

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 HEREON; 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 19TH DAY OF MAY A.D. 2025.

Signed by:
Michael A. Moss
 83019173200411
 L-3794
 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

Signed by:
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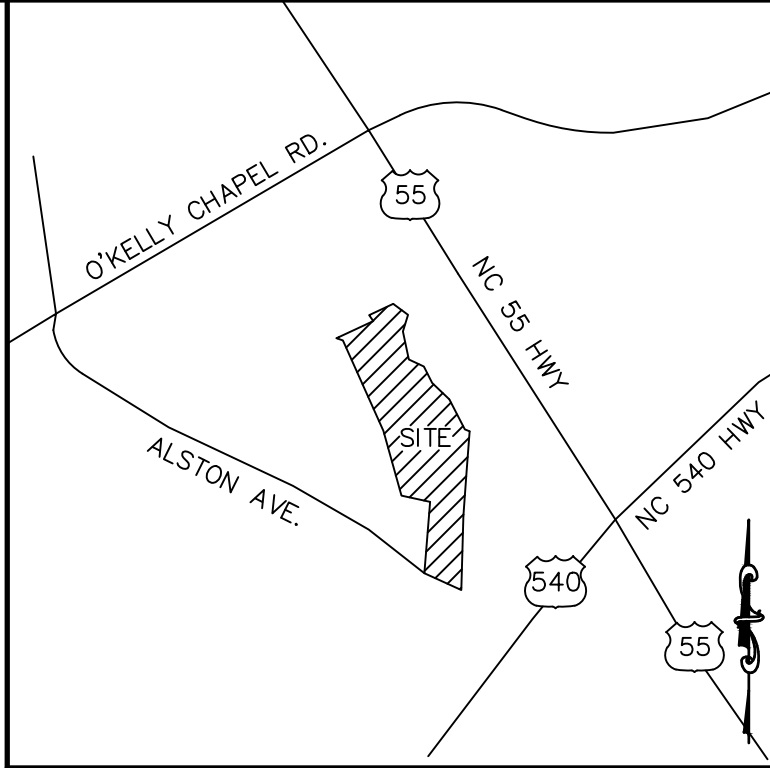
NOTES:

- 1) BASIS OF BEARINGS IS NORTH CAROLINA GEODETIC SURVEY NAD '83 ADJUSTMENT. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. VERTICAL DATUM IS NGVD '88. HORIZONTAL AND VERTICAL DATUM WAS ACQUIRED BY USE OF NCGS VRS GPS.
- 2) DIRECT PEDESTRIAN AND VEHICULAR ACCESS AND EGRESS TO EACH LOT IS VIA ALSTON RIDGE COURT, A PUBLICLY DEDICATED STREET.
- 3) CURRENT ZONING IS ORD & R40.
- 4) PROPERTY LIES WITHIN ZONE "X" PER MAP# 3720-0736-00K EFFECTIVE DATE JULY 19, 2022 AND IS NOT CONSIDERED A SPECIAL FLOOD ZONE HAZARD AREA.
- 5) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- 6) NO BUILDING IS PERMITTED WITHIN 20' OF A WATERSUPPLY WATERSHED BUFFER.
- 7) OPEN SPACE TO BE MAINTAINED BY THE OWNER OF THE SUBJECT PROPERTY.
- 8) EXCEPTIONS AND LEGAL DESCRIPTIONS ARE ON SHEET 3 OF 3.
- 9) SURVEY REFERENCES
 - B.M. 2021, PAGES 975 & 976
 - B.M. 2020, PAGES 2124 & 2125
 - B.M. 2018, PAGE 2309
 - B.M. 2016, PAGES 1545-1546
- 10) ALL EXISTING BUILDINGS, ROAD, SIDEWALKS, WATER FEATURES, SEWER FEATURES, UTILITIES, ZONING LINE/INFORMATION, ETC. ARE SHOWN ON SHEET 2 OF FOR CLARITY PURPOSES.
- 11) NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 12) THERE ARE NO CEMETERIES, BURIAL GROUNDS, DUMP, LANDFILLS, ETC. ON SITE.
- 13) THERE ARE NO ENCROACHMENTS ON SITE.
- 14) ALL ITEMS SHOWN ON B.M. 2020, PAGES 2124 & 2125 AS "OFFERED FOR DEDICATION HAVE BEEN NOW DEDICATED AND ALL REFERENCES IN SURVEY SHALL BE DEEMED TO INCLUDE THE CORRECTIONS MADE BY B.M. 2021, PAGES 975 & 976.

JORDAN LAKE BASIN:

NOTICE TO LOT OWNERS:
 ADDITIONAL STATE STORMWATER MANAGEMENT REGULATIONS APPLY IN THE JORDAN LAKE BASIN. RESIDENTIAL LAND DISTURBANCES OF GREATER THAN 1 ACRE AND NONRESIDENTIAL LAND DISTURBANCES OF GREATER THAN 1/2 ACRE REQUIRE SUBMITTAL OF A STORMWATER PLAN FOR COMPLIANCE WITH APPLICABLE STANDARDS TO WAKE COUNTY. LOT OWNERS SEEKING BUILDING PERMITS FOR LAND DISTURBANCES EXCEEDING THESE THRESHOLDS MUST SUBMIT A STORMWATER PLAN.

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



VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- ECM - EXISTING CONCRETE MONUMENT
- NCM - NEW CONCRETE MONUMENT
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OH - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- NO - NEW IRON PIPE SET
- MK - MAIL KIOSK
- EM - ENTRY MONUMENT
- POS - PRIVATE OPEN SPACE
- FFE - FINISHED FLOOR ELEVATION
- M.S.A. - MAX IMPERVIOUS ALLOWED
- XXXX - ADDRESS

- PRIVATE OPEN SPACE
- GATHERING SPACE/ACCP GREEN (PART OF OPEN SPACE#2)
- STORMWATER CONTROL STRUCTURE AND ACCESS EASEMENT LIMITS (PART OF OPEN SPACE#3)

LOT NUMBER	ALSTON RIDGE CT.	PARCEL PIN NUMBER	AREA (SQ. FT.)	AREA (AC.)	FFE (FT.)	M.I.A. (SQ.FT.)
1	1107	0736.03-20-7708	2,674	0.061	351.00	2,125
2	1109	0736.03-20-7801	1,705	0.039	349.50	1,400
3	1111	0736.03-20-7803	1,713	0.039	348.50	1,400
4	1113	0736.03-20-7806	2,722	0.062	347.00	1,750
5	1129	0736.03-21-6025	3,771	0.087	334.00	2,125
6	1131	0736.03-21-5097	3,186	0.073	332.00	1,800
7	1133	0736.03-21-5089	3,090	0.071	330.50	1,800
8	1135	0736.03-21-5172	2,992	0.069	329.00	1,800
9	1137	0736.03-21-5164	2,894	0.066	327.50	1,800
10	1139	0736.03-21-5157	2,797	0.064	326.00	1,800
11	1141	0736.03-21-5240	4,100	0.094	324.50	2,125
12	1201	0736.03-21-5218	3,100	0.071	322.00	1,800
13	1203	0736.03-21-5301	2,227	0.051	321.50	1,800
14	1205	0736.03-21-4393	2,130	0.049	321.00	1,800
15	1207	0736.03-21-4386	1,760	0.040	321.00	1,475
16	1209	0736.03-21-4378	1,760	0.040	321.00	1,475
17	1211	0736.03-21-4460	2,094	0.048	320.50	1,800
18	1213	0736.03-21-4452	2,094	0.048	320.50	1,800
19	1215	0736.03-21-4435	2,566	0.059	320.00	1,800
20	1219	0736.03-21-4428	2,567	0.059	319.50	1,800
21	1221	0736.03-21-4510	2,095	0.048	319.00	1,800
22	1223	0736.03-21-4503	2,095	0.048	318.50	1,800
23	1225	0736.03-21-3585	2,095	0.048	318.00	1,800
24	1227	0736.03-21-3578	3,300	0.076	317.50	2,125
25	1242	0736.03-21-3725	3,207	0.074	316.50	2,125
26	1240	0736.03-21-3756	1,708	0.039	316.50	1,775
27	1238	0736.03-21-3787	3,067	0.070	316.00	1,925
28	1220	0736.03-21-5535	2,743	0.063	318.50	1,800
29	1218	0736.03-21-5543	1,841	0.042	318.50	1,475
30	1216	0736.03-21-5551	1,847	0.042	319.00	1,475
31	1214	0736.03-21-5469	1,831	0.042	319.50	1,475
32	1212	0736.03-21-5476	2,839	0.065	319.50	1,800
33	1144	0736.03-21-6342	3,361	0.077	322.00	2,125
34	1142	0736.03-21-6269	2,120	0.049	323.00	1,800
35	1140	0736.03-21-6276	2,120	0.049	324.00	1,800
36	1138	0736.03-21-6283	3,257	0.075	326.00	2,300
37	1134	0736.03-21-7200	3,257	0.075	328.50	2,300
38	1132	0736.03-21-7117	2,120	0.049	330.00	1,800
39	1130	0736.03-21-7134	2,120	0.049	331.50	1,800
40	1128	0736.03-21-7141	2,120	0.077	333.50	2,125
OS#1	1101	0736.03-20-6793	4,280	0.098		
OS#2	1119	0736.03-20-6995	7,832	0.180		
OS#3	1224	0736.03-21-6405	129,027	2.962		

LINE	BEARING	DISTANCE
L-1	N 66°11'39" W	45.72'
L-2	N 66°11'39" W	66.10'
L-3	N 66°11'39" W	38.18'
L-4	N 80°18'14" W	63.60'
L-5	N 80°18'14" W	69.42'
L-6	N 80°18'14" W	1.76'
L-7	N 25°33'14" W	62.29'
L-8	N 70°52'52" W	15.61'
L-9	N 28°18'49" W	24.50'
L-10	N 65°43'06" W	72.85'
L-11	S 51°12'18" E	67.25'
L-12	S 19°28'15" W	64.10'
L-13	S 09°30'36" E	104.74'
L-14	S 62°44'10" E	60.63'
L-15	S 24°19'15" E	70.86'
L-16	S 44°12'14" E	87.02'
L-17	S 24°51'10" E	123.55'
L-18	S 65°43'48" E	167.29'
L-19	S 65°43'53" W	43.06'
L-20	S 87°09'38" E	70.86'
L-21	S 87°12'35" E	76.76'
L-22	S 87°12'35" E	77.99'
L-23	S 87°12'35" E	77.44'
L-24	S 87°12'35" E	72.69'
L-25	N 64°18'06" E	65.48'
L-26	N 64°18'06" E	122.07'
L-27	N 64°18'06" E	119.94'
L-28	N 64°18'06" E	116.21'
L-29	N 64°18'06" E	112.48'
L-30	N 64°18'06" E	108.73'
L-31	N 64°18'06" E	105.02'
L-32	N 64°18'06" E	86.98'
L-33	N 64°18'06" E	83.24'
L-34	N 64°18'06" E	80.00'
L-35	N 64°18'06" E	80.01'
L-36	N 64°18'06" E	80.02'
L-37	N 64°18'06" E	80.03'
L-38	N 64°18'06" E	80.04'
L-39	N 64°18'06" E	80.05'
L-40	N 64°18'06" E	80.06'
L-41	N 64°18'06" E	80.07'
L-42	N 64°18'06" E	80.08'
L-43	N 64°18'06" E	80.09'
L-44	N 64°18'06" E	75.08'
L-45	N 58°45'06" W	4.83'
L-46	N 20°11'15" W	86.59'
L-47	N 71°59'55" E	30.03'
L-48	N 71°59'55" E	22.00'
L-49	N 71°59'55" E	17.80'
L-50	S 18°05'54" E	68.87'
L-51	S 16°59'37" W	27.61'
L-52	S 18°05'54" E	80.70'
L-53	S 18°05'54" E	76.10'
L-54	N 64°18'06" E	75.54'
L-55	S 68°31'10" E	7.01'
L-56	N 23°05'53" E	29.45'
L-57	S 50°39'52" E	18.58'
L-58	S 15°11'22" E	5.25'
L-59	S 15°11'22" E	17.99'
L-60	S 36°44'56" E	4.39'
L-61	S 24°38'29" E	22.07'
L-62	S 20°01'26" E	9.25'
L-63	S 29°24'53" E	16.65'

LINE	BEARING	DISTANCE
L-64	S 64°18'06" W	77.84'
L-65	S 64°18'06" W	83.00'
L-66	S 64°18'06" W	83.41'
L-67	S 64°18'06" W	85.85'
L-68	S 64°18'06" W	79.86'
L-69	N 64°18'06" E	81.00'
L-70	S 25°42'14" E	41.50'
L-71	S 25°42'14" E	26.17'
L-72	S 25°42'14" E	26.17'
L-73	S 25°42'14" E	40.21'
L-74	S 25°42'14" E	40.21'
L-75	S 25°42'14" E	26.17'
L-76	S 25°42'14" E	26.17'
L-77	S 25°42'14" E	41.50'
L-78	S 64°18'06" W	81.02'
L-79	S 64°18'06" W	81.02'
L-80	S 64°18'06" W	81.02'
L-81	S 64°18'06" W	81.01'
L-82	S 64°18'06" W	81.01'
L-83	S 64°18'06" W	81.01'
L-84	S 64°18'06" W	81.00'
L-85	S 64°18'06" W	81.00'
L-86	N 68°48'21" E	10.61'
L-87	N 23°48'21" E	39.68'
L-88	N 25°41'54" W	106.21'
L-89	N 25°41'54" W	40.21'
L-90	N 25°41'54" W	26.17'
L-91	N 25°41'54" W	26.17'
L-92	N 25°41'54" W	26.17'
L-93	N 25°41'54" W	26.17'
L-94	N 25°41'54" W	26.17'
L-95	N 25°41'54" W	33.47'
L-96	N 80°47'32" W	12.27'
L-97	S 64°18'06" W	89.18'
L-98	N 64°18'06" E	81.91'
L-99	N 29°23'44" E	12.27'
L-100	N 25°41'54" W	28.02'
L-101	N 25°41'54" W	26.17'
L-102	N 25°41'54" W	26.17'
L-103	N 25°41'54" W	22.00'
L-104	N 25°41'54" W	24.60'
L-105	N 25°41'54" W	26.17'
L-106	N 25°41'54" W	26.17'
L-107	N 25°41'54" W	32.06'
L-108	N 25°41'54" W	32.06'
L-109	N 25°41'54" W	26.17'
L-110	N 25°41'54" W	26.17'
L-111	N 25°41'54" W	26.17'
L-112	N 25°41'54" W	26.47'
L-113	S 25°41'54" E	66.19'
L-114	S 25°41'54" E	92.98'
L-115	S 25°41'54" E	34.56'
L-116	S 25°41'54" E	22.00'
L-117	S 25°41'54" E	22.00'
L-118	S 25°41'54" E	22.00'
L-119	S 25°41'54" E	34.56'
L-120	S 25°41'54" E	125.46'
L-121	S 25°41'54" E	11.04'
L-122	S 25°41'54" E	30.46'
L-123	S 25°41'54" E	20.54'
L-124	S 25°41'54" E	5.63'
L-125	S 25°41'54" E	26.17'
L-126	S 25°41'54" E	40.21'
L-127	S 25°41'54" E	40.21'
L-128	S 25°41'54" E	26.17'
L-129	S 25°41'54" E	26.17'
L-130	S 25°41'54" E	41.50'
L-131	S 25°41'54" E	112.20'
L-132	S 23°48'21" W	39.58'
L-133	S 21°11'39" E	10.75'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	38.30'	274.50'	38.27'	N 19°48'31" E
C-2	36.55'	274.50'	36.52'	N 11°59'48" E
C-3	22.04'	274.50'	22.03'	N 08°52'55" E
C-4	22.01'	274.50'	22.01'	N 01°17'05" E
C-5	36.41'	274.50'	36.38'	N 04°48'45" W
C-6	81.86'	274.50'	81.55'	N 17°09'19" W
C-7	16.13'	25.00'	15.85'	N 44°10'36" W
C-8	16.91'	25.00'	16.59'	N 62°01'45" W
C-9	131.98'	58.00'	103.49'	N 33°53'14" W
C-10	37.73'	56.00'	37.02'	N 52°55'43" E
C-11	22.64'	56.00'	22.48'	N 83°48'32" E
C-12	25.37'	56.00'	25.15'	S 71°37'57" E
C-13	32.21'	56.00'	31.97'	S 42°10'39" E
C-14	281.24'	328.50'	272.57'	S 00°56

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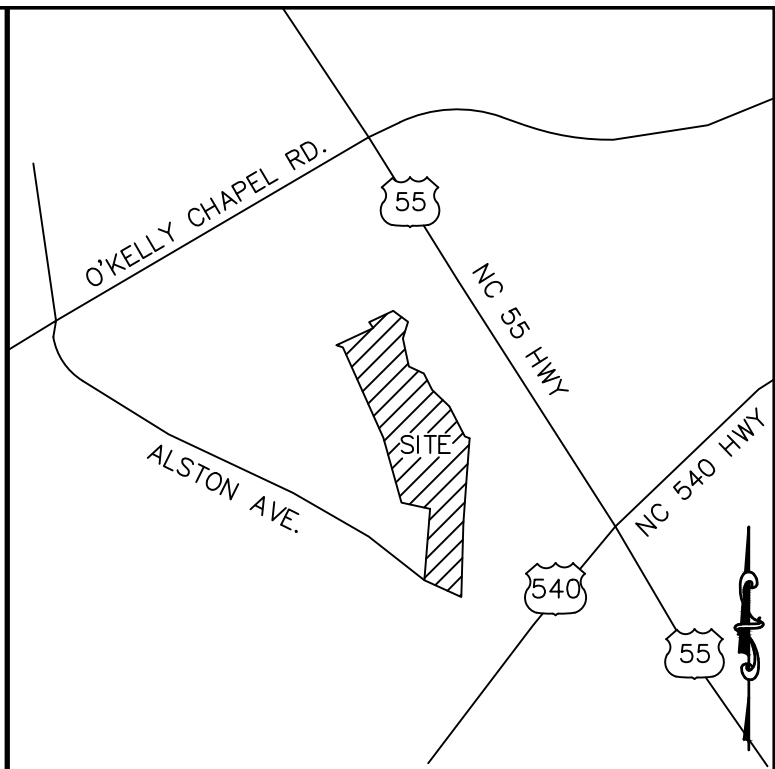
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- NOTES:
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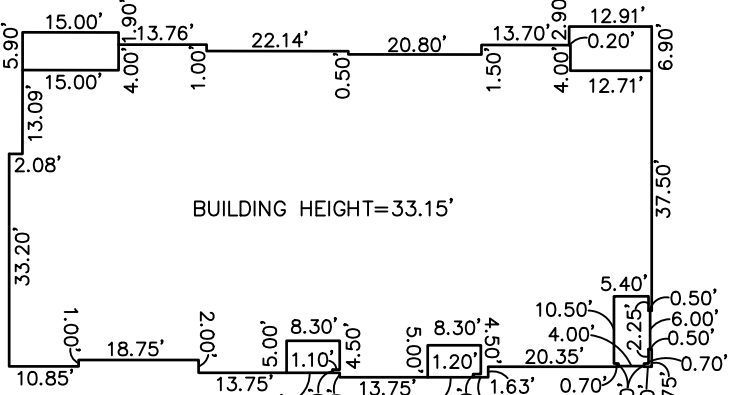


VICINITY MAP

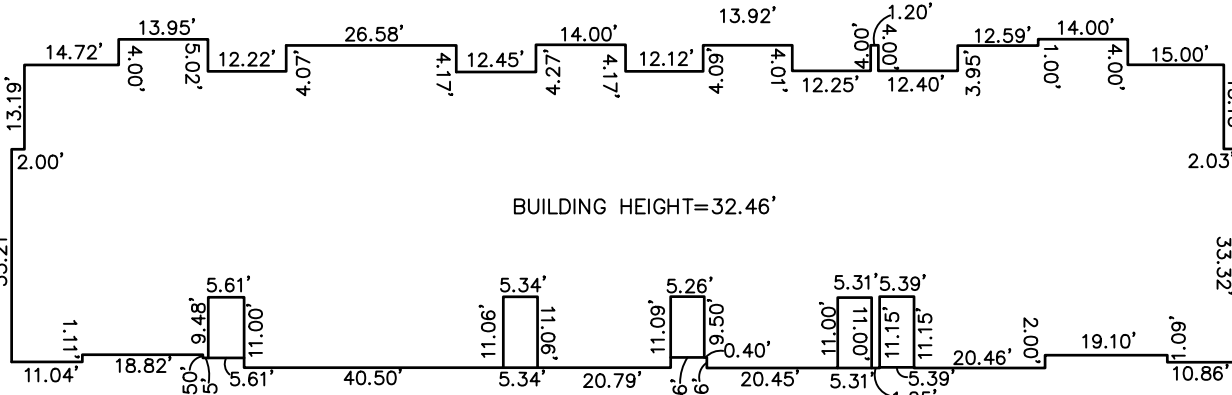
- LEGEND:**
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AS-BUILT LEGEND

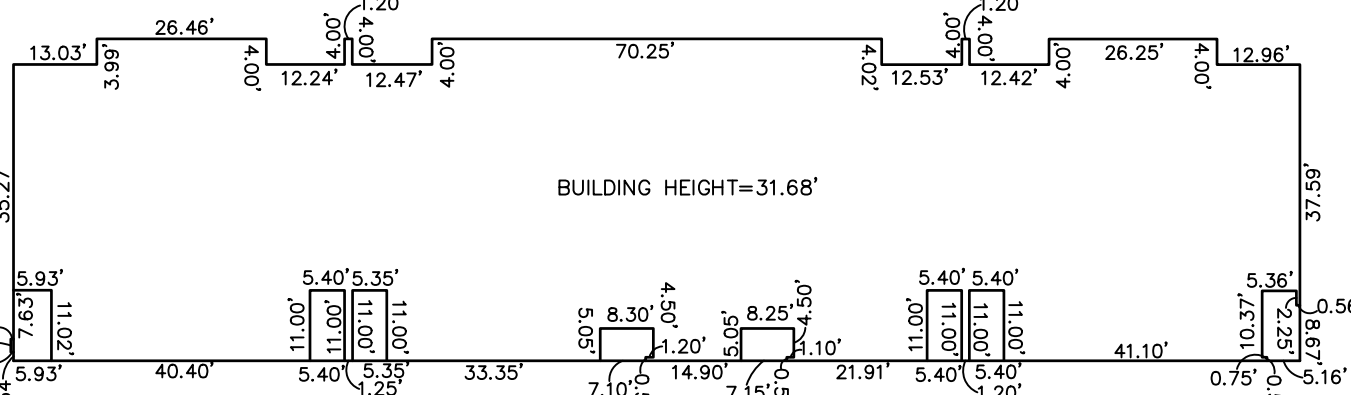
- WATER METER
- SEWER CLEAN-OUT
- WATER VALVE
- FIRE HYDRANT
- MANHOLE
- BLOW OFF ASSEMBLY
- AIR RELEASE VALVE



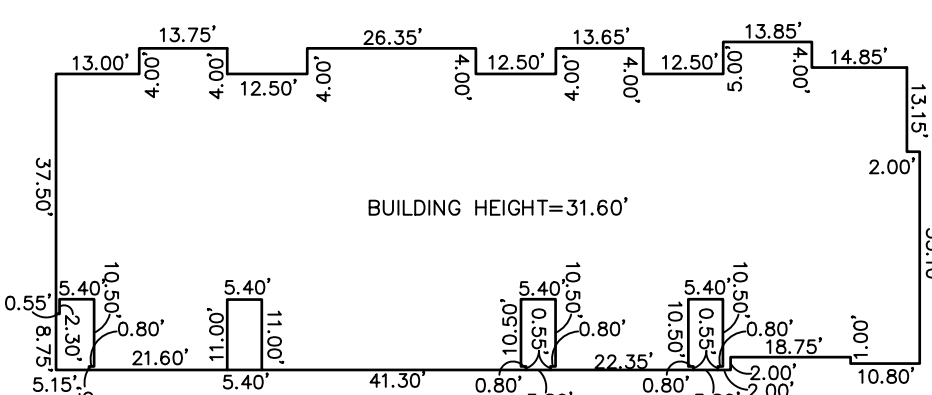
LOTS 1-4 UNITS



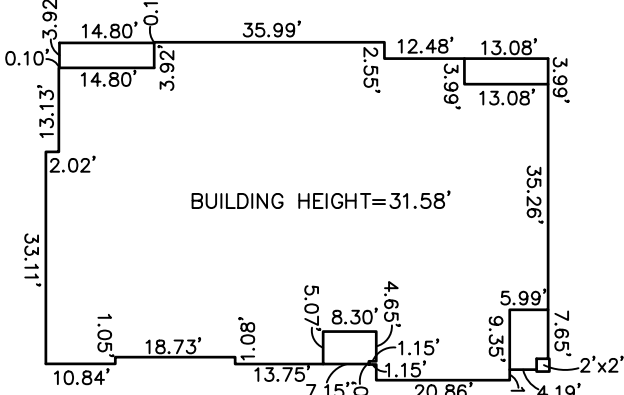
LOTS 5-11 UNITS



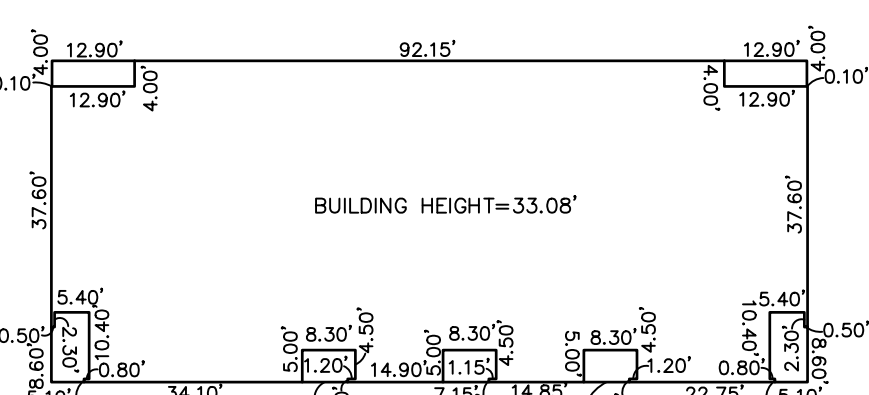
LOTS 12-19 UNITS



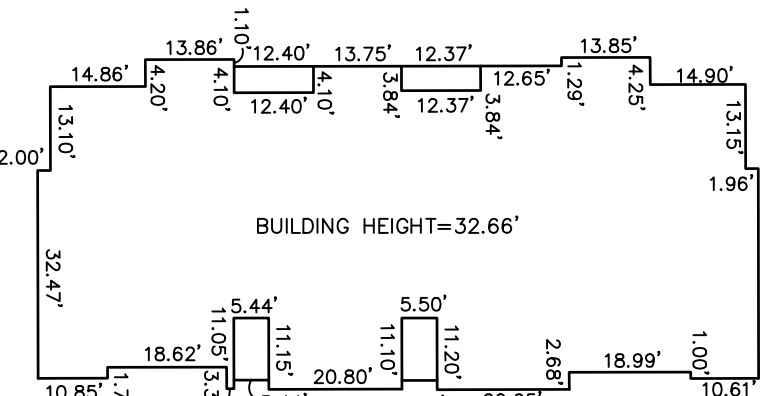
LOTS 20-24 UNITS



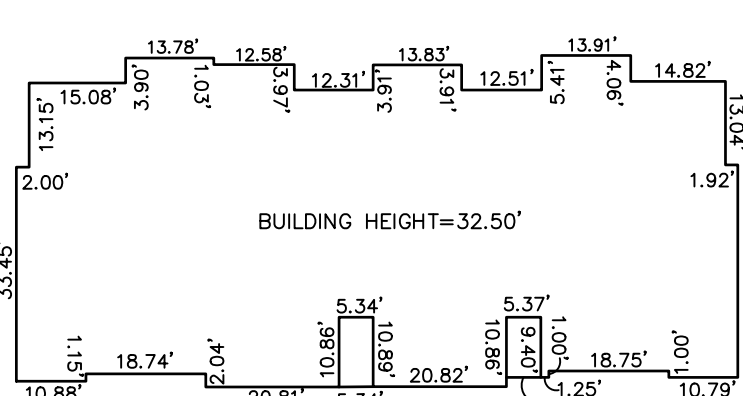
LOTS 25-27 UNITS



LOTS 28-32 UNITS



LOTS 33-36 UNITS



LOTS 37-40 UNITS

TITLE LEGAL DESCRIPTION

LYING AND BEING SITUATE IN WAKE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT NO. 3 AS SHOWN ON THAT PLAT RECORDED AT BOOK OF MAPS 2018, PAGE 2309, WAKE COUNTY REGISTRY, SAVE AND EXCEPTING THE 60' PUBLIC RIGHT-OF-WAY FOR ALSTON RIDGE COURT AND THE 51' PUBLIC RIGHT-OF-WAY FOR WILD FERN WAY.

ALSO DESCRIBED AS AND BEING THE SAME PROPERTY SHOWN AND DESCRIBED ON THAT CERTAIN PLAT ENTITLED "FINAL PLAT FOR ALSTON RIDGE TOWNES" RECORDED IN BOOK OF MAPS 2020, PAGES 2124-2125, WAKE COUNTY REGISTRY, AND AS CORRECTED BY THAT CERTAIN PLAT ENTITLED "IMPERVIOUS ALLOCATION AND EASEMENT CORRECTION PLAT FOR ALSTON RIDGE TOWNES" RECORDED IN BOOK OF MAPS 2021, PAGES 975-976.

SURVEY LEGAL DESCRIPTION

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE BEING COMMON CORNER OF PARCEL PIN# 0736.03-31-0404, 0736.03-21-6786 AND SUBJECT LOT, SAID NEW IRON PIPE BEING LOCATED S 73°38'50"W A DISTANCE OF 405.81' FROM NC GS "CODY" N(y); 761,511.18' E(x); 2,033,229.36' (NC NAD 83/2011); THENCE S 01°09'28"W A DISTANCE OF 183.54' TO AN EXISTING IRON PIPE; THENCE S 04°23'11"W A DISTANCE OF 260.74' TO AN EXISTING CONCRETE MONUMENT, SAID EXISTING CONCRETE MONUMENT BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF NC HIGHWAY 540; THENCE S 02°42'58"W A DISTANCE OF 284.26' TO AN EXISTING CONCRETE MONUMENT; THENCE S 02°42'58"W A DISTANCE OF 27.24' TO AN EXISTING IRON PIPE, SAID EXISTING IRON PIPE BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF ALSTON AVENUE (S.R.#1630); THENCE ALONG RIGHT-OF-WAY N 66°11'39"W A DISTANCE OF 45.72' TO A NEW IRON PIPE, SAID NEW IRON PIPE BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF ALSTON AVENUE AND EASTERN RIGHT-OF-WAY OF ALSTON RIDGE COURT; THENCE CONTINUING ALSTON AVENUE RIGHT-OF-WAY N 66°11'39"W A DISTANCE OF 66.10' TO A NEW IRON PIPE, SAID NEW IRON PIPE BEING LOCATED NORTHERN RIGHT-OF-WAY OF ALSTON AVENUE AND WESTERN RIGHT-OF-WAY OF ALSTON RIDGE COURT; THENCE CONTINUING ALSTON AVENUE RIGHT-OF-WAY N 66°11'39"W A DISTANCE OF 38.18' TO A BENT EXISTING IRON PIPE; THENCE LEAVING RIGHT-OF-WAY N 02°41'54"E A DISTANCE OF 311.50' TO AN EXISTING AXLE, SAID EXISTING AXLE HAVING NC GRID NAD 83/2011 GRID COORDINATE N(y): 761,013.94' E(x); 2,032,679.06'; THENCE N 80°18'14"W A DISTANCE OF 134.80' TO AN EXISTING IRON PIPE; THENCE N 17°35'00"W A DISTANCE OF 131.11' TO A NEW IRON PIPE, SAID NEW IRON PIPE BEING LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF WILD FERN WAY; THENCE N 17°35'00"W A DISTANCE OF 51.52' TO A NEW IRON PIPE, SAID NEW IRON PIPE BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF WILD FERN WAY; THENCE N 17°35'00"W A DISTANCE OF 84.81' TO AN EXISTING IRON PIPE; THENCE N 25°43'07"W A DISTANCE OF 443.82' TO AN EXISTING IRON PIPE; THENCE N 25°33'14"W A DISTANCE OF 62.29' TO AN EXISTING IRON PIPE; THENCE N 70°52'52"W A DISTANCE OF 15.61' TO A BENT EXISTING IRON PIPE; THENCE N 61°41'11"E A DISTANCE OF 194.45' TO AN EXISTING IRON PIPE; THENCE N 28°18'49"W A DISTANCE OF 24.50' TO A NEW IRON PIPE; THENCE N 65°43'53"E A DISTANCE OF 72.85' TO A NEW IRON PIPE; THENCE S 51°12'18"E A DISTANCE OF 67.25' TO A NEW IRON PIPE; THENCE S 19°28'15"W A DISTANCE OF 64.10' TO A NEW IRON PIPE; THENCE S 09°30'36"E A DISTANCE OF 104.74' TO A NEW IRON PIPE; THENCE S 62°44'10"E A DISTANCE OF 60.63' TO A NEW IRON PIPE; THENCE S 24°19'15"E A DISTANCE OF 67.72' TO AN EXISTING CONCRETE MONUMENT, SAID EXISTING CONCRETE MONUMENT HAVING NC GRID NAD 83/2011 GRID COORDINATE N(y): 761,640.18' E(x); 2,032,574.91'; THENCE S 44°12'14"E A DISTANCE OF 87.02' TO A NEW IRON PIPE; THENCE S 24°51'10"E A DISTANCE OF 123.55' TO A NEW IRON PIPE; THENCE S 65°43'48"E A DISTANCE OF 167.29' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 312,660 SQUARE FEET, 7.178 ACRES.

LESS AND EXCEPT FOR THE RIGHT-OF-WAY OF ALSTON RIDGE COURT AND WILD FERN WAY AS SHOWN ON B.M. 2020, PAGE 2124-2125, WAKE COUNTY REGISTER OF DEEDS AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A NEW IRON PIPE LOCATED ON THE NORTHERN RIGHT-OF-WAY OF ALSTON AVENUE (S.R.#1630), SAID NEW IRON PIPE BEING LOCATED N 66°11'39"W A DISTANCE OF 45.72' FROM AN EXISTING IRON PIPE, SAID EXISTING IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATES N(y): 760,642.01' E(x); 2,032,801.59'; THENCE ALONG ALSTON AVENUE RIGHT-OF-WAY N 66°11'39"W A DISTANCE OF 66.10' TO A NEW IRON PIPE; THENCE N 68°48'21"E A DISTANCE OF 10.61' TO A NEW IRON PIPE, SAID NEW IRON PIPE BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF ALSTON RIDGE COURT; THENCE ALONG ALSTON RIDGE COURT RIGHT-OF-WAY N 23°48'21"E A DISTANCE OF 39.68' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 237.17', WITH A RADIUS OF 274.50', WITH A CHORD BEARING OF N 00°56'46"W, WITH A CHORD LENGTH OF 229.86', TO A POINT; THENCE N 25°41'54"W A DISTANCE OF 310.74' TO A NEW IRON PIPE; THENCE N 80°47'32"W A DISTANCE OF 12.27' TO A NEW IRON PIPE, SAID NEW IRON PIPE BEING LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF WILD FERN WAY; THENCE ALONG WILD FERN WAY RIGHT-OF-WAY S 64°18'06"W A DISTANCE OF 89.18' TO A NEW IRON PIPE; THENCE N 17°35'00"W A DISTANCE OF 51.52' TO A NEW IRON PIPE, SAID NEW IRON PIPE BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF WILD FERN WAY; THENCE ALONG WILD FERN WAY RIGHT-OF-WAY N 64°18'06"E A DISTANCE OF 81.91' TO A NEW IRON PIPE; THENCE N 29°23'44"E A DISTANCE OF 12.27' TO A NEW IRON PIPE, SAID NEW IRON PIPE BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF ALSTON RIDGE COURT; THENCE ALONG ALSTON RIDGE COURT RIGHT-OF-WAY N 25°41'54"W A DISTANCE OF 345.80' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 33.03', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF N 63°33'01"W, WITH A CHORD LENGTH OF 30.68', TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 249.92', WITH A RADIUS OF 56.00', WITH A CHORD BEARING OF N 26°26'57"E, WITH A CHORD LENGTH OF 88.43', TO A POINT; SAID POINT BEING LOCATED ON THE EASTERN RIGHT-OF-WAY OF ALSTON RIDGE COURT; THENCE ALONG ALSTON RIDGE COURT RIGHT-OF-WAY S 25°41'54"E A DISTANCE OF 800.05' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 281.24', WITH A RADIUS OF 325.50', WITH A CHORD BEARING OF S 00°56'47"E, WITH A CHORD LENGTH OF 272.57', TO A POINT; THENCE S 23°48'21"W A DISTANCE OF 39.58' TO A NEW IRON PIPE; THENCE S 21°11'39"E A DISTANCE OF 10.75' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 69,193 SQUARE FEET, 1.588 ACRES FOR A NET AREA OF 243,467 S.F., 5.590 AC.

SHEET 3 OF 3

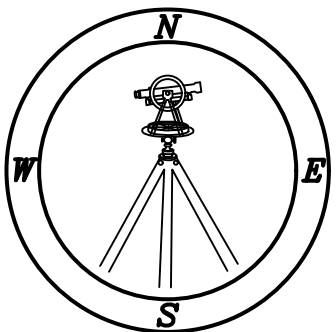
SURVEY FOR

**FLI WW SFR 1, LLC
&
FIDELITY NATIONAL
TITLE INSURANCE COMPANY**

ALSTON RIDGE TOWNES
OWNER: ALSTON DEVELOPMENT PARTNERS, LLC
REF: D.B. 17200, PAGE 2123
REF: B.M. 2020, PAGES 2124 & 2125
REF: B.M. 2021, PAGES 975 & 976
WHITE OAK TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
60 30 0 60 120
SCALE 1"=60'
MAY 12, 2025
ZONED ORD & R40
ALSTON MIXED USE OVERLAY DISTRICT
& JORDAN LAKE WATERSHED
PIN #0736.03-21-5383

OWNER:

ALSTON DEVELOPMENT PARTNERS, LLC
3633 HAZEN ROAD, STE 100
RALEIGH, NC 27607



CMP

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