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 HERE ON; 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 29 TO TOURS.

Δ D 20

PROFESSIONAL LAND SURVEYOR

L-3/94 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 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

1 walts 4/29/2021 OWNER(S)

> APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST

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

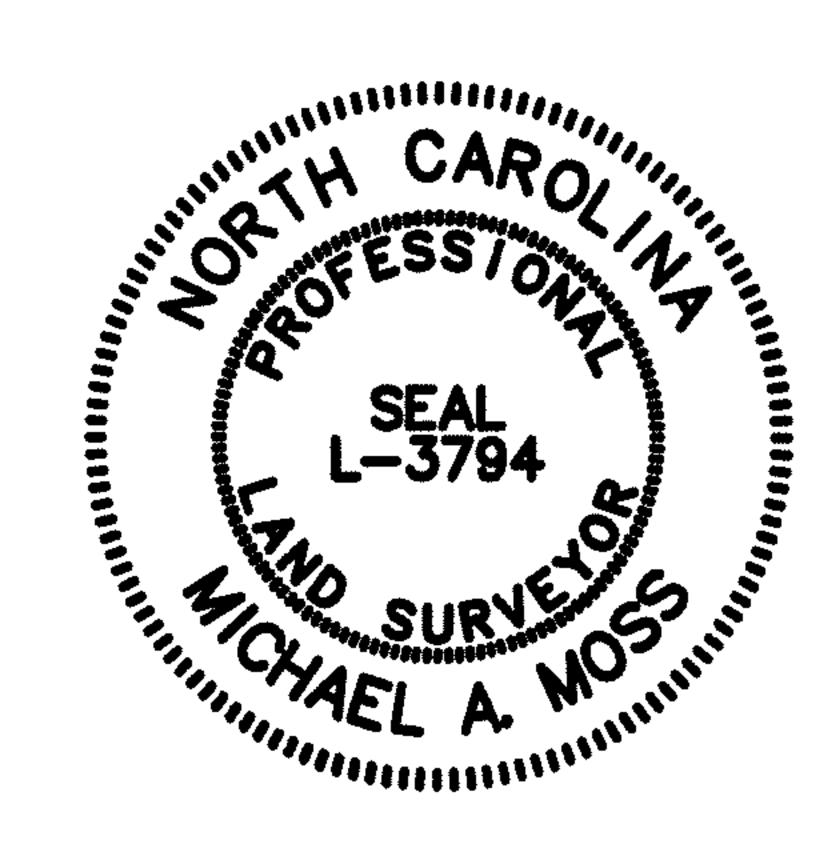
7-15-21 DATE

7/14/2)

DATE TOWN OF WAKE FOREST ADMINISTRATOR

LINE TYPE LEGEND

PROPERTY LINE - LINE SURVEYED
RIGHT-OF-WAY
ADJOINING LINE - LINE NOT SURVEYED
OVERHEAD LINE
BUILDING SETBACK
BUILDING SETBACK
BUFFER
FLOOD HAZARD SOILS



## 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 BURILO DRAINAGE FASEMENT TERMINATES AT THE
- 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 (RZ-19-14) 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
- 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.

PROTECTION OVERLAY DISTRICT RULES AND REGULATIONS.

DEED RESTRICTIONS AND HOA DOCUMENTS RECORDED IN D.B. 2166, PG. 287

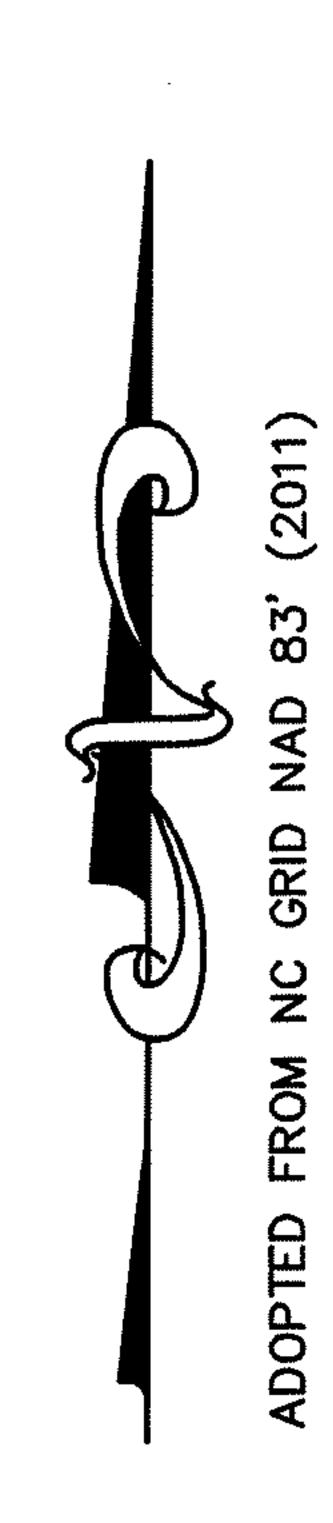
- O&M MANUAL FOR SCM RECORDED IN D.B. 22 (22 PAGES 1221-1232 OF WAKE COUNTY REGISTER OF DEEDS.

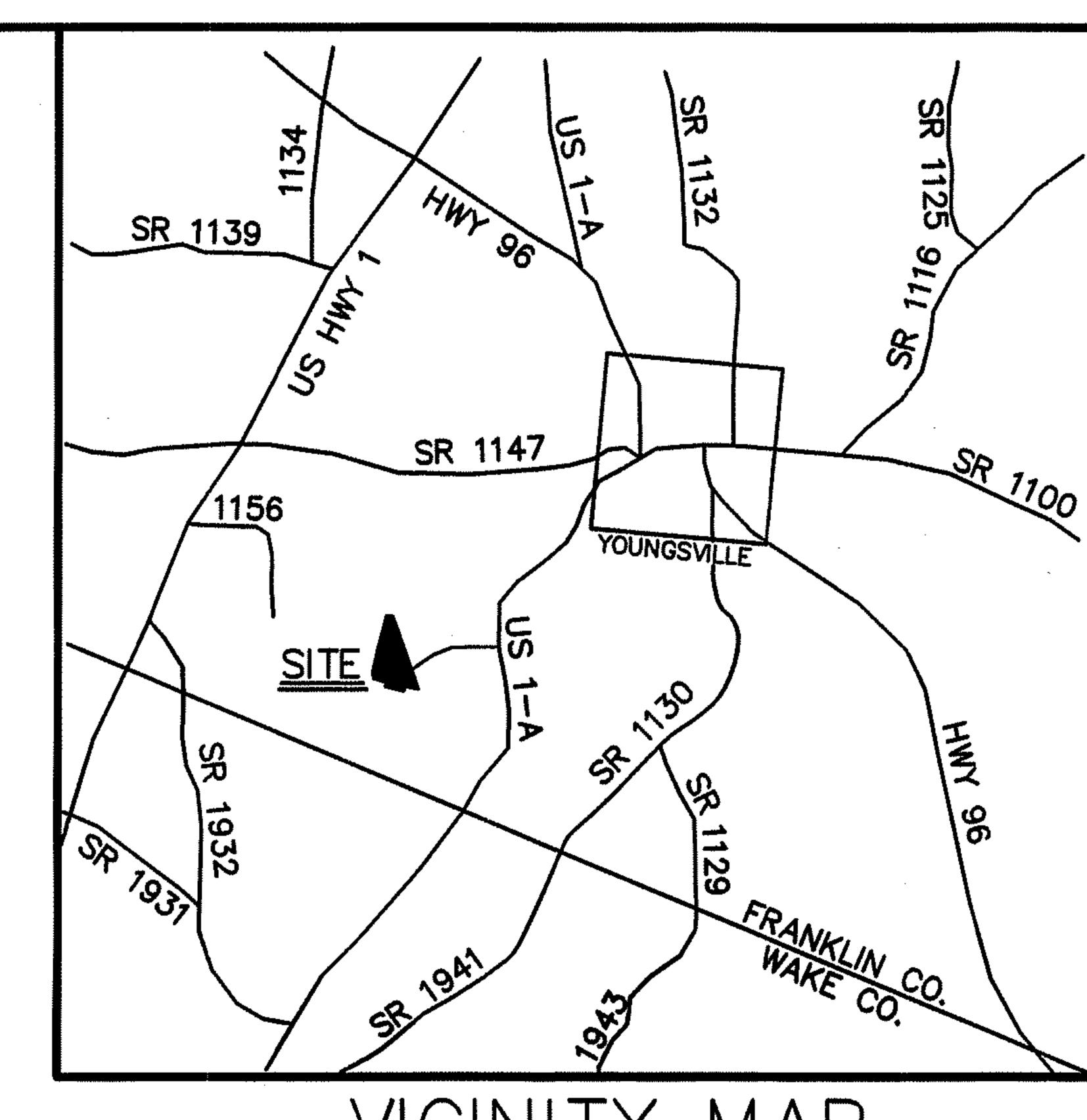
#### REZONING CONDITIONS:

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.

3.ARCHITECTURAL STANDARDS FOR PHASE 4 SHALL BE CONSISTENT IN CHARACTER WITH THE EXISTING HOMES IN THE EVERLY SUBDIVISION.





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 ALLOWED S.T. - SIGHT DISTANCE TRIANGLE C.O.R. - CITY OF RALEIGH

SCM - STORMWATER CONTROL MEASURE

## PIN NUMBERS:

1842-72-5911 1842-72-7218 1842-82-1275 1842-82-0667

1842-72-9426

## MINIMUM BUILDING SETBACKS

FRONT
REAR
25'
SIDE
STREET SIDE SETBACK
20'

## OWNER/DEVELOPER:

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

## 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
M.B. 2020, PAGES 422-424

## SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)

3.919 AC.

LESS R/W =
OPEN/PARK SPACE PROVIDED =

0.401 AC. 1.139 AC.

NET AREA =
TOTAL LOTS =

2.379 AC.

PROPOSED USE -

RESIDENTIAL SINGLE

FAMILY SUBDIVISION

# Doc No: 10046465

Doc No: 10046465 Recorded: 07/15/2021 10:31:45 AM Fee Amt: \$42.00 Page 1 of 2

Franklin County North Carolina Brandi S. Brinson, Register of Deeds BK 2021 PG 285 - 286 (2)

FINAL PLAT AND RECOMBINATION PLAT FOR

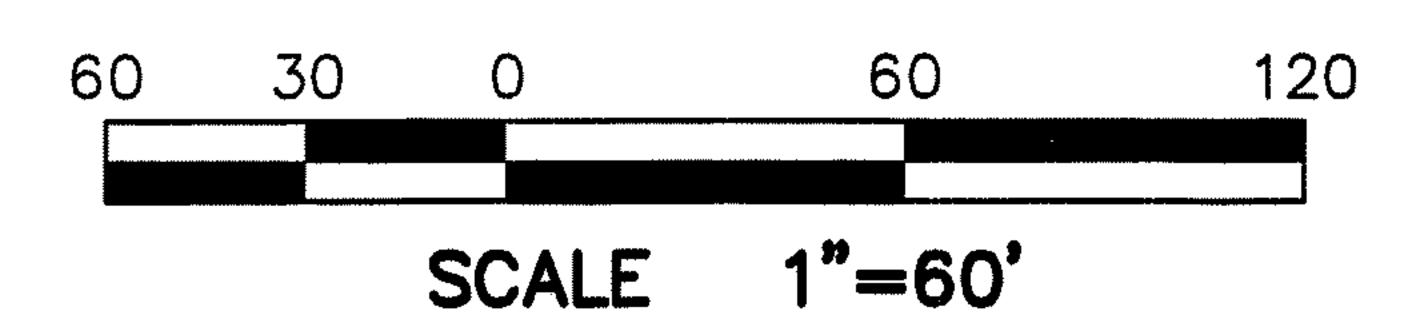
# EVERLY SUBDIVISION PHASE 4

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

FRANKLIN COUNTY, NORTH CAROLINA

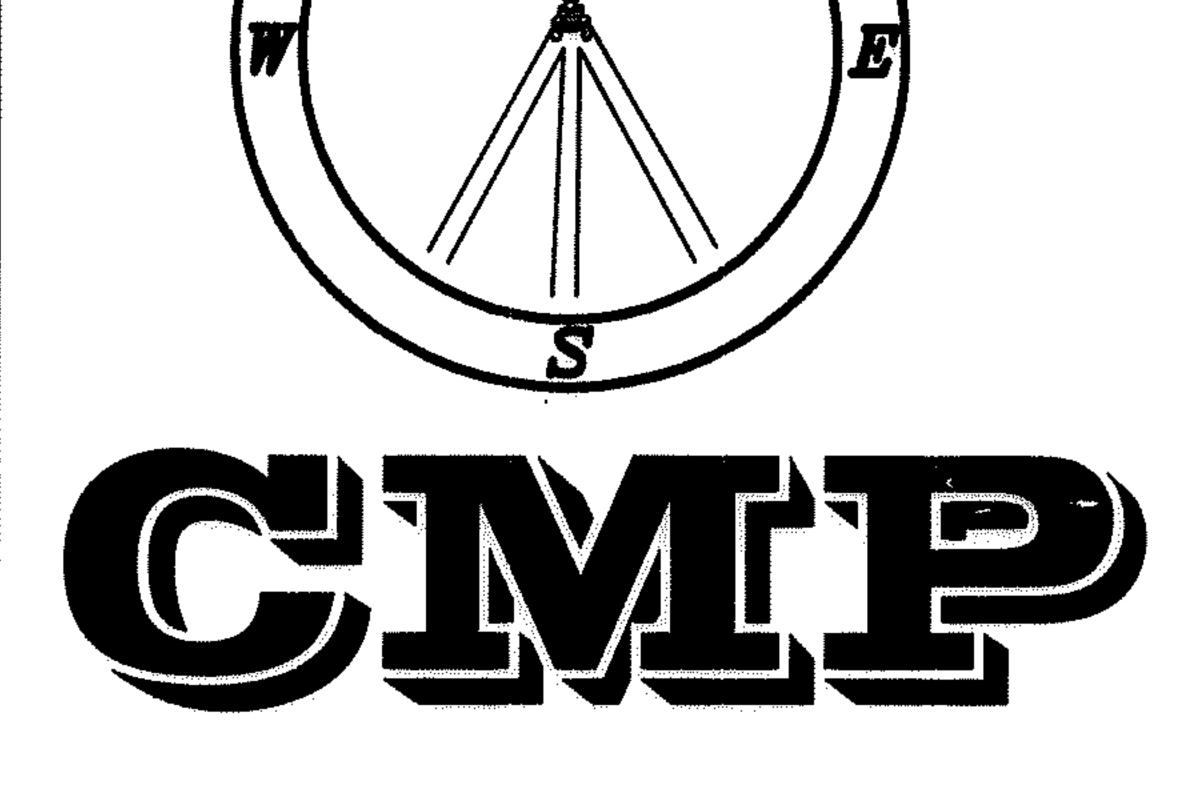
YOUNGSVILLE TOWNSHIP



APRIL 27, 2021 ZONED GR10-CD (RZ-19-14)

RZ-16-11 SHEET 1 OF 2

SHEET 1 OF 2



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

