

**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



QUANTITIES:  
STREETS:  
FETCHING PLACE - 60 ROW = 1485 LF  
SERAPHIC WAY - 50 ROW = 1061 LF  
LINEAGE PLACE - 50 ROW = 410 LF

**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

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 \_\_\_\_\_

**CD Package 2  
Phase 7**

LOT No.	MISA (sf)
335	4,007
336	4,007
337	4,007
338	4,007
339	4,007
340	4,007
341	4,007
342	4,007
343	4,007
344	4,007
345	4,007
346	4,007
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385	4,007
386	4,007
387	4,007
388	4,007
389	4,007
390	4,007
391	4,007

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 \_\_\_\_\_

FSP-25-03

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

**REVISIONS**

NO.	DATE	TOWN COMMENTS
1	03.14.2025	

**PLAN INFORMATION**

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

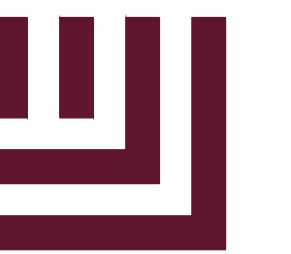
**SHEET**

**FINAL PLAT**

**1-5**

**GENERAL NOTES**

1. FOR GENERAL NOTES, SEE SHEET 1.



**McADAMS**

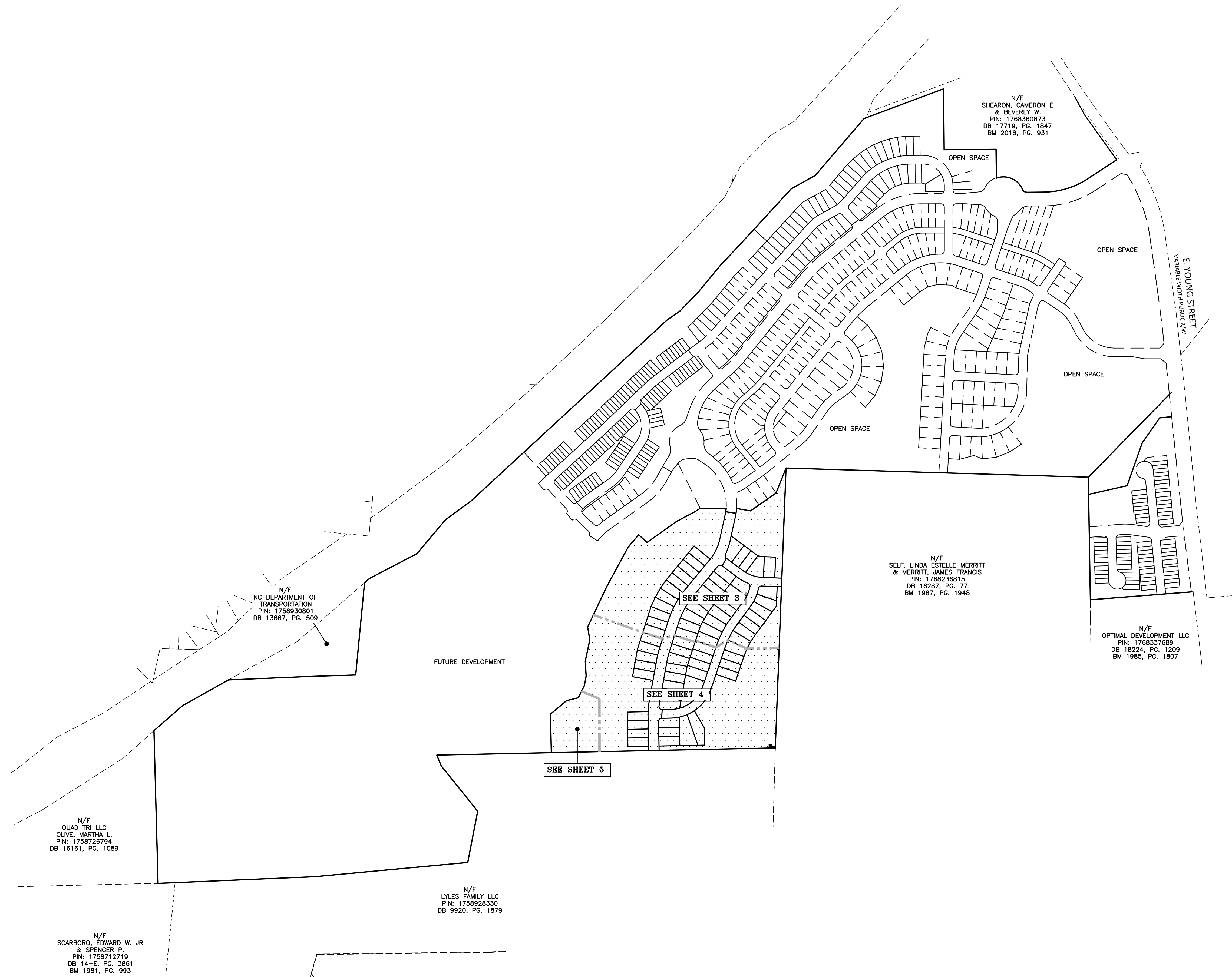
The John R. McAdams Company, Inc.  
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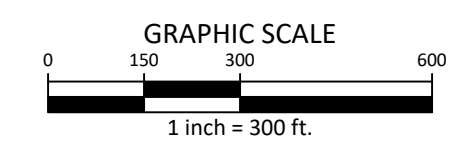
SEE SHEET 5

SEE SHEET 4

SEE SHEET 3

**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



FSP-25-03

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



**REVISIONS**

NO.	DATE	TOWN COMMENTS
1	03.14.2025	TOWN COMMENTS

**PLAN INFORMATION**

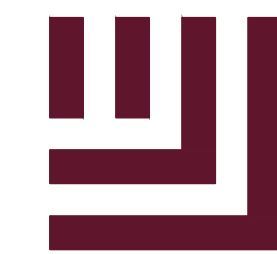
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FILENAME	AWH20000-F7
CHECKED BY	JBT
DRAWN BY	KMM
SCALE	1"=300'
DATE	01.02.2025

**SHEET**

**FINAL PLAT**

**2-5**

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**THE POINT**  
PHASE 7 SUBDIVISION PLAT  
EAST YOUNG STREET

WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

FSP-25-03



**REVISIONS**

NO.	DATE	TOWN COMMENTS
1	03.14.2025	TOWN COMMENTS

**PLAN INFORMATION**

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

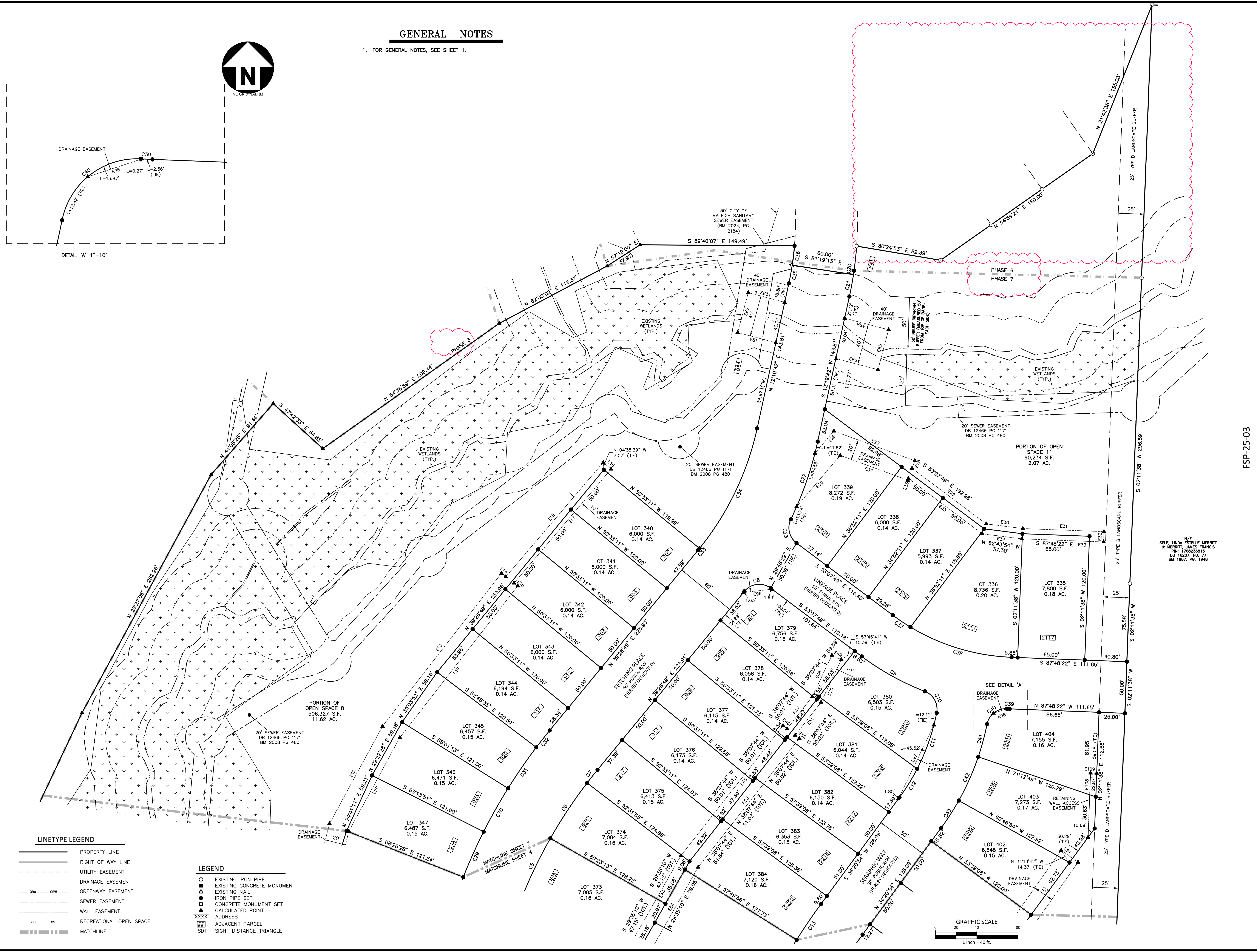
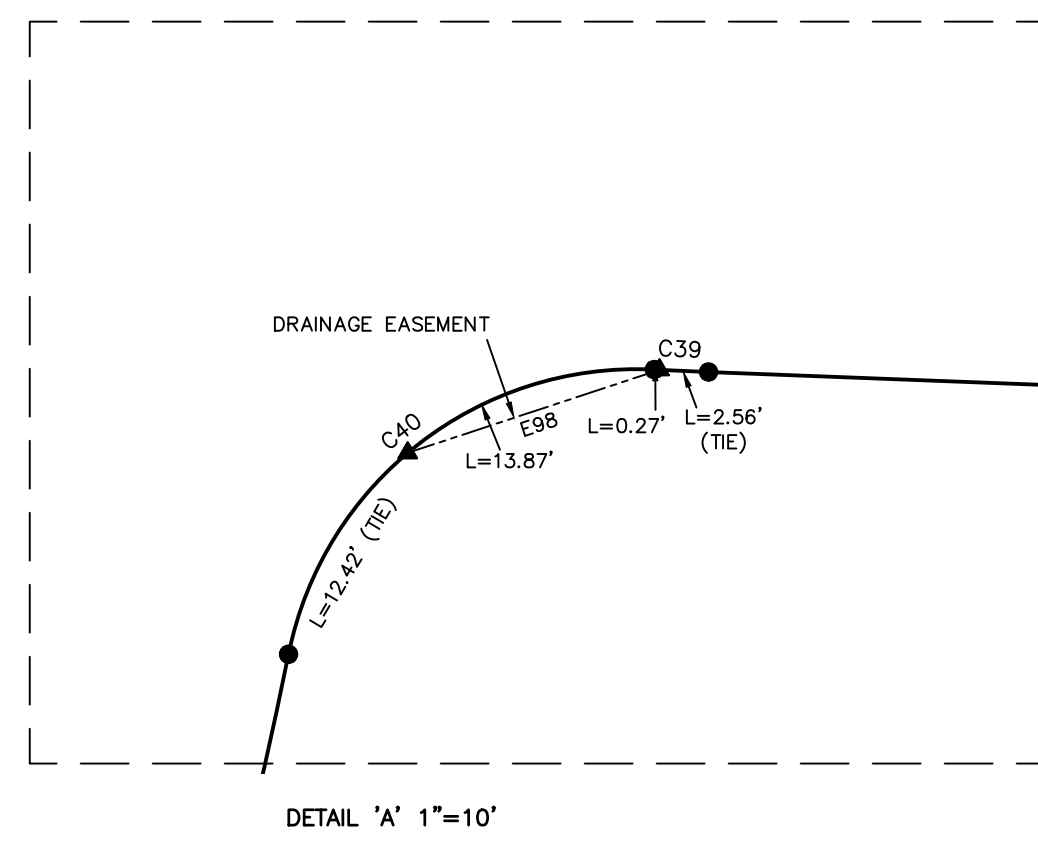
**SHEET**

FINAL PLAT

**3-5**

**GENERAL NOTES**

1. FOR GENERAL NOTES, SEE SHEET 1.

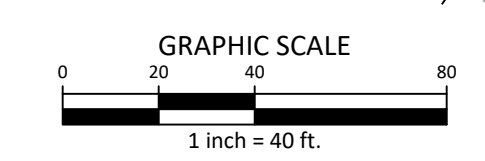


**LINETYPE LEGEND**

—	PROPERTY LINE
—	RIGHT OF WAY LINE
---	UTILITY EASEMENT
---	DRAINAGE EASEMENT
---	GREENWAY EASEMENT
---	SEWER EASEMENT
---	WALL EASEMENT
---	RECREATIONAL OPEN SPACE
---	MATCHLINE

**LEGEND**

○	EXISTING IRON PIPE
■	EXISTING CONCRETE MONUMENT
▲	EXISTING NAIL
●	IRON PIPE SET
■	CONCRETE MONUMENT SET
▲	CALCULATED POINT
□	ADDRESS
▨	ADJACENT PARCEL
△	SIGHT DISTANCE TRIANGLE



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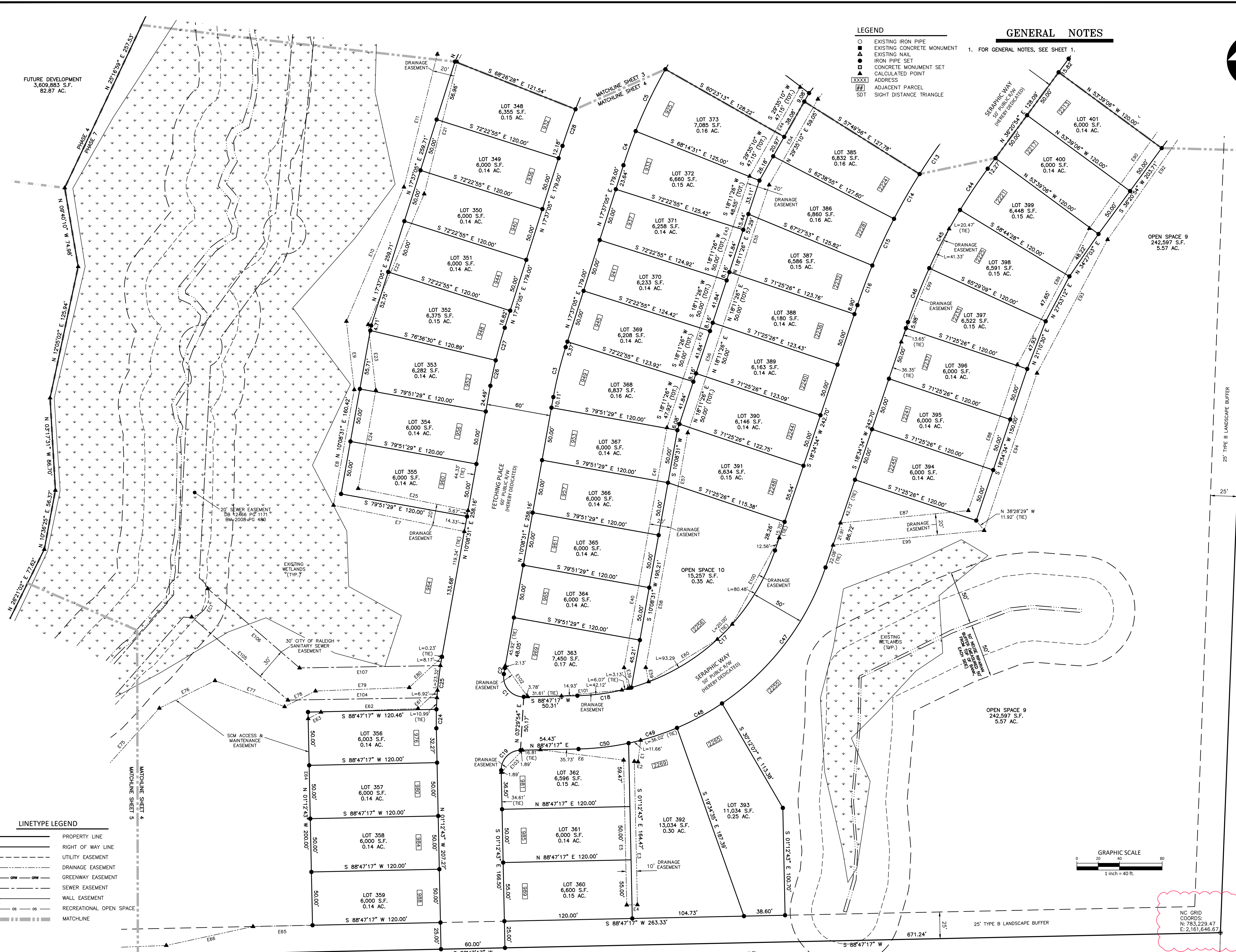
NC GRID ROAD 83

GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.

LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- ▲ EXISTING NAIL
- IRON PIPE SET
- ▲ CONCRETE MONUMENT SET
- ▲ CALCULATED POINT
- ▲ ADDRESS
- ▭ ADJACENT PARCEL
- △ SIGHT DISTANCE TRIANGLE

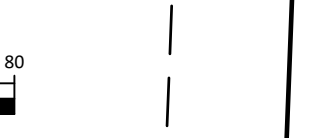


FUTURE DEVELOPMENT  
3,809,883 S.F.  
82.87 AC.

OPEN SPACE 9  
242,597 S.F.  
5.57 AC.

OPEN SPACE 9  
242,597 S.F.  
5.57 AC.

N/T  
S/L: LINDA ESTELLE MERRI  
& MERRITT, JAMES FRANK  
P/N: 1768226815  
DB 18287, PG. 77  
BM 1987, PG. 1948



NC GRID  
COORDS:  
N: 783,229.47  
E: 2,161,646.67

LINETYPE LEGEND

- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - UTILITY EASEMENT
- - - DRAINAGE EASEMENT
- - - GREENWAY EASEMENT
- - - SEWER EASEMENT
- - - WALL EASEMENT
- - - RECREATIONAL OPEN SPACE
- - - MATCHLINE

**THE POINT**  
PHASE 7 SUBDIVISION PLAT  
EAST YOUNG STREET

WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

FSP-25-03



REVISIONS

NO.	DATE	TOWN COMMENTS
1	03.14.2025	

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

X:\Projects\AWH20000\02\_Geomatics\Survey\Plan\AWH20000-F7\_P7.dwg, 3/16/2025 10:37:33 AM, Keith Martin

N/T  
LYLES FAMILY LLC  
P/N: 176926330  
DB 9920, PG. 1879

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

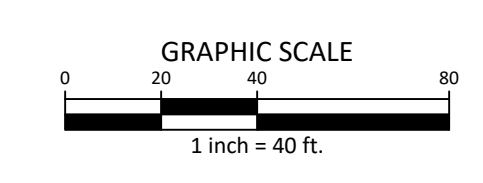
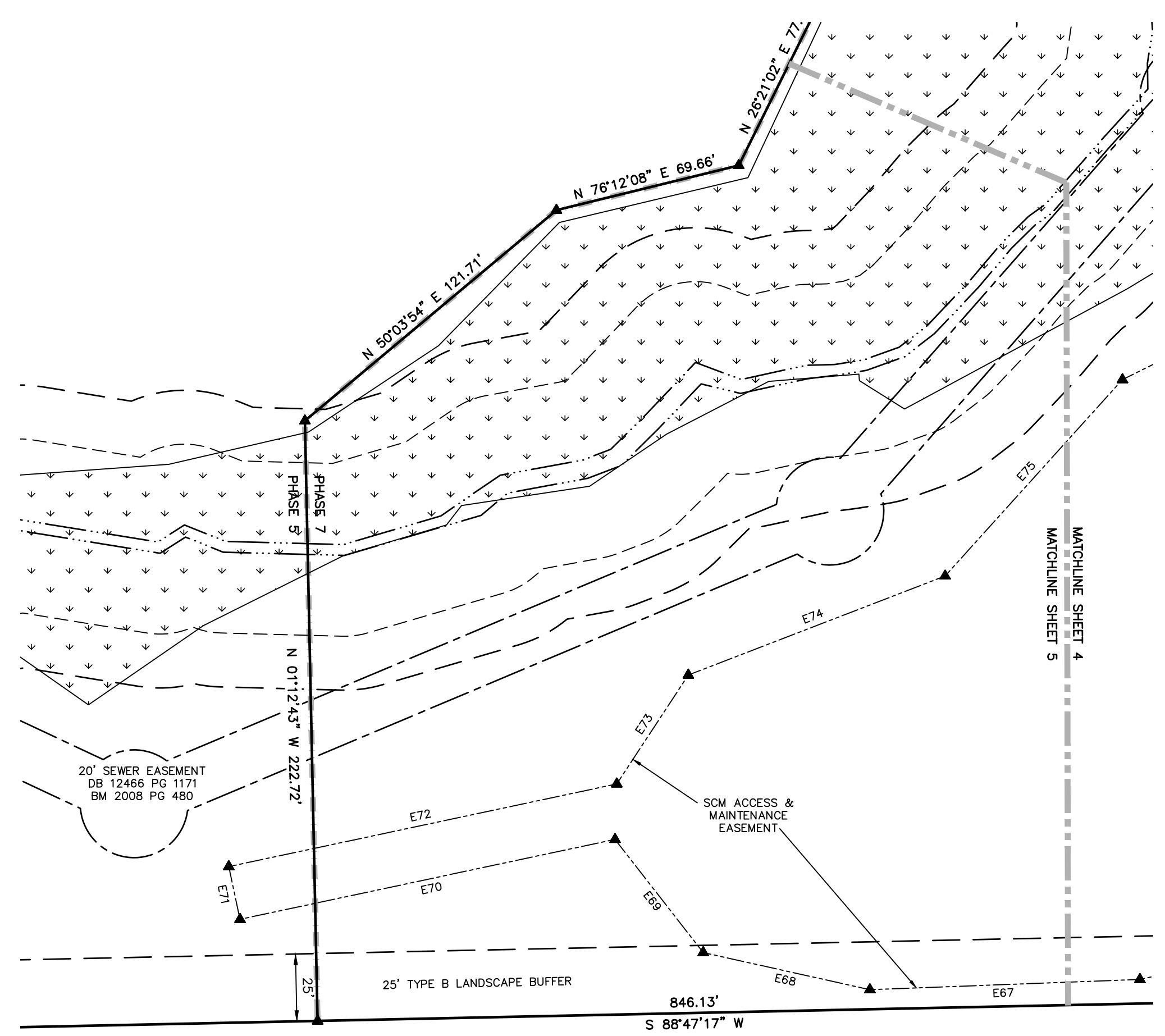
FSP-25-03

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°03'33" 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



**REVISIONS**

NO.	DATE	TOWN COMMENTS
1	03.14.2025	

**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**

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