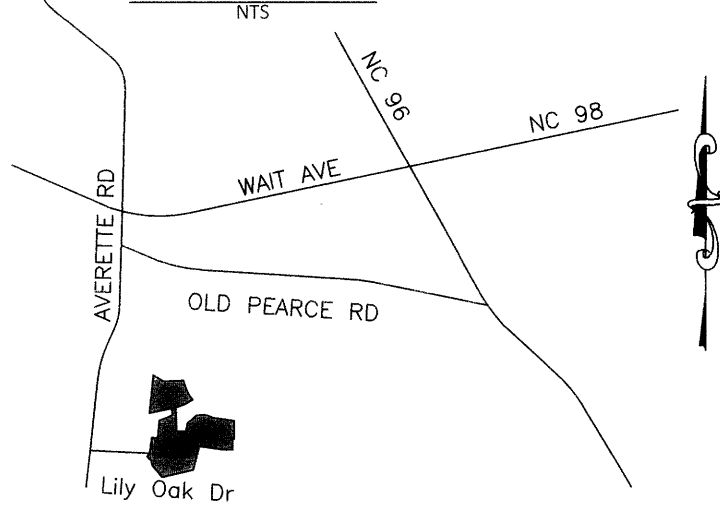


**VICINITY MAP**



**Owner Information:**  
 Owner: D.R. Horton - Terramor, LLC  
 7208 Falls of Neuse Road, #201  
 Raleigh, NC, 27615  
 919-241-7444  
 Zoning District - R40W & RL (Conservation Subdivision)  
 Existing Use - Vacant  
 Watershed - Little River  
 Pin - 1769266571 / Reid - 0490720  
 Pin - 1769360264 / Reid - 0490721  
 Pin - 1769364740 / Reid - 0490722  
 Pin - 1769277159 / Reid - 0490723  
 DB 18091, Pg 389  
 BM 2021, Pg 2282

**REFERENCES**

- DEED BOOK 18091, PAGE 389
- BOOK OF MAPS 2020, PAGE 1476
- BOOK OF MAPS 2021, PAGE 2282

**Site Data:**  
 Phase 1B Number of Lots: 34  
 Phase 1B Area: 987,845 sf / 22.6778 ac  
 Phase 1B Smallest Lot Area: 30,037 sf / 0.69 ac  
 Phase 1B R/W Dedication: 0 sf / 0 ac

**Surveyor Information:**  
 Jeffrey W. Baker L-4412  
 Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC, 27539  
 919-577-1080

**Engineer Information:**  
 Thomas S Speight, jr. L-20234  
 Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC, 27539  
 919-577-1080

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Rolesville 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 sewer and water lines to the Town of Rolesville.

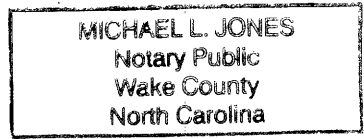
Owner: Cameron Jones  
 DR Horton - Terramor, LLC Cameron Jones / Vice President of Construction  
 Date: 3-21-22

"North Carolina, Wake County.

I, Michael L. Jones, a Notary Public of the County and State aforesaid, certify that Cameron Jones, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 21 day of March, 2022.

Michael L. Jones  
 Notary Public

My commission expires 7-20-24 "



"Certificate of Approval for Recording"

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Rolesville, North Carolina and that this plat has been approved by the Subdivision Administrator of the Town of Rolesville for recording in the Office of the Register of Deeds of Wake County.

Meredith Guber  
 Subdivision Administrator, Town of Rolesville

Date: 4/1/22  
 Rolesville, North Carolina

"I, Meredith Guber hereby certify that all streets, utilities and other required improvements have been installed in a acceptable manner and according to Town specifications and standards in the Subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Rolesville has been received and that the filing fees for this plat, in the amount of \$ 515 has been paid.

Date: 4/1/22 Meredith Guber  
 Date Subdivision Administrator"

**GENERAL NOTES**

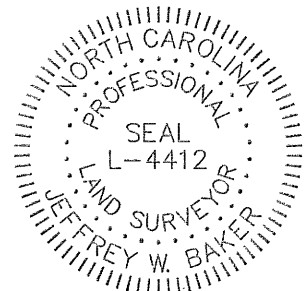
1. This survey was prepared by Bateman Civil Survey Company, under the supervision of Jeffrey W. Baker, PLS, in July 2021.
2. Field equipment used: Trimble r8 gps and Trimble s8 robotic total station.
3. All distances are horizontal ground distances unless otherwise noted.
4. The property lies in Zone "X" per National Flood Insurance Program Flood Insurance Rate Map #3720176900J, dated May 02, 2006.
5. No grid monuments found within 2000'
6. No evidence of cemeteries were observed at the time of survey.
7. This survey was prepared without the benefit of a title report and is subjected to any matters that a full title search would disclose.
8. Areas by coordinate method.
9. Previously entitlements approvals:  
 MA 18-01: Approved 06-05-2018;  
 PR 18-02: Approved 06-16-2020;  
 ANX 20-01: Approved 03-17-2020;  
 CD 20-02: Approved 09-09-2020.

"I, Jeffrey W. Baker, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 18091, page 389); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 2021, page 2282-2081; that the ratio of precision or positional accuracy as calculated is 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 21st day of March, A.D. 2022."

Jeffrey W. Baker  
 Professional Land Surveyor  
 License Number-4412

I, Jeffrey W. Baker, Professional Land Surveyor No. L-4412 certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Jeffrey W. Baker 3/21/22  
 Jeffrey W. Baker, PLS L-4412 date

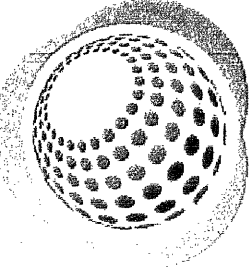
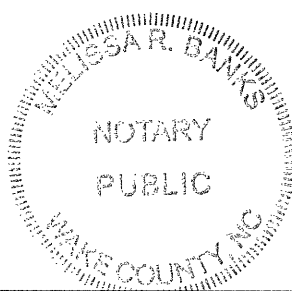


"North Carolina, Wake County.

I, Melissa R. Banks, a Notary Public of the County and State aforesaid, certify that Jeffrey W. Baker, a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 21 day of March, 2022.

Melissa R. Banks  
 Notary Public

My commission expires March 17, 2023



**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 2524 Reliance Avenue, Apex, NC 27539  
 Phone: 919.577.1080 Fax: 919.577.1081  
 NCBELS FIRM No. C-2378

D.R. Horton - Terramor, LLC  
 7208 Falls of Neuse Road, #201  
 Raleigh, NC, 27615

FINAL PLAT  
 CHANDLER'S RIDGE SUBDIVISION  
 PHASE 1B - LOTS 35, 42-68 & 70-75  
 Wake Forest Township, Rolesville  
 Wake County, North Carolina

Revision Date: 3/18/2022
Designed By: N/A
Drawn By: JCH
Checked By: JWB
Scale: N/A
Date: 2/01/2022
Project Number: 200330

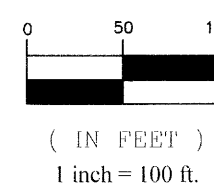
WAKE COUNTY, NC 17  
 TAMMY L. BRUNNER  
 REGISTER OF DEEDS  
 PRESENTED & RECORDED ON  
 04/01/2022 09:26:42  
 BOOK: BM2022 PAGE: 00620


**SHEET**  
**1 OF 6**

LEGEND

- IRON PIPE/REBAR FOUND
- ⊙ IRON PIPE/REBAR SET
- ⊕ COMPUTED POINT
- ⊗ MONUMENT SET/FOUND
- OPEN SPACE
- WL WETLANDS
- SE SIGN EASEMENT
- SCB STREETScape BUFFER
- STE 10'x70' SIGHT TRIANGLE EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- MAE MAINTENANCE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
- PSE PUBLIC SIDEWALK EASEMENT
- WLE WATER LINE EASEMENT
- CORUE CITY OF RALEIGH UTILITY EASEMENT
- CORSSE CITY OF RALEIGH SANITARY SEWER EASEMENT
- CORFME TOWN OF RALEIGH FORCE MAIN EASEMENT
- TORGE TOWN OF ROLESVILLE GREENWAY EASEMENT
- DELPE DUKE ENERGY LIGHT POLE EASEMENT
- PRDE PRIVATE DRAINAGE EASEMENT
- # STREET ADDRESS
- NEW LOT - R/W LINE
- EXISTING LOT - R/W LINE
- - - EASEMENT LINE
- - - JURISDICTION LINE / ZONING LINE
- - - TOP OF BANK - WETLAND LINE
- - - BUFFER LINE
- - - PHASE LINE

GRAPHIC SCALE



WAKE COUNTY, NC 18  
 TAMMY L. BRUNNER  
 REGISTER OF DEEDS  
 PRESENTED & RECORDED ON  
 04/01/2022 09:26:42  
  
 BOOK: BM2022 PAGE: 00621

Trustee of the Freeman-Garcia  
 rvcble trust freeman,  
 Betty Louis  
 Pin: 1769178183  
 Reid: 0433787  
 DB 16215, Pg 2447  
 Zoned RL  
 Use: Vacant

EIR  
 'Control Corner'  
 N:796524.77  
 E:2162408.69

OS #6  
 BM 2021, Pg 2282  
 DH Horton Terramor LLC  
 Pin: 1769264559  
 Reid: 0490710  
 DB 18091, Pg 389  
 Zoned RL  
 Use: Vacant

Variable Width Access  
 Easement for the Benefit of  
 Accessing the CP&L Easement  
 See Sheet 3

Lily Oak Drive  
 60' Public R/W  
 BM 2021, Pg 2282

Oak Rose Lane  
 60' Public R/W  
 BM 2021, Pg 2282

DH Horton Terramor LLC  
 Pin: 1769250919  
 Reid: 0490698  
 DB 18091, Pg 389  
 BM 2021, Pg 2282  
 Zoned RL  
 Use: Open Space

OS#5  
 BM 2021, Pg 2282  
 DH Horton Terramor LLC  
 Pin: 1769254899  
 Reid: 0490709  
 DB 18091, Pg 389  
 Zoned RL  
 Use: Vacant

DH Horton Terramor LLC  
 Pin: 1769266571  
 Reid: 0490720  
 DB 18091, Pg 389  
 Zoned RL  
 Use: Vacant

DH Horton Terramor LLC  
 Pin: 1769360264  
 Reid: 0490721  
 DB 18091, Pg 389  
 Zoned RL  
 Use: Vacant

DH Horton Terramor LLC  
 Pin: 1769364740  
 Reid: 0490722  
 DB 18091, Pg 389  
 Zoned RL  
 Use: Vacant

Sparrow Ridge Drive  
 60' Public R/W  
 BM 2021, Pg 2282

DH Horton Terramor LLC  
 Pin: 1769373015  
 Reid: 0490714  
 DB 18091, Pg 389  
 Zoned RL  
 Use: Vacant

DH Horton Terramor LLC  
 Pin: 1769277159  
 Reid: 0490723  
 DB 18091, Pg 389  
 Zoned RL  
 Use: Vacant

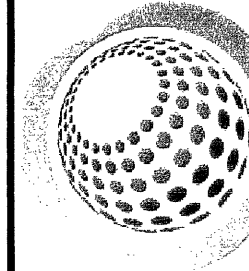
WFINV LLC  
 Pin: 1769286187 / Reid: 0023547  
 DB 16962, Pg 1633 / BM 2020, Pg 1476  
 Zoned R40W  
 Use: Agriculture

- A) Armant, Pin: 1769353910, Reid: 0298551, DB 10584, Pg 1380, Zoned SIA, Use: Single Family
- B) Little, Pin: 1769363022, Reid: 0298550, DB 18375, Pg 392, Zoned SIA, Use: Single Family
- C) Purser, Pin: 1769362171, Reid: 0298549, DB 9784, Pg 2116, Zoned SIA, Use: Single Family
- D) Dodson, Pin: 1769362294, Reid: 0298548, DB 17086, Pg 1008, Zoned SIA, Use: Single Family
- E) Tucker, Pin: 1769363370, Reid: 0298547, DB 10599, Pg 913, Zoned SIA, Use: Single Family
- F) Gamboa, Pin: 1769365207, Reid: 0298546, DB 18533, Pg 2554, Zoned SIA, Use: Single Family
- G) Foster, Pin: 1769365260, Reid: 0298545, DB 9987, Pg 1, Zoned SIA, Use: Single Family
- H) Brisson, Pin: 1769369129, Reid: 0283625, DB 9084, Pg 1732, Zoned RL, Use: Single Family
- I) DH Horton Terramor LLC, Pin: 1769572487, Reid: 0014930, DB 18091, Pg 389, Zoned RL, Use: Vacant

PHASE I  
 BM 2021, Pg 2282

OS #8  
 BM 2021, Pg 2282

Wake County Planning  
 and Zoning Jurisdiction  
 Rolesville  
 Town Limits



**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539  
 Phone: 919.577.1080 Fax: 919.577.1081  
 NCBELS FIRM No. C-2378

D.R. Horton - Terramor, LLC  
 7208 Falls of Neuse Road, #201  
 Raleigh, NC, 27615

FINAL PLAT  
 CHANDLER'S RIDGE SUBDIVISION  
 PHASE IB - LOTS 35, 42-68 & 70-75  
 Wake Forest Township, Rolesville  
 Wake County, North Carolina

Revision Date: 3/18/2022

Designed By: N/A

Drawn By: JCH

Checked By: JWB

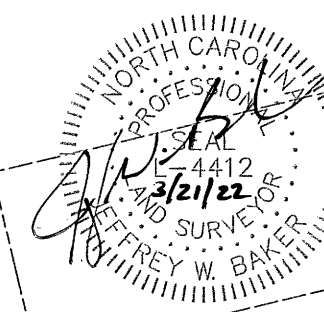
Scale: 1"=100'

Date: 2/01/2022

Project Number: 200330

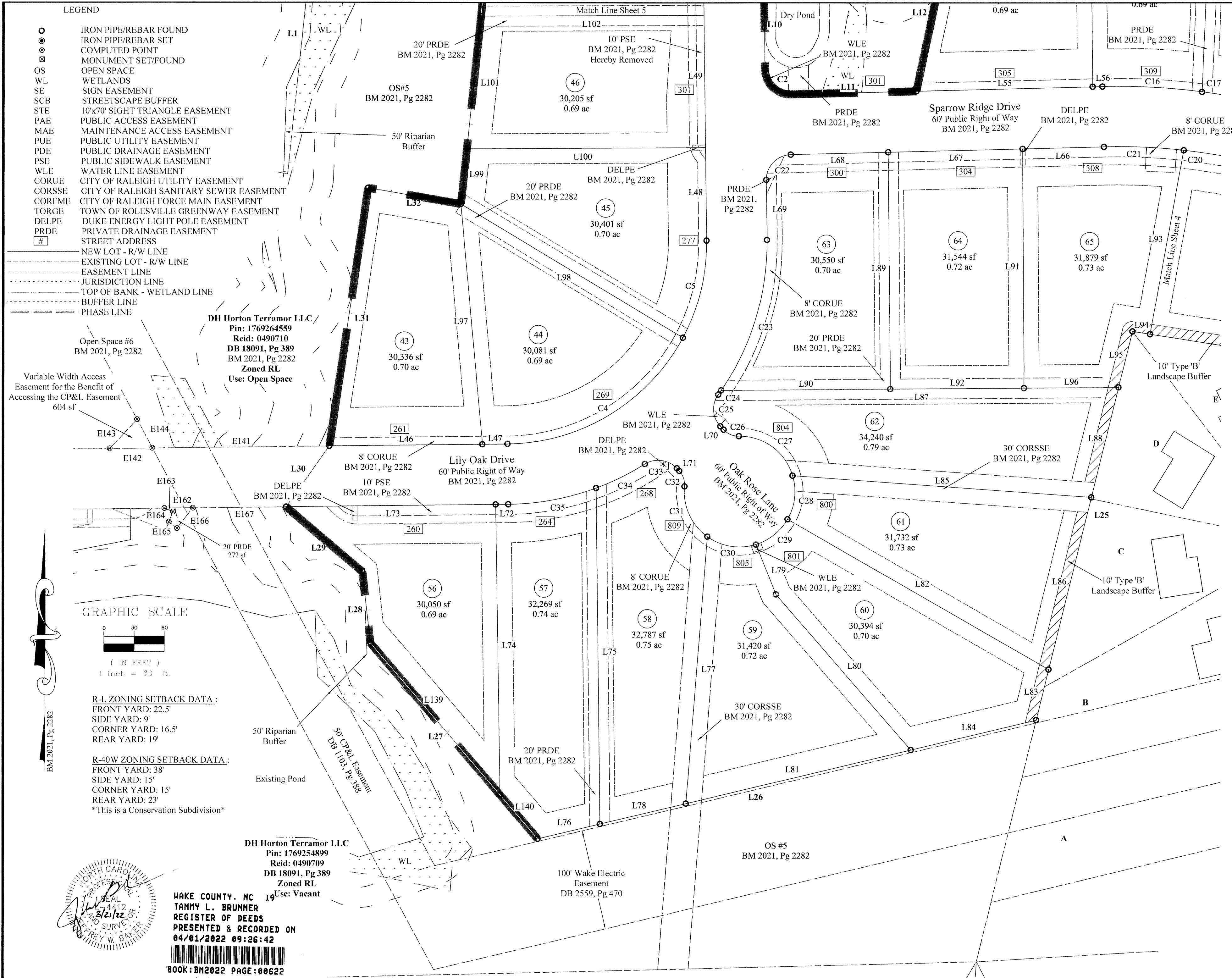
**SHEET**  
**2 OF 6**

Note:  
 PSE shown on Lots 48 - 49 was inadvertently labeled  
 as 10 Feet Wide in BM 2020, Pg 2282.  
 The Correct Width is 8 Feet.



LEGEND

- IRON PIPE/REBAR FOUND
- ⊙ IRON PIPE/REBAR SET
- ⊗ COMPUTED POINT
- ⊠ MONUMENT SET/FOUND
- OS OPEN SPACE
- WL WETLANDS
- SE SIGN EASEMENT
- SCB STREETScape BUFFER
- STE 10'x70' SIGHT TRIANGLE EASEMENT
- P AE PUBLIC ACCESS EASEMENT
- MAE MAINTENANCE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
- PSE PUBLIC SIDEWALK EASEMENT
- WLE WATER LINE EASEMENT
- CORUE CITY OF RALEIGH UTILITY EASEMENT
- CORSSE CITY OF RALEIGH SANITARY SEWER EASEMENT
- CORFME CITY OF RALEIGH FORCE MAIN EASEMENT
- TORGE TOWN OF ROLESVILLE GREENWAY EASEMENT
- DELPE DUKE ENERGY LIGHT POLE EASEMENT
- PRDE PRIVATE DRAINAGE EASEMENT
- # STREET ADDRESS
- NEW LOT - R/W LINE
- EXISTING LOT - R/W LINE
- EASEMENT LINE
- JURISDICTION LINE
- TOP OF BANK - WETLAND LINE
- BUFFER LINE
- PHASE LINE

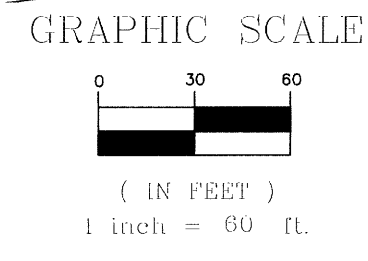


**DH Horton Terramor LLC**  
 Pin: 1769264559  
 Reid: 0490710  
 DB 18091, Pg 389  
 BM 2021, Pg 2282  
 Zoned RL  
 Use: Open Space

**DH Horton Terramor LLC**  
 Pin: 1769254899  
 Reid: 0490709  
 DB 18091, Pg 389  
 Zoned RL  
 Use: Vacant

**WAKE COUNTY, NC**  
 19  
**TAMMY L. BRUNNER**  
 REGISTER OF DEEDS  
 PRESENTED & RECORDED ON  
 04/01/2022 09:26:42

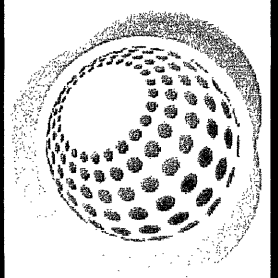
BOOK: BM2022 PAGE: 00622



**R-L ZONING SETBACK DATA :**  
 FRONT YARD: 22.5'  
 SIDE YARD: 9'  
 CORNER YARD: 16.5'  
 REAR YARD: 19'

**R-40W ZONING SETBACK DATA :**  
 FRONT YARD: 38'  
 SIDE YARD: 15'  
 CORNER YARD: 15'  
 REAR YARD: 23'  
 \*This is a Conservation Subdivision\*

BM 2021, Pg 2282



**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 2524 Reliance Avenue, Apex, NC 27539  
 Phone: 919.577.1080 Fax: 919.577.1081  
 NCBELS FIRM No. C-2378

**D.R. Horton - Terramor, LLC**  
 7208 Falls of Neuse Road, #201  
 Raleigh, NC, 27615

**FINAL PLAT**  
**CHANDLER'S RIDGE SUBDIVISION**  
**PHASE 1B - LOTS 35, 42-68 & 70-75**  
 Wake Forest Township, Rolesville  
 Wake County, North Carolina


Revision Date: 3/18/2022
Designed By: N/A
Drawn By: JCH
Checked By: JWB
Scale: 1"=60'
Date: 2/01/2022
Project Number: 200330

**SHEET**  
**3 OF 6**



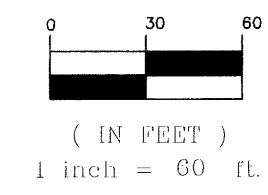
LEGEND

- IRON PIPE/REBAR FOUND
- ⊙ IRON PIPE/REBAR SET
- ⊗ COMPUTED POINT
- ⊗ MONUMENT SET/FOUND
- OS OPEN SPACE
- WL WETLANDS
- SE SIGN EASEMENT
- SCB STREETScape BUFFER
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- PAE PUBLIC ACCESS EASEMENT
- MAE MAINTENANCE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
- PSE PUBLIC SIDEWALK EASEMENT
- WLE WATER LINE EASEMENT
- CORUE CITY OF RALEIGH UTILITY EASEMENT
- CORSSE CITY OF RALEIGH SANITARY SEWER EASEMENT
- CORFME CITY OF RALEIGH FORCE MAIN EASEMENT
- TORGE TOWN OF ROLESVILLE GREENWAY EASEMENT
- DELPE DUKE ENERGY LIGHT POLE EASEMENT
- PRDE PRIVATE DRAINAGE EASEMENT
- # STREET ADDRESS

WAKE COUNTY, NC 20  
 TAMMY L. BRUNNER  
 REGISTER OF DEEDS  
 PRESENTED & RECORDED ON  
 04/01/2022 09:26:42  
  
 BOOK: BM2022 PAGE: 00623

R-L ZONING SETBACK DATA:  
 FRONT YARD: 22.5'  
 SIDE YARD: 9'  
 CORNER YARD: 16.5'  
 REAR YARD: 19'

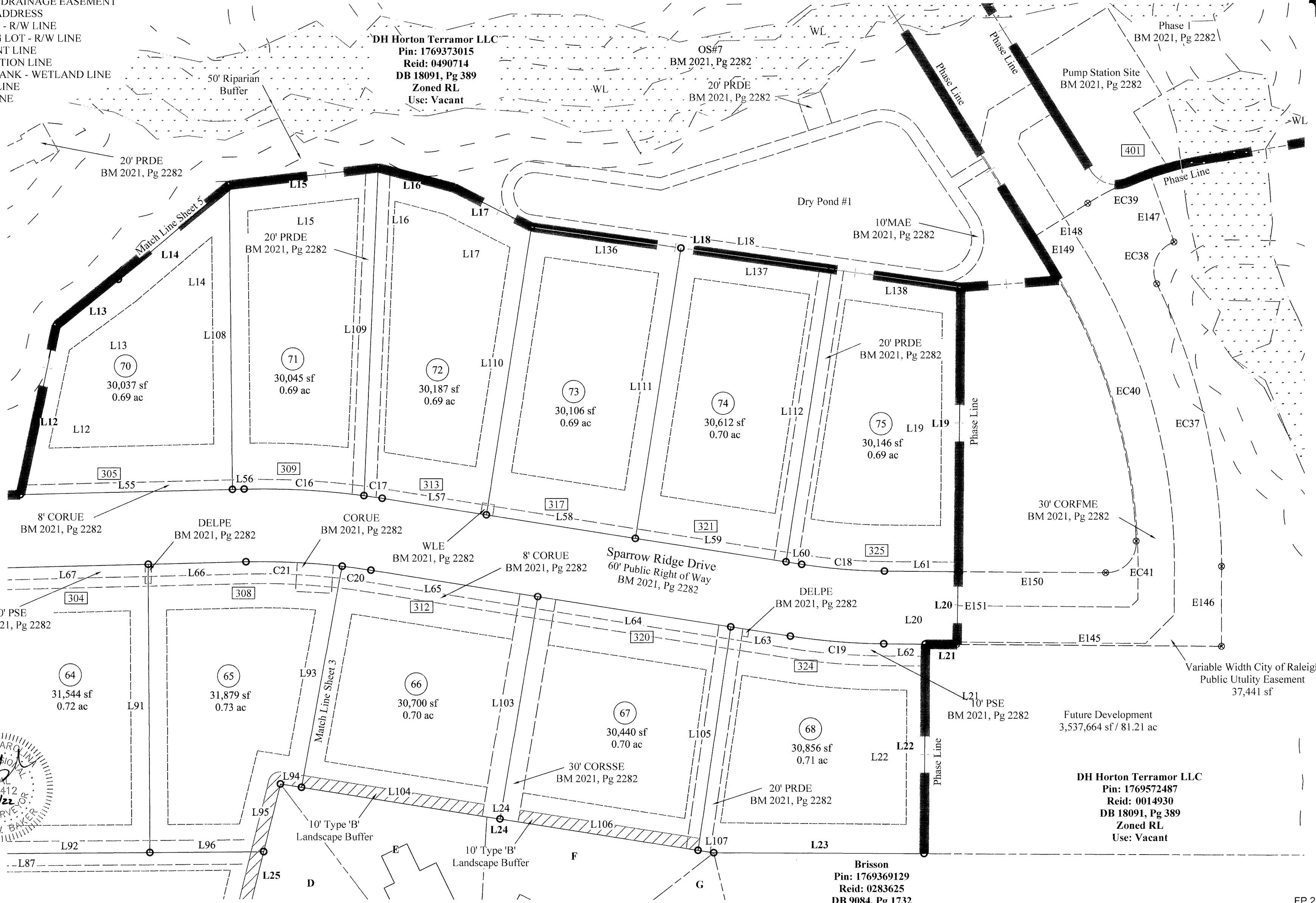
GRAPHIC SCALE



R-40W ZONING SETBACK DATA:  
 FRONT YARD: 38'  
 SIDE YARD: 15'  
 CORNER YARD: 15'  
 REAR YARD: 23'  
 \*This is a Conservation Subdivision\*

BM 2020, Pg. 1476

- NEW LOT - R/W LINE
- EXISTING LOT - R/W LINE
- EASEMENT LINE
- JURISDICTION LINE
- TOP OF BANK - WETLAND LINE
- BUFFER LINE
- PHASE LINE



DH Horton Terramor LLC  
 Pin: 1769373015  
 Reid: 0490714  
 DB 18091, Pg 389  
 Zoned RL  
 Use: Vacant

OS#7  
 BM 2021, Pg 2282  
 20' PRDE  
 BM 2021, Pg 2282

Pump Station Site  
 BM 2021, Pg 2282

8' CORUE  
 BM 2021, Pg 2282

DELPE  
 BM 2021, Pg 2282

CORUE  
 BM 2021, Pg 2282

8' CORUE  
 BM 2021, Pg 2282

Sparrow Ridge Drive  
 60' Public Right of Way  
 BM 2021, Pg 2282

DELPE  
 BM 2021, Pg 2282

10' PSE  
 BM 2021, Pg 2282

10' PSE  
 BM 2021, Pg 2282

Future Development  
 3,537,664 sf / 81.21 ac

DH Horton Terramor LLC  
 Pin: 1769572487  
 Reid: 0014930  
 DB 18091, Pg 389  
 Zoned RL  
 Use: Vacant

Brisson  
 Pin: 1769369129  
 Reid: 0283625  
 DB 9084, Pg 1732



**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 2524 Reliance Avenue, Apex, NC 27539  
 Phone: 919.577.1080 Fax: 919.577.1081  
 NCBELS FIRM No. C-2378

D.R. Horton - Terramor, LLC  
 7208 Falls of Neuse Road, #201  
 Raleigh, NC, 27615

FINAL PLAT  
 CHANDLER'S RIDGE SUBDIVISION  
 PHASE 1B - LOTS 35, 42-68 & 70-75  
 Wake Forest Township, Rolesville  
 Wake County, North Carolina

Revision Date:	3/18/2022
Designed By:	N/A
Drawn By:	JCH
Checked By:	JWB
Scale:	1"=60'
Date:	2/01/2022
Project Number:	200330

**SHEET**  
**4 OF 6**

LEGEND

- IRON PIPE/REBAR FOUND
- ⊙ IRON PIPE/REBAR SET
- ⊗ COMPUTED POINT
- ⊠ MONUMENT SET/FOUND
- OS OPEN SPACE
- WL WETLANDS
- SE SIGN EASEMENT
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- - - EASEMENT LINE
- - - JURISDICTION LINE / ZONING LINE
- - - TOP OF BANK - WETLAND LINE
- - - BUFFER LINE
- - - PHASE LINE
- - - FENCE LINE

**WFINV LLC**  
 Pin: 1769286187  
 Reid: 0023547  
 DB 16962, Pg 1633  
 BM 2020, Pg 1476  
 Zoned R40W  
 Use: Agriculture

Wake County Planning and Zoning Jurisdiction

Rolesville Town Limits

R-40W

Zoning Line

Jurisdiction Line

50' Riparian Buffer

60' Public Right of Way

Match Line Sheet 3

Match Line Sheet 4

Dry Pond #2

Sparrow Ridge Drive

Lily Oak Drive

10' MAE

10' PSE

10' PSE

10' PSE

10' PSE

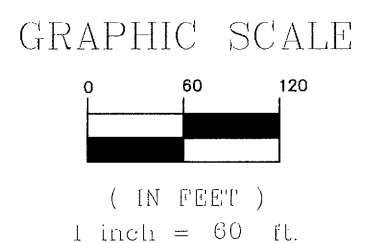
WAKE COUNTY, NC 21  
 TAMMY L. BRUNNER  
 REGISTER OF DEEDS  
 PRESENTED & RECORDED ON  
 04/01/2022 09:26:42  
 BOOK: BM2022 PAGE: 00624

10' FENCE HOA  
 MAE  
 7,954 sf

Note:  
 PSE shown on Lots 48 - 49 was inadvertently labeled  
 as 10 Feet Wide in BM 2020, Pg 2282.  
 The Correct Width is 8 Feet.

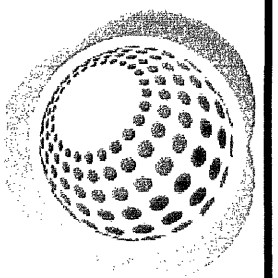
R-L ZONING SETBACK DATA:  
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 SIDE YARD: 9'  
 CORNER YARD: 16.5'  
 REAR YARD: 19'

R-40W ZONING SETBACK DATA:  
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 CORNER YARD: 15'  
 REAR YARD: 23'  
 \*This is a Conservation Subdivision\*



**DH Horton Terramor LLC**  
 Pin: 1769264559  
 Reid: 0490710  
 DB 18091, Pg 389  
 Zoned RL  
 Use: Vacant

**DH Horton Terramor LLC**  
 Pin: 1769373015  
 Reid: 0490714  
 DB 18091, Pg 389  
 Zoned RL  
 Use: Vacant



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Project Number: 200330

**SHEET**  
**5 OF 6**

