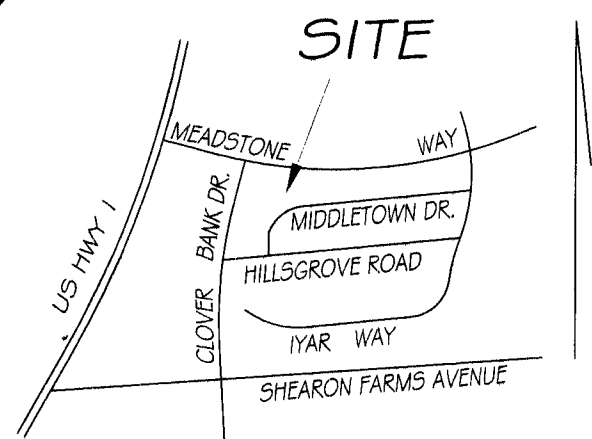
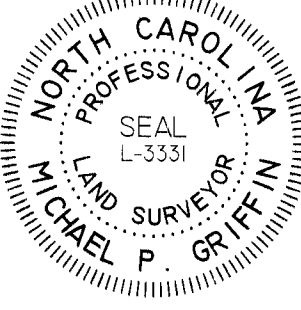




VICINITY MAP

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 1:15,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 19th day of NOVEMBER, A.D., 2013.

Michael P. Griffin
Surveyor
L-3331
Registration Number



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 EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ☐ E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE DETERMINATION TO THE BEST OF HIS PROFESSIONAL ABILITIES TO THE PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

Michael P. Griffin
Professional Land Surveyor
L-3331



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

- ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP 37201 73800J, 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'.
REAR SHALL BE SET AT TOWNHOME LOT CORNERS AT THE COMPLETION OF CONSTRUCTION.
- SHEARON FARMS RESTRICTIVE COVENANTS RECORDED IN DB 10593 PAGE 2518, 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.
- NO NC GRID FOUND WITHIN 2000 FEET OF THIS SITE.

REFERENCES: BM 2013 PAGE 422
BM 2013 PAGE 422

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

LEGEND
EIP - Existing Iron Pipe
EIS - Existing Iron Stake
IPS - Iron Pipe Set
ECM - Existing Concrete Monument
CMS - Concrete Monument Set
P-A - Parker-Kalon Nail Set
ERR - Existing Railroad Spike
RRS - Railroad Spike Set
TIP - Tree Protection Pencing
XXXX - Street Address

REVIEW OFFICER CERTIFICATE

Town of Wake Forest, Wake County, North Carolina
Review Officer of the Town of Wake Forest
certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Charles J. Jones
Review Officer
12/13
Date

TOWN OF WAKE FOREST APPROVAL
APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST.

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 PLAT.

OWNER: DAN RYAN BUILDERS NC LLC
LOTS 105-109 & 126-141

12/4/13
DATE

AREA TABLE

LOT	AREA (S.F.)	AREA (AC.)
105	1871 SQ. FT.	0.043 ACRE
106	1244 SQ. FT.	0.029 ACRE
107	1244 SQ. FT.	0.029 ACRE
108	1244 SQ. FT.	0.029 ACRE
109	1882 SQ. FT.	0.043 ACRE
126	1890 SQ. FT.	0.043 ACRE
127	1244 SQ. FT.	0.029 ACRE
128	1244 SQ. FT.	0.029 ACRE
129	1496 SQ. FT.	0.034 ACRE
130	1244 SQ. FT.	0.029 ACRE
131	1890 SQ. FT.	0.043 ACRE
132	1874 SQ. FT.	0.043 ACRE
133	1244 SQ. FT.	0.029 ACRE
134	1244 SQ. FT.	0.029 ACRE
135	1874 SQ. FT.	0.043 ACRE
136	1890 SQ. FT.	0.043 ACRE
137	1244 SQ. FT.	0.029 ACRE
138	1244 SQ. FT.	0.029 ACRE
139	1496 SQ. FT.	0.034 ACRE
140	1244 SQ. FT.	0.029 ACRE
141	1890 SQ. FT.	0.043 ACRE

EXISTING
HILLSGROVE ROAD
PRIVATE DRIVE, PARKING #
UTILITY EASEMENT
BM 2008 PGS. 672-675
PIN 1738-58-7240
43' BACK TO BACK

LOTS 1-6
BM 2008 PAGE 672-675

WAKE COUNTY, NC 195
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/10/2013 AT 14:40:36

BOOK: BM2013 PAGE: 01686

RECORDED IN BOOK OF MAPS

2013, PAGE 1686

LOTS 105-109 & 126-141
CURRENT OWNER: DAN RYAN BUILDERS NC LLC
ADDRESS: 8801 FAST PARK DRIVE STE. 117
RALEIGH, NC 27617

PHONE: 919-762-7993
C.U. GR10
ZONING: C.U. GR10
SETBACKS:

(a) SETBACKS (OVERALL DEVELOPMENT)

FRONT: 30'
SIDE: 10'
REAR: 20'

(b) SETBACKS (INDIVIDUAL UNITS)

FRONT: 10' MIN FROM BACK OF CURB
BASED ON BUILDING HEIGHT
SEPARATION STANDARDS
SIDE & REAR:

TOTAL LOTS: 21
TOTAL AREA OF LOTS: 31,7144 SQ.FT. 0.729 AC.

LOTS 7-12
BM 2011 PAGE 590

EXISTING
HILLSGROVE ROAD
PRIVATE DRIVE, PARKING #
UTILITY EASEMENT
BM 2008 PGS. 672-675
PIN 1738-58-7240
43' BACK TO BACK

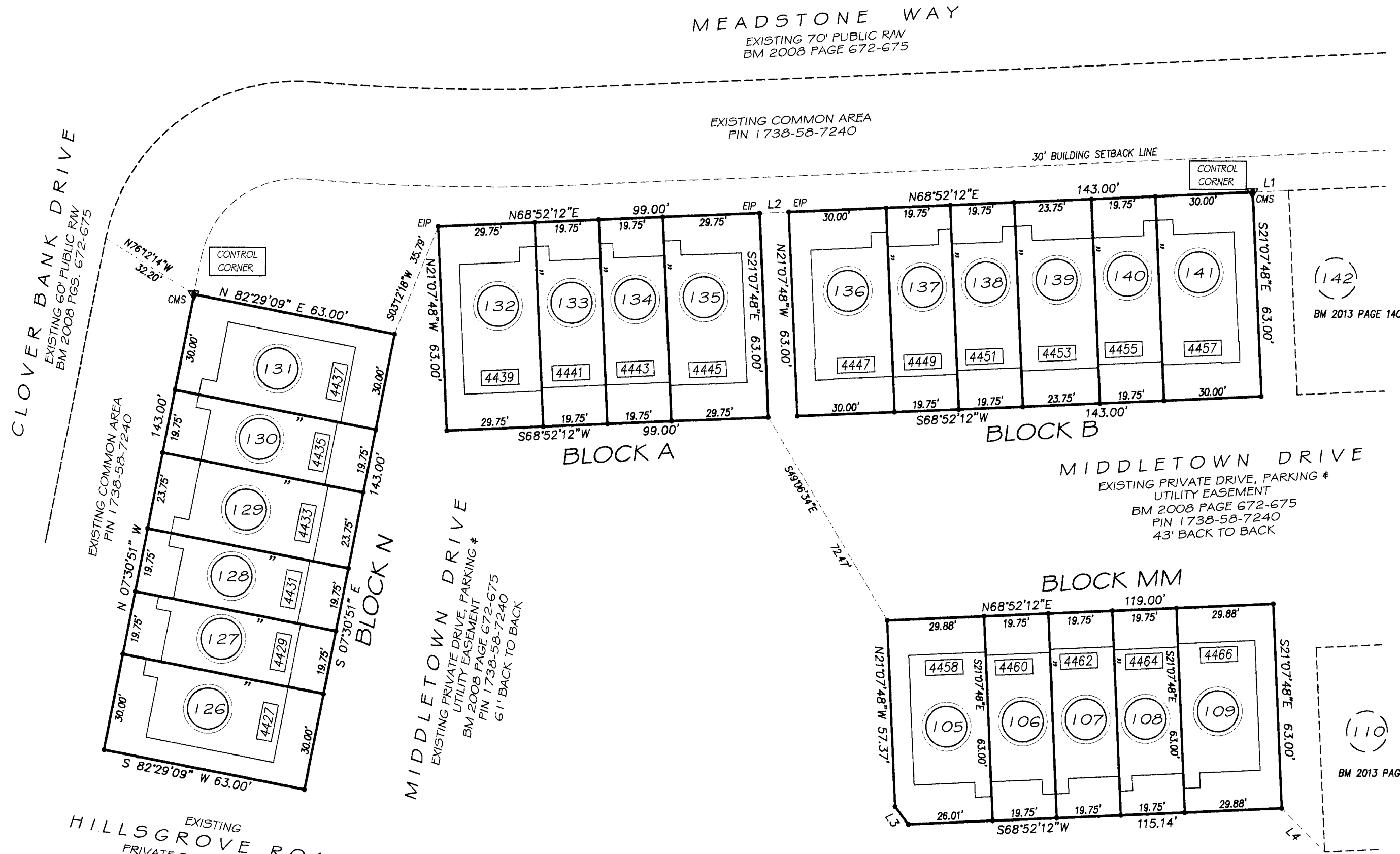
EXISTING BLOCK PIN NUMBERS
BLOCK A PIN: 1738-48-7402
BLOCK B PIN: 1738-48-8427
BLOCK N PIN: 1738-48-6323
BLOCK MM PIN: 1738-48-8386

LINE	BEARING	DISTANCE
L1	S68°52'12"W	11.00'
L2	S68°52'12"W	9.00'
L3	N55°34'36"W	6.83'
L4	S63°09'29"E	18.83'

GRAPHIC SCALE



1 inch = 30 ft.

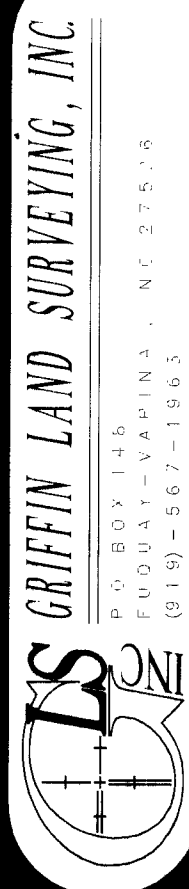


FILED FOR
REGISTRATION

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

By _____
Asst./Deputy
Time _____

BM 2013 PAGE 622



TOWNHOME SUBDIVISION PLAT
SHEARON FARMS TOWNHOMES TRACT 3
BLOCKS A, B, N & MM LOTS 105-109 & 126-141
WAKE FOREST TOWNSHIP WAKE COUNTY NORTH CAROLINA

ZONING	CU-GR10	DATE	11/15/13
TAX PARCEL	SCALE	1" = 30'	
P.I.N.	AS SHOWN	DRAWN BY	MPG
SHEET	1	OF	1
PROJECT NO.			