

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

APPROVED *L. Battle Whitley*
DISTRICT ENGINEER

DATE 01/24/07

NOTE: SIGHT TRIANGLES SHALL TAKE PRECEDENCE OVER SIGN EASEMENTS.

NOTE: LOTS 1 & 45 SHALL ACCESS ASHTON GLEN DRIVE. NO LOT SHALL ACCESS MOSS ROAD.

SITE DATA TABLE:
TOTAL AREA: 55.17 AC.
AVERAGE LOT SIZE: 0.87 AC.
NUMBER OF LOTS: 45
TOTAL OPEN SPACE: 11.90 AC.

NOTE: FLOOD HAZARD SOILS ON OPEN SPACE TAKEN FROM WAKE COUNTY GIS. ALL OTHER FLOOD HAZARD SOILS TAKEN FROM SOIL SURVEY BY SOIL & ENVIRONMENTAL CONSULTANTS.

NOTE: LOT OWNERS WILL HAVE A RIGHT TO USE THE OPEN SPACE ACCORDING TO WAKE COUNTY ORDINANCE SECTION 3-4-3.

Course	Bearing	Distance
L1	N 37°25'02" E	71.29'
L2	N 47°38'29" E	67.82'
L3	N 14°59'27" E	64.94'
L4	S 85°15'32" E	66.62'
L5	S 04°23'56" W	45.07'

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 subdivision jurisdiction of the County of Wake and that I (we) hereby adopt this plat with my (our) free consent.

Owner: *Johnny Watson*
Date: 01/24/07

REFERENCE: DEED BOOK 10538 PAGE 782
PIN: 1794,04-74-7675
ZONED: R-40

NOTE: MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE STRICTLY ENFORCED WITH NO EXCEPTIONS INTO PERMANENCY.

NOTE: AREA COMPUTED BY COORDINATE METHOD.

SUBDIVISION DISCLOSURE STATEMENT

I. All required improvements have been certified as complete, except for the listed improvements and these shall be completed by the following dates:

(UNCOMPLETED IMPROVEMENT) (DATE OF COMPLETION)
A. ROADS 07-07-2007
B. _____
C. _____
D. _____
E. _____

II. As subdivisor/owner(s), I (we),

JOHNNY WATSON BUILDERS, INC. (NAME)
933 OLD KNIGHT ROAD (STREET ADDRESS)
KNIGHTDALE / NC / 2761-3982 (CITY/STATE/PHONE)

am (are) responsible for:

- Construction of all required improvements in accordance with the approved preliminary plat and construction plan;
- Completion of all improvements per schedule above;
- Maintenance of each required improvement until assumed by:
(List all improvements & prospective maintainer)
A. ROADS BY OWNER UNTIL TAKEN IN TO DOT SYSTEM
B. _____
C. _____
D. _____
E. _____
- Provision to the prospective buyer of any of that shown on this record plat with a written disclosure of (a) my (our) responsibility for completing the required improvements and its schedule and (b) those provisions of the Wake County Subdivision Regulations regarding the withholding of building permits and certificates of occupancy pending the completion of improvements, Section 3-3-11(D) (and the recommendation of acceptance of public roads by NCDOT, Section 3-3-11(E)).

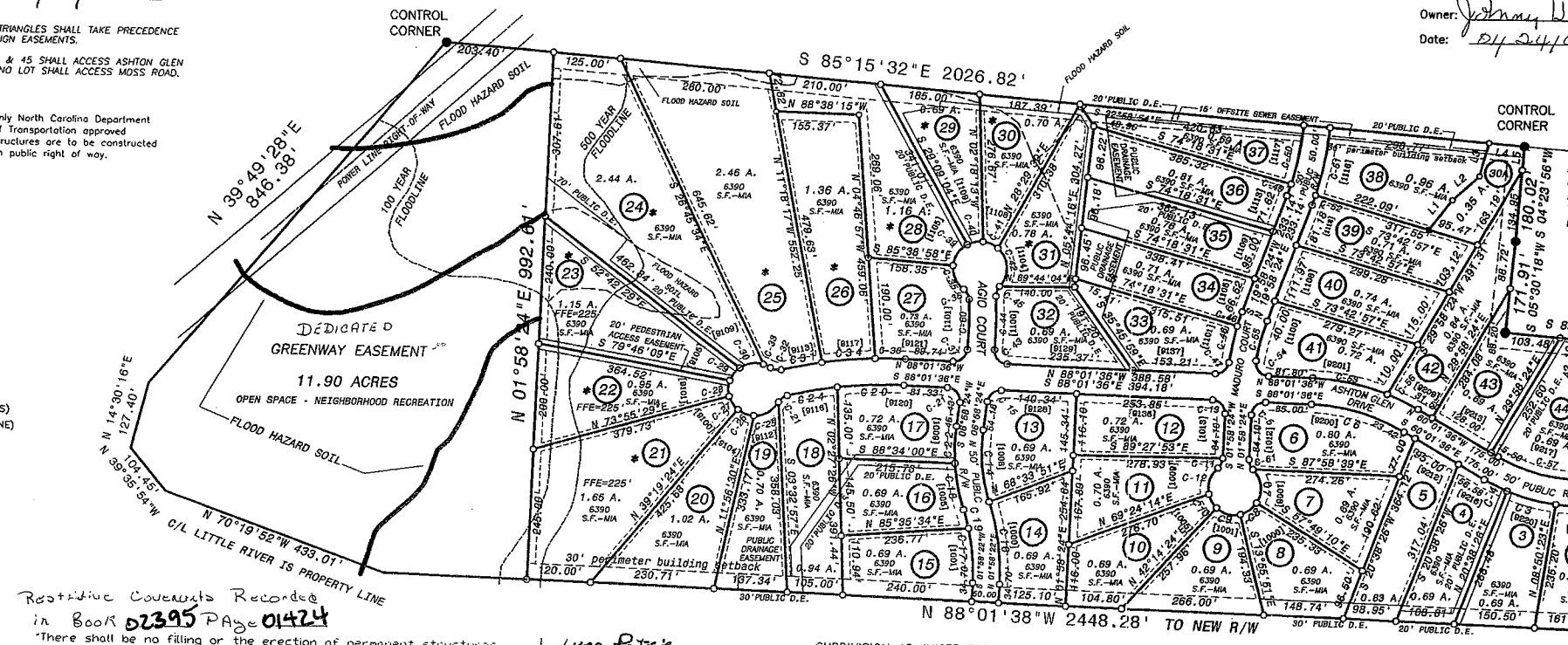
III. Contact Wake County Subdivision Administration for current information about the subdivision's status concerning completion of required improvements and the application of Wake County Subdivision Regulations regarding the withholding of certain building permits and certificates of occupancy pending completion of required improvements (and the recommendation by NCDOT that public roads be accepted for maintenance).

NOTE: No Building Permit may be issued after either 50% of the lots have obtained building permits unless all applicable required improvements have been certified as complete or any deadline has passed without the Administrator of Subdivisions receipt of the certification of completion. For Publicly Dedicated Roads, Building Permits may be issued for not more than 75% of the lots until the NCDOT District Engineer recommends the acceptance of all new roads shown on this plat, except 100% of building permits may be issued prior to public road acceptance if the roads are complete, petitioned for acceptance, and the subdivisor and County enter into a maintenance agreement with a financial guarantee.

Johnny Watson
Notarized Signature(s) Date 01/24/07

Charlotte Taylor
Notary Public
WAKE COUNTY, N.C.

I, CLYDE T. PEARCE, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____ page _____) that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____ page _____ that the ratio of precision as calculated is 1:10,000, that this plat was prepared in accordance with G.S. 47-20 as amended, and that my original signature, license number, and seal are on this day of DECEMBER _____ A.D. 2007.



Restative Covenants Recorded in Book 02395 Page 01424

*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 and/or FEMA.

I, *Lynn Patis*, SUBDIVISION ADMINISTRATOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT CREATES A SUBDIVISION SUBJECT TO AND APPROVED IN ACCORD WITH THE WAKE COUNTY SUBDIVISION 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.

DATE 2-8-07 *Lynn Patis*
SUBDIVISION ADMINISTRATOR/REVIEW OFFICER
approval expires if not recorded on or before 2-23-07

CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOT(S) 6-15, 19, 21, 32, 38-40, 42-44 SHOWN ON THIS PLAT FOR Ashton Glen S/D 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) 1-5, 16-17, 19-26, 28-31, 33-37, 41-45 SHOWN ON THIS PLAT FOR Ashton Glen 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.

NOTE: UPON EXTENSION OF THE STUB ROAD, THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TEMPORARY TURNAROUND AND THE RESTORATION OF THE AREA.

NOTE: 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 AN ADDITIONAL POINT OF INGRESS FOR EMERGENCY VEHICLES. (9-31-13 B)

SITE DATA:
TOTAL ACREAGE OF SITE = 54.69 ACRES
AVERAGE LOT SIZE = 0.88 ACRE
TOTAL NUMBER OF LOTS = 45
TOTAL OPEN SPACE = 11.90 ACRES

THE OFFSITE SEWAGE DISPOSAL AREA FOR LOT NUMBER 30 IS SET ASIDE STRICTLY FOR WASTEWATER DISPOSAL AND IS RESERVED FOR THE INSTALLATION AND MAINTENANCE OF SURFACE WASTEWATER DISPOSAL SYSTEMS. OTHER LAND USES NOT SPECIFICALLY APPROVED BY THE WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES ARE PROHIBITED. ALL COSTS OF INSTALLATION AND MAINTENANCE OF THE SURFACE WASTEWATER DISPOSAL SYSTEMS AND ALL COMPONENTS THEREOF SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNER AND HIS SUCCESSORS.

Curve	Radius	Length	Chord	Chord Bear.
C1	25.00'	37.73'	34.25'	S 55°08'35" E
C2	355.72'	95.28'	95.00'	N 89°17'59" E
C3	355.72'	95.28'	95.00'	S 76°21'11" E
C4	355.73'	47.51'	47.48'	S 63°61'11" E
C5	25.00'	39.27'	35.38'	N 48°58'24" E
C6	378.08'	183.79'	181.96'	S 74°01'36" E
C7	50.00'	58.41'	63.20'	N 07°01'04" W
C8	50.00'	38.30'	37.938'	N 54°07'50" E
C9	50.00'	49.02'	47.088'	S 75°50'43" E
C10	50.00'	30.47'	30.000'	S 30°18'09" E
C11	25.00'	21.03'	20.41'	S 26°04'08" W
C12	50.00'	54.98'	52.26'	S 18°39'33" W
C13	25.00'	39.27'	35.36'	S 43°01'36" E
C14	313.30'	136.70'	135.62'	N 05°31'36" W
C15	25.00'	37.09'	33.78'	N 49°28'24" E
C16	450.36'	157.20'	158.40'	N 08°01'37" W
C17	400.36'	103.96'	103.08'	S 05°25'25" E
C18	363.30'	88.57'	88.35'	S 11°02'33" E
C19	400.36'	36.39'	36.37'	S 15°25'24" E
C20	786.86'	123.80'	129.67'	N 87°27'58" E
C21	25.00'	41.46'	36.89'	S 40°31'36" E
C22	363.30'	69.95'	69.84'	S 01°27'27" W
C23	25.00'	21.03'	20.41'	N 51°52'44" E
C24	786.86'	95.94'	95.88'	N 79°27'58" E
C25	50.00'	55.22'	53.30'	N 59°59'37" E
C26	50.00'	32.39'	31.83'	S 89°14'10" E
C27	50.00'	30.20'	29.74'	S 33°22'34" E
C28	50.00'	30.47'	30.00'	S 01°22'56" W
C29	50.00'	30.47'	30.00'	S 36°17'51" W
C30	50.00'	46.68'	45.00'	S 80°29'56" W
C31	836.86'	78.07'	78.04'	S 78°38'45" W
C32	25.00'	21.03'	20.41'	N 79°55'56" W
C33	50.00'	14.78'	14.71'	N 64°17'34" W
C34	836.86'	100.06'	100.00'	S 84°44'57" W
C35	50.00'	50.77'	48.62'	S 24°44'20" E

Curve	Radius	Length	Chord	Chord Bear.
C36	25.00'	22.11'	21.40'	S 28°29'37" E
C37	25.00'	37.91'	34.38'	S 48°32'00" W
C38	836.86'	55.57'	55.56'	N 89°55'44" W
C39	50.00'	46.30'	47.33'	S 32°55'59" W
C40	50.00'	30.47'	30.00'	S 78°18'24" E
C41	50.00'	30.47'	30.00'	N 66°48'41" W
C42	50.00'	80.10'	71.80'	N 03°25'40" W
C43	25.00'	40.45'	36.18'	N 00°34'57" E
C44	786.86'	101.05'	100.96'	N 00°34'57" E
C45	25.00'	20.06'	19.52'	S 12°07'47" W
C46	486.86'	70.47'	70.40'	S 48°53'24" W
C47	25.00'	36.72'	33.51'	S 11°22'45" W
C48	486.86'	28.69'	28.69'	S 18°12'47" W
C49	512.38'	23.39'	23.39'	S 18°39'56" W
C50	512.38'	112.63'	112.60'	S 11°02'58" W
C51	582.39'	130.31'	130.02'	S 11°22'45" W
C52	582.39'	19.20'	18.20'	S 18°59'43" W
C53	426.06'	144.48'	143.79'	N 78°18'43" W
C54	25.00'	42.47'	37.54'	N 14°39'16" E
C55	416.86'	77.66'	77.55'	N 39°21'44" W
C56	426.06'	63.74'	63.68'	N 64°18'43" W
C57	305.72'	174.54'	172.18'	N 76°22'56" W
C58	305.72'	30.07'	30.06'	S 84°26'39" W
C59	25.00'	40.41'	36.15'	S 35°19'28" W
C60	698.62'	94.86'	94.77'	S 00°58'03" W
C61	25.00'	21.03'	20.41'	N 22°07'17" W

SETBACKS:
FRONT - 15'
SIDE - 7.5'
REAR - 15'
CORNER SIDE - 15'

Wake County hereby accepts, for the use and benefit of the general public, the right-of-way shown on or otherwise provided for on this plat as dedicated for public roads and associated public improvements. This acceptance does not include the County's acceptance of any responsibility to construct, install, or maintain the roadway or other public improvement intended to be constructed or installed within the right-of-way.

DATE 2-8-07 *Lynn Patis*
Subdivision Administrator/Review Officer

L. CLYDE T. PEARCE, PROFESSIONAL LAND SURVEYOR NO. L-2481,
certifies that this plat is a survey that creates a subdivision of land within the area of Wake County or municipality that has an ordinance that regulates parcels of land.

L. Clyde T. Pearce
Professional Land Surveyor No. L-2481

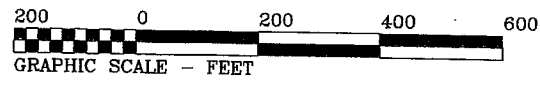
FILE: ASHTON GLEN\FINAL (BLACKBURN).DWG
DATE: 12-11-2006
1st REVISION: 01-08-2007
2nd REVISION: 01-23-2007
SCALE: 1" = 200'

LEGEND
● EXISTING IRON PIPE
○ NEW IRON PIPE

FILED FOR REGISTRATION
DATE: 2/12/07 TIME: 10:30:55 am
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY: *Jamit Morgan*
ASST. DEPUTY
BOM: 2007 PG 0359

CLUSTER SUBDIVISION FOR
ASHTON GLEN
LITTLE RIVER TOWNSHIP
WAKE COUNTY
NORTH CAROLINA

JOHNNY WATSON BUILDERS, INC.
933 OLD KNIGHT ROAD
KNIGHTDALE, N.C. 27545



WILLIAMS - PEARCE & ASSOC., P.A. Professional Land Surveyors
P.O. Box 892, Zebulon, N.C. 27597 Phone (919) 269-9605