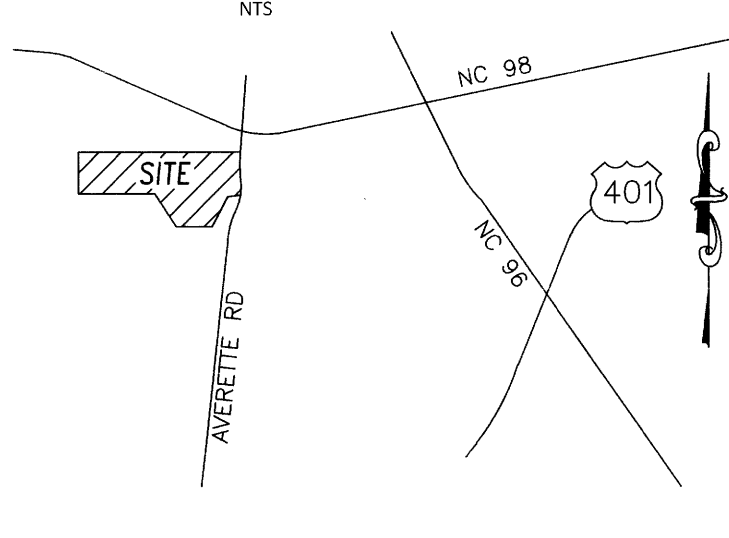


VICINITY MAP



REFERENCES

- DEED BOOK 17509 PAGE 1101
-BOOK OF MAPS 2021 PAGE 119-126
-BOOK OF MAPS 2021 PAGE 1209-1210

Site Data:

Owner: ExperienceOne Homes LLC
PO Box 25509
Cary, NC, 27512
Zoning District - R & PUD, RL
Existing Use - Vacant
DB 17509, Pg 1101
BM 2021, Pg 119-126
BM 2021, Pg 1209-1210
PIN:1860135542 / REID:0481678: 50,637 sf / 1.1625 ac
PIN:1860135888 / REID:0481679: 63,864 sf / 1.4661 ac
PIN:1860144005 / REID:0481681: 14,214 sf / 0.3263 ac
PIN:1860145215 / REID:0481680: 33,703 sf / 0.7737 ac
Total Future Development Area: 162,418 sf / 3.7286 ac
New Lot 88 Area: 11,130 sf / 0.2555 ac
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New Lot 98 Area: 12,013 sf / 0.2758 ac
New Lot 99 Area: 11,182 sf / 0.2567 ac
New Lot 100 Area: 11,081 sf / 0.2544 ac
New OS#3A Area: 16,360 sf / 0.3756 ac
Total Area: 162,418 sf / 3.7286 ac

GENERAL NOTES

- 1. This survey was prepared by Bateman Civil Survey Company, under the supervision of Steven P. Carson, PLS.
2. Field equipment used: Trimble r8 gps and Trimble s8 robotic total station.
3. All distances are horizontal ground distances unless otherwise noted.
4. There are no Flood Hazard Areas within the development boundary per National Flood Insurance Program Flood Insurance Rate Map #37201860001, 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.

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.

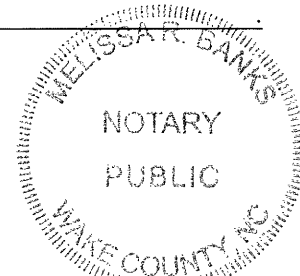
Owner: [Signature]
Date: 6-10-2022

"North Carolina, Wake County.

I, Melissa R. Banks, a Notary Public of the County and State aforesaid, certify that David Schmidt personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 10 day of June, 2022.

[Signature]
Notary Public

My commission expires March 17, 2023



"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.

[Signature]
Subdivision Administrator, Town of Rolesville

Date: 6/30/22
Rolesville, North Carolina

I, Meredith Grober hereby certify that all streets, utilities and other required improvements have been installed in an 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 \$ 315 has been paid.

[Signature]
Date: 6/30/22
Subdivision Administrator

Rolesville, North Carolina

I, Meredith Grober, Review Officer of the Town of Rolesville, Certify that the Map or Plat to which this Certification is affixed meets all statutory requirements for recording.

[Signature]
Date: 6/30/22
Review Officer

"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 17509, page 1101); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 2021, page 119; 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 10th day of June, A.D. 2022."

[Signature]
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.

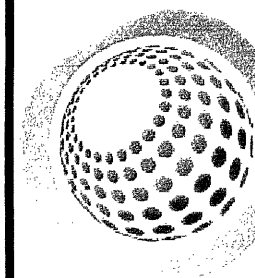
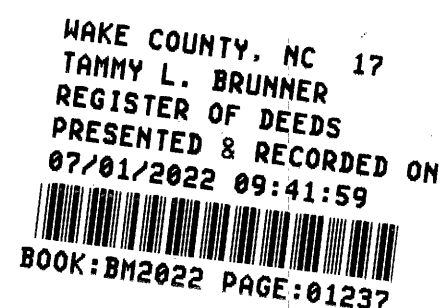
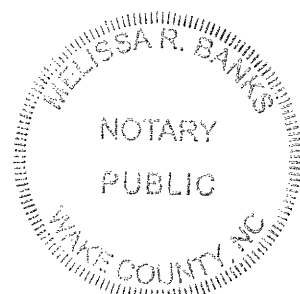
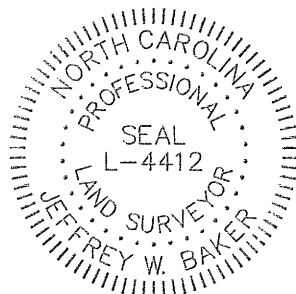
[Signature] 6/10/22
Jeffrey W. Baker, PLS L-4412 date

"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 10 day of June, 2022.

[Signature]
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

ExperienceOne Homes, LLC
PO Box 5509
Cary, NC, 27512

FINAL PLAT
ELIZABETH SPRINGS SUBDIVISION
PHASE ONE, LOTS 88-100
Wake Forest Township, Rolesville
Wake County, North Carolina

REV: 5/26/2022
Designed By: N/A
Drawn By: JCH
Checked By: JWB
Scale: N/A
Date: 01/12/2022
Project Number: 190106

SHEET
1 OF 2

Line #	Direction	Length
L1	S02°07'14"E	144.59
L2	N89°03'35"W	80.26
L3	N89°03'35"W	79.01
L4	N89°03'35"W	78.01
L5	N00°56'46"E	144.40
L6	S89°03'14"E	76.14
L7	S89°03'14"E	79.01
L8	S89°03'14"E	74.40
L9	S00°12'06"W	144.41
L10	S00°12'06"W	144.40
L11	S30°56'01"E	70.65
L13	S00°56'25"W	65.46
L15	N89°35'06"W	104.76
L16	N00°48'43"E	137.50
L17	S89°03'35"E	79.85
L18	S89°03'35"E	50.00
L20	S89°03'35"E	103.38
L21	S03°06'18"E	78.61
L22	S03°06'18"E	23.74
L23	S03°36'38"E	50.02
L24	S03°36'38"E	50.44
L25	S03°41'51"E	22.92
L26	S03°41'44"E	73.25
L27	S03°44'15"E	3.90
L28	S03°44'15"E	70.52
L29	S03°44'15"E	29.62
L30	S03°49'56"E	45.42
L31	S88°10'40"W	127.01
L33	N01°49'19"W	50.00
L34	N01°49'20"W	49.30
L39	N00°56'27"E	12.04
L40	N00°56'24"E	53.42
L41	S89°03'35"E	133.92
L42	N89°47'15"W	139.18
L43	N89°20'35"E	143.55
L44	S88°28'25"W	146.87
L45	N88°10'40"E	149.43
L46	S43°33'26"W	71.18
L47	N88°10'40"E	88.00
L48	N88°10'40"E	91.43
L49	S03°49'58"E	104.30
L50	S03°25'52"E	24.65
L51	S88°55'16"W	95.79
L52	S88°55'16"W	88.01
L53	S88°55'16"W	88.01
L54	N01°49'20"W	125.36
L55	N88°10'40"E	88.00
L56	S01°49'20"E	126.50

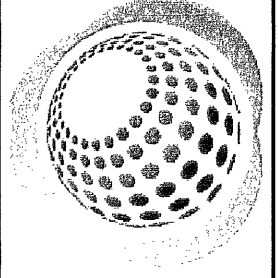
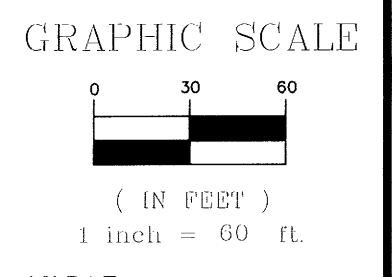
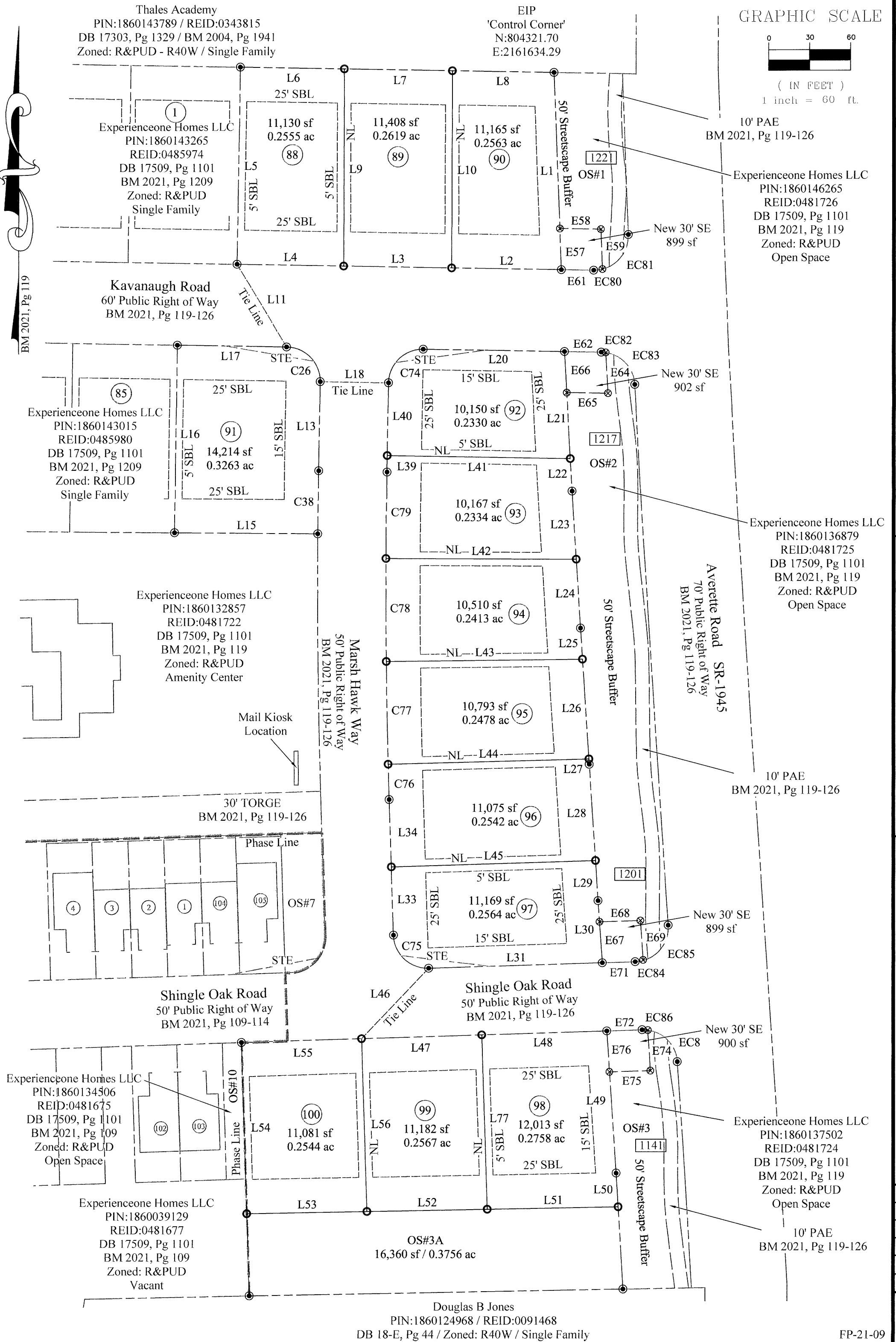
Line #	Direction	Length
E57	N02°07'14"W	30.04
E58	S89°03'35"E	30.04
E59	S02°07'14"E	29.21
E61	N89°03'35"W	23.61
E62	S89°03'35"E	26.83
E64	S03°06'18"E	29.86
E65	N89°03'35"W	30.07
E66	N03°06'18"W	30.07
E67	N03°49'56"W	30.02
E68	N88°10'40"E	30.02
E69	S03°49'56"E	29.32
E71	S88°10'40"W	24.14
E72	N88°10'40"E	25.89
E74	S03°49'58"E	29.67
E75	S88°10'40"W	30.02
E76	N03°49'58"W	30.02

Curve #	Length	Radius	Delta	Direction	Chord	Tangent
C26	39.27	25.00	090°00'00"	S44°03'35"E	35.36	25.00
C38	46.08	5025.00	000°31'31"	S00°40'39"W	46.08	23.04
C74	39.27	25.00	090°00'00"	N45°56'25"E	35.36	25.00
C75	39.27	25.00	090°00'00"	N46°49'20"W	35.36	25.00
C76	25.82	5029.19	000°17'39"	N01°40'31"W	25.82	12.91
C77	75.38	4948.88	000°52'22"	N01°05'30"W	75.38	37.69
C78	75.38	4985.24	000°51'59"	N00°13'20"W	75.38	37.69
C79	63.28	4946.99	000°43'58"	N00°34'39"E	63.27	31.64

Curve #	Length	Radius	Delta	Direction	Chord	Tangent
EC80	6.46	25.00	014°47'39"	S83°32'35"W	6.44	3.25
EC81	34.24	25.00	078°28'12"	N36°54'40"E	31.63	20.41
EC82	3.27	25.00	007°29'30"	S85°18'50"E	3.27	1.64
EC83	34.24	25.00	078°27'47"	N42°20'11"W	31.62	20.41
EC84	5.91	25.00	013°32'50"	S81°24'15"W	5.90	2.97
EC85	34.24	25.00	078°27'47"	N35°23'57"E	31.62	20.41
EC86	4.16	25.00	009°31'35"	S87°03'32"E	4.15	2.08
EC87	34.24	25.00	078°27'47"	N43°03'51"W	31.62	20.41

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 Zoning District - R & PUD
 Existing Use - Vacant
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- LEGEND**
- IRON PIPE/REBAR FOUND
 - IRON PIPE/REBAR SET
 - ⊙ COMPUTED POINT
 - ⊗ MONUMENT SET/FOUND
 - OPEN SPACE
 - SE SIGN EASEMENT
 - NL NEW PROPERTY LINE
 - STE SIGHT TRIANGLE EASEMENT
 - PAE PUBLIC ACCESS EASEMENT
 - MAE MAINTENANCE ACCESS EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - COR CITY OF RALEIGH
 - TORGE TOWN OF ROLESVILLE GREENWAY EASEMENT
 - PDE PRIVATE DRAINAGE EASEMENT
 - # STREET ADDRESS
 - NEW LOT - R/W LINE
 - EXISTING LOT - R/W LINE
 - EASEMENT LINE
 - SETBACK LINE
 - TOP OF BANK
 - BUFFER LINE
 - PHASE LINE



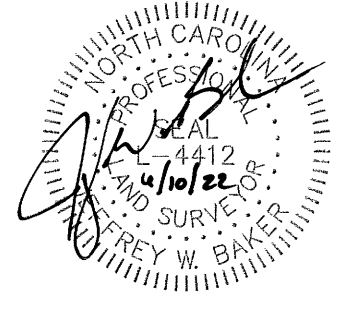
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ELIZABETH SPRINGS SUBDIVISION
PHASE ONE, LOTS 88-100
 Wake Forest Township, Rolesville
 Wake County, North Carolina

REV: 5/26/2022
 Designed By: N/A
 Drawn By: JWH
 Checked By: JWB
 Scale: 1"=60'
 Date: 01/12/2022
 Project Number: 190106

SHEET
2 OF 2



Douglas B Jones
 PIN:1860124968 / REID:0091468
 DB 18-E, Pg 44 / Zoned: R40W / Single Family

FP-21-09