I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HERON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 10TH DAY OF JANUARY A.D. 2022.

PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF WAKE FOREST, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACKS, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS

OWNER(S)

APPROVED FOR RECORDING
BY THE TOWN OF WAKE FOREST

STATE OF NORTH CAROLINA – COUNTY OF FRANKLIN
I, Bal Thorpe, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WITCH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

2/4/22 — DATE — FRANKLIN COUNTY REVIEW OFFICER

2/4/22 — DATE — TOWN OF WAKE FOREST ADMINISTRATOR

SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)	20.881 AC.
LESS R/W =	2.665 AC.
OPEN/PARK SPACE PROVIDED =	8.503 AC.
NET AREA =	9.713 AC.
TOTAL LOTS =	51
PROPOSED USE –	RESIDENTIAL SINGLE FAMILY SUBDIVISION

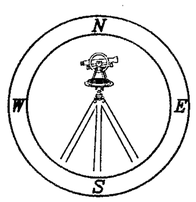
REZONING CONDITIONS:

1.US-1A AT STEPHEN TAYLOR ROAD, CONSTRUCT AN EXCLUSIVE NORTHBOUND LEFT TURN LANE PROVIDING A MINIMUM 50 FEET OF FULL STORAGE WITH APPROPRIATE DECELERATION LENGTH AND TRANSITIONAL TAPER, UPON THE RECORDING OF 110 LOTS.

2.ALL CONSTRUCTION TRAFFIC SHALL USE THE STEPHEN TAYLOR ROAD NEIGHBORHOOD ENTRANCE FOR ACCESS.

Doc No: 10056819
Recorded: 02/04/2022 10:38:55 AM
Fee Amt: $84.00 Page 1 of 4

Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2022 PG 46 - 49 (4)



CMP

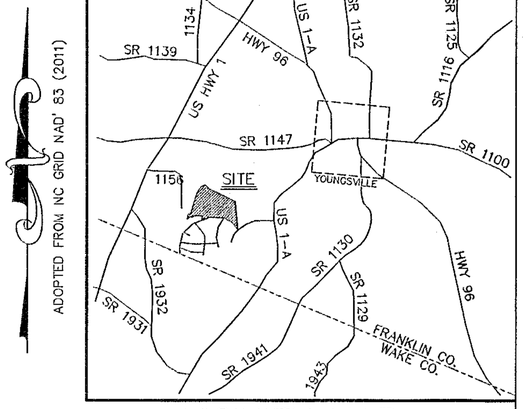
NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C DIVISION OF WATER QUALITY TO VERIFY.
- ALL LOTS SUBJECT TO A 3' CITY OF RALEIGH UTILITY SERVICE EASEMENT
- MAINTENANCE OF PUBLIC DRAINAGE EASEMENT TERMINATES AT THE END OF PIPE/STRUCTURE.
- THIS PROPERTY DOES LIE WITHIN A FEMA FLOOD ZONE PER PANEL # 3720-1842-00L DATED APRIL 16, 2013. A PORTION OF THE AREA RESERVED FOR FUTURE DEVELOPMENT IS LOCATED WITHIN THE SPECIAL FEMA FLOOD HAZARD ZONE "A".
- STREAM BUFFERS & WETLANDS SHALL REMAIN NATURAL AND UNDISTURBED EXCEPT WHERE PERMITTED IN THE WAKE FOREST UDO AND APPLICABLE STATE OR FEDERAL AGENCIES.
- NEUSE RIVER RIPARIAN BUFFERS ESTABLISHED BY NC-DWQ APPLY TO STREAM BUFFERS.
- PROPERTY ZONED GR10-CD AND IS WITH IN THE RICHLAND CREEK WATERSHED MANAGEMENT AREA (RCWMA) AND SUBJECT TO ALL CONDITIONS OF CASE SD-16-12 and RZ-16-11.
- STREAM BUFFERS SHALL REMAIN NATURAL AND UNDISTURBED EXCEPT AS MAY BE NECESSARY TO ACCOMMODATE UTILITIES AND DRAINAGE FACILITIES.
- PROPERTY IS LOCATED IN THE RICHLAND CREEK WATERSHED PROTECTION OVERLAY DISTRICT AND IS SUBJECT TO THE RICHLAND CREEK WATERSHED PROTECTION OVERLAY DISTRICT RULES AND REGULATIONS.
- NO DEED RESTRICTIONS ARE RECORDED AT THIS TIME ALL EASEMENTS ARE CENTERED ON PIPE/FACILITY/UTILITY UNLESS OTHERWISE NOTED.
- ALL PRIVATE OPEN SPACE, COMMON AREAS AND PRIVATE EASEMENTS TO BE MAINTAINED BY EVERLY SUBDIVISION HOA.
- RECREATION REQUIREMENTS MET BY A RECREATION FEE, DUE AT THE ISSUANCE OF EACH BUILDING PERMIT. DEED RESTRICTIONS AND HOA DOCUMENTS RECORDED IN D.B. 2164, PG. 609
- O&M MANUAL FOR SCM RECORDED IN D.B. _____, PG. _____ OF WAKE COUNTY REGISTER OF DEEDS.

RUN	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
A				
			12.47'	S 54°08'51" E
	11.25'	51.50'	11.22'	S 20°43'53" E
			10.20'	S 26°59'13" E
	33.72'	51.50'	33.12'	N 45°44'44" W
			10.65'	N 64°30'15" W
			5.65'	N 67°38'49" W
B				
			16.51'	N 70°47'23" W
	31.45'	51.50'	30.96'	N 88°16'56" W
	32.02'	51.50'	31.51'	N 89°25'03" W
			9.91'	S 72°46'05" W
			2.93'	S 83°12'03" E
			0.99'	S 53°19'58" E
C				
	20.32'	51.50'	20.19'	S 65°11'18" E
			5.95'	N 76°29'29" W
	16.16'	51.50'	16.09'	N 47°50'45" W
			11.42'	N 56°50'06" W
	28.80'	51.50'	28.43'	N 72°51'27" W
	4.88'	51.50'	4.88'	S 38°54'42" E
			17.94'	N 41°37'36" W
	25.06'	52.39'	24.82'	N 55°26'16" W
D				
			24.28'	N 66°49'18" W
	14.26'	51.50'	14.21'	N 74°45'06" W
			17.06'	N 54°47'46" W
	16.30'	51.50'	16.23'	N 63°51'50" W
			13.31'	N 72°55'53" W
E				
			25.06'	N 72°55'53" W
	29.67'	51.50'	29.26'	N 89°26'04" W
	23.96'	51.50'	23.74'	N 52°55'46" W
F				
			16.41'	N 70°08'42" W
			14.96'	N 62°42'52" W
			9.69'	N 33°20'32" W
			19.40'	N 15°16'07" W
	25.95'	51.50'	25.68'	N 29°42'14" W
G				
	17.21'	51.50'	17.13'	N 53°42'38" W
			8.17'	N 63°16'56" W
			6.09'	S 43°19'35" E
	33.98'	51.50'	33.36'	N 62°13'35" W
H				
	17.85'	51.57'	17.76'	S 88°57'03" W
			6.34'	S 75°47'04" E
	8.87'	51.50'	8.86'	N 80°43'10" W
	14.71'	51.50'	14.66'	N 58°51'15" W
	20.09'	51.98'	19.96'	N 44°47'29" W
I				
			4.91	N 54°27'16" W
			6.01'	N 36°00'50" W
	26.06'	51.50'	25.78'	N 50°30'40" W
			9.95'	N 65°00'29" W
	19.41'	51.50'	19.30'	N 75°48'21" W
J				
	23.34'	51.50'	23.14'	S 80°24'39" W
			7.55'	S 67°25'32" W
	26.22'	51.50'	25.94'	S 52°50'20" W
K				
	4.04'	51.50'	4.04'	S 36°00'16" W
	41.75'	51.50'	40.61'	N 78°53'59" W
	25.38'	51.50'	25.12'	N 46°39'49" W
L				

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	51.08'	225.00'	50.97'	N 31°35'17" E
C-2	51.20'	225.00'	51.09'	N 18°33'55" E
C-3	32.46'	225.00'	32.43'	N 07°54'49" E
C-4	32.42'	225.00'	32.39'	N 00°20'51" W
C-5	43.24'	225.00'	43.17'	S 09°58'48" E
C-6	37.01'	25.00'	33.73'	N 26°55'50" E
C-7	78.58'	530.00'	78.51'	N 65°05'55" E
C-8	72.85'	530.00'	72.79'	N 56°54'47" E
C-9	95.63'	530.00'	95.50'	N 74°30'54" E
C-10	51.50'	225.00'	51.39'	N 44°38'59" E
C-11	34.24'	25.00'	31.62'	N 11°58'32" E
C-12	21.03'	25.00'	20.41'	S 51°21'03" E
C-13	39.59'	50.00'	38.56'	S 52°45'53" E
C-14	43.16'	50.00'	41.83'	S 05°21'26" E
C-15	72.94'	50.00'	66.65'	S 61°09'49" W
C-16	40.98'	50.00'	39.84'	S 53°33'54" E
C-17	44.52'	50.00'	43.07'	N 04°34'37" W
C-18	21.03'	25.00'	20.41'	S 03°09'40" E
C-19	34.24'	25.00'	31.62'	N 66°29'15" W
C-20	49.48'	225.00'	49.38'	S 80°34'53" W
C-21	45.92'	225.00'	45.84'	S 87°16'19" E
C-22	45.92'	225.00'	45.84'	N 75°34'44" W
C-23	20.09'	225.00'	20.08'	S 67°10'30" E
C-24	39.27'	25.00'	35.36'	N 19°37'04" W
C-25	14.16'	225.00'	14.16'	N 23°34'44" E
C-26	39.79'	225.00'	39.74'	N 16°42'35" E
C-27	39.25'	25.00'	35.34'	N 56°40'03" E
C-28	39.19'	25.00'	35.30'	S 33°18'12" E
C-29	41.96'	175.00'	41.86'	N 18°30'47" E
C-30	39.27'	25.00'	35.36'	N 70°22'56" E
C-31	39.27'	25.00'	35.36'	N 19°37'04" W
C-32	47.85'	225.00'	47.76'	N 19°17'23" E
C-33	6.10'	225.00'	6.10'	S 12°25'14" W
C-34	37.09'	25.00'	33.78'	S 54°09'02" W
C-35	46.13'	530.00'	46.11'	S 80°50'58" E
C-36	80.31'	530.00'	80.23'	S 87°41'01" E
C-37	76.70'	530.00'	76.63'	N 83°49'46" E
C-38	37.01'	25.00'	33.73'	S 57°54'02" E
C-39	38.08'	175.00'	38.01'	S 09°15'03" E
C-40	20.76'	175.00'	20.75'	N 00°22'54" E
C-41	9.05'	175.00'	9.05'	S 05°15'42" W
C-42	140.09'	175.00'	136.38'	S 29°40'32" W
C-43	168.51'	175.00'	162.08'	S 80°11'37" W
C-44	23.22'	175.00'	23.21'	S 68°25'09" E
C-45	35.57'	225.00'	35.54'	N 60°05'18" W
C-46	46.61'	225.00'	46.53'	N 49°37'28" W
C-47	46.61'	225.00'	46.52'	N 37°45'21" W
C-48	49.58'	225.00'	49.48'	N 25°30'29" W
C-49	33.21'	225.00'	33.18'	N 14°57'57" W
C-50	122.52'	225.00'	121.01'	N 04°51'46" E
C-51	31.56'	25.00'	29.51'	N 15°42'27" W
C-52	98.17'	545.73'	98.04'	S 58°32'02" E
C-53	118.55'	530.00'	118.31'	S 70°10'19" E
C-54	16.43'	530.00'	16.43'	N 77°28'05" W
C-55	45.09'	25.00'	39.22'	N 64°33'47" E
C-56	98.00'	175.00'	96.72'	S 03°09'08" E
C-57	71.31'	175.00'	70.82'	S 30°52'09" E
C-58	67.42'	175.00'	67.01'	S 53°34'50" E
C-59	39.27'	25.00'	35.36'	N 70°22'56" E
C-60	41.96'	175.00'	41.86'	N 18°30'47" E
C-61	39.27'	25.00'	35.36'	N 33°21'22" W

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 07°37'08" E	33.29'
L-2	N 38°14'18" W	28.75'
L-3	N 46°32'45" W	29.96'
L-4	S 83°29'36" W	67.63'
L-5	S 55°33'59" W	25.53'
L-6	N 78°10'01" W	19.02'
L-7	S 49°49'52" W	12.01'
L-8	N 81°00'39" E	23.50'
L-9	N 87°57'09" E	16.94'
L-10	S 59°01'32" W	19.34'
L-11	N 40°29'25" E	22.22'
L-12	N 86°26'23" E	18.91'
L-13	N 65°18'30" E	15.63'
L-14	S 72°37'21" W	8.33'
L-15	N 05°04'52" E	11.34'
L-16	N 36°14'18" E	19.46'
L-17	N 48°26'14" E	24.92'
L-18	S 70°06'01" E	17.17'
L-19	N 60°14'36" E	22.22'
L-20	N 28°07'33" W	18.46'
L-21	N 53°37'37" W	7.39'
L-22	S 85°45'39" E	11.85'
L-23	S 36°43'59" E	19.78'
L-24	S 30°26'06" W	18.45'
L-25	N 39°26'20" E	49.42'
L-26	N 49°35'20" E	36.72'
L-27	S 15°29'06" E	13.73'
L-28	N 30°19'36" E	18.05'
L-29	N 22°56'43" E	6.34'
L-30	N 22°56'43" E	34.17'
L-31	S 69°17'48" E	16.60'
L-32	S 17°15'12" W	29.11'
L-33	S 39°29'52" E	12.22'
L-34	N 39°29'52" W	7.43'
L-35	S 08°30'46" W	24.29'
L-36	S 40°28'44" E	17.87'
L-37	S 79°42'02" E	15.48'
L-38	S 14°23'45" E	17.59'
L-39	S 02°49'52" E	10.13'
L-40	N 02°49'52" W	21.15'
L-41	N 09°00'42" E	13.62'
L-42	S 40°27'13" W	14.70'
L-43	S 36°55'10" W	36.65'
L-44	N 37°07'47" E	11.84'
L-45	S 21°53'55" W	25.77'
L-46	S 00°00'09" E	34.61'
L-47	S 21°03'39" W	12.28'
L-48	N 13°40'31" E	64.25'
L-49	S 07°28'08" W	27.21'
L-50	S 61°39'31" E	26.00'
L-51	N 50°56'15" E	44.43'
L-52	N 34°29'10" E	9.83'
L-53	N 04°16'04" W	27.91'
L-54	S 12°18'26" E	22.95'
L-55	S 06°05'36" E	18.53'
L-56	S 02°09'37" E	10.60'
L-57	S 64°11'28" W	10.83'
L-58	S 03°48'10" E	18.28'
L-59	S 70°57'27" W	21.88'
L-60	S 82°35'25" W	28.02'
L-61	S 30°19'36" W	19.93'
L-62	S 51°54'28" E	8.84'
L-63	S 51°54'28" E	107.94'
L-64	N 55°27'39" E	17.59'
L-65	S 50°56'24" E	17.34'
L-66	N 17°33'52" E	18.31'
L-67	N 32°08'07" E	46.92'
L-68	N 28°15'11" E	14.45'
L-69	N 28°15'11" E	27.67'
L-70	N 18°16'55" E	34.69'
L-71	N 22°34'26" E	47.04'
L-72	N 74°00'10" E	16.22'
L-73	N 52°09'08" E	44.89'
L-74	S 65°26'05" W	33.67'
L-75	N 02°01'29" W	13.59'
L-76	N 02°01'29" W	14.23'
L-77	N 02°01'29" W	66.38'
L-78	N 78°21'22" W	100.06'
L-79	S 78°21'22" E	74.94'
L-80	S 78°21'22" E	75.00'
L-81	N 78°21'22" W	51.76'
L-82	S 64°37'04" E	64.97'
L-83	S 64°37'04" E	14.21'
L-84	S 19°11'41" E	1.51'
L-85	N 19°11'41" W	64.92'
L-86	S 19°11'41" E	23.10'
L-87	S 19°11'41" E	8.22'
L-88	S 19°11'41" E	81.31'
L-89	S 64°37'04" E	11.23'
L-90	N 25°22'56" E	63.83'
L-91	N 25°22'56" E	41.09'
L-92	N 11°38'38" E	18.39'
L-93	N 11°38'38" E	54.68'
L-94	N 78°21'22" W	60.53'
L-95	S 11°44'30" W	36.08'
L-96	N 11°44'30" E	43.85'
L-97	N 11°44'30" E	27.76'
L-98	N 11°41'28" E	23.77'
L-99	N 11°41'28" E	49.33'



VICINITY MAP

LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
O – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
XXXX – ADDRESS
M.I.A. – MAX IMPERVIOUS
S.T. – SIGHT DISTANCE TRIANGLE
C.O.R. – CITY OF RALEIGH
SCM – STORMWATER CONTROL MEASURE

OWNER/DEVELOPER:

CAPITAL COMPANIES GROUP, LLC
1661 CASH ROAD
CREEDMOOR, NC 27522
(919) 215-3956

PIN NUMBERS:

1842-73-4192
1842-73-9212
1842-83-1162
1842-82-4965

REFRENCES:

D.B. 2132 PAGE 132
D.B. 2132 PAGE 129
D.B. 2067 PAGE 530
D.B. 2079 PAGE 93
D.B. 2132 PAGE 129
M.B. 1998 PAGE 105
M.B. 2005 PAGE 405

LINE TYPE LEGEND

PROPERTY LINE – LINE SURVEYED
RIGHT-OF-WAY
ADJOINING LINE – LINE NOT SURVEYED
CENTERLINE STREAM
BUILDING SETBACK
EASEMENT
BUFFER
FLOOD HAZARD SOILS

MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	25'
SIDE	8'
STREET SIDE SETBACK	20'

FINAL PLAT FOR

EVERLY SUBDIVISION PHASE 3

OWNER: CAPITAL COMPANIES GROUP LLC

REF: D.B. 2132 PAGE 132
REF: D.B. 2079 PAGE 400
REF: D.B. 2132 PAGE 129

TOWN OF WAKE FOREST
&
YOUNGSVILLE TOWNSHIP

FRANKLIN COUNTY, NORTH CAROLINA

60 30 0 60 120

SCALE 1"=60'

AUGUST 3, 2021
ZONED GR10-CD
RZ-16-11

SHEET 1 OF 4

(SEBEL-PH 3 FINAL PLAT.DWG - TW)

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HERON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 10TH DAY OF JANUARY A.D. 2022.

PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

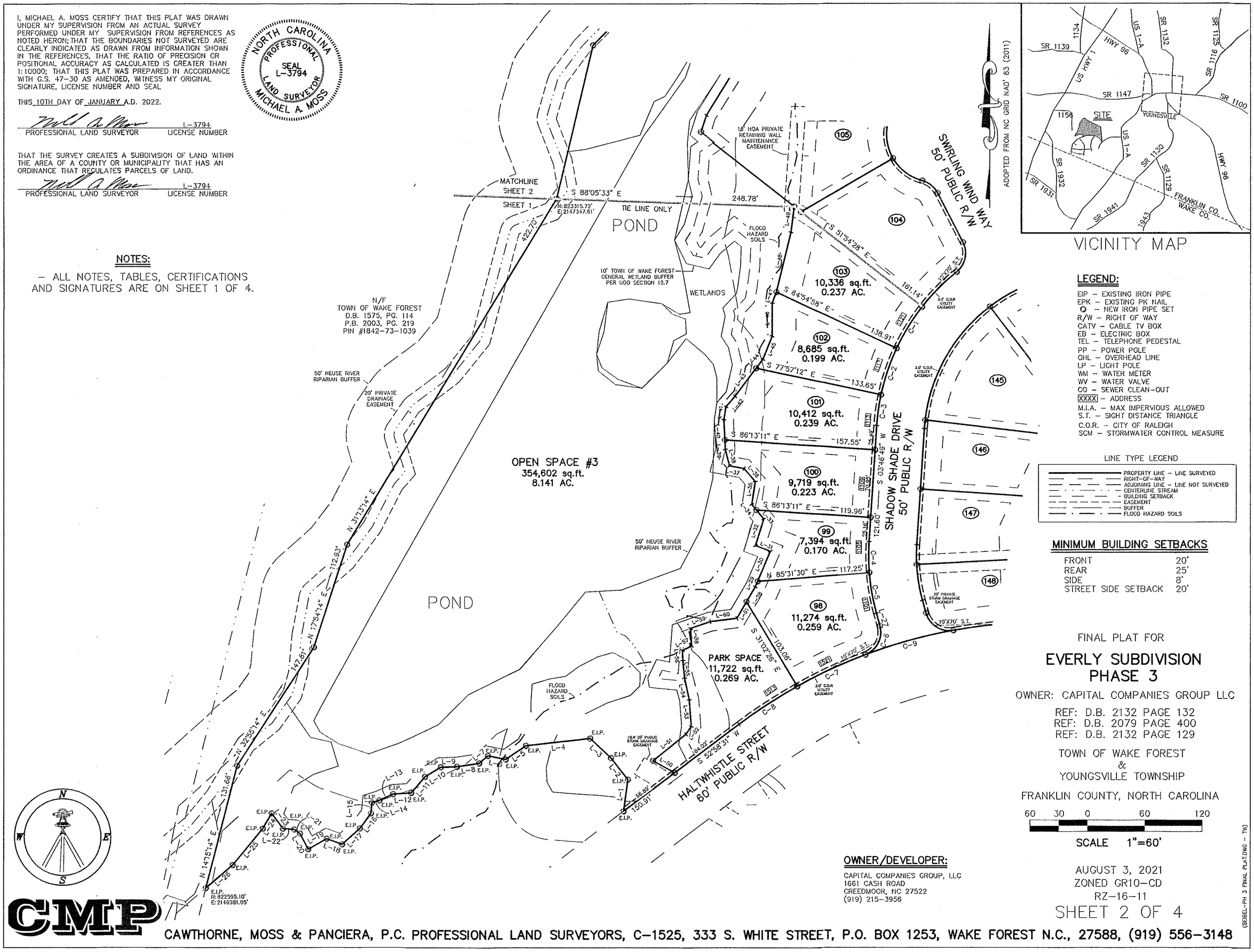
NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

NOTES:

- ALL NOTES, TABLES, CERTIFICATIONS AND SIGNATURES ARE ON SHEET 1 OF 4.



ADOPTED FROM NC GRID NAD' 83 (2011)

VICINITY MAP

LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
○ – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
XXXX – ADDRESS
M.I.A. – MAX IMPERVIOUS ALLOWED
S.T. – SIGHT DISTANCE TRIANGLE
C.O.R. – CITY OF RALEIGH
SCM – STORMWATER CONTROL MEASURE

LINE TYPE LEGEND

- PROPERTY LINE – LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE – LINE NOT SURVEYED
- CENTERLINE STREAM
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	25'
SIDE	8'
STREET SIDE SETBACK	20'

OWNER/DEVELOPER:

CAPITAL COMPANIES GROUP, LLC
1661 CASH ROAD
CREEDMOOR, NC 27522
(919) 215-3956

FINAL PLAT FOR

EVERLY SUBDIVISION PHASE 3

OWNER: CAPITAL COMPANIES GROUP LLC

REF: D.B. 2132 PAGE 132
REF: D.B. 2079 PAGE 400
REF: D.B. 2132 PAGE 129

TOWN OF WAKE FOREST
&
YOUNGSVILLE TOWNSHIP

FRANKLIN COUNTY, NORTH CAROLINA

60 30 0 60 120

SCALE 1"=60'

AUGUST 3, 2021
ZONED GR10-CD
RZ-16-11

SHEET 2 OF 4

CMP

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

(SEIBEL-PH 3 FINAL PLAT.DWG - TW)

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HERON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 10TH DAY OF JANUARY A.D. 2022.

PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

LINE TYPE LEGEND

- PROPERTY LINE – LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE – LINE NOT SURVEYED
- CENTERLINE STREAM
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

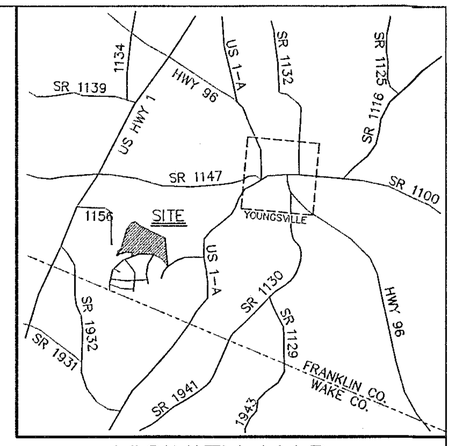
MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	25'
SIDE	8'
STREET SIDE SETBACK	20'

LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
O – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
XXXX – ADDRESS
M.I.A. – MAX IMPERVIOUS ALLOWED
S.T. – SIGHT DISTANCE TRIANGLE
C.O.R. – CITY OF RALEIGH
SCM – STORMWATER CONTROL MEASURE

ADOPTED FROM NC GRID NAD' 83 (2011)



VICINITY MAP

N/F
MARTIN W. CLIFF ET.AL.
D.B. 2021, PG. 556
PRF 1 SLIDE 194
PIN #1852-03-7316

OPEN SPACE #3
(AREA ON SHEET 1)

OPEN SPACE #3
(AREA ON SHEET 1)

MATCHLINE SHEET 2 SHEET 1

MATCHLINE SHEET 2 SHEET 3

TIE LINE ONLY

POND

WETLANDS

10' TOWN OF WAKE FOREST GENERAL WETLAND BUFFER PER UDO SECTION 12.7

50' NEUSE RIVER RIPARIAN BUFFER

FLOOD HAZARD SOILS

50' TOWN OF WAKE FOREST GENERAL STREAM BUFFER PER UDO 12.7

VARIABLE WIDTH PRIVATE SCM MAINTENANCE EASEMENT. BMP TO BE MAINTAINED BY H.O.A.

15' HOA PRIVATE RETAINING WALL MAINTENANCE EASEMENT

20' PRIVATE STORM DRAINAGE & SCM ACCESS EASEMENT

10' NEUSE RIVER BUFFER SETBACK

3.0' C.O.R. UTILITY EASEMENT

10'X70' S.T.

SWIRLING WIND WAY 50' PUBLIC R/W

SHADOW SHADE DRIVE 50' PUBLIC R/W

HAZELMIST DRIVE 50' PUBLIC R/W

RAIN DRIZZLE COURT 50' PUBLIC R/W

HALTWHISTLE STREET 60' PUBLIC R/W

103	13,837 sq.ft. 0.318 AC.
104	17,736 sq.ft. 0.407 AC.
105	10,604 sq.ft. 0.243 AC.
106	16,155 sq.ft. 0.371 AC.
107	8,437 sq.ft. 0.194 AC.
108	14,550 sq.ft. 0.334 AC.
109	9,966 sq.ft. 0.229 AC.
110	8,837 sq.ft. 0.203 AC.
111	9,303 sq.ft. 0.214 AC.
112	6,588 sq.ft. 0.151 AC.
113	6,960 sq.ft. 0.160 AC.
114	6,235 sq.ft. 0.143 AC.
PARK SPACE	4,072 sq.ft. 0.093 AC.
115	9,454 sq.ft. 0.217 AC.
116	
128	
129	
130	
131	7,293 sq.ft. 0.167 AC.
132	7,296 sq.ft. 0.167 AC.
133	7,296 sq.ft. 0.168 AC.
134	7,296 sq.ft. 0.168 AC.
135	7,747 sq.ft. 0.178 AC.
136	7,747 sq.ft. 0.178 AC.
137	8,408 sq.ft. 0.193 AC.
138	7,640 sq.ft. 0.175 AC.
139	7,711 sq.ft. 0.177 AC.
140	8,553 sq.ft. 0.196 AC.
141	7,437 sq.ft. 0.171 AC.
142	7,465 sq.ft. 0.171 AC.
143	7,437 sq.ft. 0.171 AC.
144	12,874 sq.ft. 0.296 AC.
145	12,029 sq.ft. 0.276 AC.
146	9,502 sq.ft. 0.218 AC.
147	8,283 sq.ft. 0.190 AC.
148	7,274 sq.ft. 0.167 AC.

NOTES:

– ALL NOTES, TABLES, CERTIFICATIONS AND SIGNATURES ARE ON SHEET 1 OF 4.

FINAL PLAT FOR

EVERLY SUBDIVISION PHASE 3

OWNER: CAPITAL COMPANIES GROUP LLC

REF: D.B. 2132 PAGE 132
REF: D.B. 2079 PAGE 400
REF: D.B. 2132 PAGE 129

TOWN OF WAKE FOREST
&
YOUNGSVILLE TOWNSHIP

FRANKLIN COUNTY, NORTH CAROLINA

60 30 0 60 120

SCALE 1"=60'

AUGUST 3, 2021
ZONED GR10-CD
RZ-16-11

SHEET 3 OF 4

OWNER/DEVELOPER:

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1661 CASH ROAD
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CMP

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

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NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

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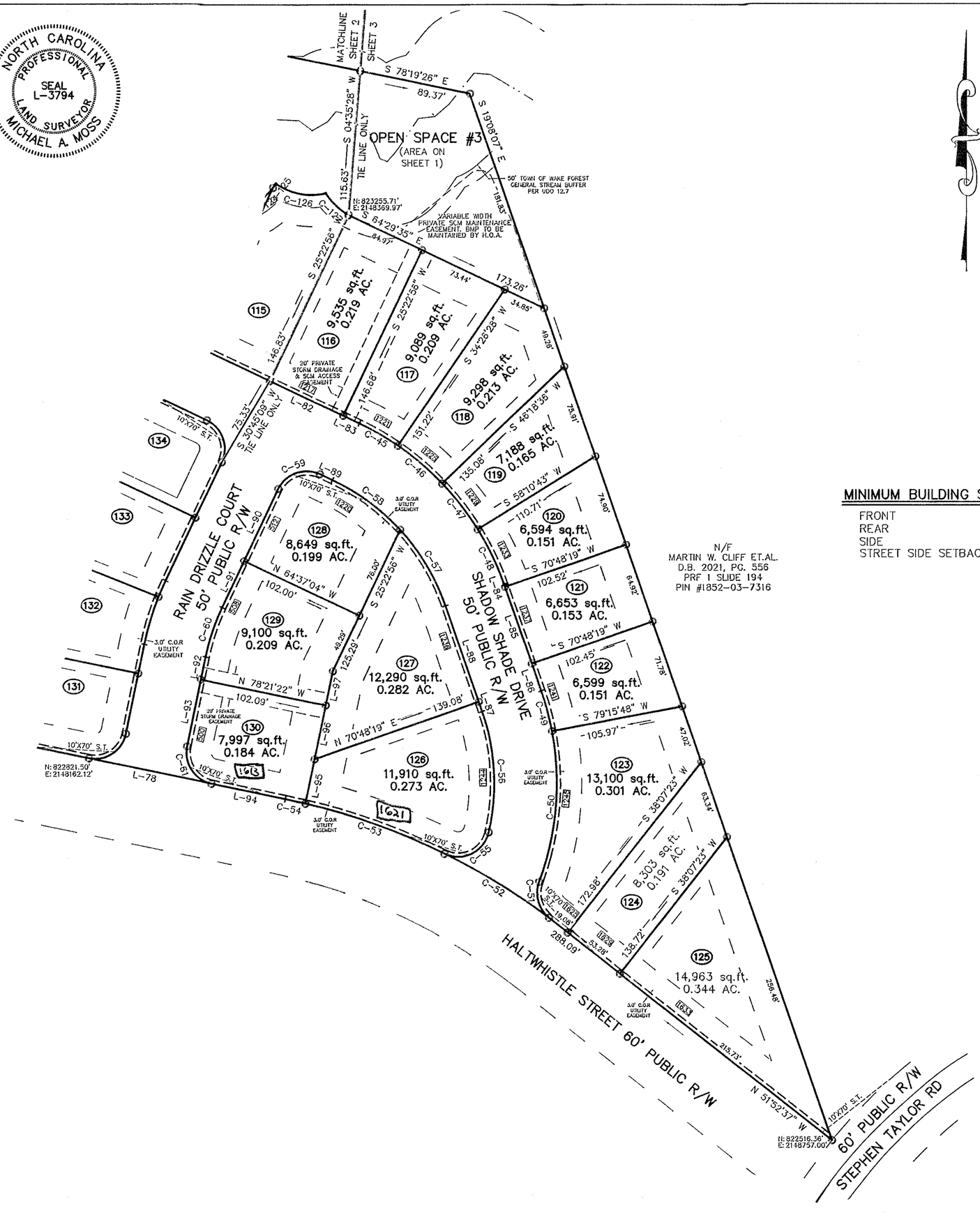

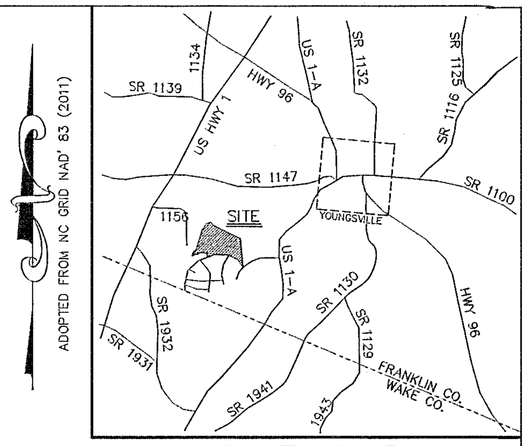

VICINITY MAP

MINIMUM BUILDING SETBACKS

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REAR	25'
SIDE	8'
STREET SIDE SETBACK	20'

LEGEND:

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- EPK – EXISTING PK NAIL
- ○ – NEW IRON PIPE SET
- R/W – RIGHT OF WAY
- CATV – CABLE TV BOX
- EB – ELECTRIC BOX
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SHEET 4 OF 4

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