



VICINITY MAP

REVIEW OFFICER CERTIFICATE

Town of Wake Forest, Wake County, North Carolina

Chesley Review Officer of the Town of Wake Forest
certify that the map or plat to which this certificate is affixed
meets all statutory requirements for recording

Chesley 2/4/13
Review Officer Date

TOWN OF WAKE FOREST APPROVAL

APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST.

Danda W. Harris 2/14/13
TOWN CLERK DATE

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 SETBACK LINES, AND DEDICATE ALL STREETS,
ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO
PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY
DEDICATE ALL SANITARY SEWER, STORM AND WATER LINES TO
THE TOWN OF WAKE FOREST OR OTHER PUBLIC AGENCY AS NOTED
ON THIS PLAN.

D. Ryan Builders 1-31-11
OWNER: DAN RYAN BUILDERS NC LLC DATE
LOTS 46-63

CERTIFICATE OF OWNERSHIP AND DEDICATION

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PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY
DEDICATE ALL SANITARY SEWER, STORM AND WATER LINES TO
THE TOWN OF WAKE FOREST OR OTHER PUBLIC AGENCY AS NOTED
ON THIS PLAN.

OWNER: SHEARON FARMS DEVELOPMENT, LLC DATE
OPEN SPACE / COMMON AREA

FILED FOR
REGISTRATION

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

By _____
Asst./Deputy
Time _____

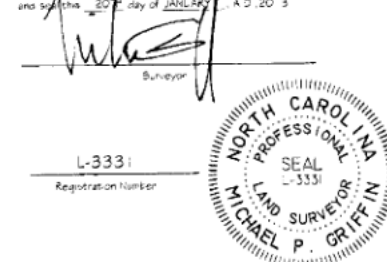
WAKE COUNTY, NC 343
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/06/2013 AT 15:22:09

BOOK:BM2013 PAGE:00153

RECORDED IN BOOK OF MAPS

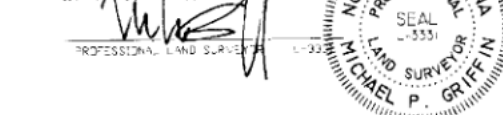
2013, PAGE 153

I, Michael P. Griffin, do hereby certify that this plat
was drawn under my supervision from an actual survey made
under my supervision using references shown hereon; that
the boundaries not surveyed are shown as broken lines plotted
from information shown hereon; that the ratio of precision
as calculated by latitudes and departures is 1: 5,000;
that this plat was prepared in accordance with G.S. 47-30
as amended. Witness my original signature, registration number
and seal this 20th day of JANUARY, A.D. 2013.



I, Michael P. Griffin, Registered Land Surveyor, certify to one
or more of the following as indicated:

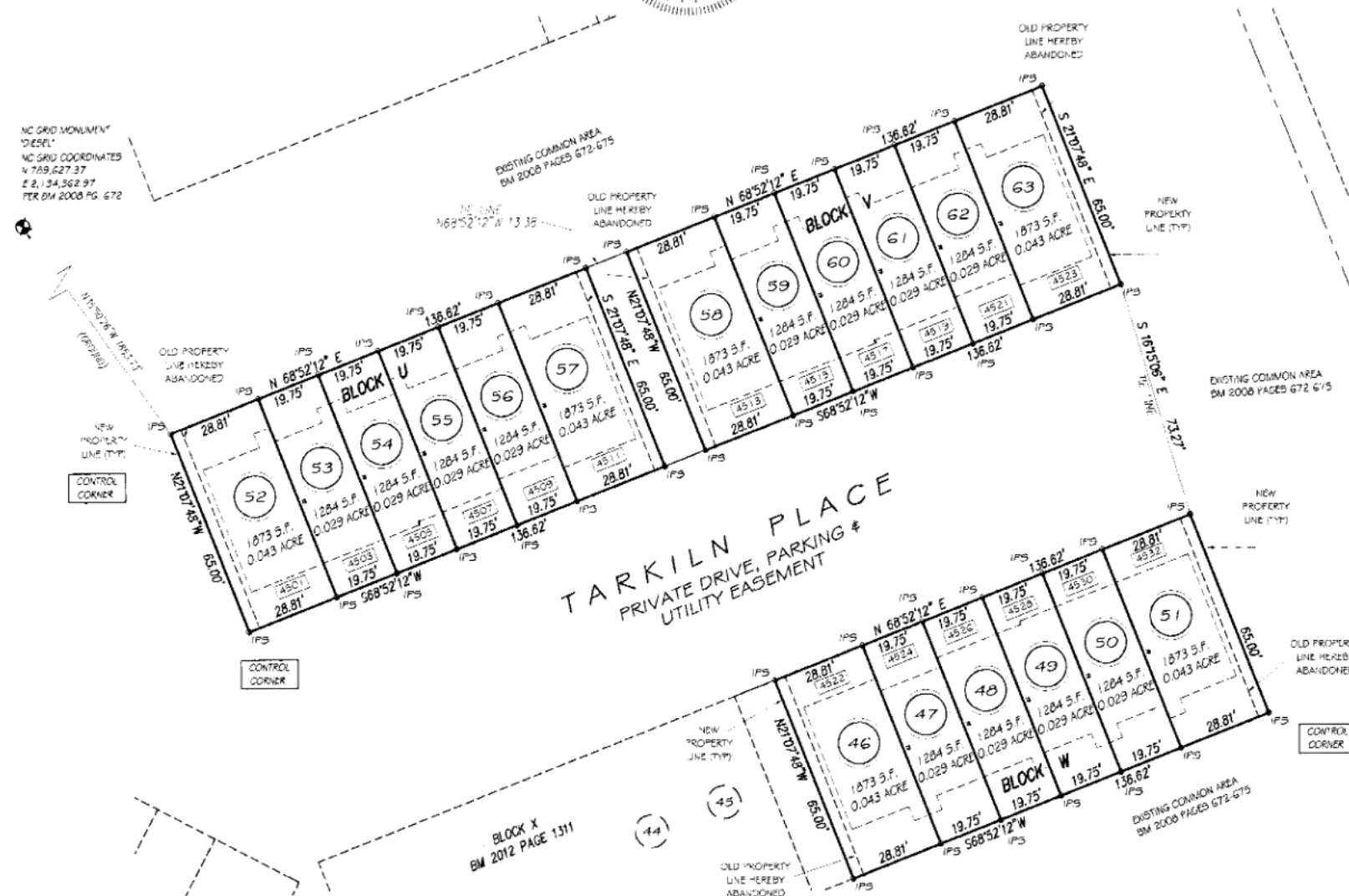
- ☒ A. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY
OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ B. THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT
IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ C. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES
NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURES, OR NATURAL
FEATURE, SUCH AS A WATERCOURSE, OR
 3. THAT THE SURVEY IS A CONTROL SURVEY.
- ☒ D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF
EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPT ON TO THE
DEFINITION OF SUBDIVISION.
- ☐ E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH
THAT THE SURVEYOR IS ABLE TO MAKE A REPRESENTATION TO
THE BEST OF HIS PROFESSIONAL ABILITY AS TO THE PROVISIONS
CONTAINED IN (A) THROUGH (D) ABOVE.



THIS SURVEY WAS BALANCED USING THE COMPASS RULE.
ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
AREA DETERMINED USING D.M.D. METHOD.

- ACCORDING TO F.S.M.A. "1000 INSURANCE RATE MAP"
3720.738002, DATED 5/2/2006, THE PROPERTY SHOWN
HEREON IS NOT LOCATED WITHIN A 100 YEAR FLOOD AREA.
THE PROPERTY IS LOCATED IN ZONE "X".
- ALL BLOCKS ARE SUBJECT TO A 5' UTILITY EASEMENT.
SETBACK FROM BACK OF CURB TO BUILDING IS 10'.
IRON PIPES SHALL BE SET AT TOWNHOME LOT CORNERS AT THE
COMPLETION OF CONSTRUCTION.
- SHEARON FARMS RESTRICTIVE COVENANTS RECORDED IN
DB - 0593 PAGE 25-10, WAKE COUNTY REGISTRY.
- ALL PRIVATE AND COMMON AREA OPEN SPACE TO BE
MAINTAINED BY SHEARON FARMS HOA.
- MAINTENANCE OF PUBLIC DRAINAGE EASEMENTS TERMINATE AT
END OF PIPE STRUCTURE. REMAINDER OF EASEMENT IS PRIVATE.
- ALL EASEMENTS ARE CENTERED ON PIPE UNLESS OTHERWISE NOTED.
- NC GRID PER BM 2008 PAGE 672

REFERENCES: BM 2008 PGS 672-675

CONSERVATION EASEMENTS SHALL REMAIN IN ITS
NATURAL, SCENIC, OPEN OR WOODED CONDITIONS.

LOTS 46-51

CURRENT OWNER: DAN RYAN BUILDERS NC LLC
ADDRESS: 8801 PAST PARK DRIVE STE. 117
RALEIGH, NC 27617

PHONE: 919-762-7993
C.U. O-I

ZONING: C.U. O-I
SETBACKS

(a) SETBACKS (OVERALL DEVELOPMENT)
FRONT: 30'
SIDE: 10'
REAR: 20'

(b) SETBACKS (INDIVIDUAL UNITS)
FRONT: 20' MIN FROM BACK OF CURB
SIDE & REAR: BASED ON BUILDING HEIGHT
SEPARATION STANDARDS

TOTAL LOTS: 18
TOTAL AREA OF LOTS: 26,640 SQ. FT. 0.61 AC.

BLOCK U PIN: 1738-58-6408
BLOCK V PIN: 1738-58-7544
BLOCK W PIN: 1738-58-7491

OPEN SPACE

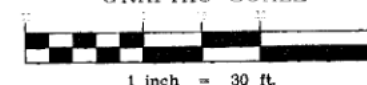
CURRENT OWNER: SHEARON FARMS DEVELOPMENT, LLC
ADDRESS: PO BOX 31568
RALEIGH, NC 27622

PHONE: (910) 233-1960
ZONING: C.U. O-I

TOTAL LOTS: 1
TOTAL AREA OF OPEN SPACE: 619,832 SQ. FT. 14.23 ACRES

OPEN SPACE/COMMON AREA PIN: 1738-58-4347

GRAPHIC SCALE



GRiffin LAND SURVEYING, INC.

TOWNHOME SUBDIVISION & RECOMBINATION PLAT
SHEARON FARMS TOWNHOMES
BLOCKS U, V & W LOTS 46-63
WAKE FOREST TOWNSHIP WAKE COUNTY NORTH CAROLINA

ZONING: C.U. O-I
DATE: 1/20/13
SCALE: 1" = 30'
TAX PARCEL: _____
P.I.N.: _____
AS SHOWN
SHEET 1 OF 1
PROJECT NO. _____