

submitted electronically by "Cawthorne, Moss & Panciera, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

I, L. JORDAN PARKER, JR. 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 25TH DAY OF MARCH A.D. 2025.

L-4685
PROFESSIONAL LAND SURVEYOR 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.

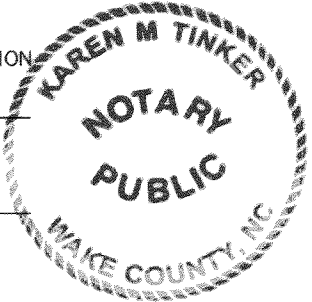
L-4685
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

WAKE COUNTY, NORTH CAROLINA

I CERTIFY THAT I AM (WE ARE) THE OWNER(S) OR
THE PROPERTY SHOWN AND DESCRIBED HEREON,
WHICH IS IN THE SUBDIVISION JURISDICTION OF
THE COUNTY OF WAKE AND THAT I (WE) HEREBY
ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT.

OWNER: Pro Holdings
DATE: 3-26-25

NORTH CAROLINA, Wake COUNTY.
I, Karen M. Tinker, A NOTARY PUBLIC
OF THE COUNTY AND STATE AFORESAID, CERTIFY
Joseph P. Procopio
PERSONALLY APPEARED BEFORE 3/26/2025
ME THIS DAY AND ACKNOWLEDGED THE EXECUTION
OF THE FOREGOING INSTRUMENT. WITNESS
MY HAND AND OFFICIAL SEAL, THIS
DAY OF March, 2025.



MY COMMISSION EXPIRES 3/12/2029

I, Ambrose Brown, PLANNING DIRECTOR
AND/OR REVIEW OFFICER OF WAKE COUNTY, CERTIFY
THAT THIS PLAT CONSTITUTES A MINOR-LIMITED SUBDIVISION
AND HAS BEEN REVIEWED ONLY TO DETERMINE COMPLIANCE
WITH GS 160D-802 AND THAT IT MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING. BECAUSE OF ITS "MINOR
LIMITED" STATUS, THE COUNTY HAS NOT REVIEWED THIS
PLAT FOR COMPLIANCE WITH ALL APPLICABLE DEVELOPMENT
STANDARDS AND OTHER SUBDIVISION REGULATIONS
(INCLUDING, BUT NOT LIMITED TO ROAD STANDARDS).
PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT PLANS
AND/OR PERMITS FOR BUILDING AND DEVELOPMENT SHALL
BE DENIED FOR LOTS THAT DO NOT MEET ALL APPLICABLE
COUNTY STANDARDS.

THIS APPROVAL EXPIRES IF NOT RECORDED BEFORE 5/23/25

5/18/25 Carrie Mitchell for CE
DATE PLANNING DIRECTOR/REVIEW OFFICER

STORMWATER MANAGEMENT CERTIFICATE

I, Carrie Mitchell, CERTIFY THAT THE PLAT
SHOWN HEREON COMPLIES WITH ARTICLE 9, STORMWATER
MANAGEMENT OF THE WAKE COUNTY UNIFIED DEVELOPMENT
ORDINANCE AND MEETS ALL STATUTORY REQUIREMENTS FOR
RECORDING IN THE REGISTER OF DEEDS OFFICE.

04/02/2025
DATE WAKE COUNTY STORMWATER
MANAGEMENT REPRESENTATIVE

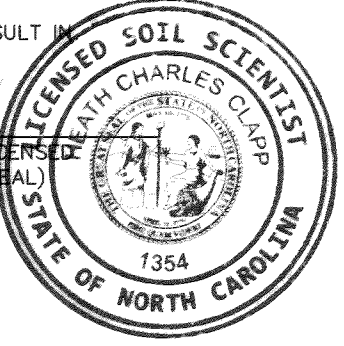
I HEREBY CERTIFY THAT LOT(S) N/A
SHOWN ON THIS PLAT FOR N/A HAVE
BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO MINIMUM LOT
REQUIREMENTS SET FORTH IN SECTION V OF THE REGULATIONS
GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE
COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND
BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS
NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE
REGULATIONS.

I HEREBY CERTIFY THAT LOT(S) 1, 2, 3
SHOWN ON THIS PLAT FOR Asher Woods Subdivision HAVE
BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO ALTERNATIVE
REQUIREMENTS SET FORTH IN SECTION VI OF THE REGULATIONS
GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE
COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND
BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS
NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE
REGULATIONS.

PRELIMINARY CERTIFICATION DOES NOT REPRESENT APPROVAL OR A
PERMIT FOR ANY SITE WORK, NOR DOES IT GUARANTEE ISSUANCE OF
AN IMPROVEMENT PERMIT FOR ANY LOT. FINAL SITE APPROVAL FOR
ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN
FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY
COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION
FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING.

ANY CHANGE, USE, OR ANY SITE ALTERATION MAY RESULT IN
SUSPENSION OR REVOCATION OF CERTIFICATION.

3-28-2025
DATE NORTH CAROLINA LICENSED
SOIL SCIENTIST (SEAL)

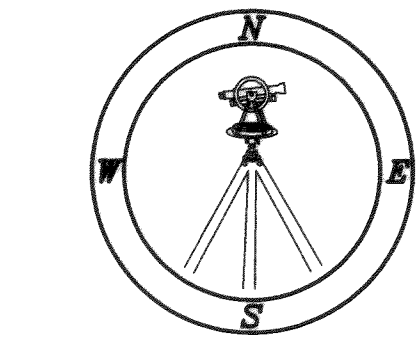


DRAINAGE EASEMENT NOTES:

EASEMENTS FOR STORM DRAINAGE SHOWN ON THE PLAT
ARE NOT MADE TO WAKE COUNTY BUT ARE IRREVOCABLY
MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL OF
THE PROPERTIES SHOWN HEREON FOR THEIR USE AND
BENEFIT PUBLIC ACCEPTANCE.

IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS
TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE
STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF
THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE.

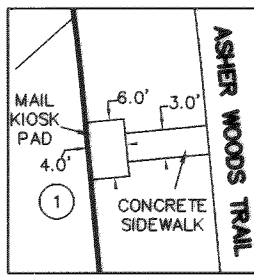
EASEMENTS MAY NOT BE PIPED WITHOUT RECEIVING
PLAN APPROVAL FROM WAKE COUNTY.



CMP

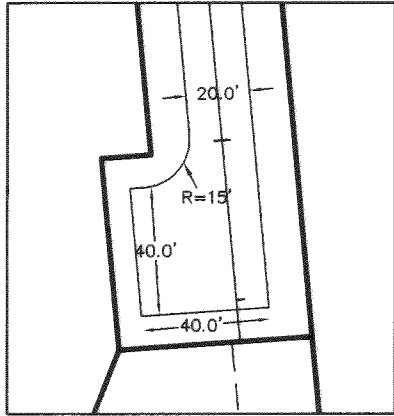
PROFESSIONAL LAND SURVEYORS, C-1525,
333 S. WHITE STREET, P.O. BOX 1253
WAKE FOREST N.C., 27588, (919) 556-3148

MAIL KIOSK DETAIL
SCALE-1"=20'



OPEN SPACE
798 S.F.
0.018 AC.

T-TYPE TURNAROUND DETAIL



VICINITY MAP

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
NIP - 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
M.I.S.A. - MAXIMUM IMPERVIOUS
SURFACE AREA
XXXX - ADDRESS
F.F.E. - FINISH FLOOR ELEVATION

LINE	BEARING	DISTANCE
L-1	S 86°09'30" W	15.67'
L-2	S 05°21'59" E	60.02'
L-3	N 86°08'13" E	60.55'
L-4	S 73°53'19" W	109.30'
L-5	S 47°15'40" W	83.95'
L-6	S 25°36'58" W	99.95'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	60.24'	127.50'	59.68'	S 18°46'38" E
C-2	88.76'	172.50'	87.78'	N 19°58'58" W

WAKE COUNTY
ZONED R-40W
MINIMUM BUILDING SETBACKS
FRONT & CORNER 30'
REAR 30'
SIDE 15'

IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA 220,180 X 15% =	33,027 S.F.
LESS OPEN SPACE (SIGN)	300 S.F.
LESS ASPHALT PRIVATE DRIVE	11,195 S.F.
REMAINING IMPERVIOUS AREA ALLOWED	21,532 S.F.
LOT 1 MAX. IMPERVIOUS ALLOWED	7,177 SQ. FT.
LOT 2 MAX. IMPERVIOUS ALLOWED	7,177 SQ. FT.
LOT 3 MAX. IMPERVIOUS ALLOWED	7,177 SQ. FT.

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCOS 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 (919-791-4200).
- IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED IMPERVIOUS SHOWN ON THE LOT. IMPERVIOUS SURFACE LIMITS WILL BE STRICTLY ENFORCED INTO PERPETUITY.
- APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE.
- LOTS WILL HAVE INDIVIDUAL WELL AND INDIVIDUAL SEPTIC SYSTEMS
- NO MORE THAN 2 DWELLING PERMITS WILL BE ISSUED ALONG THE EASEMENT SHOWN UNTIL THE EASEMENT IS CONSTRUCTED TO MEET THE NORTH CAROLINA STATE FIRE CODE STANDARDS.
- PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED IN D.B. 1989, PG. 2119
- FURTHER SUBDIVISION OF ANY LOT SHOWN ON THIS PLAT MAY BE PROHIBITED UNLESS THE PRIVATE ROAD IS IMPROVED IN ACCORDANCE WITH APPLICABLE STANDARDS.
- AT THE TIME OF RECDATION, THE ROADS IDENTIFIED AS PUBLIC WERE BUILT TO PUBLIC ROAD STANDARDS PER NCDOT. ROADS IDENTIFIED AS PRIVATE WERE CERTIFIED AS COMPLETE BY THE SURVEYOR/ENGINEER OF THIS DEVELOPMENT. IN EACH CASE, WAKE COUNTY MAINTAINS NO RESPONSIBILITY FOR MAINTENANCE OF THE ROADS.
- THE H.O.A. WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACE.
- THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA.
- BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY "*" THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT, AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.

NEUSE RULES (OUTSIDE OF FALLS LAKE AND JORDAN JORDAN LAKE BASIN):

NOTICE TO LOT OWNERS:
ADDITIONAL STATE STORMWATER MANAGEMENT REGULATIONS, THE NEUSE RULES, APPLY COUNTYWIDE. RESIDENTIAL LAND DISTURBANCES OF > 1 ACRE AND NON-RESIDENTIAL LAND DISTURBANCES OF > 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.

PRIVATE ROAD DISCLOSURE
IN ACCORDANCE WITH NCOS 136-102.6

THIS STATEMENT IS TO ADVISE THAT ONE OR MORE OF THE
ROADS SERVING THIS SUBDIVISION ARE DESIGNATED AS
PRIVATE ROADS, NOT PUBLIC ROADS. ALL OWNERS
OF PROPERTY WITHIN THE SUBDIVISION HAVE EASEMENTS
WITH ONE ANOTHER TO TRAVEL OVER AND ACROSS SUCH
ROADS. THE RESPONSIBILITY FOR MAINTENANCE OF SUCH
PRIVATE ROADS FALLS SOLELY UPON THE PROPERTY
OWNERS WITHIN THE SUBDIVISION. NO REPRESENTATION IS
MADE THAT THE PRIVATE ROADS WITHIN THIS SUBDIVISION
MEET THE MINIMUM REQUIREMENTS NECESSARY TO ALLOW
SUCH ROADS TO BE INCLUDED IN THE STATE SECONDARY
ROAD SYSTEM OR THAT THE NORTH CAROLINA DEPARTMENT
OF TRANSPORTATION WILL EVENTUALLY ASSUME
MAINTENANCE OF SUCH ROADS. MOREOVER, IF SUCH
PRIVATE ROADS ARE NOT ADEQUATELY CONSTRUCTED AND
MAINTAINED, EMERGENCY SERVICE PROVIDERS AND PUBLIC
SERVICE VEHICLES MAY BE UNABLE TO PROVIDE ADEQUATE
SERVICE TO THE RESIDENTS OF THE SUBDIVISION.

Pro Holdings 3-26-25
SUBMITTER DATE

MINOR LIMITED SUBDIVISION FOR

ASHER WOODS SUBDIVISION

OWNERS: PRO HOLDINGS, LLC
REF: D.B. 19753, PAGE 869

LITTLE RIVER TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

60 30 0 60 120
SCALE 1"=60'

DECEMBER 14, 2024

ZONED R-40W
PIN #1789.04-71-9527
PLG-4858-2023

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

(HALIFAX RD-8024 - JW)