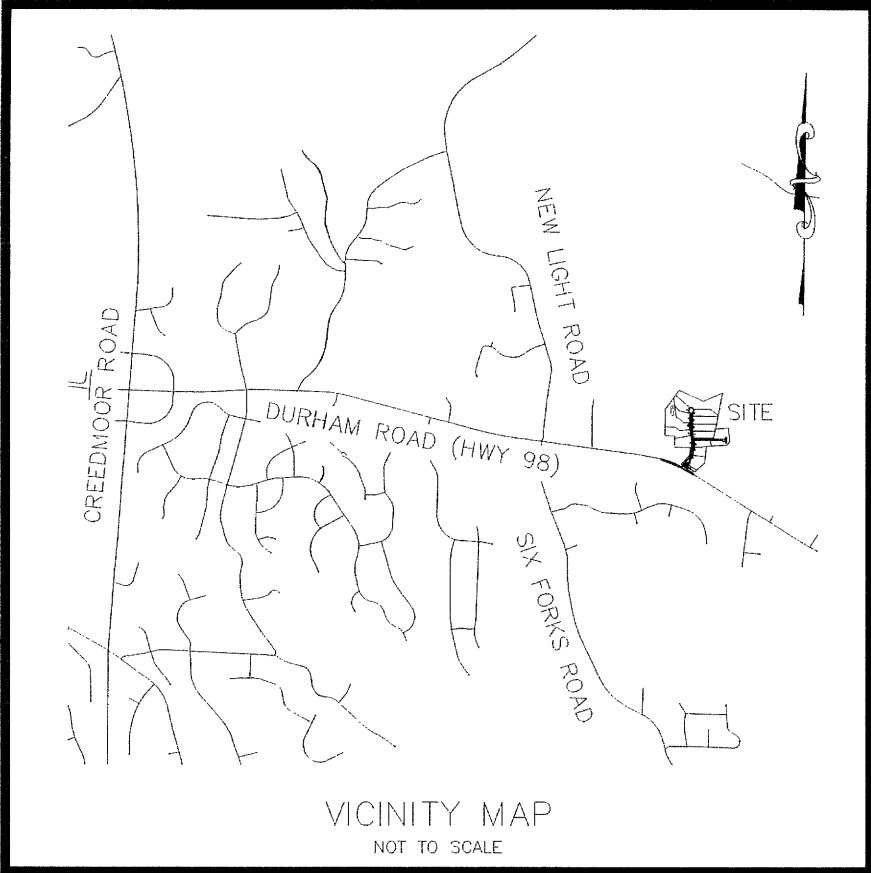




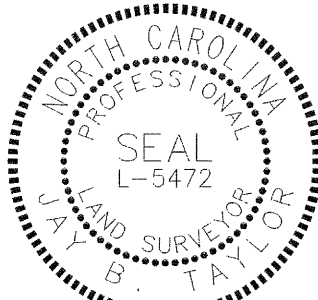
SURVEYOR'S CERTIFICATE

I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 10,000:1; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (F)(1)(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.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 24th DAY OF April, A.D. 2026.

JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472



EXISTING IMPERVIOUS SURFACES TO BE REMOVED		
MAXIMUM IMPERVIOUS BUILT UPON AREA	30.0%	0.694 AC
TOTAL ESTIMATED IMPERVIOUS	15.3%	4.086 AC
IMPERVIOUS IN PRIVATE RIGHT-OF-WAY	2.7%	0.709 AC
IMPERVIOUS ESTIMATE IN OPEN SPACES	1.3%	0.347 AC
WELL ACCESS PATH AND PAD		0.243 AC
MAIL KIOSK		0.096 AC
IMPERVIOUS ESTIMATE ON RESIDENTIAL LOTS (12,000 SF EACH)		0.008 AC
		3.030 AC

OWNER'S CERTIFICATION:
AMMONS PROPERTY TWO, LLC
WAKE COUNTY, NORTH CAROLINA

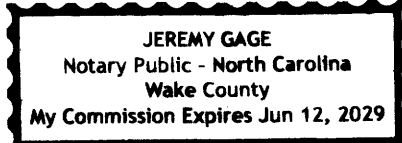
I CERTIFY THAT I AM (WE ARE) THE OWNER(S) OR THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF WAKE AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT.

OWNER: Stephen Dunn Jr., Managing Member
DATE: 16 April 2026

STATE OF North Carolina
COUNTY OF Wake

I, Jeremy Gage, A NOTARY PUBLIC OF THE COUNTY AND STATE APPEARED, CERTIFY THAT Stephen Dunn Jr. PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL, THIS 16th DAY OF April, 2026.

PRINTED NAME: Jeremy Gage, NOTARY PUBLIC
MY COMMISSION EXPIRES: June 12th, 2029



CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOT(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 SHOWN ON THIS PLAT FOR EBE DEVELOPMENT 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, 4, 5, 6, 7, 8, 9, 10 & 11 SHOWN ON THIS PLAT FOR EBE DEVELOPMENT 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 THE REVIEW OF EXISTING SITE CONDITIONS, THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

PRELIMINARY CERTIFICATION OF REVIEW FOR A PERMIT FOR ANY SITE WORK, NOR DOES IT CONSTITUTE A GUARANTEE OF ANY KIND. FOR ANY FINAL SITE APPROVAL, THE APPLICANT'S PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF APPLICATION. SATISFACTORY COMPLETION OF THE PROJECT, INCLUDING APPLICATION FOR AN IMPROVEMENTS AGREEMENT, SHALL BE A CONDITION OF ANY CHANGE IN USE OR REUSE OF THE SITE. ANY SUCH CHANGE IN USE OR REUSE OF THE SITE SHALL BE THE RESULT OF A REVOCATION OF CERTIFICATION.

DATE: 4/2/2026



WAKE COUNTY CERTIFICATION

I, Adam Cook, PLANNING DIRECTOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT CREATES A SUBDIVISION SUBJECT TO AND APPROVED IN ACCORDANCE WITH THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. I ALSO CERTIFY THAT COPIES OF ALL NECESSARY APPROVALS OF OTHER STATE AND LOCAL AGENCIES HAVING JURISDICTION OVER THE ROADS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN SUBMITTED TO ME AND ARE ON FILE IN MY OFFICE. THIS APPROVAL EXPIRES IF NOT RECORDED BY 6-3-2026.

DATE: 5-20-2026
PLANNING DIRECTOR/REVIEW OFFICER

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE

6-3-2026

AS A CONDITION OF RECORD PLAT APPROVAL, THE DEVELOPER IS REQUIRED TO CONSTRUCT STORMWATER DEVICE(S). THE PLAT CONTAINS A DISCLOSURE STATEMENT INDICATING THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR CONSTRUCTION OF THE STORMWATER DEVICE(S) AND THE DEED BOOK AND PAGE OF THE RECORDED STORMWATER MAINTENANCE AGREEMENT. THE DISCLOSURE STATEMENT INDICATES THAT THE STORMWATER DEVICE WILL BE CONSTRUCTED BY A SPECIFIC DATE. THE STATEMENT INDICATES THAT THE COUNTY HOLDS A PERFORMANCE GUARANTEE TO ENSURE COMPLETION OF THE REQUIRED STORMWATER TREATMENT.

BEFORE IMPROVEMENTS ARE ACCEPTED FOR MAINTENANCE BY THE PROPERTY OWNERS ASSOCIATION OR LOT OWNER, THE DEVELOPER OR THE DEVELOPER'S ENGINEER OR OTHER REPRESENTATIVE, AS AUTHORIZED BY STATUTE, MUST CERTIFY TO THE PROPERTY OWNERS ASSOCIATION OR LOT OWNER AND TO THE COUNTY THAT IMPROVEMENTS ARE COMPLETE AND FUNCTIONING AS DESIGNED.

AS SUBDIVIDER/OWNER, I, STEPHEN DUNN JR

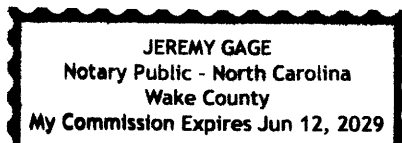
AM RESPONSIBLE FOR PROVIDING EACH PROSPECTIVE BUYER OF ANY LOT ON THIS SET OF MAPS WRITTEN DISCLOSURE OF THE FOLLOWING:

AM RESPONSIBLE FOR MAINTAINING REQUIRED IMPROVEMENTS INCLUDING RIGHTS-OF-WAY, TO THE STANDARDS OF THIS ORDINANCE UNTIL SUCH TIME AS A UNIT OF GOVERNMENT, PUBLIC OR PRIVATE UTILITY, HOMEOWNER ASSOCIATION, PROPERTY OWNERS ASSOCIATION, LOT OWNER OR OTHER LEGAL ENTITY ASSUMES FORMAL, LEGAL RESPONSIBILITY FOR MAINTENANCE OF THE IMPROVEMENTS.

Signature of Stephen Dunn Jr.

APPROPRIATE NOTARIZATION

Notary Public: Jeremy Gage



SITE AREA TABLE	
ORIGINAL SITE AREA.....	22.33 ACRES
LOT AREA (11 LOTS).....	14.62 ACRES
OPEN SPACE AREA (4 LOTS).....	6.16 ACRES
RIGHT OF WAY AREA.....	1.55 ACRES
TOTAL.....	22.33 ACRES

OVERALL SITE AREA - NOT TO SCALE

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A SUBDIVISION PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: R-80W
- AREA BY COORDINATE GEOMETRY
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3720180100K. DATED 07/19/2022.
- REFERENCES: AS SHOWN. PIN: 1801330823
- UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED THE IMPERVIOUS SHOWN ON THE LOT. IMPERVIOUS SURFACE LIMITS WILL BE STRICTLY ENFORCED INTO PERPETUITY.
- AT THE TIME OF RECORDATION, 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.
- FURTHER SUBDIVISION OF ANY LOT SHOWN ON THIS PLAT MAY BE PROHIBITED UNLESS THE PRIVATE ROAD IS IMPROVED IN ACCORDANCE WITH APPLICABLE STANDARDS.
- APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE.
- FOR RESPONSIBLE FOR OPEN SPACE. OPEN SPACE USE: GENERAL OPEN GREENSPACE. REAR IS WOODED, FRONT WILL BE PLANTED GREEN SPACE. NO REC OR DESIGNATE SPACE FOR SPECIFIC USE.
- WATER SYSTEM NUMBER NC4092193, WAKE COUNTY. SERIAL NUMBER 23-00616
- 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 FIRED WITHOUT RECEIVING APPROVAL FROM WAKE COUNTY.
- STORMWATER BMPs TO BE MAINTAINED BY MAPLE RIDGE COVE HDA PER STORMWATER AGREEMENT RECORDED IN DEED BOOK 026145 AND PAGE 026145.
- MAINTENANCE DOCUMENTS RECORDED IN DEED BOOK 026145 AND PAGE 026145.
- LOTS ARE SERVED BY COMMUNITY WATER SYSTEM AND INDIVIDUAL SEPTIC SYSTEMS.
- NO C.O. WILL BE ISSUED UNTIL THE WATER AND/OR SEWER SYSTEM IS OPERATIONAL AND CERTIFIED BY AN ENGINEER.
- OPEN SPACE REQUIRED 25% (5.56 AC.), OPEN SPACE PROVIDED 6.16 AC.
- THE PROJECT IS SERVED BY COMMUNITY WATER SYSTEM FOR ALL LOTS AND INDIVIDUAL SEPTIC ON EACH LOT.
- WELL AND ACCESS ROAD - 0.243 AC
SCM ACCESS ROAD - 0.096 AC
MAIL KIOSK - 0.008 AC
- COMMUNITY WATER PERMIT NUMBER NC4092193. THE SEWER IS ON BY-LOT, NO PERMIT NUMBER.
- PROTECTED FOREST AREA: 3.58 ACRES OF WOODS REQUIRED FOR STORMWATER MANAGEMENT. 3.58 ACRES OF EXISTING WOODS ARE PRESERVED, AND 0.00 ACRES ARE TO BE REFORESTED. THIS BOUNDARY IS TO REMAIN UNDISTURBED (INCLUDING SEPTIC SYSTEMS) EXCEPT MINIMAL USES (SUCH AS PEROUS-SURFACE TRAILS) AND LITTLE MANAGEMENT OTHER THAN CONTROL OF INVASIVE SPECIES AND DISEASE. AREA MAY BE ADJUSTED PROVIDED AN EQUIVALENT AREA OF EXISTING WOODS OR REFORESTED AREA IS PROVIDED IS PROVIDED AND THE PLAT IS MODIFIED AND RECORDED TO REFLECT THE NEW BOUNDARY. SEE REFORESTATION DESIGN CRITERIA IN STORMWATER DESIGN MANUAL.

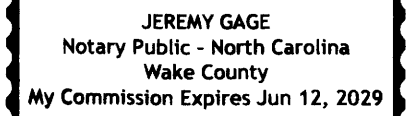
07. Maple Ridge Cove HDA is responsible for the open space.

A PERFORMANCE GUARANTEE IS IN PLACE FOR THIS DEVELOPMENT PHASE TO ENSURE ALL REQUIRED STORMWATER IMPROVEMENTS ARE INSTALLED IN ACCORDANCE WITH APPROVED CONSTRUCTION PLANS AND SUBDIVISION PLATS. THIS PERFORMANCE GUARANTEE WILL NOT BE RELEASED UNTIL AN AS BUILT SURVEY HAS BEEN ACCEPTED AND THE REQUIRED IMPROVEMENTS ARE CERTIFIED AS INSTALLED IN ACCORDANCE WITH THE APPROVED PRELIMINARY AND CONSTRUCTION PLANS BY THE APPROPRIATE PUBLIC AGENCY.

AS SUBDIVIDER/OWNER, I, STEPHEN DUNN JR, 900 RIDGEFIELD DR STE 50 RALEIGH, NC 27609 419.810.6321

NAME, ADDRESS AND PHONE NUMBER
AM RESPONSIBLE FOR PROVIDING EACH PROSPECTIVE BUYER OF ANY LOT ON THIS SET OF MAPS WRITTEN DISCLOSURE OF THE FOLLOWING:
MAINTAINING REQUIRED IMPROVEMENTS TO THE STANDARDS OF THIS ORDINANCE UNTIL SUCH TIME AS HOMEOWNER ASSOCIATION, PROPERTY OWNERS ASSOCIATION, LOT OWNER OR OTHER LEGAL ENTITY ASSUMES FORMAL, LEGAL RESPONSIBILITY FOR MAINTENANCE OF THE STORMWATER IMPROVEMENTS;

Signature of Stephen Dunn Jr.
Signature of Jeremy Gage
APPROPRIATE NOTARIZATION



WAKE COUNTY HEREBY ACCEPTS, FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC, THE RIGHTS-OF-WAY, EASEMENTS, OPEN SPACES AND RECREATION AREAS SHOWN OR OTHERWISE PROVIDED FOR ON THIS PLAT AS DEDICATED FOR PUBLIC ROADS, PUBLIC UTILITIES, PUBLIC RECREATION FACILITIES AND OTHER PUBLIC IMPROVEMENTS. THIS ACCEPTANCE DOES NOT INCLUDE THE COUNTY'S ACCEPTANCE OF ANY RESPONSIBILITY TO CONSTRUCT, INSTALL OR MAINTAIN THE ROADWAY, UTILITY LINE, RECREATION FACILITY OR OTHER PUBLIC IMPROVEMENTS INTENDED TO BE CONSTRUCTION OR INSTALLED WITHIN THE RIGHT-OF-WAY, EASEMENT, OPEN SPACE OR RECREATION AREA.

DATE: 5-20-2026
PLANNING DIRECTOR/REVIEW OFFICER

STORMWATER MANAGEMENT CERTIFICATION

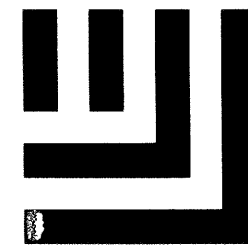
I, Shawn Springer, CERTIFY THAT THE PLAT SHOWN HERON COMPLIES WITH ARTICLE 9, STORMWATER MANAGEMENT OF THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

DATE: 5-14-2026
STORMWATER MANAGEMENT

THIS DISCLOSURE IS GIVEN IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 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.

SUBDIVIDER: Stephen Dunn Jr, Managing Member DATE: 16 April 2026



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

BRINLEY'S GRADING SERVICE, INC.
3611 CESSNA DRIVE
GARNER, NC 27529

OWNER

EBC DEVELOPMENT LLC
900 RIDGEFIELD SR STE 50
RALEIGH NC 27609

MAPLE RIDGE COVE
FINAL SUBDIVISION PLAT
OPEN SPACE DEVELOPMENT
3820 DURHAM ROAD
BARTON'S CREEK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

Register of Deeds

Tammy L. Brunner
Wake County, NC
05/20/2026 04:10:31 PM
B: BH2026 P: 00924 Pages: 6
Recording Fee: \$126.00

DOCUMENT # 2026056159



REVISIONS

NO. DATE
1 11.06.2025 COUNTY COMMENTS
2 5.15.2026 County Comments

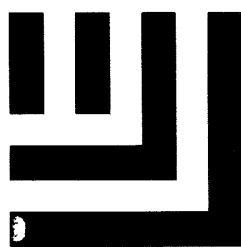
PLAN INFORMATION

PROJECT NO. BGR23011
FILENAME BGR23011-F3
CHECKED BY JBT
DRAWN BY KMM
SCALE NTS
DATE 10.20.2025

SHEET

SUBDIVISION PLAT
SHEET NO.

1-6



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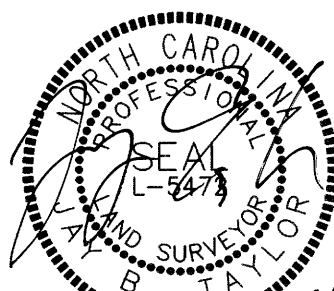
CLIENT

BRINLEY'S GRADING SERVICE, INC.
3611 CESSNA DRIVE
GARNER, NC 27529

OWNER

EBC DEVELOPMENT LLC
900 RIDGEFIELD SR STE 50
RALEIGH NC 27609

MAPLE RIDGE COVE FINAL SUBDIVISION PLAT OPEN SPACE DEVELOPMENT 3820 DURHAM ROAD BARTON'S CREEK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



04/29/26

REVISIONS

NO. DATE

2. 5.15.2026 County Comments.

PLAN INFORMATION

PROJECT NO. BGR23011
FILENAME BGR23011-F3
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=40'
DATE 10.20.2025

SHEET

SUBDIVISION PLAT
SHEET NO.

2-6

GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.

SETBACKS
FRONT: 20'
CORNER: 20'
SIDE: 10'
REAR: 15'

N/F
SCANLON, SEAN P
PIN: 1801334548
DB 1811, PG. 1675
BM 1999, PG. 321

N/F
BUNCH, HENRY GALEN TRUSTEE
BUNCH, PAMELA LYNNE TRUSTEE
PIN: 1801336398
DB 19259, PG. 2784
BM 2000, PG. 795

N/F
MINOR, PAUL A MINOR, DEBORAH L
PIN: 1801433118
DB 5928, PG. 472
BM 1993, PG. 1609

N/F
UNITED STATES OF AMERICA
US ARMY CORP OF ENG WILMINGTON DIST
PIN: 1802015192
DB 5104, PG. 381

LINETYPE LEGEND

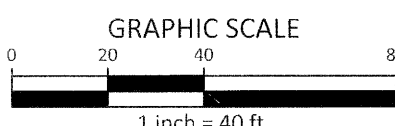
---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	SIGN EASEMENT
---	SCM/DRAINAGE EASEMENT
---	SEWER EASEMENT
---	WOODED CONSERVATION EASEMENT
---	SIGHT DISTANCE TRIANGLE

HATCH LEGEND

---	PROTECTED FOREST
---	SCM/DRAINAGE EASEMENT

LEGEND

○	EXISTING IRON PIPE	N/F	NOW OR FORMERLY
■	EXISTING CONCRETE MONUMENT	D.B.	DEED BOOK
△	EXISTING NAIL	S.M.	BOOK OF MAPS
●	IRON PIPE SET	P.C.	PAGE
●	CONCRETE MONUMENT SET	S.F.	SQUARE FEET
▲	CALCULATED POINT	AC.	ACRES
XXXX	ADDRESS	SDT	SIGHT DISTANCE TRIANGLE



PLG-006179-2025



phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
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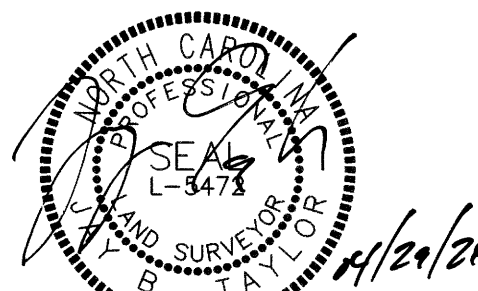
CLIENT

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3611 CESSNA DRIVE
GARNER, NC 27529

OWNER

EBC DEVELOPMENT LLC
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RALEIGH NC 27609

MAPLE RIDGE COVE
FINAL SUBDIVISION PLAT
OPEN SPACE DEVELOPMENT
3820 DURHAM ROAD
BARTON'S CREEK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO. DATE
2. 5.15.2026 County Comments.

PLAN INFORMATION

PROJECT NO. BGR23011
FILENAME BGR23011-F3
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=40'
DATE 10.20.2025

SHEET

SUBDIVISION PLAT
SHEET NO.

3-6

GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.



SETBACKS
FRONT: 20'
CORNER: 20'
SIDE: 10'
REAR: 15'

N/F
RAY FALLS LAKE LLC
PIN: 1801440369
DB 18831, PG. 1184
BM 2024, PG. 2287

LOT 8
54,688 S.F.
1.26 AC.
MAIS: 12,000 S.F.

LOT 9
52,067 S.F.
1.20 AC.
MAIS: 12,000 S.F.

LOT 10
73,916 S.F.
1.70 AC.
MAIS: 12,000 S.F.

N/F
UNITED STATES OF AMERICA
US ARMY CORP OF ENG WILMINGTON DIST
PIN: 1802015192
DB 5104, PG. 381

N/F
DUNN, ENNIS JR
DUNN, DEBORAH E
PIN: 1801342008
DB 6530, PG. 407
BM 1991, PG. 1263

N/F
SCANLON, SEAN P
PIN: 1801334548
DB 1811, PG. 1675
BM 1999, PG. 321

LINETYPE LEGEND

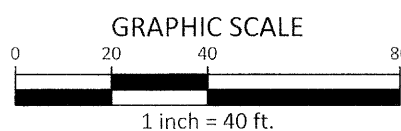
PROPERTY LINE
RIGHT OF WAY LINE
SIGN EASEMENT
SCM/DRAINAGE EASEMENT
SEWER EASEMENT
WOODED CONSERVATION EASEMENT
SIGHT DISTANCE TRIANGLE

HATCH LEGEND

PROTECTED FOREST
SCM/DRAINAGE EASEMENT

LEGEND

EXISTING IRON PIPE
EXISTING CONCRETE MONUMENT
EXISTING NAIL
IRON PIPE SET
CONCRETE MONUMENT SET
CALCULATED POINT
ADDRESS
N/F
D.B.
B.M.
P.G.
S.F.
AC.
SDT
NOW OR FORMERLY
DEED BOOK
BOOK OF MAPS
PAGE
SQUARE FEET
ACRES
SIGHT DISTANCE TRIANGLE



PLG-006179-2025



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BARTON'S CREEK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO. DATE

2. 5.15.2026 County Comments.

PLAN INFORMATION

PROJECT NO. BGR23011
FILENAME BGR23011-F3
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=40'
DATE 10.20.2025

SHEET

SUBDIVISION PLAT
SHEET NO.

4-6

GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.



N/F
UNITED STATES OF AMERICA
US ARMY CORP OF ENG WILMINGTON DIST
PIN: 1802015192
DB 5104, PG. 381

N/F
RAY FALLS LAKE LLC
PIN: 1801440369
DB 18931, PG. 1184
BM 2024, PG. 2287

N/F
UNITED STATES OF AMERICA
US ARMY CORP OF ENG WILMINGTON DIST
PIN: 1802015192
DB 5104, PG. 381

SETBACKS
FRONT: 20'
CORNER: 20'
SIDE: 10'
REAR: 15'

LINETYPE LEGEND

—	PROPERTY LINE
—	RIGHT OF WAY LINE
- - -	SIGN EASEMENT
- - -	SCM/DRAINAGE EASEMENT
- - -	SEWER EASEMENT
- - -	WOODED CONSERVATION EASEMENT
- - -	SIGHT DISTANCE TRIANGLE

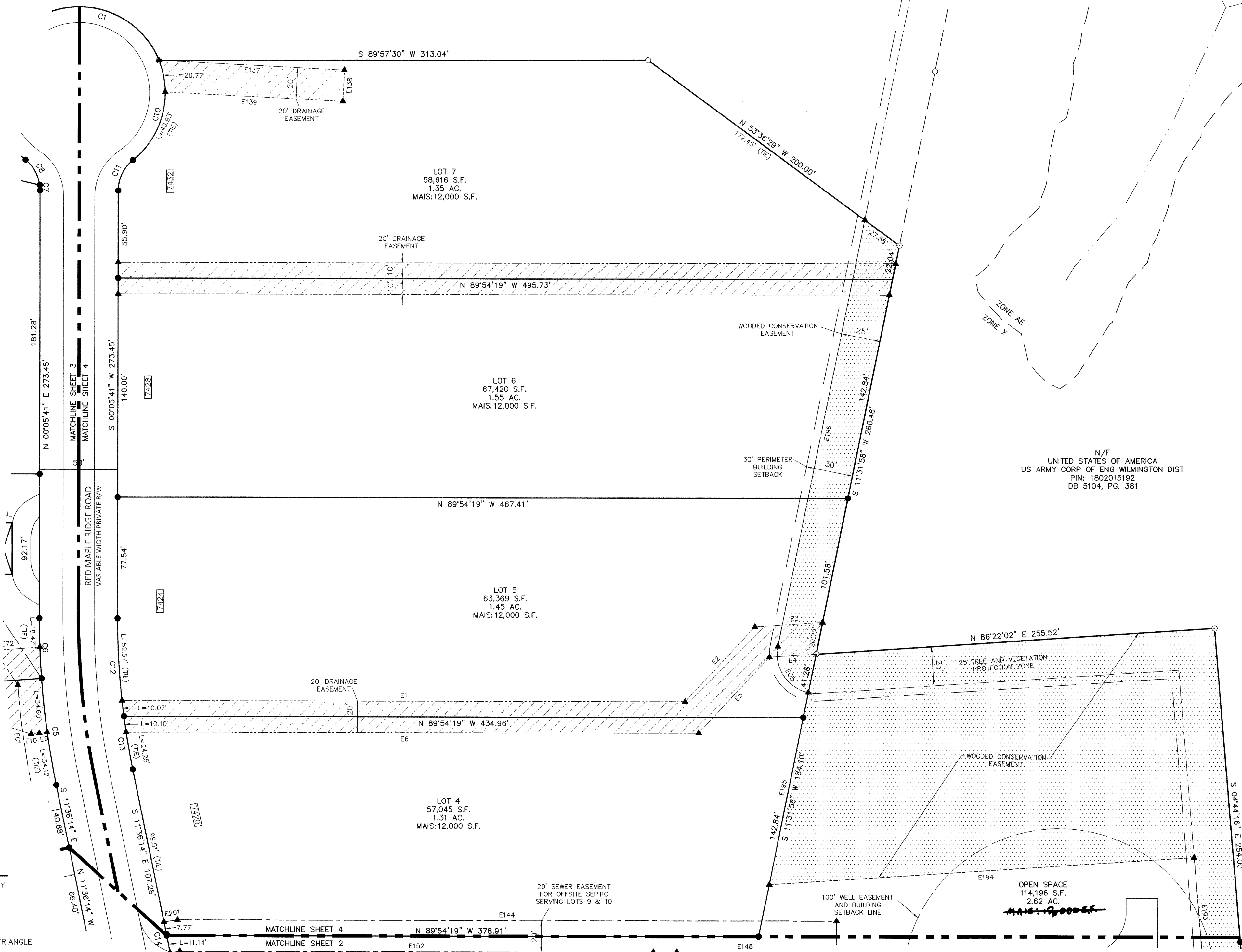
LEGEND

○	EXISTING IRON PIPE	N/F	NOW OR FORMERLY
■	EXISTING CONCRETE MONUMENT	D.B.	DEED BOOK
▲	EXISTING NAIL	B.M.	BOOK OF MAPS
●	IRON PIPE SET	P.G.	PAGE
■	CONCRETE MONUMENT SET	S.F.	SQUARE FEET
▲	CALCULATED POINT	AC.	ACRES
XXXX	ADDRESS	SDT	SIGHT DISTANCE TRIANGLE

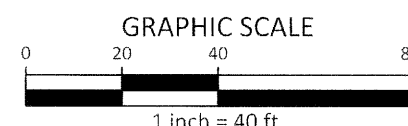
HATCH LEGEND

[Hatched Box]	PROTECTED FOREST
[Hatched Box]	SCM/DRAINAGE EASEMENT

X:\Projects\BGR\BGR23011-F3.dwg, 4/29/2026 9:44:43 AM, Katie Martin



PLG-006179-2025



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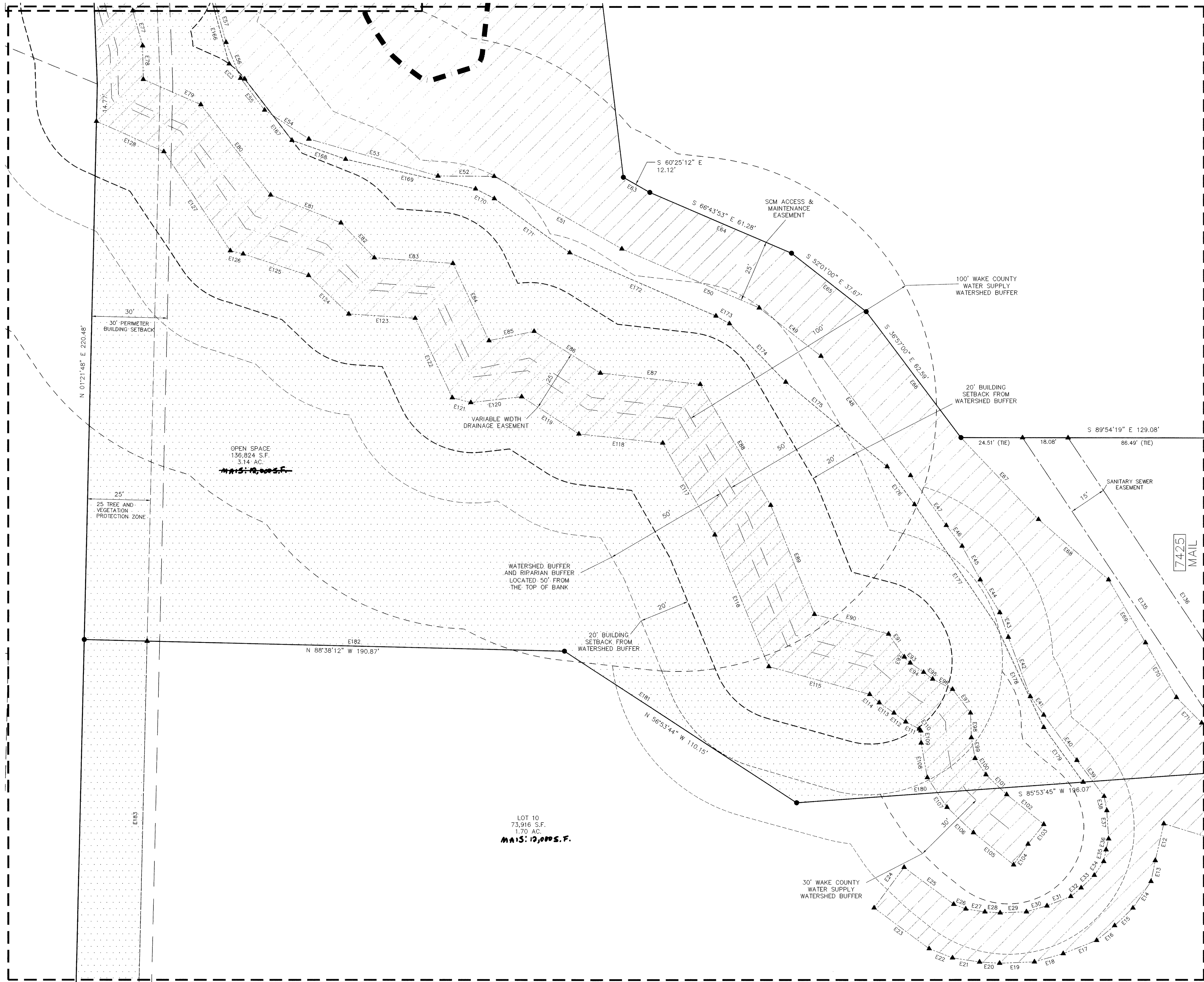
EBC DEVELOPMENT LLC
900 RIDGEFIELD SR STE 50
RALEIGH NC 27609

BARTON'S CREEK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



2. 5.15.2026 County Comments

5-6



GRAPHIC SCALE

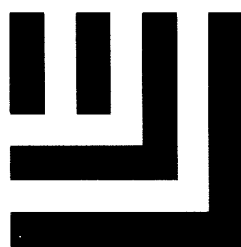
1 inch = 20 ft.

○	EXISTING IRON PIPE	N/F	NOW OR FORMERLY
■	EXISTING CONCRETE MONUMENT	D.B.	DEED BOOK
▲	EXISTING NAIL	B.M.	BOOK OF MAPS
●	IRON PIPE SET	P.G.	PAGE
■	CONCRETE MONUMENT SET	S.F.	SQUARE FEET
▲	CALCULATED POINT	AC.	ACRES
XXXX	ADDRESS	SDT	SIGHT DISTANCE TRIANGLE

 PROTECTED FOREST

 SCM/DRAINAGE EASEMENT

SETBACKS
FRONT: 20'
CORNER: 20'
SIDE: 10'
REAR: 15'



McAdams

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

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CLIENT

BRINLEY'S GRADING SERVICE, INC.
3611 CESSNA DRIVE
GARNER, NC 27529

OWNER

EBG DEVELOPMENT LLC
900 RIDGEFIELD SR STE 50
RALEIGH NC 27609

MAPLE RIDGE COVE FINAL SUBDIVISION PLAT OPEN SPACE DEVELOPMENT 3820 DURHAM ROAD

BARTON'S CREEK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO. DATE

2. 5.15.2026 County Comments

PLAN INFORMATION

PROJECT NO. BGR23011
FILENAME BGR23011-F3
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=20'
DATE 10.20.2025

SHEET

SUBDIVISION PLAT
SHEET NO.

6-6

GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	55.00'	93.49'	S 70°56'31" E	82.64'
C2	25.00'	38.78'	N 72°36'42" E	35.01'
C3	375.00'	152.89'	N 16°29'31" E	151.83'
C4	375.00'	107.44'	N 03°23'45" W	107.08'
C5	525.00'	68.72'	N 07°51'15" W	68.67'
C6	525.00'	38.47'	N 02°00'17" W	38.47'
C7	25.00'	3.36'	N 03°45'35" W	3.36'
C8	25.00'	19.03'	N 29°25'07" W	18.57'
C9	55.00'	107.11'	N 04°34'07" E	90.97'
C10	55.00'	70.71'	S 14°35'03" W	65.94'
C11	25.00'	22.39'	S 25°45'13" W	21.65'
C12	475.00'	62.64'	S 03°40'59" E	62.59'
C13	475.00'	34.35'	S 09°31'56" E	34.34'
C14	425.00'	1.11'	S 11°31'45" E	1.11'
C15	425.00'	37.48'	S 08°55'41" E	37.46'
C16	425.00'	83.18'	S 00°47'42" E	83.05'
C17	425.00'	101.90'	S 11°40'51" W	101.66'
C18	425.00'	71.37'	S 23°21'38" W	71.29'
C19	25.00'	35.85'	S 12°54'37" E	32.86'

ESMT. CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
EC1	540.50'	67.50'	S 08°00'40" E	67.46'
EC2	30.00'	10.39'	S 09°35'53" W	10.34'
EC3	30.00'	8.64'	S 45°55'03" E	8.61'
EC4	25.00'	39.25'	S 43°39'27" E	35.34'
EC5	25.00'	39.27'	N 33°28'02" W	35.36'

ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
E1	S 89°54'19" E	360.58'
E2	N 43°02'12" E	65.47'
E3	N 86°22'02" E	43.37'
E4	S 86°22'02" W	30.00'
E5	S 43°02'12" W	66.24'
E6	N 89°54'19" W	366.64'
E7	S 84°18'11" E	241.88'
E8	S 84°18'11" E	246.45'
E9	S 82°07'11" W	5.00'
E10	S 85°04'52" W	5.31'
E11	N 72°55'00" W	44.97'
E12	S 13°08'38" W	14.98'
E13	S 11°28'36" W	8.47'
E14	S 34°09'11" W	12.75'
E15	S 46°20'02" W	10.11'
E16	N 72°55'00" W	9.24'
E17	S 68°27'28" W	14.30'
E18	S 73°59'38" W	11.88'
E19	S 87°47'44" W	13.85'
E20	N 86°34'08" W	7.99'
E21	N 81°18'16" W	10.86'
E22	N 88°52'37" W	10.50'
E23	N 53°53'00" W	27.23'
E24	N 36°36'30" E	20.00'
E25	S 53°23'30" E	24.57'
E26	S 68°32'37" E	5.10'
E27	S 81°18'16" E	7.71'
E28	S 86°34'08" E	6.09'
E29	N 87°47'44" E	10.45'
E30	N 73°59'38" E	8.49'
E31	N 68°27'28" E	10.17'
E32	N 50°30'23" E	5.35'
E33	N 46°20'02" E	7.24'
E34	N 34°09'11" E	6.61'
E35	N 11°28'36" E	4.75'
E36	N 13°08'38" E	4.44'
E37	N 03°37'09" W	11.23'
E38	N 10°53'07" W	5.72'
E39	N 37°04'32" W	17.95'
E40	N 36°18'15" W	22.26'
E41	N 35°53'00" W	9.07'
E42	N 20°22'58" W	25.15'
E43	N 19°04'58" W	10.38'
E44	N 30°54'58" W	15.15'
E45	N 28°23'14" W	15.17'
E46	N 37°46'04" W	10.24'
E47	N 35°29'58" W	24.41'
E48	N 36°57'00" W	59.28'
E49	N 52°01'00" W	31.13'
E50	N 66°43'53" W	59.43'
E51	N 60°25'12" W	58.27'
E52	N 89°41'08" W	22.35'
E53	N 74°02'40" W	53.37'
E54	N 56°53'10" W	21.02'
E55	N 37°10'27" W	15.82'
E56	N 21°52'41" W	15.40'
E57	N 15°21'24" W	17.34'
E58	N 00°35'46" W	55.00'
E59	N 52°40'16" W	55.98'
E60	N 35°35'34" E	202.43'
E61	S 79°23'41" E	53.19'
E62	S 06°47'34" E	316.22'
E63	S 60°25'12" E	12.12'
E64	S 66°43'53" E	61.28'
E65	S 52°01'00" E	37.67'
E66	S 36°57'00" E	62.59'
E67	S 43°28'59" E	44.80'
E68	S 49°23'38" E	36.70'
E69	S 30°29'30" E	29.00'
E70	S 29°29'36" E	24.93'
E71	S 44°33'49" E	14.28'
E72	N 85°53'45" E	33.61'
E73	N 75°38'02" E	1.53'
E74	S 54°38'30" E	37.17'
E75	S 01°21'01" W	37.79'
E76	S 53°51'59" W	15.99'
E77	S 15°51'40" E	14.40'
E78	S 01°10'11" E	13.32'
E79	S 66°19'04" E	24.98'
E80	S 37°40'09" E	45.28'
E81	S 68°22'45" E	30.09'
E82	S 43°44'22" E	19.17'
E83	S 85°54'09" E	31.32'
E84	S 25°04'49" E	33.85'
E85	N 78°11'33" E	18.32'
E86	S 57°48'46" E	31.09'
E87	S 83°30'20" E	39.96'
E88	S 30°15'11" E	55.56'
E89	S 21°55'09" E	46.60'
E90	S 75°07'49" E	30.47'
E91	S 34°38'57" E	11.04'
E92	S 17°28'34" W	0.28'
E93	S 48°57'58" E	3.23'
E94	S 55°05'17" E	6.48'
E95	S 52°52'55" E	4.52'
E96	S 62°40'24" E	8.87'
E97	S 37°15'58" E	11.80'
E98	S 01°54'44" E	9.77'
E99	S 10°05'13" E	8.33'
E100	S 33°42'58" E	7.78'

ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
E101	S 46°10'02" E	11.45'
E102	S 51°20'10" E	18.88'
E103	S 38°39'50" W	10.00'
E104	S 35°02'21" W	10.02'
E105	N 51°20'10" W	20.41'
E106	N 46°10'02" W	14.53'
E107	N 33°42'58" W	14.14'
E108	N 10°05'13" W	13.94'
E109	N 01°54'44" W	4.83'
E110	N 37°15'58" W	0.92'
E111	N 62°40'24" W	6.07'
E112	N 52°32'55" W	5.85'
E113	N 55°05'17" W	7.17'
E114	N 48°57'58" W	5.02'
E115	N 74°36'22" W	41.62'
E116	N 22°19'14" W	56.52'
E117	N 28°35'14" W	41.87'
E118	N 83°45'59" W	33.53'
E119	N 57°02'02" W	27.08'
E120	S 83°21'34" W	20.34'
E121	N 75°15'52" W	7.62'
E122	N 25°02'53" W	34.79'
E123	N 88°17'39" W	26.46'
E124	N 46°15'35" W	22.15'
E125	N 71°53'05" W	27.34'
E126	N 75°58'27" W	5.24'
E127	N 33°49'52" W	47.43'
E128	N 65°59'12" W	29.50'
E129	N 52°36'50" E	7.76'
E130	S 01°27'33" W	14.07'
E131	N 54°14'14" W	9.24'
E132	S 81°31'52" W	19.91'
E133	N 11°36'14" W	115.89'
E134	N 78°49'58" E	4.50'
E135	N 33°51'00" W	162.54'
E136	S 33°51'00" E	157.42'
E137	S 87°00'40" E	118.98'
E138	S 02°59'20" W	20.00'
E139	N 87°00'40" W	113.84'
E140	N 72°07'56" W	27.21'
E141	N 72°36'42" E	44.96'
E142	S 16°06'29" E	44.82'
E143	N 51°25'40" W	27.18'
E144	S 89°54'19" E	421.88'
E145	S 00°29'09" E	47.00'
E146	N 89°54'19" W	15.00'
E147	N 00°29'09" W	27.00'
E148	N 89°54'19" W	87.44'
E149	S 02°11'05" E	27.02'
E150	N 89°54'19" W	15.01'
E151	N 02°11'05" W	27.02'
E152	N 89°54'19" W	303.13'
E153	S 89°54'19" E	32.11'
E154	S 19°33'44" E	108.38'
E155	S 89°54'19" E	11.69'
E156	S 03°13'07" E	107.49'
E157	S 89°54'19" E	74.95'
E158	S 53°30'21" E	16.95'
E159	S 36°29'39" W	30.02'
E160	S 53°30'21" E	20.00'
E161	N 36°29'39" E	38.69'
E162	S 53°30'21" E	14.41'
E163	S 02°07'00" W	15.95'
E164	S 20°44'35" W	34.41'
E165	S 00°19'55" E	23.24'
E166	S 15°15'51" E	26.52'
E167	S 37°40'09" E	30.74'
E168	S 70°30'16" E	22.62'
E169	S 77°13'32" E	52.95'
E170	S 62°32'56" E	8.41'
E171	S 54°20'44" E	36.86'
E172	S 66°37'45" E	63.32'
E173	S 60°11'09" E	6.15'
E174	S 43°59'47" E	32.21'
E175	S 50°13'21" E	52.44'
E176	S 35°49'11" E	18.56'
E177	S 34°11'57" E	57.05'
E178	S 25°04'03" E	45.55'
E179	S 35°48'12" E	26.77'
E180	S 85°53'45" W	114.18'
E181	N 56°53'44" W	110.15'
E182	N 88°38'12" W	165.87'
E183	S 01°21'48" W	140.61'
E184	S 88°37'47" E	163.22'
E185	S 01°18'52" W	193.32'
E186	S 88°39'21" E	286.58'
E187	S 01°20'39" W	25.00'
E188	S 35°35'34" W	119.46'
E189	N 79°23'41" W	27.58'
E190	N 03°13'07" W	25.00'
E191	N 86°46'53" E	134.01'
E192	N 32°34'08" E	67.11'
E193	N 04°44'16" W	101.02'
E194	S 86°22'02" W	272.61'
E195	N 11°31'58" E	125.23'
E196	N 11°31'58" E	278.04'
E197	N 59°21'51" W	26.25'
E198	N 48°24'50" W	190.75'
E199	N 05°41'49" E	56.68'
E200	S 84°18'11" E	25.00'
E201	N 81°31'52" E	8.77'
E202	N 81°31'52" E	6.36'

HATCH LEGEND

	PROTECTED FOREST
	SCM/DRAINAGE EASEMENT

LEGEND

	EXISTING IRON PIPE	N/F	NOW OR FORMERLY
	EXISTING CONCRETE MONUMENT	D.B.	DEED BOOK
	EXISTING NAIL	B.M.	BOOK OF MAPS
	IRON PIPE SET	P.G.	PAGE
	CONCRETE MONUMENT SET	S.F.	SQUARE FEET
	CALCULATED POINT	AC.	ACRES
	ADDRESS	SDT	SIGHT DISTANCE TRIANGLE

PLG-006179-2025

