

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 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 _____

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A SUBDIVISION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: R & PUD
5. AREA BY COORDINATE GEOMETRY.
6. 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.
7. REFERENCES: AS SHOWN.
PIN: 1768254698, 1768043342, 1768131851
8. **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.
9. 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.
10. 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.

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

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

THE POINT
PHASES 1, 2, 6 & 9 SUBDIVISION PLAT
EAST YOUNG STREET
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

REVISIONS

NO.	DATE

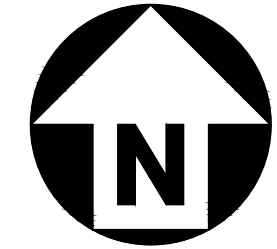
PLAN INFORMATION

PROJECT NO.	AWH20000
FILENAME	AWH20000-F1
CHECKED BY	JBT
DRAWN BY	KMM
SCALE	1"=40'
DATE	12.13.2022

SHEET

FINAL PLAT

1-12



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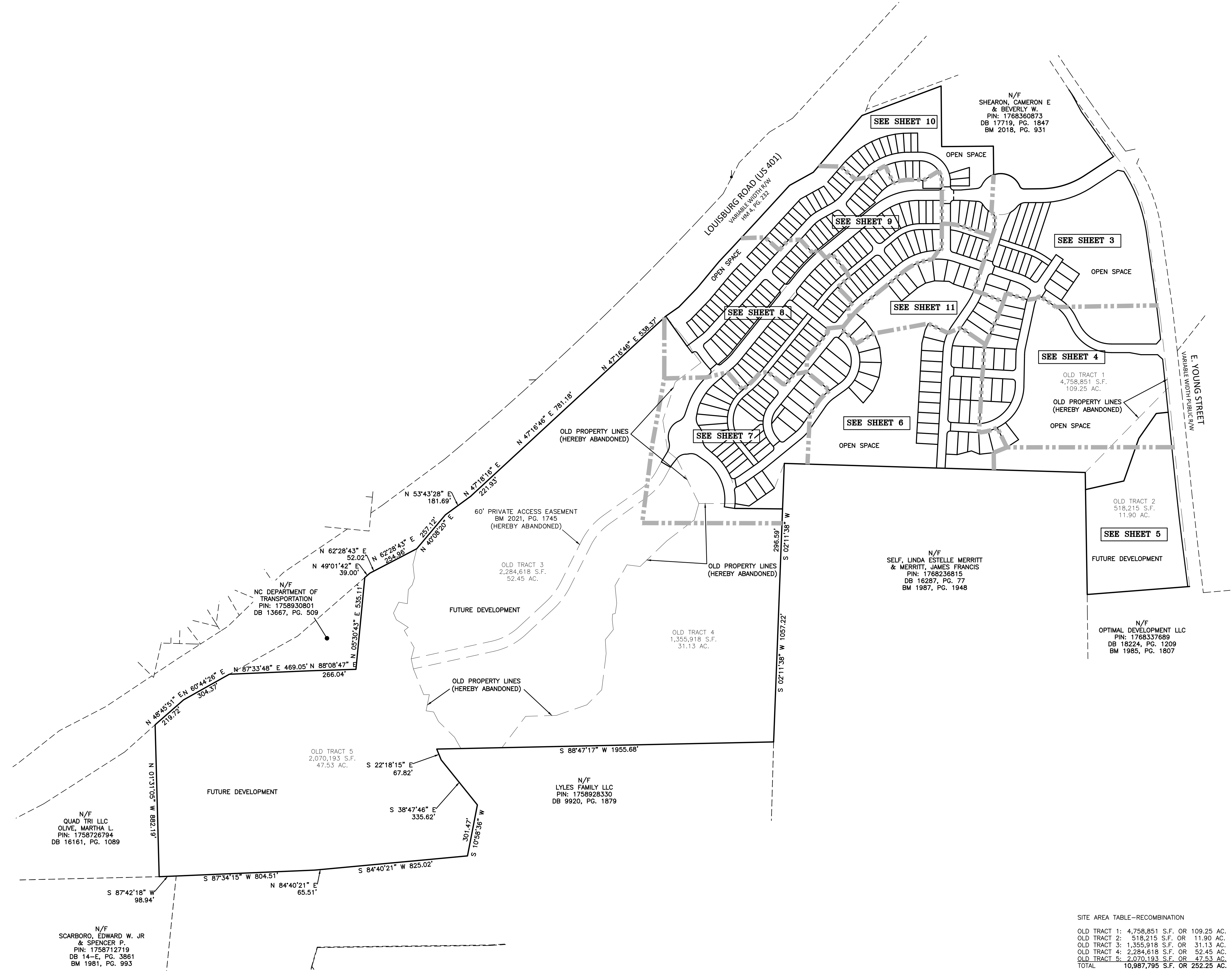
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THE POINT
PHASES 1, 2, 6 & 9 SUBDIVISION PLAT
EAST YOUNG STREET
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



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

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

OLD TRACT 5
2,070,193 S.F.
47.53 AC.

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

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

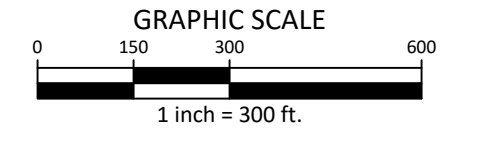
N/F
OPTIMAL DEVELOPMENT LLC
PIN: 1768337689
DB 18224, PG. 1209
BM 1985, PG. 1807

SITE AREA TABLE—RECOMBINATION

OLD TRACT 1:	4,758,851 S.F. OR 109.25 AC.
OLD TRACT 2:	518,215 S.F. OR 11.90 AC.
OLD TRACT 3:	1,355,918 S.F. OR 31.13 AC.
OLD TRACT 4:	2,284,618 S.F. OR 52.45 AC.
OLD TRACT 5:	2,070,193 S.F. OR 47.53 AC.
TOTAL:	10,987,795 S.F. OR 252.25 AC.

SITE AREA TABLE—SUBDIVISION

ORIGINAL SITE AREA	252.25 ACRES
LOT AREA (266 LOTS)	39.20 ACRES
OPEN SPACE AREA (12 LOTS)	48.41 ACRES
RIGHT OF WAY AREA	22.24 ACRES
FUTURE DEVELOPMENT	142.39 ACRES
TOTAL	252.25 ACRES



REVISIONS

NO. DATE

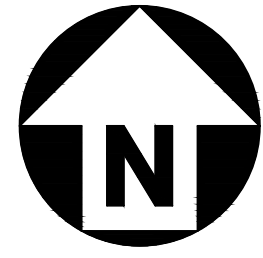
PLAN INFORMATION

PROJECT NO. AWH20000
FILENAME AWH20000-F1
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=300'
DATE 12.13.2022

SHEET

FINAL PLAT

2-12



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RALEIGH, NC 27609
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THE POINT
PHASES 1, 2, 6 & 9 SUBDIVISION PLAT
EAST YOUNG STREET
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

REVISIONS

NO. DATE

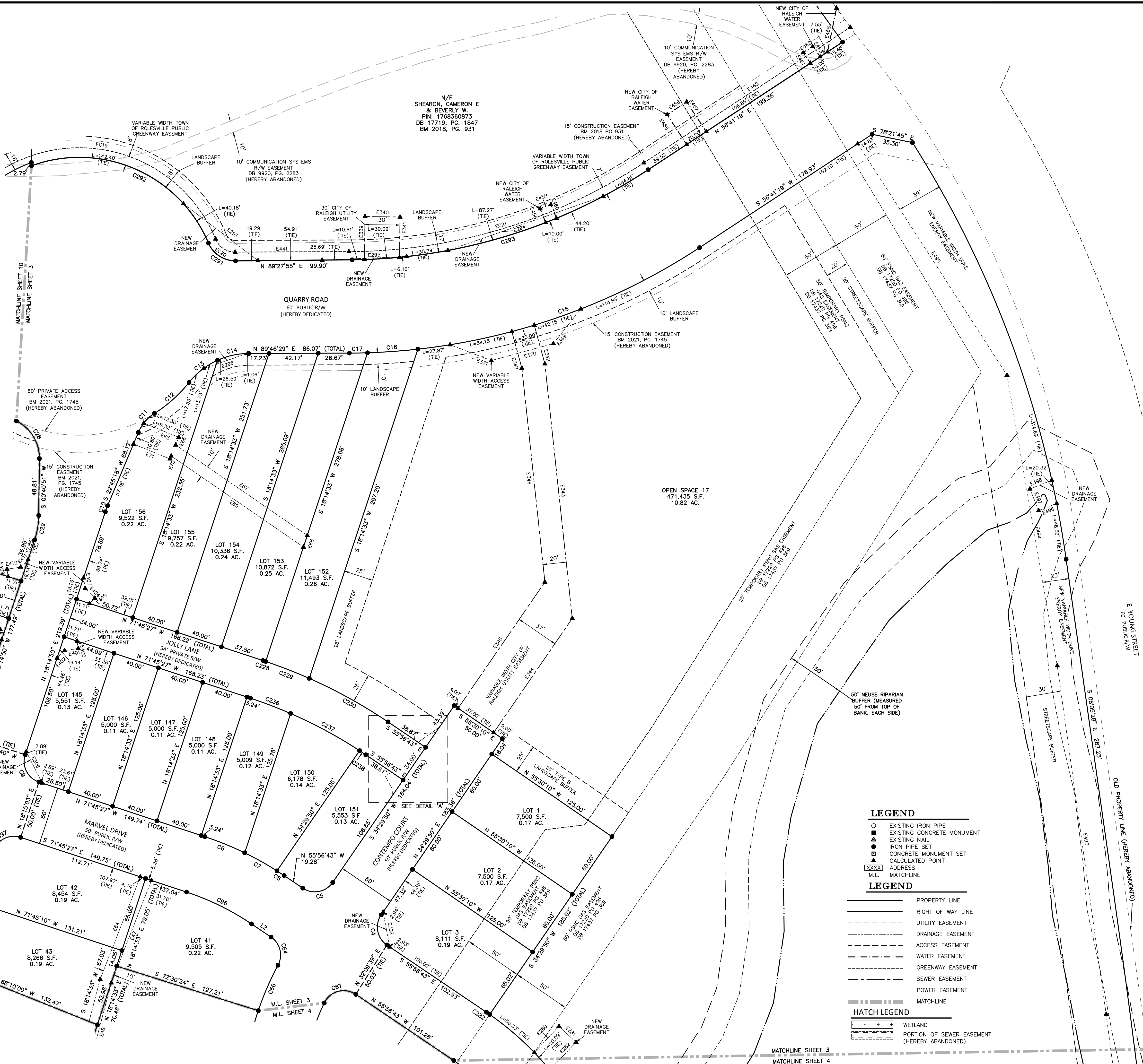
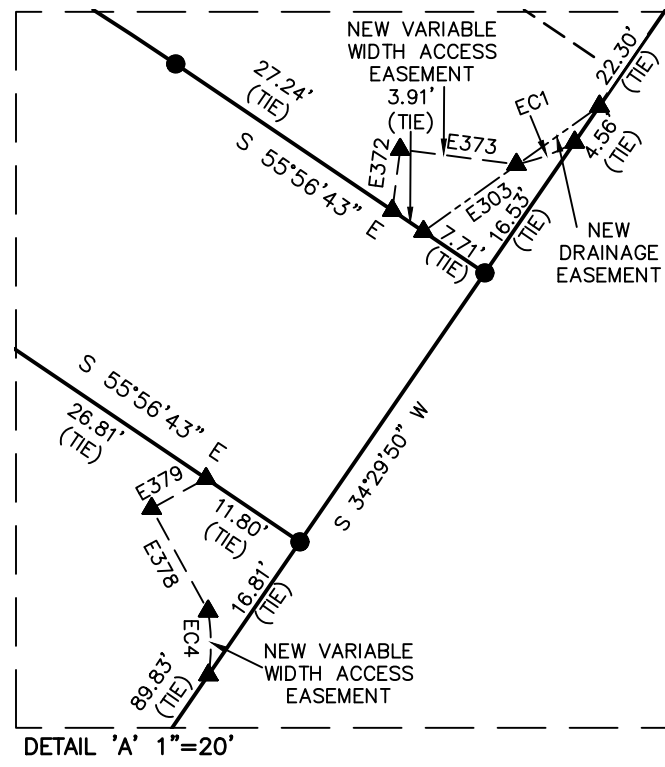
PLAN INFORMATION

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FILENAME AWH20000-F1
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=40'
DATE 12.13.2022

SHEET

FINAL PLAT

3-12



LEGEND

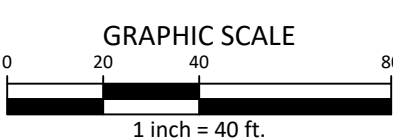
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- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- ▲ IRON PIPE SET
- CONCRETE MONUMENT SET
- ▲ CALCULATED POINT
- XXXXX ADDRESS
- M.L. MATCHLINE

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- ACCESS EASEMENT
- WATER EASEMENT
- GREENWAY EASEMENT
- SEWER EASEMENT
- POWER EASEMENT
- MATCHLINE

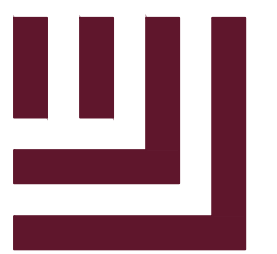
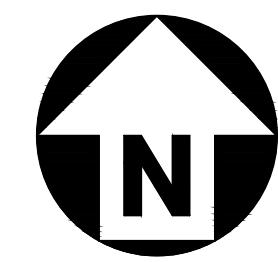
HATCH LEGEND

- WETLAND
- PORTION OF SEWER EASEMENT (HEREBY ABANDONED)



M:\Projects\AWH\AWH-20000\02-Graphics\Survey\Plats\AWH20000-F1.dwg, 8/17/2023 1:47:19 PM, Katie Martin

MATCHLINE SHEET 3
MATCHLINE SHEET 4



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

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fax 919.361.2269
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THE POINT
PHASES 1, 2, 6 & 9 SUBDIVISION PLAT
EAST YOUNG STREET
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

REVISIONS

NO. DATE

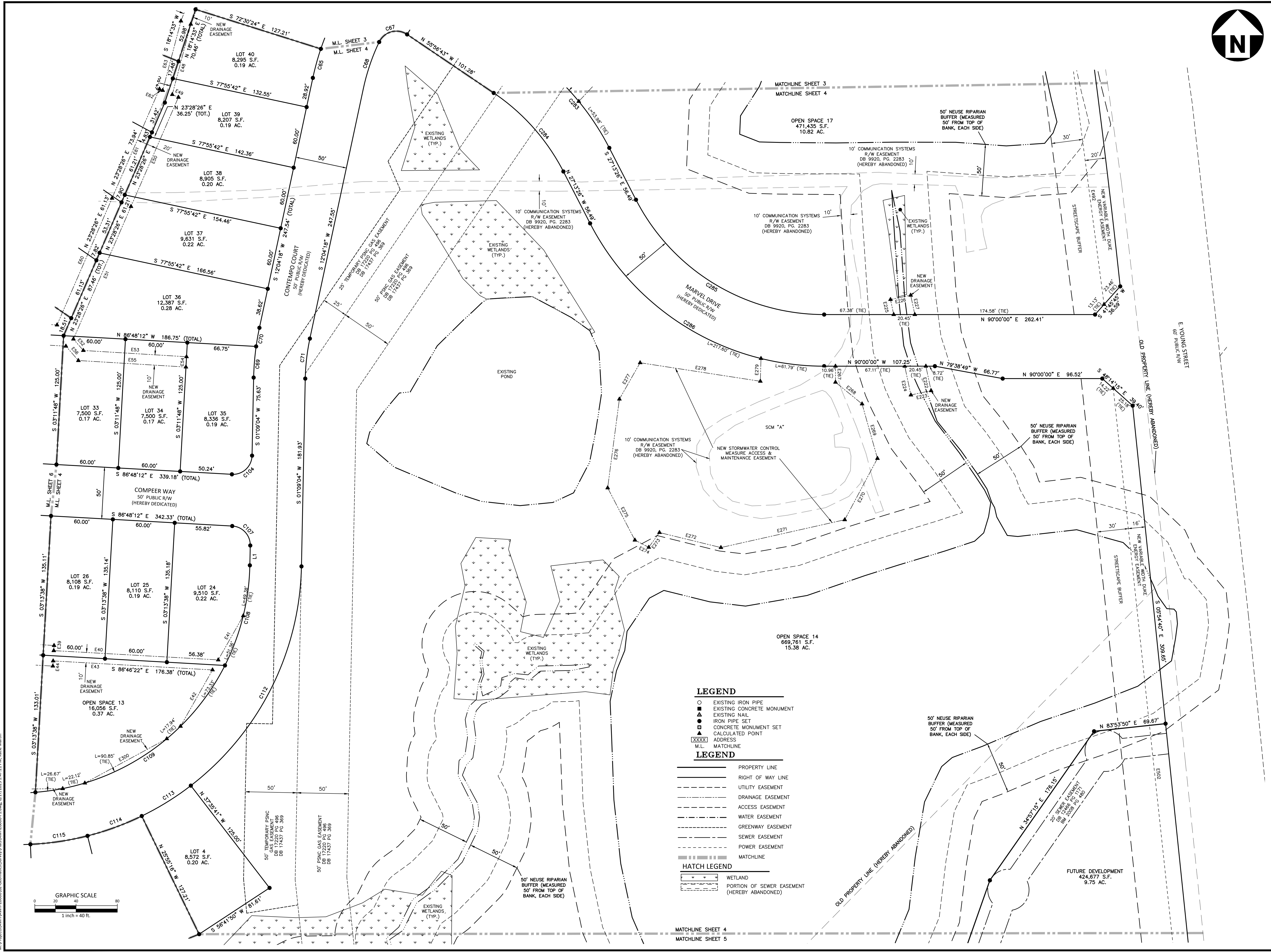
PLAN INFORMATION

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FILENAME AWH20000-F1
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=40'
DATE 12.13.2022

SHEET

FINAL PLAT

4-12



LEGEND

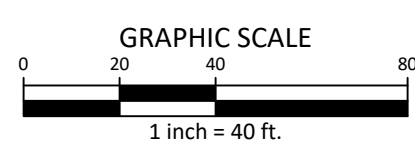
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- CONCRETE MONUMENT SET
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- △ ADDRESS
- XXXXX M.L. MATCHLINE

LEGEND

- PROPERTY LINE
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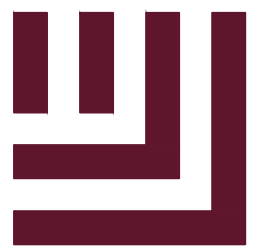
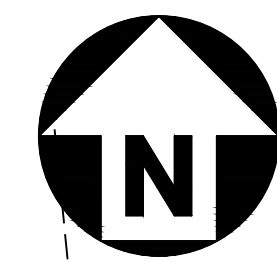
HATCH LEGEND

- WETLAND
- PORTION OF SEWER EASEMENT (HEREBY ABANDONED)



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MATCHLINE SHEET 4
MATCHLINE SHEET 5



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THE POINT
PHASES 1, 2, 6 & 9 SUBDIVISION PLAT
EAST YOUNG STREET
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

REVISIONS

NO. DATE

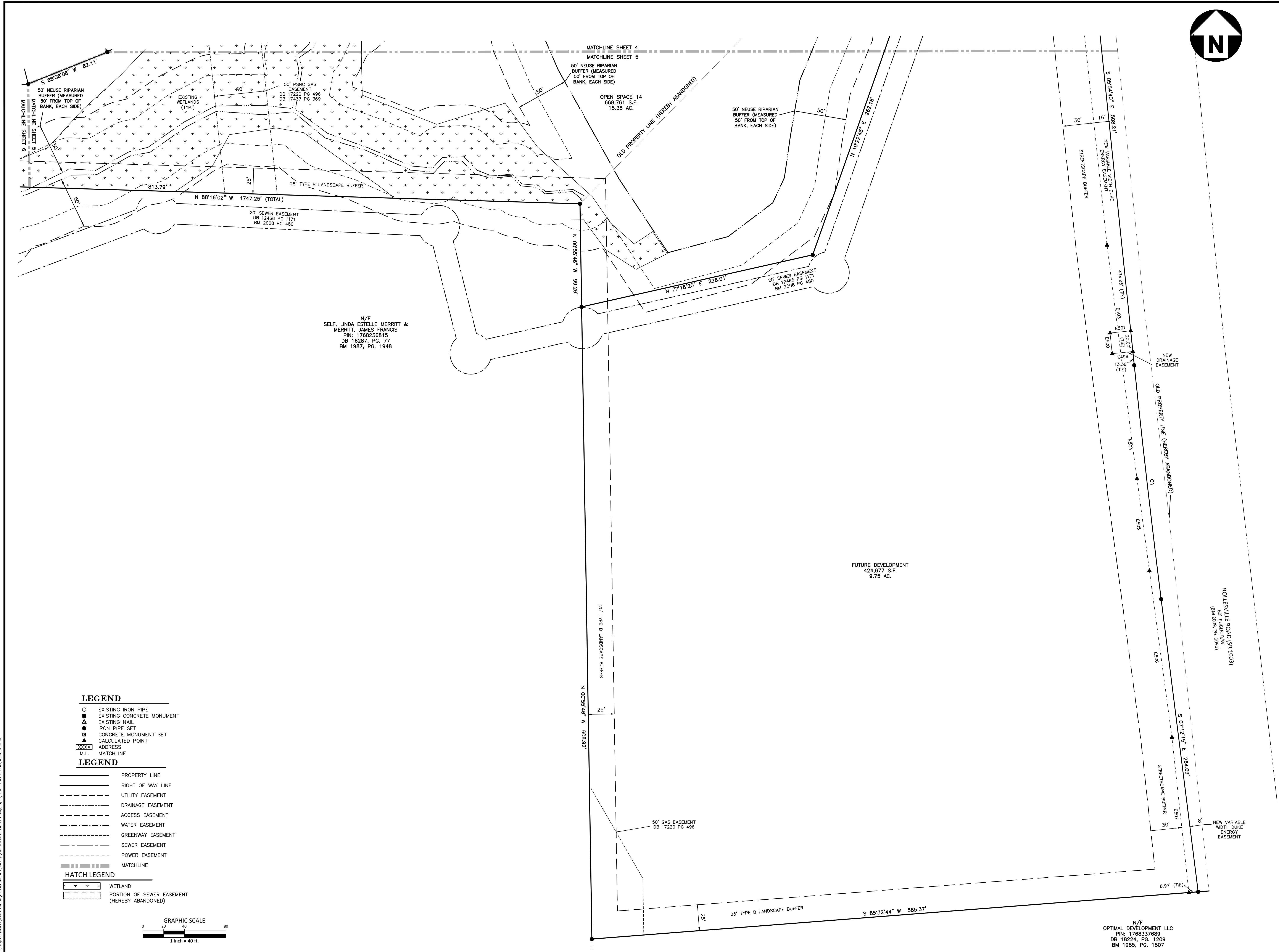
PLAN INFORMATION

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FILENAME AWH20000-F1
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=40'
DATE 12.13.2022

SHEET

FINAL PLAT

5-12



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

LEGEND

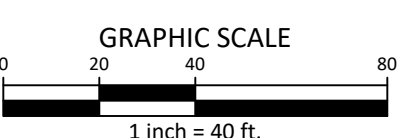
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- ▲ CONCRETE MONUMENT SET
- ▲ CALCULATED POINT
- XXXX ADDRESS
- M.L. MATCHLINE

LEGEND

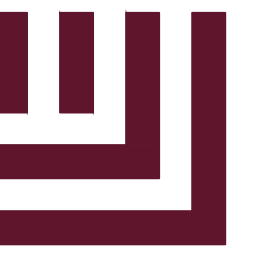
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- RIGHT OF WAY LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- ACCESS EASEMENT
- WATER EASEMENT
- GREENWAY EASEMENT
- SEWER EASEMENT
- POWER EASEMENT
- MATCHLINE

HATCH LEGEND

- WETLAND
- PORTION OF SEWER EASEMENT (HEREBY ABANDONED)



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THE POINT
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WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

REVISIONS

NO. DATE

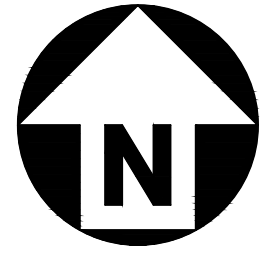
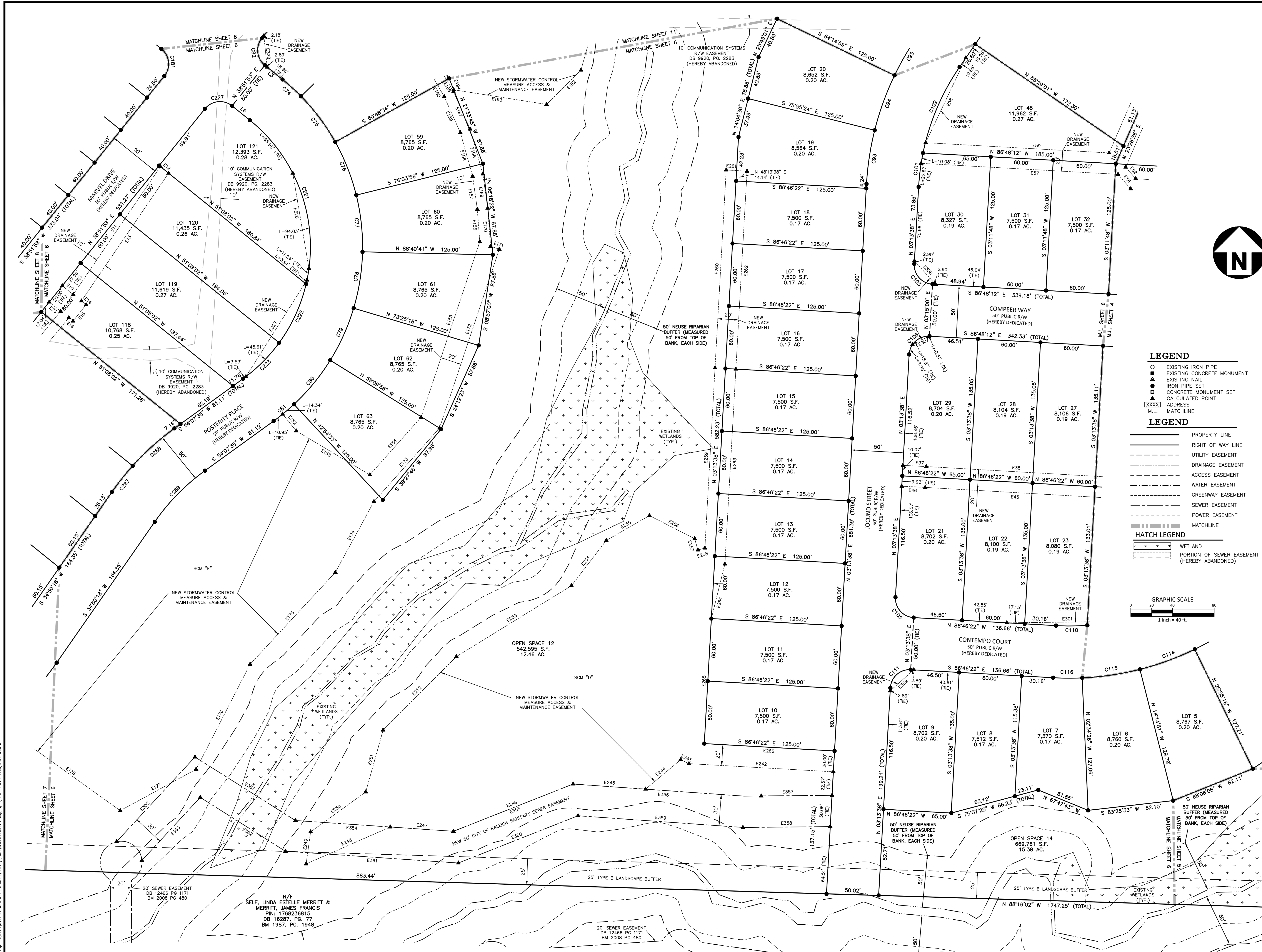
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FILENAME AWH20000-F1
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=40'
DATE 12.13.2022

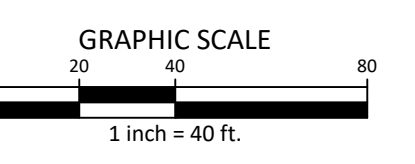
SHEET

FINAL PLAT

6-12



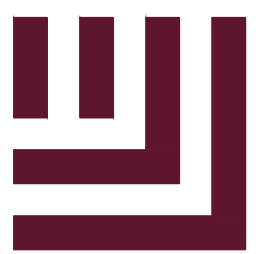
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 - EXISTING CONCRETE MONUMENT
 - EXISTING NAIL
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 - CONCRETE MONUMENT SET
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 - - - GREENWAY EASEMENT
 - - - SEWER EASEMENT
 - - - POWER EASEMENT
 - - - MATCHLINE
- HATCH LEGEND**
- [Wetland Hatch] WETLAND
 - [Abandoned Sewer Hatch] PORTION OF SEWER EASEMENT (HEREBY ABANDONED)



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

20' SEWER EASEMENT
DB 12466 PG 1171
BM 2008 PG 480



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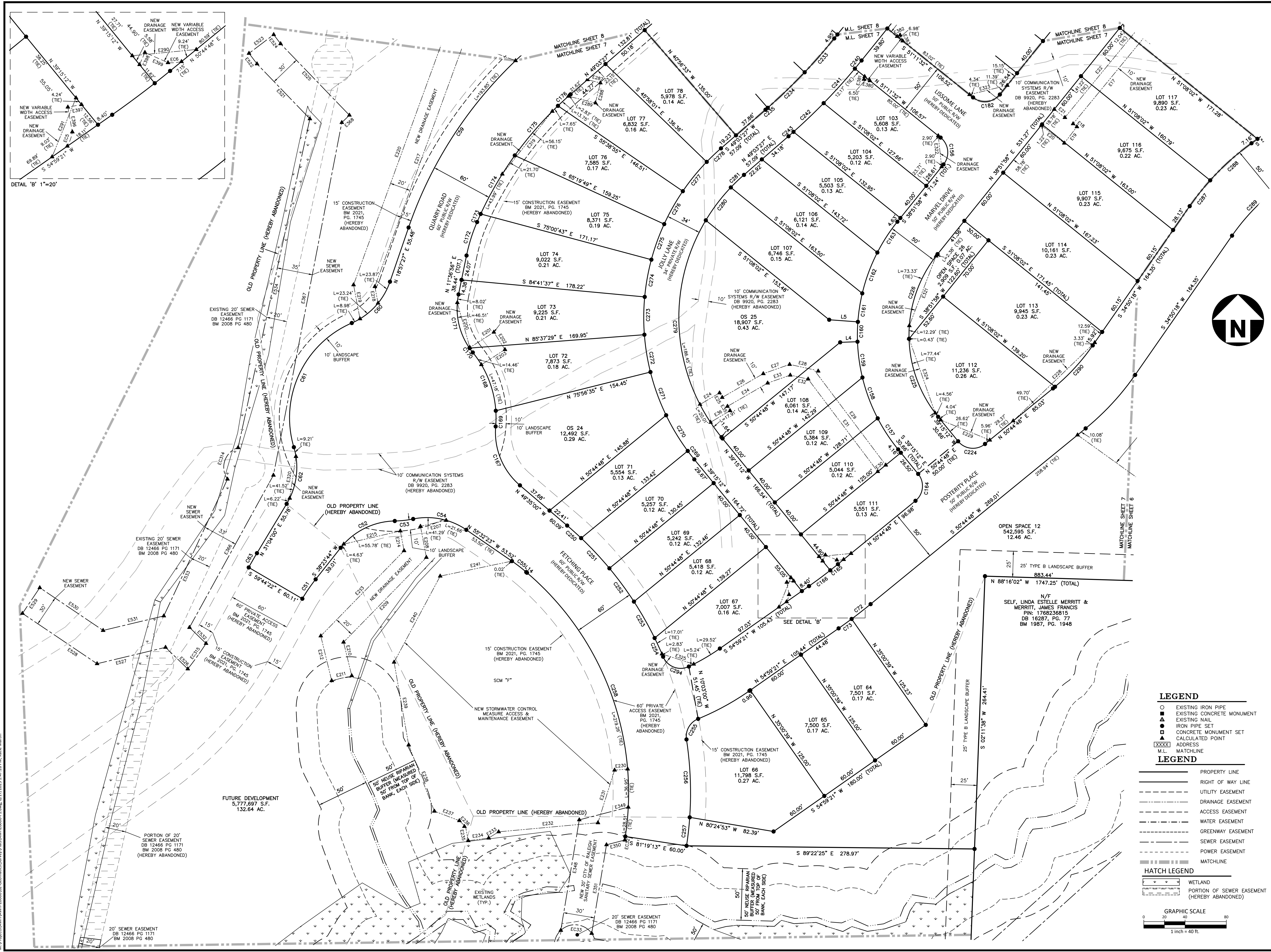
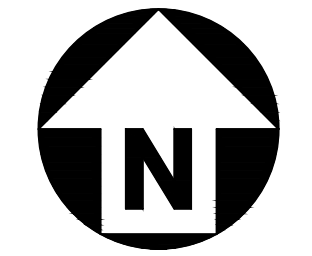
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THE POINT
PHASES 1, 2, 6 & 9 SUBDIVISION PLAT
EAST YOUNG STREET
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



DETAIL 'B' 1"=20'

LEGEND

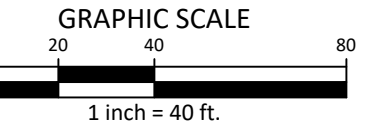
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LEGEND

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- MATCHLINE

HATCH LEGEND

- WETLAND
- PORTION OF SEWER EASEMENT (HEREBY ABANDONED)



REVISIONS

NO. DATE

PLAN INFORMATION

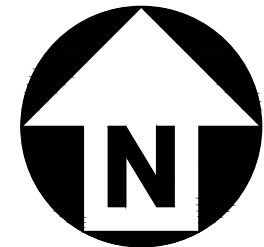
PROJECT NO. AWH20000
FILENAME AWH20000-F1
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DRAWN BY KMM
SCALE 1"=40'
DATE 12.13.2022

SHEET

FINAL PLAT

7-12

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FINAL PLAT

8-12

LEGEND

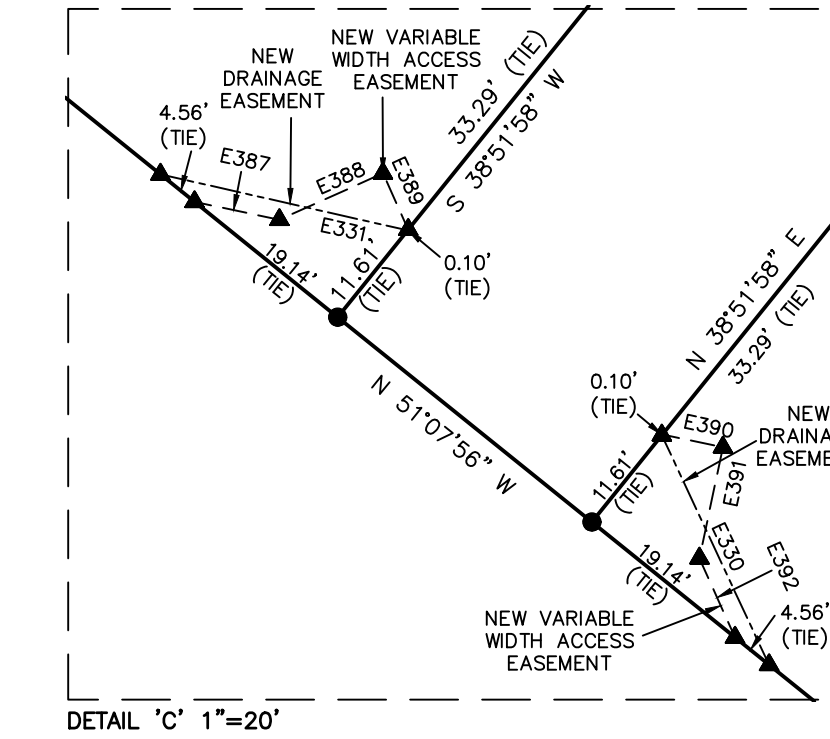
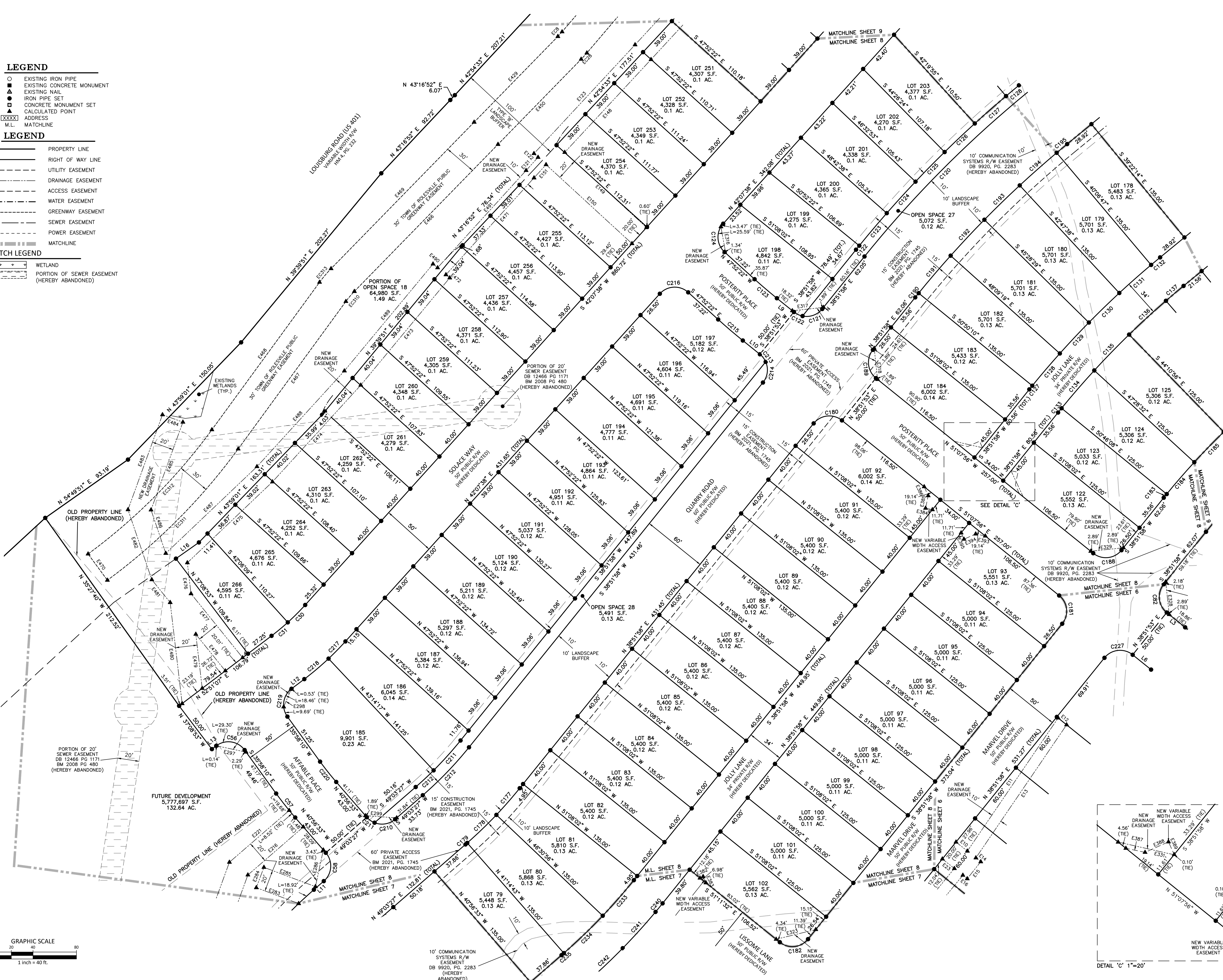
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- CONCRETE MONUMENT SET
- ▲ CALCULATED POINT
- XXXX ADDRESS
- M.L. MATCHLINE

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- - - UTILITY EASEMENT
- - - DRAINAGE EASEMENT
- - - ACCESS EASEMENT
- - - WATER EASEMENT
- - - GREENWAY EASEMENT
- - - SEWER EASEMENT
- - - POWER EASEMENT
- - - MATCHLINE

HATCH LEGEND

- WETLAND
- PORTION OF SEWER EASEMENT (HEREBY ABANDONED)



M:\Projects\AWH\20000\02-Geomatics\Survey\Plan\AWH20000-F1.dwg, 8/17/2023 1:47:33 PM, Aclife Martin



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

THE POINT
PHASES 1, 2, 6 & 9 SUBDIVISION PLAT
EAST YOUNG STREET
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

REVISIONS

NO. DATE

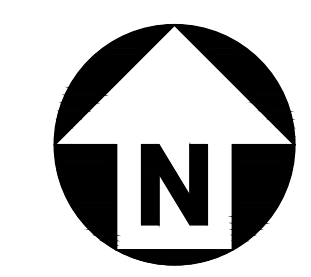
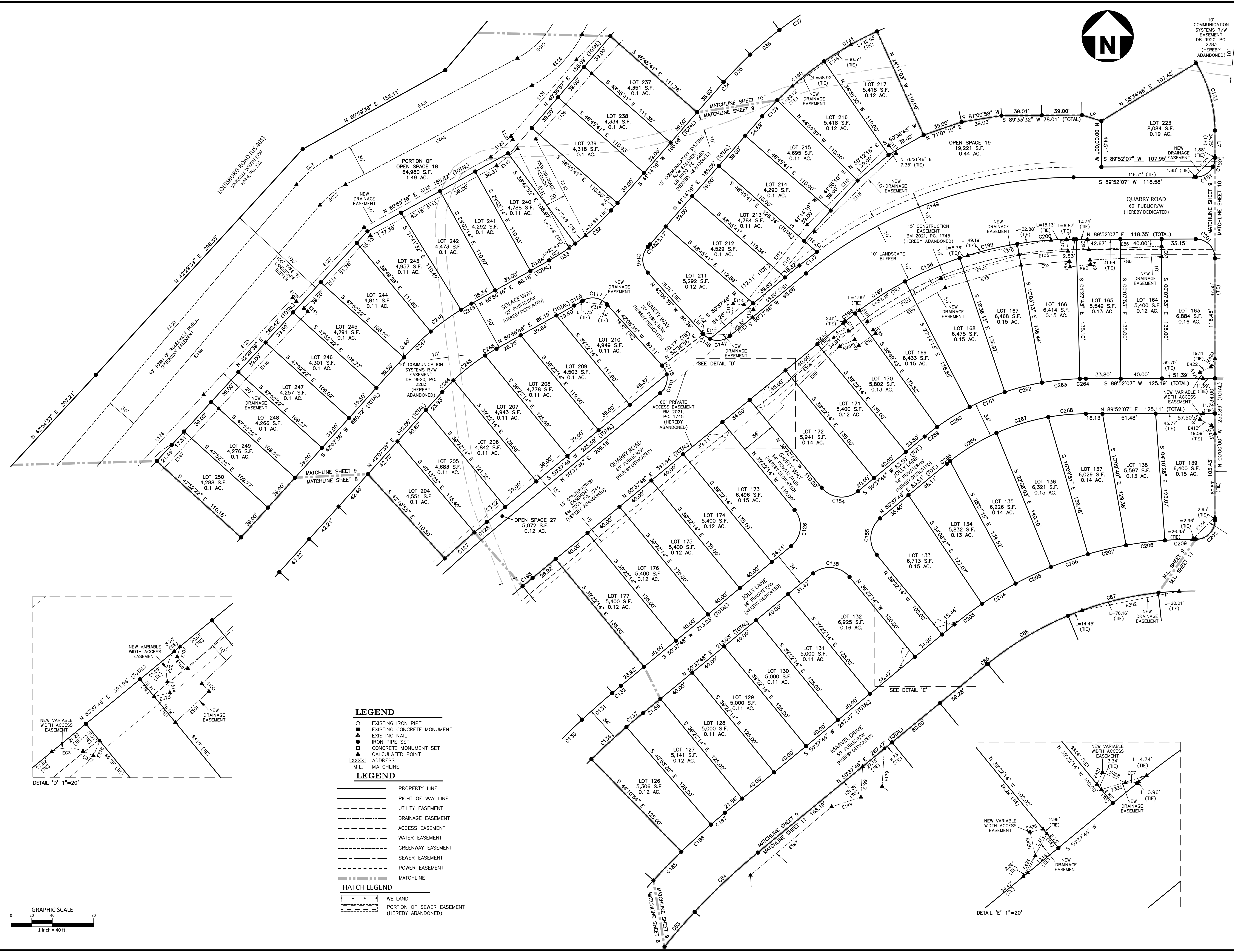
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FILENAME AWH20000-F1
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=40'
DATE 12.13.2022

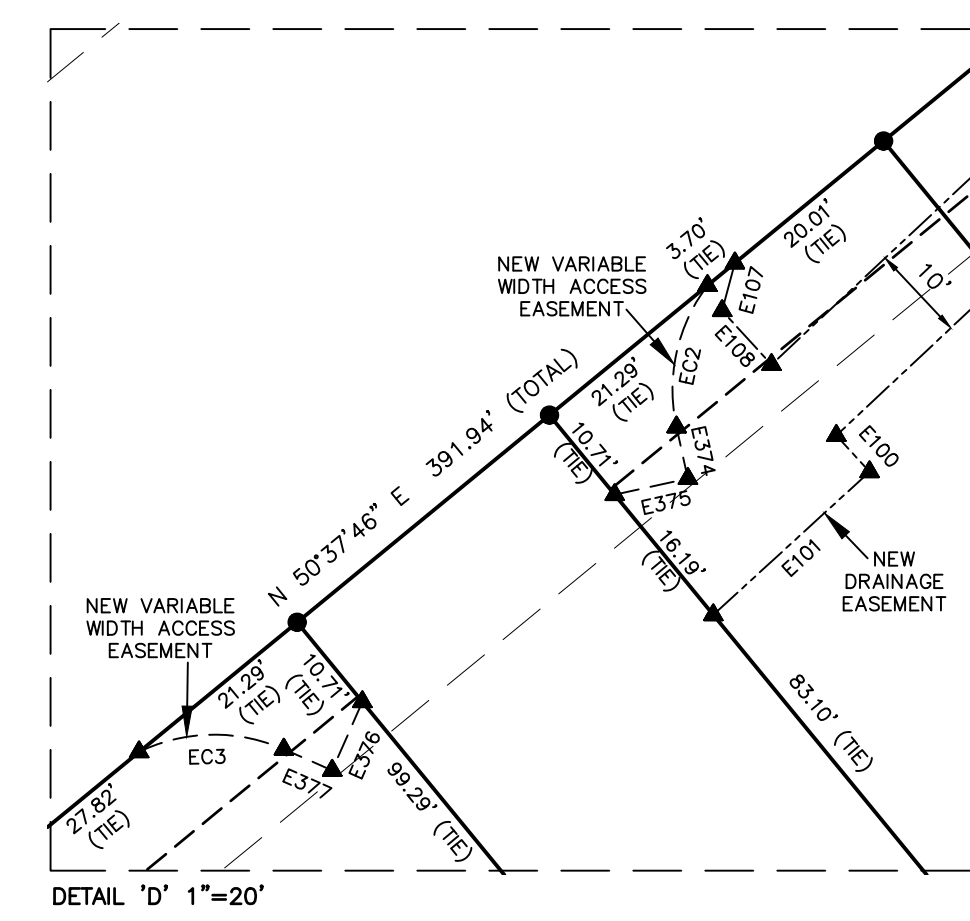
SHEET

FINAL PLAT

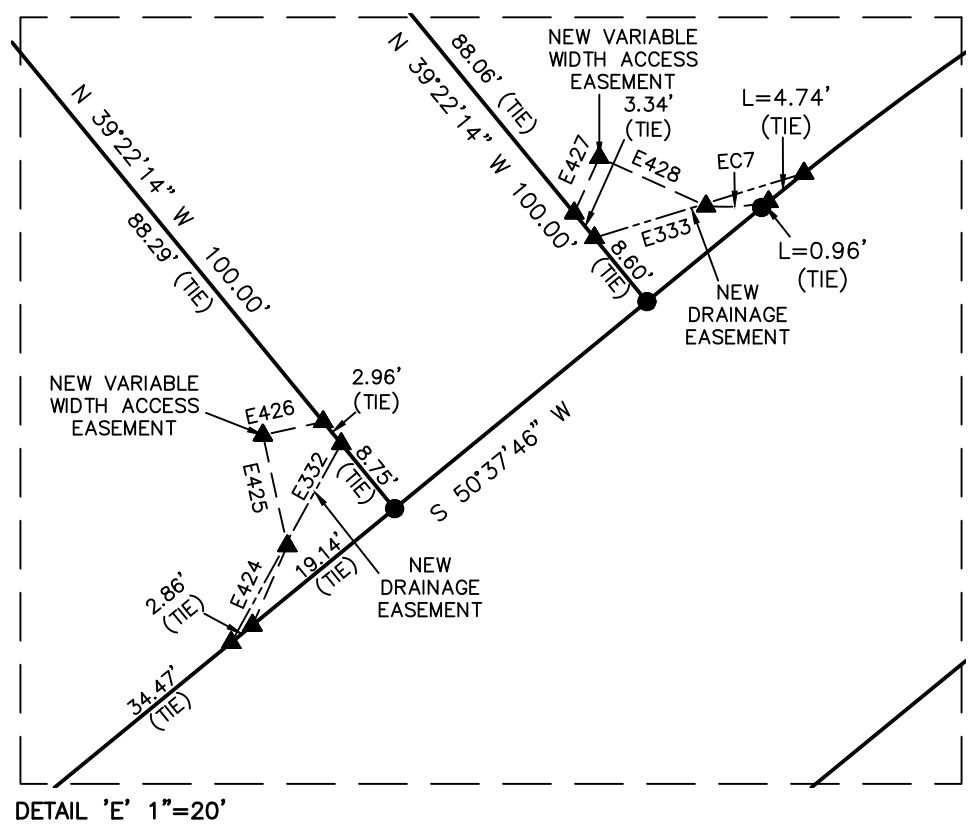
9-12



10'
COMMUNICATION
SYSTEMS R/W
EASEMENT
DB 9920, PG.
2283
(HEREBY
ABANDONED)
10'



DETAIL "D" 1"=20'



DETAIL "E" 1"=20'

LEGEND

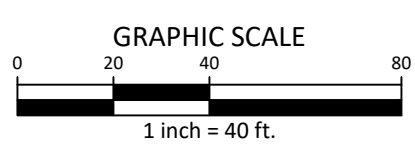
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- EXISTING CONCRETE MONUMENT
- ▲ EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- ▲ CALCULATED POINT
- XXXX ADDRESS
- M.L. MATCHLINE

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- ACCESS EASEMENT
- WATER EASEMENT
- GREENWAY EASEMENT
- SEWER EASEMENT
- POWER EASEMENT
- MATCHLINE

HATCH LEGEND

- WETLAND
- PORTION OF SEWER EASEMENT (HEREBY ABANDONED)



GRAPHIC SCALE
1 inch = 40 ft.

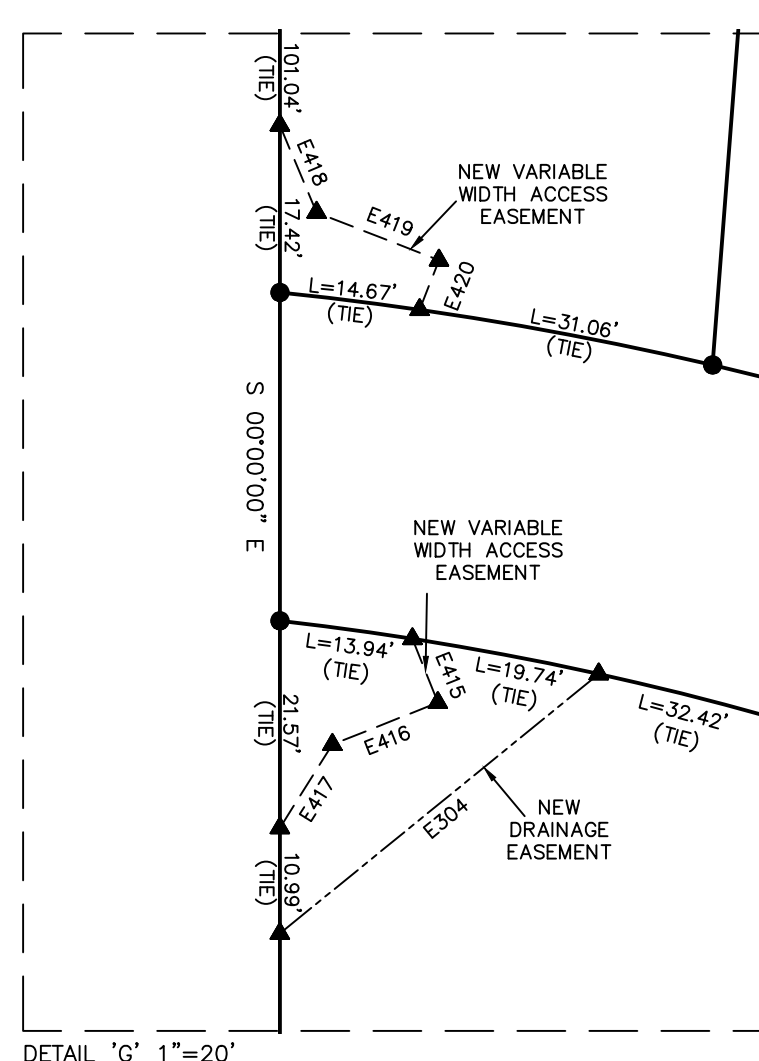
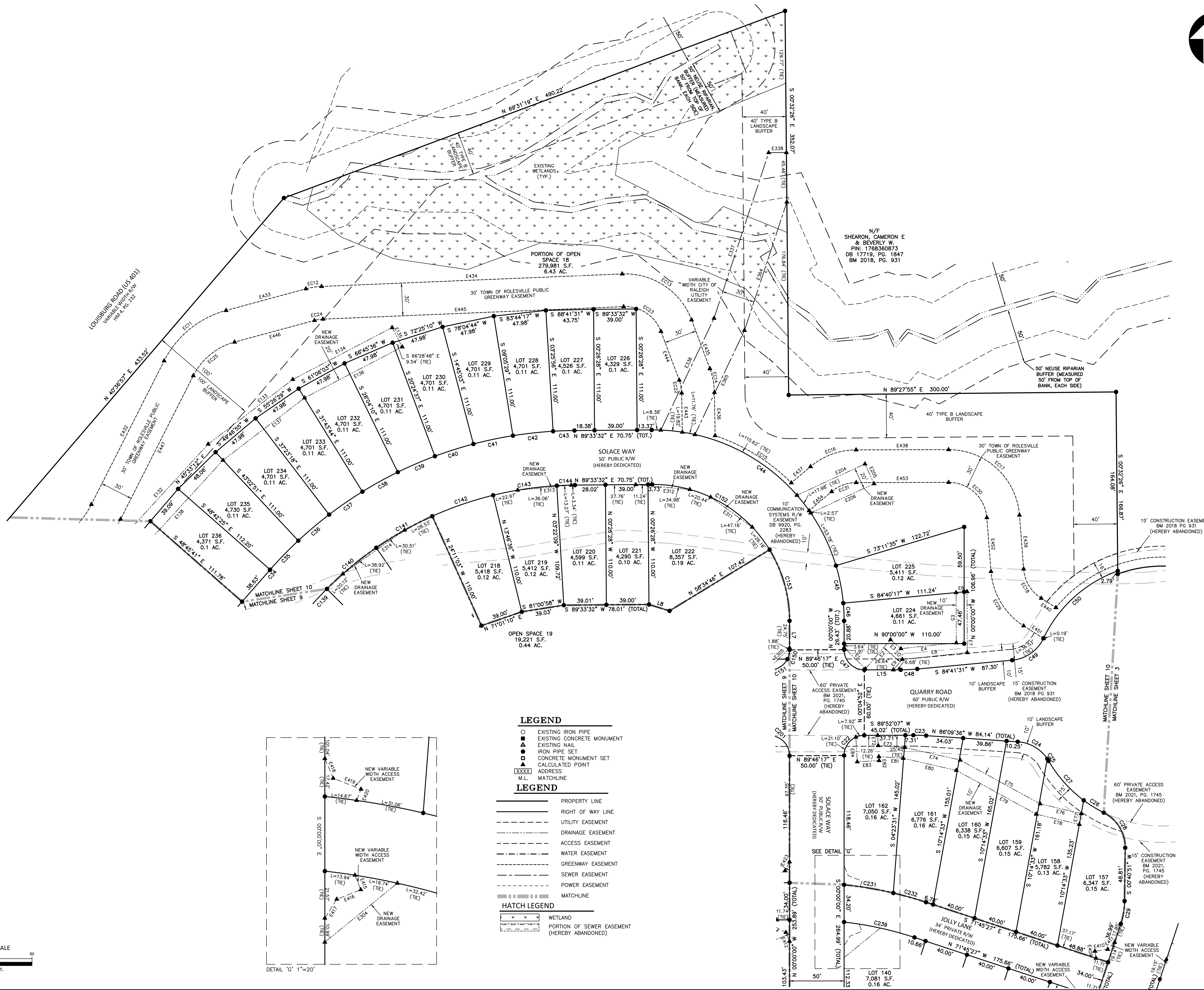
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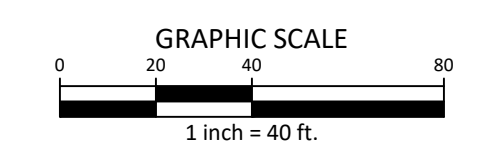
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THE POINT
PHASES 1, 2, 6 & 9 SUBDIVISION PLAT
EAST YOUNG STREET
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



- LEGEND**
- EXISTING IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - EXISTING NAIL
 - IRON PIPE SET
 - ▲ CONCRETE MONUMENT SET
 - ▲ CALCULATED POINT
 - XXXX ADDRESS
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 - - - WATER EASEMENT
 - - - GREENWAY EASEMENT
 - - - SEWER EASEMENT
 - - - POWER EASEMENT
 - MATCHLINE
- HATCH LEGEND**
- [Hatched Box] WETLAND
 - [Hatched Box] PORTION OF SEWER EASEMENT (HEREBY ABANDONED)



REVISIONS

NO. DATE

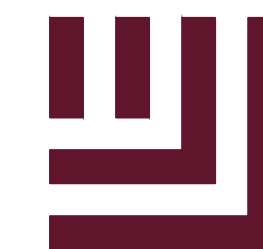
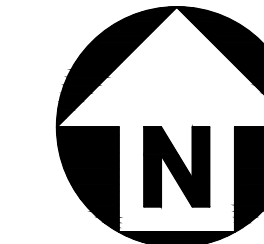
PLAN INFORMATION

PROJECT NO. AWH20000
FILENAME AWH20000-F1
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DRAWN BY KMM
SCALE 1"=40'
DATE 12.13.2022

SHEET

FINAL PLAT

10-12



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Durham, NC 27713

phone 919.361.5000
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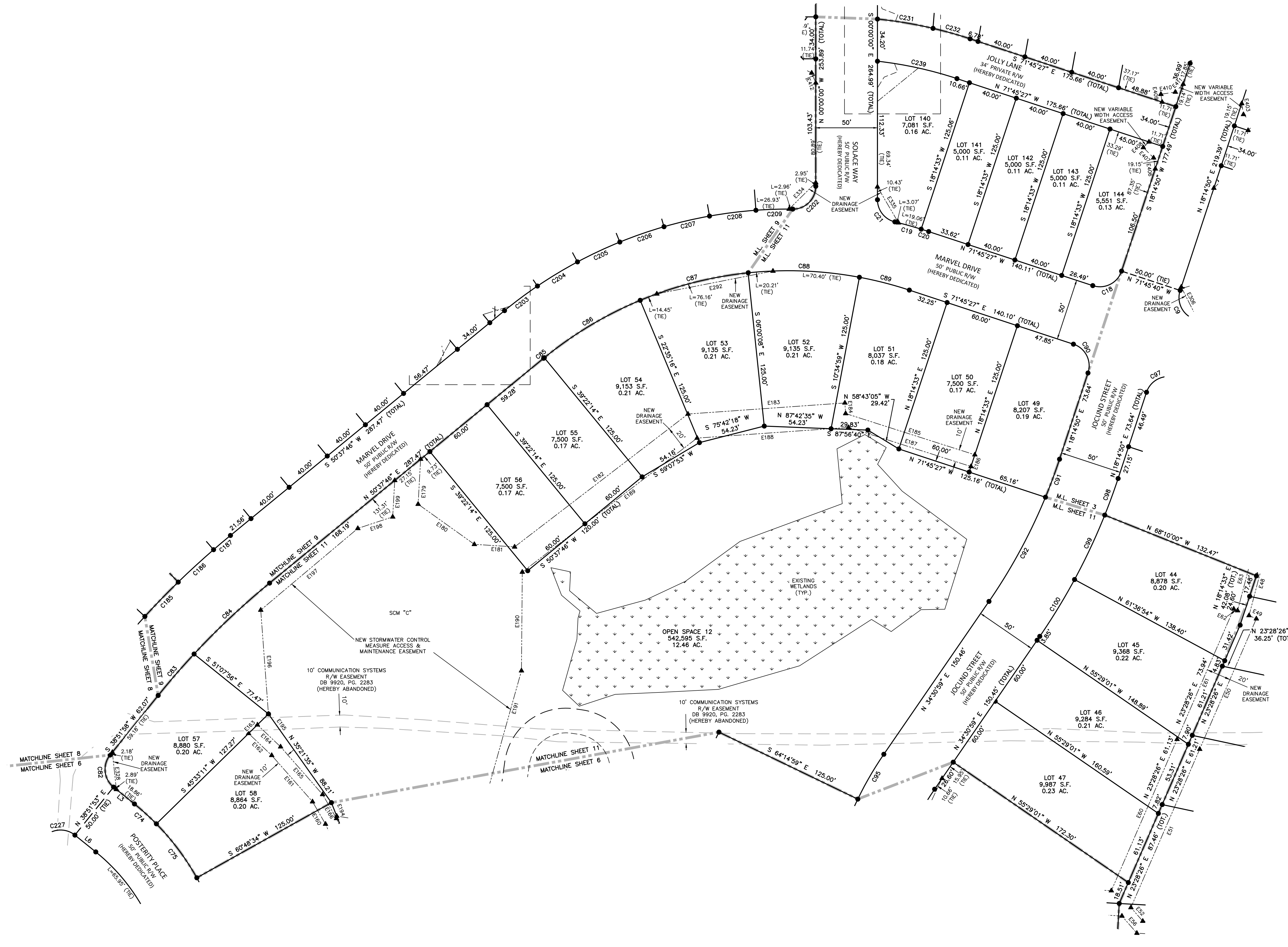
www.mcadamsco.com

CLIENT

ASHTON RALEIGH RESIDENTIAL, LLC
5711 SIX FORKS ROAD, SUITE 300
RALEIGH, NC 27609
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THE POINT
PHASES 1, 2, 6 & 9 SUBDIVISION PLAT
EAST YOUNG STREET

WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



LEGEND

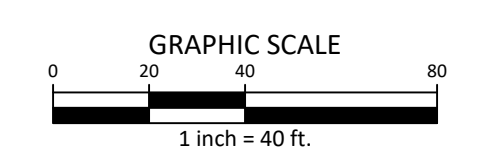
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HATCH LEGEND

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REVISIONS

NO. DATE

PLAN INFORMATION

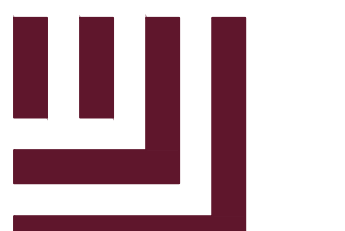
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FILENAME AWH20000-F1
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=40'
DATE 12.13.2022

SHEET

FINAL PLAT

11-12

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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

THE POINT PHASES 1, 2, 6 & 9 SUBDIVISION PLAT EAST YOUNG STREET WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains curve data for CT1 through CT2.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains curve data for C1 through C295.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains curve data for C296 through C495.

Table with columns: LINE, BEARING, DISTANCE. Contains line data for E1 through E138.

Table with columns: LINE, BEARING, DISTANCE. Contains line data for E139 through E270.

Table with columns: LINE, BEARING, DISTANCE. Contains line data for E271 through E534.

REVISIONS

Table with columns: NO., DATE. Lists revision numbers and dates.

PLAN INFORMATION

PROJECT NO. AWH20000 FILENAME AWH20000-F1 CHECKED BY JBT DRAWN BY KMM SCALE NTS DATE 12.13.2022 SHEET

FINAL PLAT

12-12