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 2874 DAY OF OCTOBER A.D. 2020.

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

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

Tenathy lelly (S)

APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST

STATE OF NORTH CAROLINA — COUNTY OF FRANKLIN

I, , REVIEW OFFICER OF FRANKLIN

COUNTY, CERTIFY THAT THE MAP OR PLAT TO WITCH

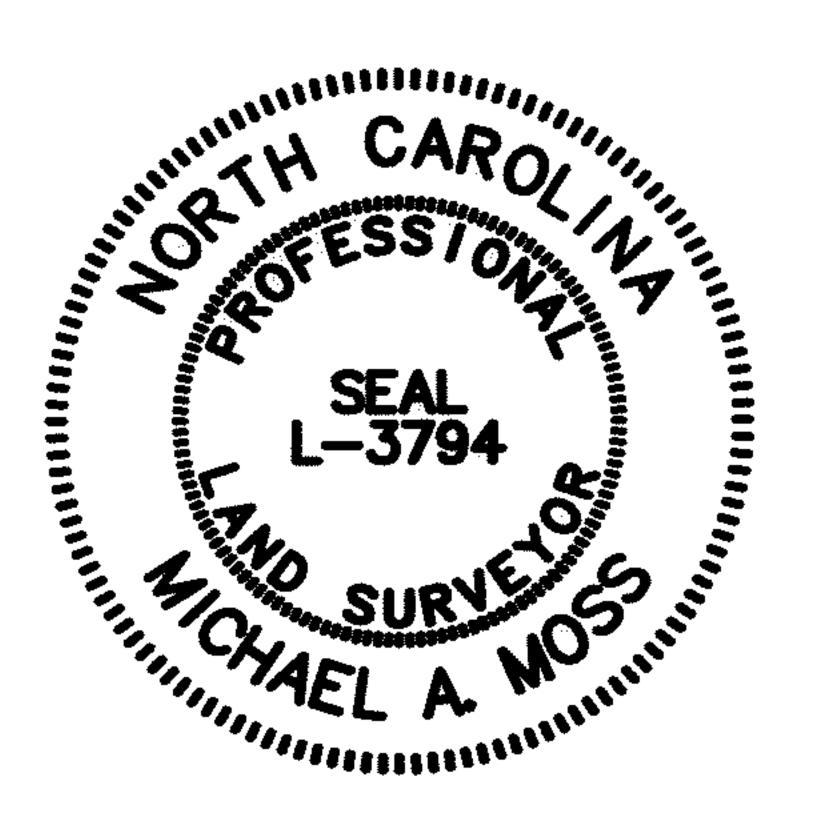
THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY

REQUIREMENTS FOR RECORDING.

12/14/200

FRANKLIN GOUNTY REVIEW OFFICER

12/14/2020
DATE TOWN OF WAKE FOREST ADMINISTRATO



L-1 L-2 L-3 L-4 L-5 L-6	UNE TABLE N 01'49'29" W S 13'19'11" E S 01'49'29" E	30.08' 88.12' 13.51'
L-3 L-4 L-5 L-6	S 13'19'11" E S 01'49'29" E	88.12'
L-4 L-5 L-6		13.51
L-6	O 47403449 =	
L-6	S 1349'11" E	52.75'
	N 76°40'49" E	51.07'
gy	N 37'01'29" W	3.13'
L-7	N 13°19′11″ W	65.29'
L-8	N 1379'11" W	95.00'
L-9	S 13"19"11" E	95.00'
L-10	S 1319'11" E	38.90'
L-11	S 13'19'11" 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 N 76°40'49" E	50.49' 67.43'
L-20	N 76°40'49" E N 05°37'34" W	10.45'
L-21 L-22	S 05'37'34" E	72.65
L-23	N 1319'11" W	63.13'
L-24	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	S 48'58'09" E	17.80'
L-36	S 48°58'09" E	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' 71.06'
L-48 L-49	N 76°51'05" E	113.39'
L-49 L-50	N 76'51'05 E 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 0149'29" W	50.00'
L-54	N 4619'50" 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
L59	N 52'58'31" E	17.50'
L-60	N 76°40'49" E	16.36'
L-61	OMITTED	OMITTED
L-62	N 51°52'37" W	278.12
L-63	N 36'23'06" E	60.03
L-64	S 51'52'37" E	288.09'
	S 78'21'22" E	60.53
L-65		
	S 78°21'22" E S 78°21'22" E	100.00' 150.00'

CURVE TABLE					
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-3	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	<u>53.15'</u>	175.41	52.95'	N 7017'25" 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	
C-51	98.17'	545.73'	98.04'	N 58'32'02" W	
C-52	157.01	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 N 80°34'15" E	
C-58	37.35'	275.00'	37.32'	N OU J4 13 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 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 / 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 LONG TERM INFLATION. H) REVIEW AND APPROVAL OF HOA DOCUMENTS. I) STREET SIGNS MUST BE INSTALLED PRIOR TO THE RELEASE OF

SR 1139 SR 1132 SR 1132 SR 1132 SR 1147 SR 1125 9111 96 SR 1147 SR 1125 9111 96 SR 1147 SR 1125 9111 96 SR 1147 SR 1147 SR 1125 9111 96 SR 1147 SR 1147

NOTES:

- 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

- ALL PRIVATE OPEN SPACE, COMMON AREAS AND PRIVATE EASEMEI
MAINTAINED BY EVERLY SUBDIVISION HOA.
- RECREATION REQUIREMENTS MET BY A RECREATION FEE

- RECREATION REQUIREMENTS MET BY A RECREATION FEE, DUE AT THE ISSUANCE OF EACH BUILDING PERMIT.

DEED RESTRICTIONS AND HOA DOCUMENTS RECORDED IN D.B. 2006, PG. 2007

1842-72-5911 1842-72-7218 1842-82-1275 1842-82-0667 1842-72-9426

PIN NUMBERS:

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

SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)

LESS R/W = 4.624 AC.

OPEN/PARK SPACE PROVIDED = 2.502 AC.

NET AREA = 11.004 AC.

TOTAL LOTS = 54

PROPOSED USE - RESIDENTIAL SINGLE FAMILY SUBDIVISION

FINAL PLAT FOR

EVERLY SUBDIVISION PHASE 2

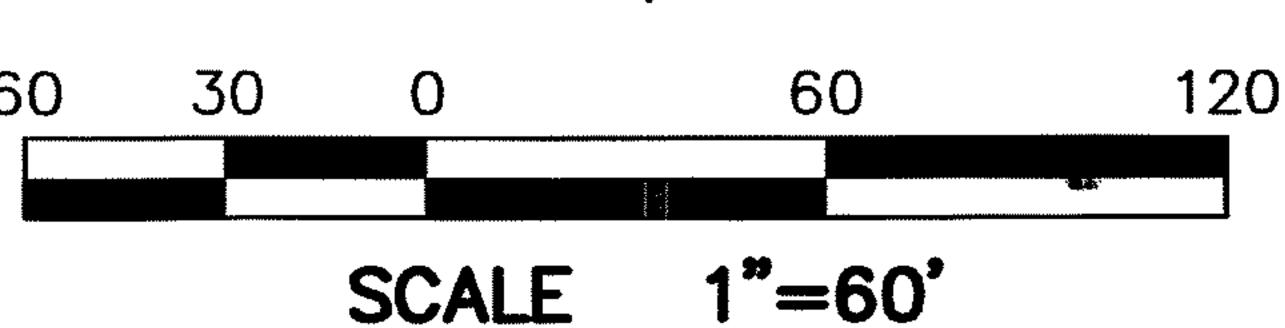
OWNER: CAPITAL COMPANIES GROUP LLC

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

Doc No: 10035659
Recorded: 12/15/2020 08:45:27 AM
Fee Amt: \$63.00 Page 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

