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Page 1 of 3
OFFICIAL RECORDS OF WAKE COUNTY
Tammy L. Brunner, Register of Deeds
01/28/2026 12:04 PM Recording Fee: $63.00

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, GEORGE T. WRENN, 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 6TH DAY OF JANUARY A.D. 2025.

NORTH CAROLINA PROFESSIONAL SEAL L-4871 LAND SURVEYOR GEORGE T. WRENN JR.

PROFESSIONAL LAND SURVEYOR — L-4871 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.

PROFESSIONAL LAND SURVEYOR — L-4871 LICENSE NUMBER

WAKE COUNTY, NORTH CAROLINA

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

FOR: YOUNGSVILLE DEVELOPMENT GROUP, LLC
OWNER — DATE 1-6-26

NORTH CAROLINA, WAKE COUNTY.

I, George T Wrenn Jr (Franklin), A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT MICHAEL A. MOSS, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS 6th DAY OF January, 2026.

NOTARY PUBLIC

FRANKLIN COUNTY, NC NOTARY PUBLIC GEORGE T.

MY COMMISSION EXPIRES

PERFORMANCE GUARANTEE DISCLOSURE STATEMENT

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/OWNERS, I, YOUNGSVILLE DEVELOPMENT GROUP, LLC, PO BOX 610, YOUNGSVILLE, NC 27596 , 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 ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION, LOT OWNER OR OTHER LEGAL ENTITY ASSUMES FORMAL, LEGAL RESPONSIBILITY FOR MAINTENANCE OF THE STORMWATER IMPROVEMENTS;

FOR: YOUNGSVILLE DEVELOPMENT GROUP, LLC
SIGNATURE
APPROPRIATE NOTARIZATION

SUBDIVISION IMPROVEMENTS DISCLOSURE STATEMENT

AS SUBDIVIDER/OWNER, I, YOUNGSVILLE DEVELOPMENT GROUP, LLC, PO BOX 610, YOUNGSVILLE, NC 27596, 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.

FOR: YOUNGSVILLE DEVELOPMENT GROUP, LLC

I, Celena Everette, PLANNING DIRECTOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT CREATES A SUBDIVISION SUBJECT TO AND APPROVED IN ACCORD 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.

1/28/2026 — DocuSigned by: Celena Everette — DATE / PLANNING DIRECTOR/ REVIEW OFFICER

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 1-12-26

WAKE COUNTY HEREBY ACCEPTS, FOR THE USE AND BENEFIT OF THE 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 IMPROVEMENT INTENDED TO BE CONSTRUCTED OR INSTALLED WITHIN THE RIGHT-OF-WAY, EASEMENT, OPEN SPACE, OR RECREATION AREA.

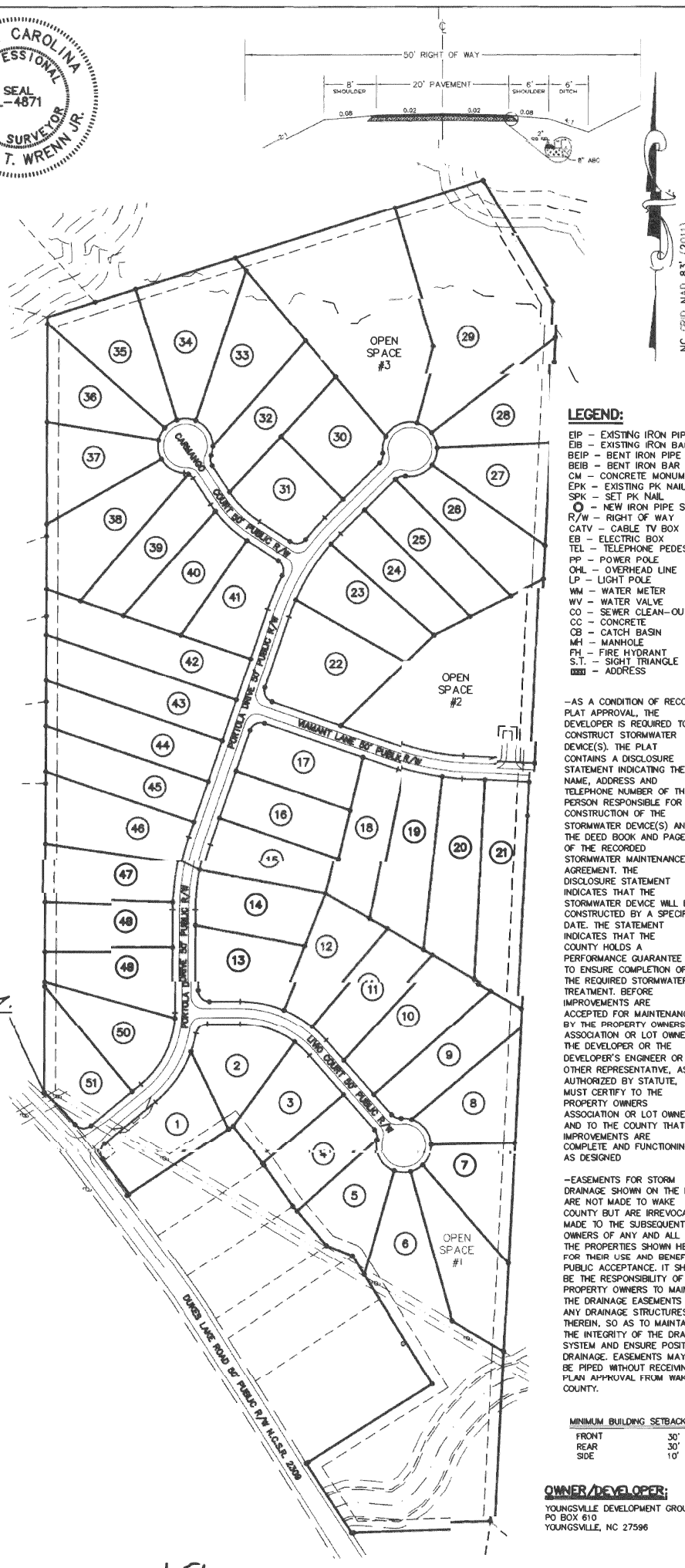
1/28/2026 — DocuSigned by: Celena Everette — DATE / PLANNING DIRECTOR/ REVIEW OFFICER

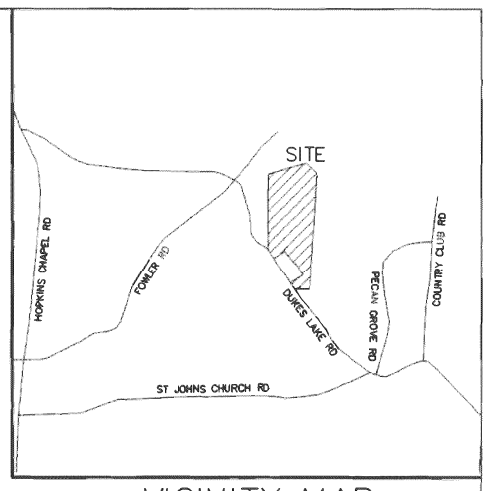
STORMWATER MANAGEMENT CERTIFICATE

I, Elizabeth S. Powell, 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.

1/15/2026 — Signed by: Elizabeth S. Powell — DATE / WAKE COUNTY STORMWATER MANAGEMENT REPRESENTATIVE

CMP




VICINITY MAP

## LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
SPK – SET PK NAIL
○ – 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
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
CC – CONCRETE
CB – CATCH BASIN
MH – MANHOLE
FH – FIRE HYDRANT
S.T. – SIGHT TRIANGLE
1051 – ADDRESS

-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

-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.

MINIMUM BUILDING SETBACKS

| | |
|---|---|
| FRONT | 30' |
| REAR | 30' |
| SIDE | 10' |

OWNER/DEVELOPER:
YOUNGSVILLE DEVELOPMENT GROUP, LLC
PO BOX 610
YOUNGSVILLE, NC 27596

## NOTES:

1) AREA COMPUTED BY COORDINATE METHOD.
2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
4) [redacted]
5) NO C.O. WILL BE ISSUED UNTIL THE WATER AND/OR SEWER SYSTEM IS OPERATIONAL AND CERTIFIED BY AN ENGINEER.
6) APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE.
7) ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
8) ALL LOTS WILL BE SERVED WITH INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC SYSTEMS.
9) SHADOW RIDGE SUBDIVISION H.O.A. SHALL BE RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE.
10) MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. PLANS APPROVED LIMITING THE MAXIMUM IMPERVIOUS SURFACE TO 8,000 SQUARE FEET PER LOT.
11) DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN D.B. _____, PG. _____.
12) STORMWATER BMP'S ARE TO BE MAINTAINED BY SHADOW RIDGE SUBDIVISION, PHASE 2 HOMEOWNERS ASSOCIATION, PER STORMWATER AGREEMENT RECORDED IN D.B. 20067 PAGE 67, OPERATION AND MAINTENANCE MANUAL FOR THE STORMWATER DEVICES RECORDED IN D.B. 20067 PAGE 22.
13) 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.
14) THE INTENDED USE FOR OPEN SPACE PROVIDED IS FOR THE CONSERVATION AND PROTECTION OF NATURAL AREAS, AS WELL AS ACTIVE RECREATION AREAS.
15) 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.
16) THE ROAD SYSTEM SHOWN ON THIS PLAT INCLUDES ONE OR MORE STUB ROADS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED. THE INTERCONNECTION OF NEIGHBORHOODS WITH A ROAD NETWORK ENSURES THE EFFICIENT FLOW AND DISPERSAL OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.
17) ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
18) ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE). LOTS WILL NOT HAVE DIRECT ACCESS TO DUKES LAKE ROAD.
19) SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
20) MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
21) PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AND APPROVED ENCROACHMENT FROM NCDOT.
22) FOR LOTS WITH STORMWATER CONTROL MEASURES THE ENTIRE LOT WILL BE A STORMWATER EASEMENT.

## SITE DATA

| | |
|---|---|
| TOTAL AREA = (TO BE SUBDIVIDED) | 55.814 AC. |
| LESS R/W – | 4.390 AC. |
| NET AREA = | 51.424 AC. |
| TOTAL LOTS = | 51 |
| AVERAGE LOT SIZE = | 1.008 AC. |
| TOTAL ROAD LENGTH | 3,524' |
| PROPOSED USE – | RESIDENTIAL SINGLE FAMILY SUBDIVISION |

LINE TYPE LEGEND

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

I HEREBY CERTIFY THAT LOT(S) 1-51 SHOWN ON THIS PLAT FOR Shadow Ridge SD 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 SITE EVALUATIONS FOLLOWING APPLICATION FOR IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING.

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

1-8-26 — NORTH CAROLINA LICENSED SOIL SCIENTIST (SEAL)

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

Daniel T. Boulware, PE by T.R. Elmore — Digitally signed by Daniel T. Boulware, PE by T.R. Elmore Date: 2026.01.08 14:57:33 -05'00'
DISTRICT ENGINEER — DATE

## IMPERVIOUS SITE DATA

| | |
|---|---|
| TOTAL AREA (TO BE SUBDIVIDED) | 55.814 AC. |
| LESS R/W | 4.390 AC. |
| LESS OPEN SPACE | 6.061 AC. |
| NET AREA | 45.363 AC. |

IMPERVIOUS CALCULATIONS

| | |
|---|---|
| IMPERVIOUS AREA IN ROADS: | 2.002 AC. |
| TOTAL IMPERVIOUS IN LOTS | 9.367 AC. |
| MISA PER LOT | 8,000 SQ.FT./LOT |
| TOTAL PROPOSED IMPERVIOUS AREA | 11.369 AC. |
| IMPERVIOUS PRECENTAGE | 20.70 % |

FINAL PLAT FOR
# SHADOW RIDGE SUBDIVISION
"LOT BY LOT"
OWNER: YOUNGSVILLE DEVELOPMENT GROUP, LLC
REF: D.B. 19825 PAGE 1160
REF: B.M. 2003 PAGE 1594
LITTLE RIVER TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

200 100 0 200 400
SCALE 1"=200'

FEBRUARY 24, 2025
ZONED: R-30
PIN # 1798.04-80-1948
SHEET 1 OF 3
PLG-005723-2025

SHADOW RIDGE - BASE.DWG - JML)

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

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2026008774 B: BM2026 P: 00122
01/28/2026 12:04 PM Page 2 of 3

I, GEORGE T. WRENN, 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 6TH DAY OF JANUARY A.D. 2026.

DocuSigned by:
George T. Wrenn Jr.
C025FF0EBBCD414...

L-4871
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

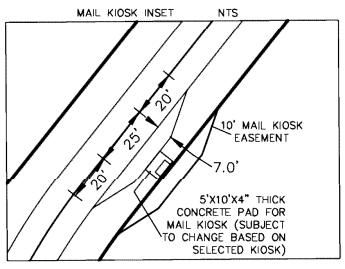
NORTH CAROLINA PROFESSIONAL SEAL L-4871 LAND SURVEYOR GEORGE T. WRENN JR.

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.

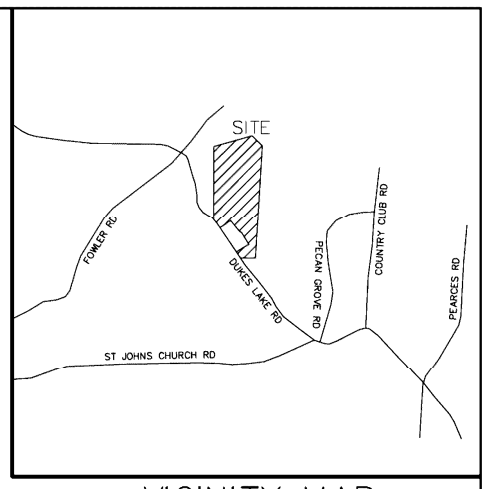
DocuSigned by:
George T. Wrenn Jr.
C025FF0EBBCD414...

L-4871
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

MAIL KIOSK INSET NTS




NC GRID NAD 83' (2011)




VICINITY MAP

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

Daniel T. Boulware, PE by T.R. Elmore — Digitally signed by Daniel T. Boulware, PE by T.R. Elmore Date: 2026.01.08 14:58:19 -05'00'

DISTRICT ENGINEER DATE

**LEGEND:**

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
SPK – SET PK NAIL
○ – NEW IRON PIPE SET
R/W – RIGHT OF WAY
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MH – MANHOLE
FH – FIRE HYDRANT
S.T. – SIGHT TRIANGLE
▭ – ADDRESS

LINE TYPE LEGEND

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

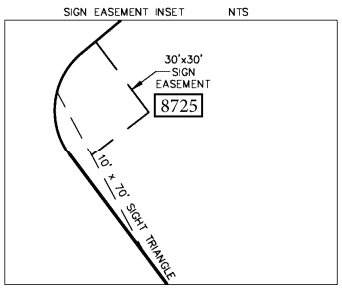
MINIMUM BUILDING SETBACKS

| | |
|---|---|
| FRONT | 30' |
| REAR | 30' |
| SIDE | 10' |

**OWNER/DEVELOPER:**

YOUNGSVILLE DEVELOPMENT GROUP, LLC
PO BOX 610
YOUNGSVILLE, NC 27596

SIGN EASEMENT INSET NTS




**NOTES:**

1) AREA COMPUTED BY COORDINATE METHOD.
2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES.CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
4) [redacted]
5) 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.
6) 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.

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L-1 | S 89°50'31" E | 72.04 |
| L-2 | N 89°50'31" W | 67.54' |
| L-3 | N 31°58'11" W | 64.09' |
| L-4 | N 31°58'11" W | 49.78' |
| L-5 | N 68°33'45" W | 61.66' |
| L-6 | N 41°10'34" W | 100.50' |
| L-7 | N 41°10'34" W | 13.94' |
| L-8 | N 37°48'13" W | 5.56' |
| L-18 | S 63°21'49" E | 51.74' |
| L-19 | S 00°12'23" W | 2.38' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING |
| C-1 | 38.17' | 25.00' | 34.57' | N 06°41'23" E |
| C-2 | 135.83' | 255.00' | 134.23' | N 35°10'04" E |
| C-3 | 42.12' | 255.00' | 42.07' | S 15°10'35" W |
| C-4 | 34.78' | 25.00' | 32.04' | S 50°18'05" W |
| C-5 | 128.51' | 205.00' | 126.41' | N 71°53'02" W |
| C-6 | 44.37' | 205.00' | 44.28' | N 47°43'31" W |
| C-7 | 23.55' | 25.00' | 22.69' | S 14°32'28" E |
| C-8 | 85.87' | 60.00' | 78.73' | S 28°33'27" E |
| C-9 | 36.84' | 60.00' | 36.26' | S 67°06'50" E |
| C-10 | 30.32' | 60.00' | 30.00' | N 60°47'09" E |
| C-11 | 49.74' | 60.00' | 48.33' | N 22°33'32" E |
| C-12 | 75.50' | 60.00' | 70.61' | S 37°14'17" E |
| C-13 | 23.26' | 60.00' | 23.11' | S 84°23'22" E |
| C-14 | 23.55' | 25.00' | 22.69' | S 68°30'33" E |
| C-15 | 44.15' | 255.00' | 44.09' | N 46°29'06" W |
| C-16 | 72.15' | 255.00' | 71.91' | N 59°33'01" W |
| C-17 | 98.74' | 255.00' | 98.12' | N 78°44'56" W |
| C-18 | 39.27' | 25.00' | 35.36' | S 44°50'31" E |
| C-19 | 89.63' | 475.00' | 89.50' | N 05°33'50" E |
| C-20 | 98.44' | 946.32' | 98.39' | S 44°07'17" E |
| C-21 | 38.59' | 25.00' | 34.87' | S 85°21'24" E |
| C-22 | 167.78' | 205.00' | 163.13' | N 26°58'55" E |
| C-23 | 12.08' | 205.00' | 12.08' | S 01°50'49" W |
| C-24 | 17.13' | 525.00' | 17.13' | S 01°05'34" W |
| C-25 | 95.91' | 525.00' | 95.78' | S 07°15'39" W |

FINAL PLAT FOR

# SHADOW RIDGE SUBDIVISION

"LOT BY LOT"
OWNER: YOUNGSVILLE DEVELOPMENT GROUP, LLC
REF: D.B. 19825 PAGE 1160
REF: B.M. 2003 PAGE 1594
LITTLE RIVER TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

FEBRUARY 24, 2025
ZONED: R-30
PIN # 1798.04-80-1948

SHEET 2 OF 3
PLG-005723-2025

(SHADOW RIDGE-BASE.DWG - JML)

CMP

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

Docusign Envelope ID: 1C1A2C1D-DEC0-4E14-86A8-52F7620E6775



I, GEORGE T. WRENN, 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 6TH DAY OF JANUARY A.D. 2026.

DocuSigned by:
George T. Wrenn Jr.
C025FF0EBBCD414...

L-4871
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.

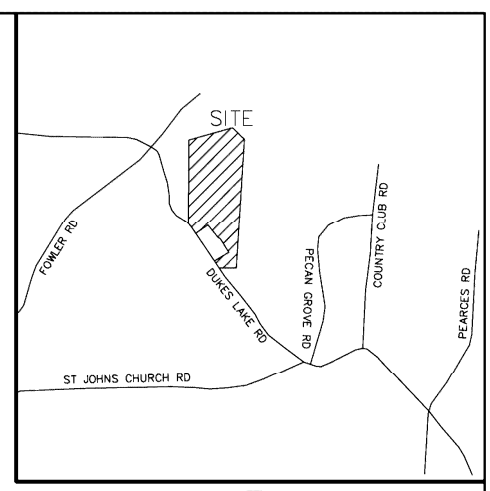
DocuSigned by:
George T. Wrenn Jr.
C025FF0EBBCD414...

L-4871
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-4871 LAND SURVEYOR GEORGE T. WRENN JR.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

Daniel T. Boulware, PE by T.R. Elmore — Digitally signed by Daniel T. Boulware, PE by T.R. Elmore Date: 2026.01.08 14:59:15 -05'00'
DISTRICT ENGINEER DATE




VICINITY MAP

NC GRID NAD 83' (2011)

**LEGEND:**

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
SPK – SET PK NAIL
O – 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
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
CC – CONCRETE
CB – CATCH BASIN
MH – MANHOLE
FH – FIRE HYDRANT
S.T. – SIGHT TRIANGLE
xxxx – ADDRESS

LINE TYPE LEGEND

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

MINIMUM BUILDING SETBACKS

| | |
|---|---|
| FRONT | 30' |
| REAR | 30' |
| SIDE | 10' |

**OWNER/DEVELOPER:**

YOUNGSVILLE DEVELOPMENT GROUP, LLC
PO BOX 610
YOUNGSVILLE, NC 27596

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L-9 | N 33°19'31" W | 69.28' |
| L-10 | S 33°19'31" E | 69.28' |
| L-11 | S 56°55'45" E | 80.36' |
| L-13 | N 45°18'36" E | 0.71' |
| L-14 | S 45°18'36" W | 74.31' |
| L-15 | S 87°04'51" E | 96.75' |
| L-16 | N 87°04'51" W | 50.21' |
| L-18 | S 63°21'49" E | 51.74' |

CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|
| C-26 | 59.76' | 525.00' | 59.73' | N 15°45'20" E |
| C-27 | 80.99' | 525.00' | 80.90' | S 23°26'09" W |
| C-28 | 36.99' | 25.00' | 33.71' | N 14°32'14" W |
| C-29 | 95.08' | 275.00' | 94.61' | N 47°01'28" W |
| C-30 | 18.21' | 275.00' | 18.21' | N 35°13'21" W |
| C-31 | 13.85' | 25.00' | 13.67' | S 49°11'39" E |
| C-32 | 9.70' | 25.00' | 9.64' | N 76°10'42" W |
| C-33 | 60.68' | 60.00' | 58.10' | N 58°20'16" W |
| C-34 | 43.96' | 60.00' | 42.99' | S 08°23'15" E |
| C-35 | 30.32' | 60.00' | 30.00' | N 27°04'54" E |
| C-36 | 31.56' | 60.00' | 31.19' | N 56°37'34" E |
| C-37 | 42.30' | 60.00' | 41.43' | S 88°06'31" E |
| C-38 | 72.19' | 60.00' | 67.91' | N 33°26'40" W |
| C-39 | 20.55' | 60.00' | 20.45' | N 10°49'56" E |
| C-40 | 23.55' | 25.00' | 22.69' | N 06°20'28" W |
| C-42 | 92.69' | 225.00' | 92.04' | S 45°07'38" E |
| C-43 | 36.99' | 25.00' | 33.71' | N 80°40'44" E |
| C-44 | 64.35' | 525.00' | 64.31' | N 41°47'54" E |
| C-45 | 23.55' | 25.00' | 22.69' | N 18°19'33" E |
| C-46 | 38.76' | 60.00' | 38.09' | S 09°51'02" W |
| C-47 | 80.42' | 60.00' | 74.54' | N 66°45'30" E |
| C-48 | 39.09' | 60.00' | 38.40' | S 56°10'47" E |
| C-49 | 36.56' | 60.00' | 36.00' | N 20°03'33" W |
| C-50 | 39.93' | 80.00' | 39.19' | S 16°27'41" W |
| C-51 | 66.76' | 60.00' | 63.37' | S 67°24'04" W |
| C-52 | 23.55' | 25.00' | 22.89' | N 72°17'39" E |
| C-53 | 31.32' | 475.00' | 31.32' | S 43°25'15" W |
| C-54 | 146.16' | 475.00' | 145.59' | N 32°43'00" E |
| C-55 | 40.49' | 475.00' | 40.48' | N 21°27'32" E |
| C-58 | 39.27' | 25.00' | 35.36' | S 25°59'00" E |
| C-59 | 140.48' | 500.00' | 140.02' | S 79°01'56" E |
| C-60 | 44.80' | 550.00' | 44.78' | N 84°44'51" W |
| C-61 | 95.00' | 550.00' | 94.88' | S 77°27'57" E |
| C-62 | 14.73' | 550.00' | 14.73' | N 71°45'02" W |
| C-63 | 39.27' | 25.00' | 35.36' | N 64°01'00" E |
| C-64 | 66.71' | 475.00' | 66.66' | N 14°59'35" E |

FINAL PLAT FOR

# SHADOW RIDGE SUBDIVISION

"LOT BY LOT"

OWNER: YOUNGSVILLE DEVELOPMENT GROUP, LLC
REF: D.B. 19825 PAGE 1160
REF: B.M. 2003 PAGE 1594
LITTLE RIVER TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

FEBRUARY 24, 2025
ZONED: R-30
PIN # 1798.04-80-1948

SHEET 3 OF 3
PLG-005723-2025

(SHADOW RIDGE-BASE.DWG - JML)

## NOTES:

1) AREA COMPUTED BY COORDINATE METHOD.
2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES.CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
4) [redacted]
5) 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.
6) 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.

CMP

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