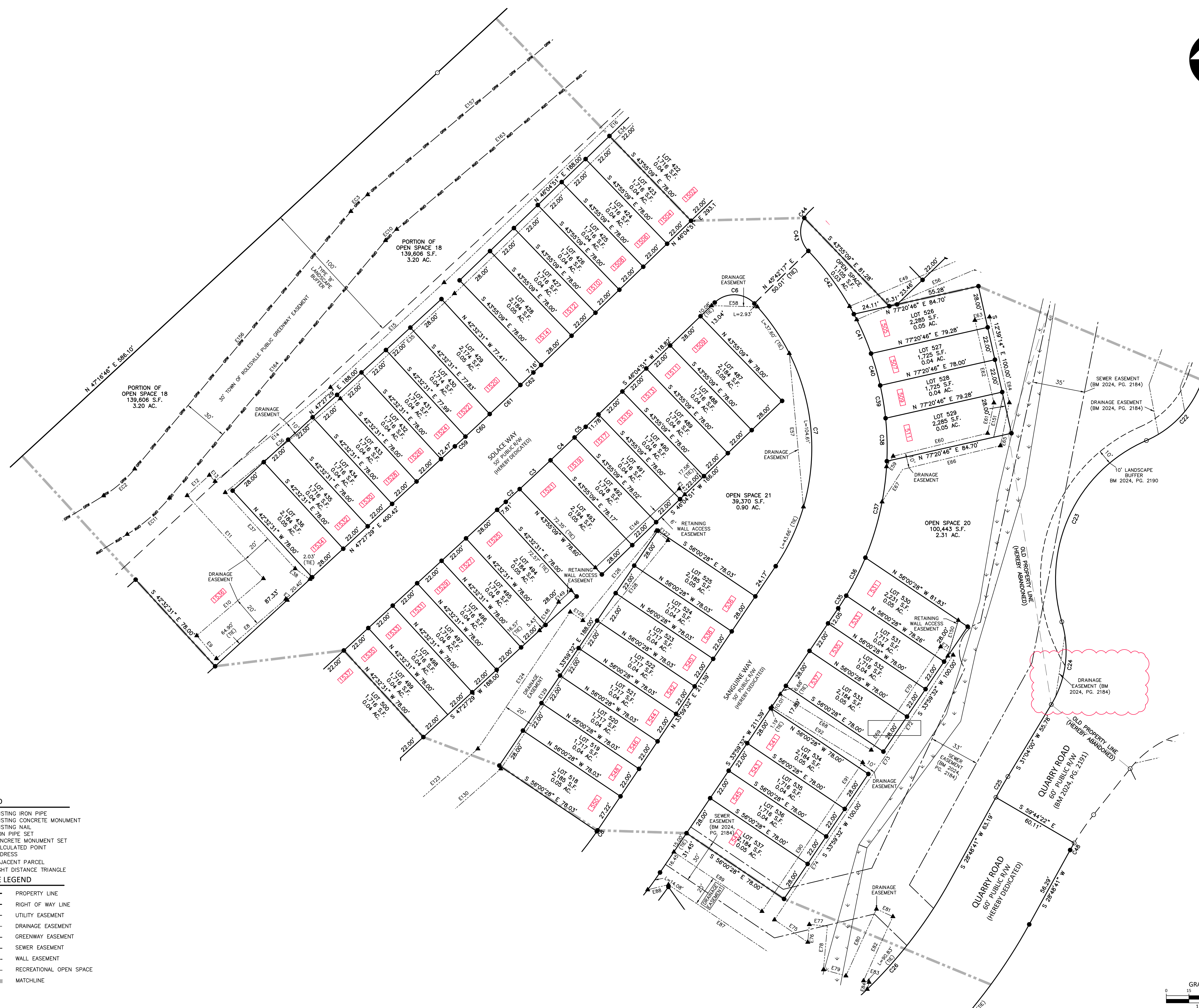
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SHEET

FINAL PLAT

4-6

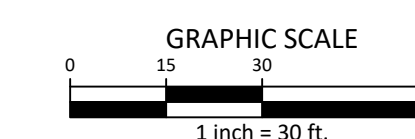


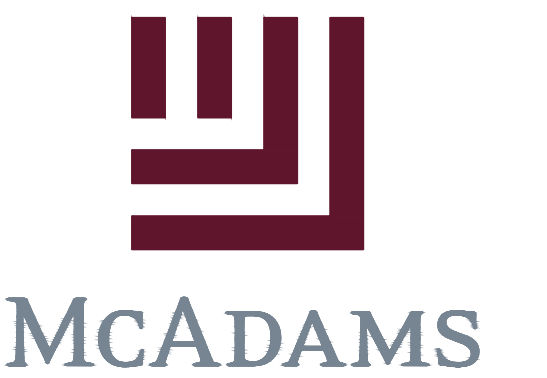
LEGEND

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- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- ▲ IRON PIPE SET
- ▣ CONCRETE MONUMENT SET
- ▲ CALCULATED POINT
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FINAL PLAT

5-6



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Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains data for curves C1 through C69.

Table with columns: LINE, BEARING, DISTANCE. Contains data for lines E1 through E100.

Table with columns: LINE, BEARING, DISTANCE. Contains data for lines E101 through E165.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains data for curves EC1 through EC12.

THE POINT
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WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



REVISIONS

Table with columns: NO., DATE, TOWN COMMENTS. Shows revision 1 dated 02.19.2025.

PLAN INFORMATION

Table with columns: PROJECT NO., FILENAME, CHECKED BY, DRAWN BY, SCALE, DATE. Lists project details.

SHEET

FINAL PLAT

6-6