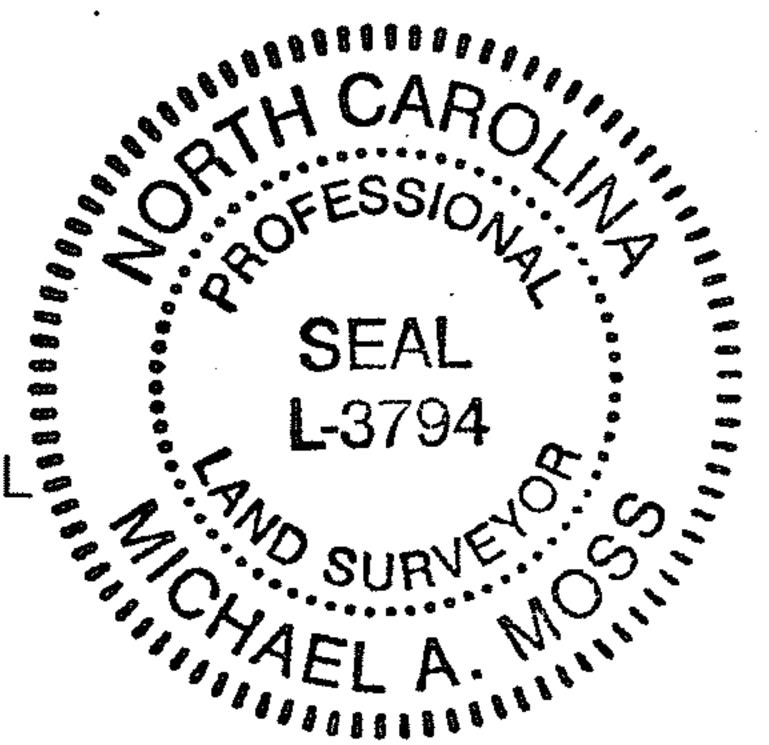
, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL

THIS 13 DAY OF NOVEMBER

mill a

PROFESSIONAL LAND SURVEYOR (L-3794)

WANTED CAR



\$ 200°	SOFESSION	
	SEAL L-3794	
AL SON	SURVE	
	MELA.	

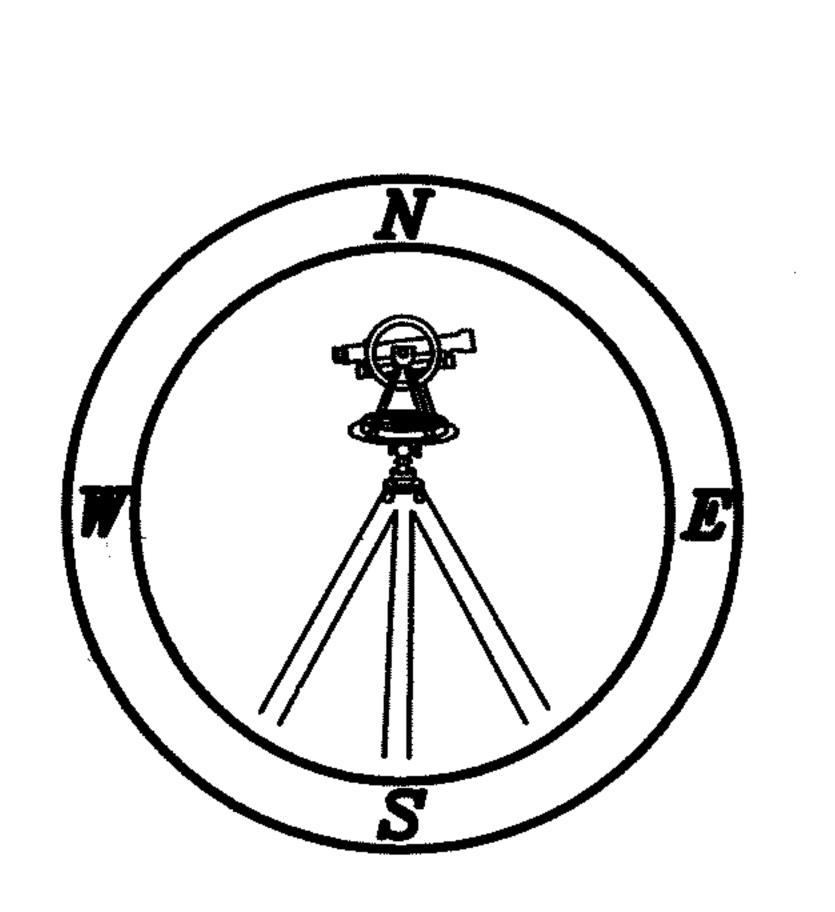
LINE TABLE

BEARING

APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST_ STATE OF NORTH CAROLINA - COUNTY OF WAKE JASON ROGES REVIEW OFFICER OF THE TOWNS TO WITCH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

11-13-2018	26	2
DATE		ADMINISTRATOR



<u>L-1</u>	N 49'35'20" E	36.72'
<u>L-2</u>	N 39°26'20" E	49.42'
L-3	N 30°26'06" E N 36°43'59" W	18.45'
L-4 L-5	N 36'43'59" W S 85'45'39" E	19.78' 11.85'
L-6	S 53'37'37" E	7.39'
L-7	N 28'07'33" W	18.46'
L-8	N 6044'36" E	22.22'
L-9	N 70°06'01" W	17.17'
L-10	S 48°26'14" W	24.92'
L-11	S 36"14'18" W	19.46'
L-12	S 05'04'52" W	11.34'
L-13 L-14	N 72°37'21" E S 65°18'30" W	8.33' 15.63'
L-15	N 86'26'23" E	18.91
L-16	S 40°29'25" W	22.22'
L-17	S 59°01'32" W	19.34'
L-18	S 87'57'09" W	16.94
L-19	S 81°00'39" W	23.50'
L-20	N 49'49'52" E	12.01
L-21 L-22	N 7810'01" W N 55'33'59" E	19.02' 25.53'
L-23	N 83°29'36" E	67.63'
L-24	N 46'32'45" W	29.96'
L-25	N 3814'18" W	28.75'
L-26	N 07'37'08" E	33.29'
L-27	N 37°01'29" W	60.00'
L-28	N 1716'04" W	44.49'
L-29 L-30	N 44°50'14" W S 39°27'15" E	8.19' 14.84'
L-30	N 4619'50" E	50.02
L-32	S 3918'25" E	23.76'
L-33	N 47'30'33" W	34.80'
L-34	N 47'30'33" W	17.66'
L-35	S 01°49'29" E	50.00'
L-36	N 01°50′56" W	102.07
L-37 L-38	N 8810'31" E N 0214'15" W	50.00' 57.25'
L-39	S 88°01'27" W	18.16'
L-40	N 8810'31" E	8.24'
L-41	N 56°42'08" W	21.15'
L-42	N 56'42'08" W	21.15'
<u>L-43</u>	N 52'58'31" E	<u>35.42'</u>
L-44 L-45	N 1210'03" E N 1210'03" E	<u>5.20'</u> 19.18'
L-46	N 0017'16" W	26.61
L-47	N 08'00'01" W	22.53'
L-48	N 08'00'01" W	10.73'
L-49	N 59'32'07" W	29.88'
L-50	S 55°54'49" E	40.89'
L-51 L-52	N 01'42'00" W N 01'42'00" W	17.81 ² 59.84 ²
L-53	N 61°50'38" E	4.44 ²
L-54	S 82'58'06" W	11.49'
L-55	S 54'57'20" W	6.54'
L-56	S 72°00'31" W	2.77'
L-57	N 63'46'47" W	11.61
L-58	N 15°07'04" E	11.04'
L-59 L-60	N 35°43'13" E S 81°12'27" W	7.79' 20.51'
L-61	S 75°20'13" E	<u> </u>
L-62	N 75°20'13" W	2.30'
L-63	S 68'39'47" W	0.36
L-64	N 8617'43" E	1.45'
L-65	S 73°06'07" W	10.07'
L-66	S 71°23'41" W	13.86' 15.26'
L-67 L-68	N 50°23'14" E N 72°09'42" E	<u>15.26'</u> 19.30'
L-69	N 45°02'56" E	8.62'
L-70	N 75'32'34" E	4.30'
L-71	N 73°03'23" E	19.68'
L-72	N 73°03'23" E	3.61'
L-73	N 54°34'59" E	0.86'
L-74 L-75	N 69'41'22" E N 57'27'40" E	4.13' 17.55'
L-76	N 572740 E N 53°03'50" E	5.41'
L-77	S 63'26'06" E	4.76'
L-78	N 5719'06" E	4.02'
L-79	N 57'05'41" E	8.96'
L-80	S 3716'10" W	14.78'
L-81 L-82	S 83°04'12" W S 23°07'23" W	13.53' 1.94'
<u> </u>	J 200/20 11	1.JT

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	22.26	51.50'	22.08'	S 32°27'26" E
C-2	38.19'	25.00'	34.58'	N 48°30'23" E
C-3	16.06'	225.00'	16.06'	S 89°46'46" E
C-4	39.27'	25.00'	35.36'	N 46°49'29" W
C-5	39.27	25.00'	35.36'	N 4310'31" E
C-6	12.49'	175.00'	12.49'	N 89°46'46" W
C-7	39.27	25.00'	35.36'	N 42°44'03" W
C-8	37.42'	25.00'	34.02'	N 45°08'42" E
C-9	43.19'	25.00'	38.02'	N 42°28'50" W
C-10	74.85	670.00'	74.81	N 1012'56" E
C-11	83.08'	670.00'	83.03'	S 16°58'07" W
C-12	97.42'	670.00'	97.33'	N 24°41'11" E
C-13	41.21'	25.00'	36.70'	N 76°04'29" E
C-14	21.03'	25.00'	20.41	N 32'36'26" W
C-15	37.08'	50.00'	36.23'	N 29°45'24" W
C-16	41.59'	50.00'	40.40'	S 74°49'49" E
C-17	41.41	50.00'	40.24	N 57'36'51" E
C-18	39.60'	50.00'	38.57'	S 1111'52" W
C-19	43.65'	50.00'	42.28'	S 36'30'03" E
-20	37.86'	50.00'	36.96'	N 8312'03" W
C-21	21.03'	25.00'	20.41	N 80'47'49" W
-22	41.21	25.00'	36.70'	N 09°28'45" W
-23	102.76	670.00	102.66	S 42°08'15" W
-24	33.75'	670.00'	33.75'	S 47'58'28" W
C-25	41.60'	670.00'	41.60'	N 51"1"47" E
C-26	39.27'	25.00'	35.36'	N 82°01'29" W
C-27	39.27'	25.00'	35.36'	S 07'58'31" W
C-28	43.82'	730.00	43.81	N 5175'20" E
C-29	40.70	730.00	40.69'	N 47°56'20" E
C-30	23.73'	730.00'	23.73'	N 45°24'38" E
C-31	7.55'	730.00'	7.55'	S 4410'58" W
C-32	63.59'	730.00'	63.57'	N 41'23'26" E
2 -33	72.11	730.00	72.08'	N 36°03'55" E
C-34	64.22	730.00'	64.20'	N 30'42'56" E
2-35	64.24	730.00'	64.22'	N 25'40'28" E
C-36	64.26'	730.00'	64.23'	N 20'37'55" E
C-37	64.27'	730.00	64.25'	N 15°35'18" E
C-38	64.28'	730.00	64.26'	N 10'32'36" E
C-39	64.26	730.00	64.24	N 05*29'57" E
C-40	9.07'	730.00	9.07'	S 02'37'18" W

THE FOLLOWING ARE REQUIRED BEFORE A FINAL

PLAT CAN BE RECORDED: MEASURES. D) ALL ENGINEERING FEES HAVE TO REMAINING IMPROVEMNETS (STREETS, STREET
TREES, SIDEWALKS, ECT) MUST BE POSTED. F)
PERFORMANCE BONDS IN THE AMOUNT OF 125%
OF THE COST TO REMOVE, MAINTAIN, AND
REPAIR ALL EROSION CONTROL MEASURES MUST BE POSTED. G) THE AMOUNT OF A
PERFORMANCE SECURITY FOR THE MAINTENANCE OF STRUCTURAL BMPS, AS REQUIRED IN SECTION 12.5) SHALL BE THE PRESENT VALUE OF AN ANNUITY OF PERPETUAL DURATION BASED ON A REASONABLE ESTIMATE OF THE ANNUAL COAST OF INSPECTION, OPERATION, AND THE MAINTENANCE OF THE BMPS APPROVED UNDER THE PERMIT, AS A DISCOUNT RATE THAT REFLECTS THE JURISDICTIONS COST OF BORROWING MINUS A REASONABLE ESTIMATE & LONG TERM INFLATION. H) REVIEW AND APPROVAL OF HOA DOCUMENTS. I) STREET SIGNS WUST BE INSTALLED PRIOR TO THE RELEASE OF 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 PRIVATE DRAINAGE EASEMENT - MAINTENANCE OF PUBLIC DRAINAGE EASEMENT TERMINATES AT THE

END OF PIPE/STRUCTURE. - THIS PROPERTY DOES LIE WITHIN A FEMA FLOOD ZONE PER PANEL # 3720-1842-00K DATED APRIL 4, 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.

- 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. 69

, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L - 3794

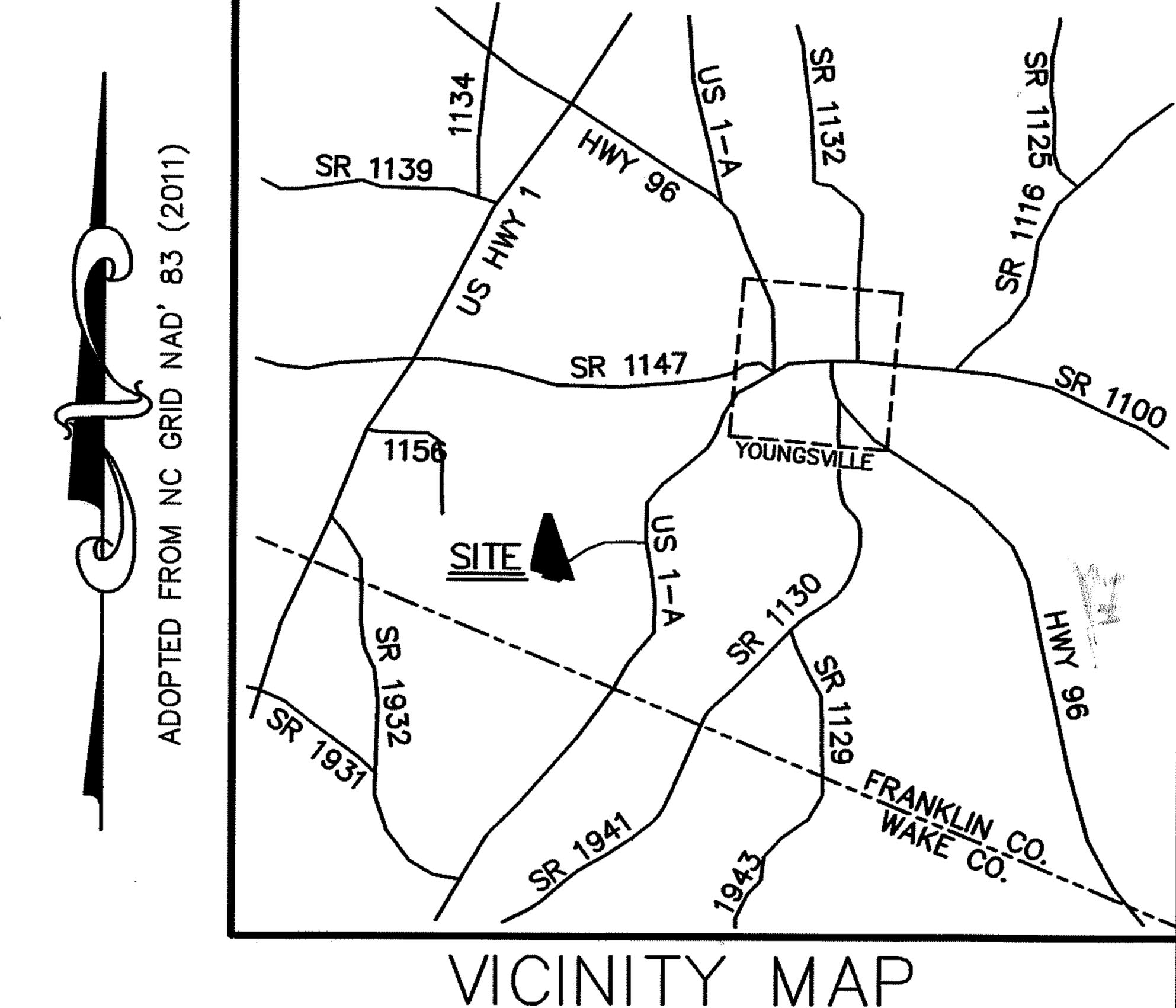
LEGEND:

LINE TYPE LEGEND - RIGHT-OF-WAY ADJOINING LINE - LINE NOT SURVEYED

O- NEW IRON PIPE EIP - EXISTING IRON PIPE EPK - EXISTING PK NAIL R/W - RIGHT OF WAY TEL - TELEPHONE PEDESTAL

CATV - CABLE TV BOX EB - ELECTRIC BOX PP - POWER POLE OHL - OVERHEAD LINE LP - LIGHT POLE CM - CONCRETE MONUMENT

ST - SIGHT TRIANGLE



SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED) 15.750 AC. LESS R/W =3.577 AC. DECLUDED ODEN OLDK CDACE -

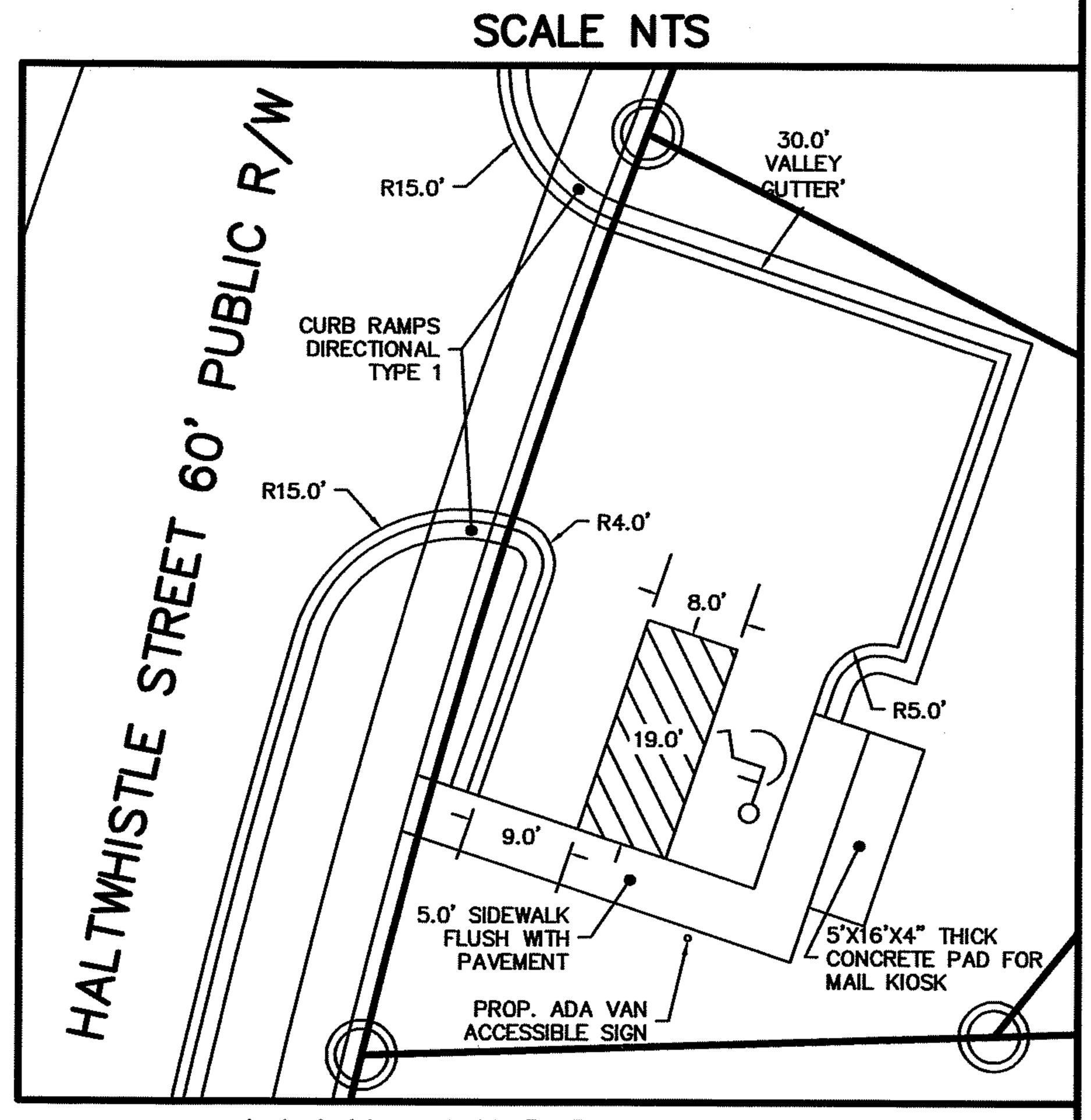
PRECENTAGE OF OPEN/PARKSPACE = 11.61% AC.

NET AREA = TOTAL LOTS =

PROPOSED USE -

10.344 AC.

RESIDENTIAL SINGLE FAMILY SUBDIVISION



SCALE 1"=20'

MINIMUM BUILDING SETBACKS

FRONT REAR STREET SIDE SETBACK (3 PARKING SPACES, 1 HANDICAP, 2 REGULAR, 3 TOTAL)

Franklin County North Carolina Brandi S. Davis, Register of Deeds

BK 2018 PG 313 - 315 (3)

OWNER/DEVELOPER:

CAPITAL COMPANIES GROUP LLC 1661 CASH RD CREEDMOOR, NC 27522

FINAL PLAT SURVEY FOR

PIN NUMBERS:

1842-73-9118 1842-82-1275 1842-72-2457 1842.00 - 72 - 71091842.00 - 72 - 94261842 - .00 - 82 - 48381842 - .00 - 83 - 1048

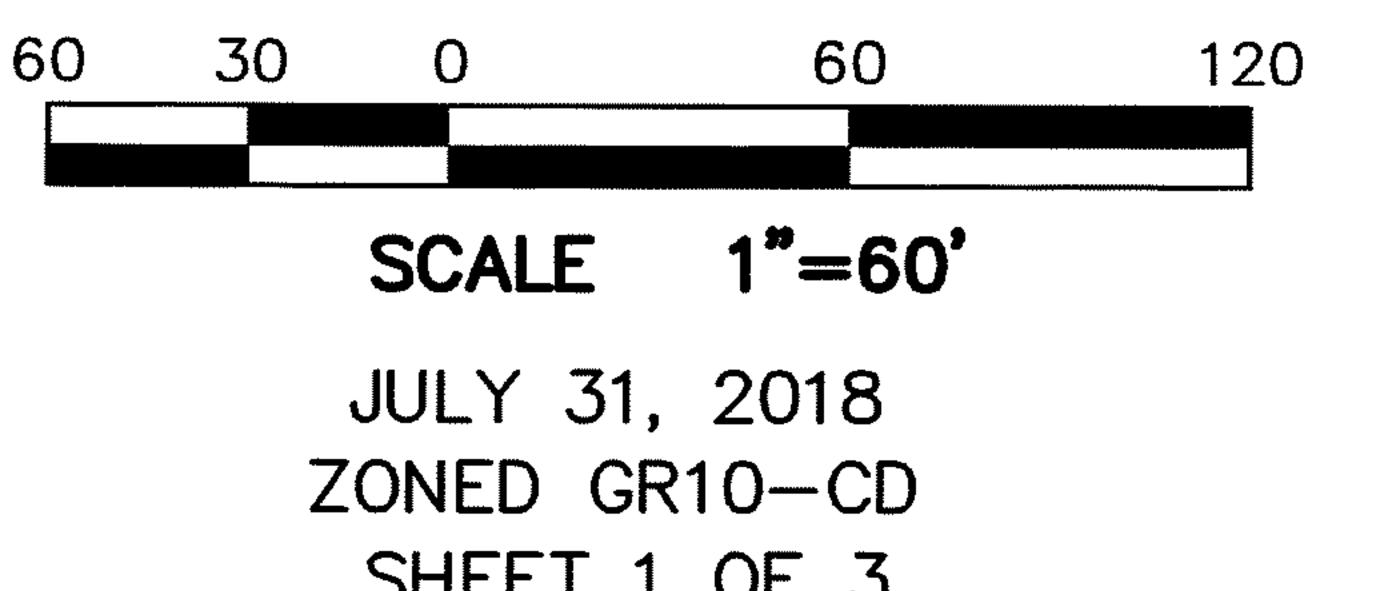
REFRENCES:

D.B. 2132 PAGE 132 D.B. 2132 PAGE 129 D.B. 2067 PAGE 530 D.B. 2077 PAGE 611 D.B. 2079 PAGE 93 M.B. 98 PAGE 105 M.B. 2014 PAGE 17 M.B. 2005 PAGE 405 PRF 3 SLIDE 172E

EVERLY SUBDIVISION PHASE 1


OWNER: CAPITAL COMPANIES GROUP LLC REF: D.B. 2132 PAGE 132 TOWN OF WAKE FOREST


YOUNGSVILLE TOWNSHIP FRANKLIN COUNTY, NORTH CAROLINA



SHEET 1 OF 3 SD - 16 - 12

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





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 2874 DAY OF OCTOBER A.D. 2020.

PROFESSIONAL LAND SURVEYOR

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.

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

APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST

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

12/14/200

FRANKLIN GOUNTY REVIEW OFFICER

12/14/2020



	LINE TABLE	
<u> </u>	N 01'49'29" W	30.08
L-2	S 1319'11" E	88.12'
L-3	S 01°49'29" E	13.51
L-4	S 1349'11" E	52.75'
L-5	N 76°40'49" E	51.07'
L-6	N 37'01'29" W	3.13'
L-7	N 13°19′11″ W	65.29'
L-8	N 1319'11" W	95.00'
L-9 L-10	S 13°19'11" E S 13°19'11" E	95.00' 38.90'
L-10 L-11	S 1319'11" E	13.85'
L-12	N 01'49'29" W	0.87
L-13	S 01'49'29" E	12.64
L-14	S 01'49'29" E	55.42'
L-15	N 8810'31" E	96.10'
L-16	N 88°25'52" E	95.61
L-17	N 76°44'46" E	111.83'
L-18	N 1319'11" W	97.42'
L-19	N 25°27'07" E	50.49'
L-20	N 76'40'49" E	67.43'
L-21	N 05'37'34" W	10.45'
L-23	S 05'37'34" E N 13'19'11" W	72.65 ' 63.13 '
L-23 L-24	N 131911 W N 76'40'49" E	100.00
L-25	S 66°40'39" E	4.21
L-26	S 66'40'39" E	70.90'
L-27	OMITTED	OMITTED
L-28	N 76°40'49" E	21.03'
L-29	N 78°22'09" E	15.84
L-30	S 58'58'34" E	11.33'
L-31	N 58°58'34" W	3.13'
L-32	S 23°40'50" E	0.89'
L-33	N 74°34′52″ E	13.49'
L-34	S 60°07'54" E	14.34'
L-35 L-36	S 48*58'09" E S 48*58'09" E	17.80' 3.80'
L-37	N 57'59'22" W	19.98'
L-38	S 33'38'24" E	23.69
L-39	S 33°38'24" E	1.04'
L-40	S 44°50'14" E	48.70'
L-41	N 52'58'31" E	97.11
L-42	N 52'58'31" E	107.81
L-43	N 42°29'27" E	106.74
L-44	S 52°58'31" W	102.00
L-45	N 37'01'29" W	33.13'
L-46	N 47°30'33" W	52.46'
L-47 L-48	N 42°29'27" E S 59°06'17" W	102.00 [*]
L-48 L-49	N 76°51'05" E	113.39'
L-49	N 76'51'05 E	15.58'
L-51	N 8810'31" E	50.00
L-52	N 01'49'29" W	55.42'
L-53	N 01'49'29" W	50.00'
L-54	N 46"19'50" E	50.02'
L-55	N 17°42'20" W	36.25
L-56	N 37'01'29" W	60.00
L-57	N 52°58'31" E	106.92
L-58	N 52'58'31" E	89.43'
L-59	N 52°58'31" E	17.50'
L-60	N 76'40'49" E	16.36'
L-61 L-62	OMITTED N 51°52'37" W	OMITTED 278.12'
L-62 L-63	N 36'23'06" E	60.03
L-64	S 51'52'37" E	288.09
L-65	S 78'21'22" E	60.53
L-66	S 78'21'22" E	100.00
L-67	S 78'21'22" E	150.00

		CURVE '	TADIC	······································
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	35.11	175.00	35.05	S 07'34'20" E
C-2	39.27	25.00	35.36'	S 5819'11" E
C-2	22.68'	225.00	22.67	N 79°34'07" E
C-4	22.46	225.00	22.45'	S 8518'58" W
C-5	35.11°	175.00°	35.05 [']	S 82°25'40" W
C-6	39.27	25.00	35.36 [']	S 31'40'49" W
C-7	11.17'	175.00	11.17'	S 15'08'52" E
C-8	42.51	175.00	42.41	N 23°56'08" W
C-9	50.74	175.00	50.57	S 3912'08" E
C-10	26.67	225.00	26.66	S 44°06'48" E
C-11	14.50'	225.00'	14.50	N 38'52'15" W
C-12	14.84'	175.00	14.84	N 39°27'15" W
C-13	17.18'	175.00	17.18'	S 44°41'47" E
C-14	63.71	225.00'	63.50'	N 39°23'48" W
C-15	65.84	225.00'	65.60'	N 22'54'06" W
C-16	4.71	225.00'	4.71	S 13'55'09" E
C-17	39.27	25.00	35.36'	S 5819'11" E
C-18	39.27	25.00'	35.36'	S 31'40'49" W
C-19	29.66	225.00'	29.64	N 09'32'35" W
C-20	63.56	225.00	63.35'	S 0219'33" W
C-21	41.45'	25.00'	36.86	N 37'04'38" W
C-22	54.68'	470.00	54.65	N 87°54'18" W
C-23	67.32	470.00	67.26'	N 84°39'32" E
C-24	16.44	470.00	16.44	S 79°33′13″ W
C-25	46.58'	470.00	46.56'	S 75°42'45" W
C-26	69.94	470.00	69.87	N 68'36'37" E
C-27	39.73'	25.00'	35.68'	N 56°07'20" E
C-28	11.21'	175.00'	11.21'	N 08'45'55" E
C-29	61.85'	175.00'	61.53'	N 0311'41" W
C-30	39.27	25.00'	35.36'	N 5819'11" W
C-31	39.27	25.00'	35.36'	N 31°40'49" E
C-32	53.15'	175.41	52.95'	N 87'39'04" W
C-33	53.15	175.41	52.95'	N 7077'25" W
C-34	39.27'	25.00'	35.36'	N 5819'11" W
C-35	39.27'	25.00'	35.36'	N 31°40'49" E
C-36	45.14'	225.00'	45.06'	N 07°34'20" W
C-37	41.06	53.00'	40.04	N 48'00'40" E
C-38	20.19'	53.00'	20.07'	N 81°07'09" E
C-39	38.34'	51.50'	37.46'	S 8018'13" E
C-40	31.73'	51.50'	31.23'	S 4119'42" E
C-41	37.54	51.50'	36.71	S 84'32'14" E
C-42	30.36'	51.50'	29.92'	S 46'45'57" E
C-43	10.03'	51.50'	10.02	S 54°33'02" E
C-44	21.89'	51.50'	21.72'	S 45°48'53" E
C-45	17.15'	51.50'	17.07	N 54°22'41" W
C-46	22.26	51.50'	22.08'	S 32°27'26" E
C-47	7.32'	51.50'	7.32'	N 29°33′55" W
C-48	8.26'	50.00'	8.25'	N 15°20'40" W
C-49	93.29'	470.00	93.13'	S 58'39'41" W
C-50	217.21'	470.00	215.28'	N 65°07'00" W
C51	98.17	545.73	98.04	N 58'32'02" W
C-52	134.98'	530.00'	134.62'	S 71°03'36" E
C-53	157.01'	530.00'	156.44'	N 8810'14" E
C-54	95.63'	530.00'	95.50'	N 74°30′54" E
C-55	151.43'	530.00'	150.92	N 61'09'39" E
C-56	97.99'	530.00'	97.85	N 79'31'51" W
C-57	43.70'	325.00'	43.67	N 80'31'57" E
C-58	37.35'	275.00'	37.32'	N 80°34'15" E

LINE TYPE LEGEND

PROPERTY LINE - LINE SURVEYED

ADJOINING LINE - LINE NOT SURVEYED

THE FOLLOWING ARE REQUIRED BEFORE A FINAL PLAT CAN BE RECORDED:

1) INITIAL LIFT FOR THE STREETS HAS TO BE IN PLACE, AT LEAST. 2) UTILITIES HAVE TO BE INSTALLED AND APPROVED BY THE CITY OF RALEIGH. 3) APPROVAL BY THE TOWN CONSTRUCTION INSPECTOR OF EROSION CONTROL MEASURES. D) ALL ENGINEERING FEES HAVE TO BE PAID. E) PERFORMANCE BONDS IN THE AMOUNT OF 125% OF THE COST FOR THE REMAINING IMPROVEMNETS (STREETS, STREET TREES, SIDEWALKS, ECT) MUST BE POSTED. F PERFORMANCE BONDS IN THE AMOUNT OF 125% OF THE COST TO REMOVE, MAINTAIN, AND REPAIR ALL EROSION CONTROL MEASURES MUST BE POSTED. G) THE AMOUNT OF A OF STRUCTURAL BMPS. AS REQUIRED IN SECTION 12.5) SHALL BE THE PRESENT VALUE OF AN ANNUITY OF PERPETUAL DURATION BASED ON / REASONABLE ESTIMATE OF THE ANNUAL COAST OF INSPECTION, OPERATION, AND THE MAINTENANCE OF THE BMPS APPROVED UNDER THE PERMIT, AS A DISCOUNT RATE THAT REFLECTS THE JURISDICTIONS COST OF BORROWING MINUS A REASONABLE ESTIMATE OF

APPROVAL OF HOA DOCUMENTS. I) STREET SIGNS

MUST BE INSTALLED PRIOR TO THE RELEASE OF

LONG TERM INFLATION. H) REVIEW AND

- AREA COMPUTED BY COORDINATE METHOD.

THE PLATS.

- 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. - 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. 2166, PG. 202

1842-72-5911

PIN NUMBERS:

1842-72-7218 1842-82-1275 1842-82-0667 1842-72-9426

REFRENCES:

D.B. 2132 PAGE 132 D.B. 2132 PAGE 129 D.B. 2067 PAGE 530 D.B. 2077 PAGE 611 D.B. 2079 PAGE 400 M.B. 98 PAGE 105 M.B. 2014 PAGE 17 B.M. 2012, PAGE 313-315 PRF 3 SLIDE 172E

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

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

MINIMUM BUILDING SETBACKS

FRONT STREET SIDE SETBACK 20'

SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED) 18.13 AC. 4.624 AC. LESS R/W =OPEN/PARK SPACE PROVIDED = 2.502 AC. 11.004 AC. NET AREA = TOTAL LOTS = PROPOSED USE -RESIDENTIAL SINGLE FAMILY SUBDIVISION

FINAL PLAT FOR

EVERLY SUBDIVISION PHASE 2

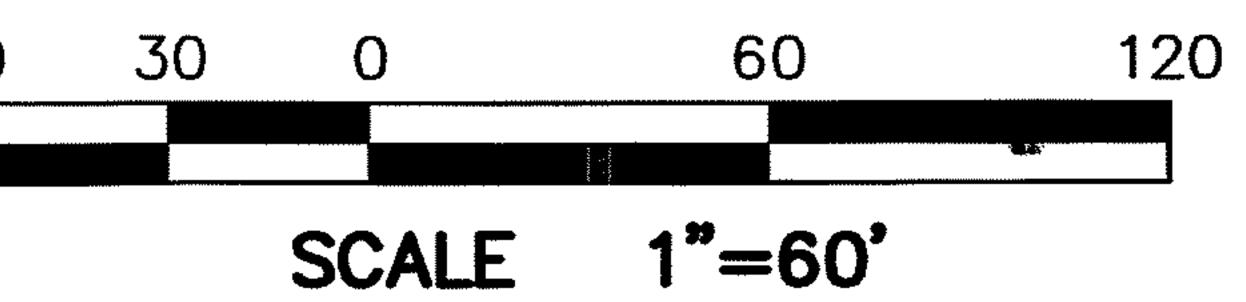
OWNER: CAPITAL COMPANIES GROUP LLC

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



OCTOBER 7, 2020 ZONED GR10-CD RZ-16-11 SHEET 1 OF 3

Franklin County North Carolina Brandi S. Brinson, Register of Deeds BK 2020 PG 422 - 424 (3)

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

