

SITE DATA:
Owner: ExperienceOne Homes LLC
PO Box 25509
Cary, NC, 27512
Zoning District - R & PUD
Existing Use - Agriculture
Watershed - Little River
Pin - 1850931935 Reid - 0002813
DB 17509, Pg 1101

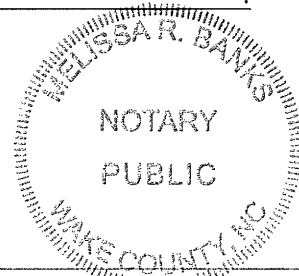
REFERENCES
-DEED BOOK 17509 PAGE 1101
-BOOK OF MAPS 2006 PAGE 1172
-BOOK OF MAPS 2021 PAGE 109
-BOOK OF MAPS 2021 PAGE 119

- GENERAL NOTES
1. This survey was prepared by Bateman Civil Survey Company, under the supervision of Jeffrey W. Baker, 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. The property lies in Zone "X" per National Flood Insurance Program Flood Insurance Rate Map #3720185000J, 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.

Table with 2 columns: Site Data, Overall Area, Existing R/W Area, Net Area, Phase 1 Single Family Area, Phase 1 Townhome Area, Phase 2A Single Family Area, Residual Area, Phase 2A Single Family Lots, Phase 2A Single Family Lot Area, Phase 2A Single Family R/W Dedication, Phase 2A Single Family Open Space.

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.
Owners: David Schmidt, MGR.
Date: 2-23-2022

"North Carolina, Wake County 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 23 day of February, 2022.
Melissa R. Banks
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.
Meredith Gruber
Subdivision Administrator, Town of Rolesville
Date: 3/23/2022
Rolesville, North Carolina

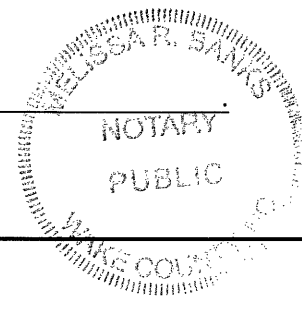
"I Meredith Gruber hereby certify that all streets, utilities and other required improvements have been installed in a acceptable manner and according to Town specifications and standards in the Subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Rolesville has been received and that the filing fees for this plat, in the amount of \$ 585 has been paid.
3/23/2022 Meredith Gruber
Date Subdivision Administrator"

Rolesville, North Carolina
I Meredith Gruber 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.
3/23/2022 Meredith Gruber
Date Review Officer

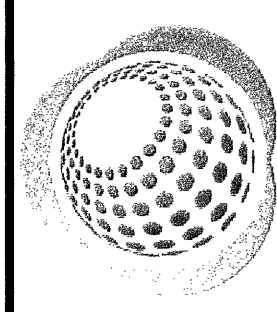
"I, Jeffrey W. Baker, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 17509, page 1101); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 2006, page 1172; that the ratio 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 23rd day of February, A.D. 2022."
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, PLS L-4412
2/23/22
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 23 day of February, 2022.
Melissa R. Banks
Notary Public
My commission expires March 17, 2023



WAKE COUNTY, NC 37
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/25/2022 10:15:27
BOOK: BM2022 PAGE: 00572



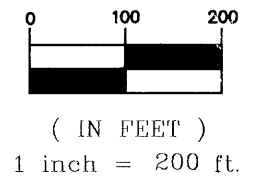
Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, NC 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

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

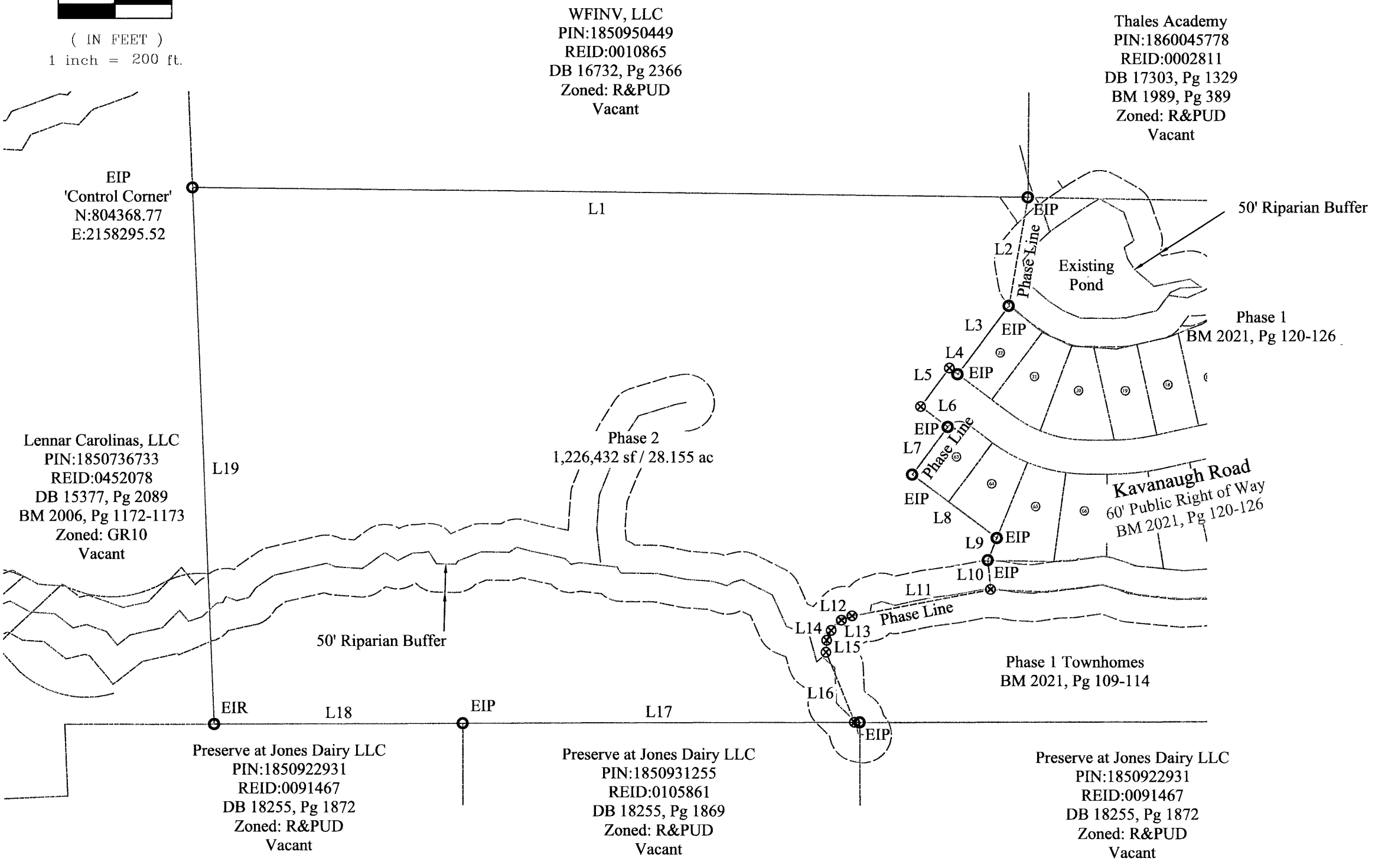
FINAL PLAT
ELIZABETH SPRINGS SUBDIVISION
PHASE 2A
Wake Forest Township, Rolesville
Wake County, North Carolina

Designed By: N/A
Drawn By: JCH
Checked By: JWB
Scale: N/A
Date: 12/28/2021
Project Number: 190106

GRAPHIC SCALE

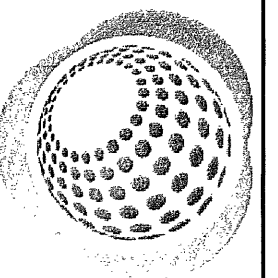


BM 2021, Pg 119



LEGEND

- IRON PIPE/REBAR FOUND
- ⊙ IRON PIPE/REBAR SET
- ⊕ COMPUTED POINT
- ⊗ MONUMENT SET/FOUND
- OS OPEN SPACE
- 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
- ZONING LINE



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 Cary, NC, 27512

FINAL PLAT
 ELIZABETH SPRINGS SUBDIVISION
 PHASE 2A
 Wake Forest Township, Rolesville
 Wake County, North Carolina

Designed By: N/A
 Drawn By: JCH
 Checked By: JWB
 Scale: 1"=200'
 Date: 12/28/2021
 Project Number: 190106

SHEET
2 OF 5

Line #	Direction	Length
L1	S89°21'21"E	1473.16
L2	S09°54'49"W	194.41
L3	S36°48'44"W	150.92
L4	N53°10'21"W	18.18
L5	S36°49'39"W	85.00
L6	S53°11'16"E	59.98
L7	S36°48'10"W	105.01
L8	S53°11'13"E	186.73
L9	S22°00'06"W	42.58
L10	S05°46'54"E	51.94
L11	S79°12'48"W	248.83
L12	S67°25'54"W	20.21
L13	S45°07'53"W	25.67
L14	S24°22'30"W	18.77
L15	S03°33'15"W	21.04
L16	S22°05'47"E	133.64
L17	S89°48'40"W	690.95
L18	S89°49'27"W	438.23
L19	N02°19'00"W	947.86

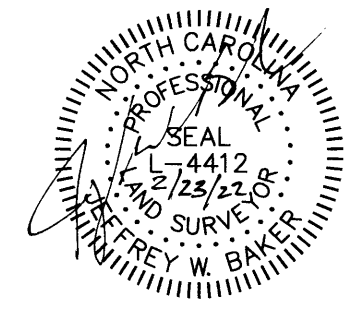
Curve #	Length	Radius	Delta	Direction	Chord	Tangent
EC116	20.01	1058.35	001°05'00"	N89°38'01"E	20.01	10.01
EC117	5.05	1030.00	000°16'52"	N79°27'35"E	5.05	2.53
EC147	5.04	1030.00	000°16'48"	N80°51'46"E	5.04	2.52
EC148	10.32	50.00	011°49'32"	S22°00'33"E	10.30	5.18
EC149	10.02	50.00	011°29'14"	S33°39'55"E	10.01	5.03
EC151	22.62	35.00	037°01'59"	N71°38'38"W	22.23	11.72
EC152	42.01	65.00	037°01'59"	S71°38'38"E	41.29	21.77
EC154	14.28	219.96	003°43'13"	N01°40'58"E	14.28	7.14
EC155	30.06	219.96	007°49'50"	N07°27'30"E	30.04	15.05
EC157	19.02	24.50	044°28'54"	S63°13'03"E	18.55	10.02
EC160	20.83	25.00	047°44'24"	N65°18'57"W	20.23	11.06
EC163	42.11	840.15	002°52'19"	N82°55'32"E	42.11	21.06

Line #	Direction	Length
E202	N36°48'57"E	80.51
E204	S89°51'10"W	171.17
E205	N76°59'41"W	185.45
E206	S89°09'17"W	80.21
E207	S84°57'25"W	70.08
E208	N87°14'42"W	141.89
E209	S78°47'55"W	106.97
E210	S80°54'19"W	128.03
E211	S65°09'01"W	102.00
E212	N02°19'00"W	32.48
E213	N65°09'01"E	93.70
E214	N80°54'19"E	131.63
E215	N78°47'55"E	110.09
E216	S87°14'42"E	143.52
E217	N84°57'25"E	69.13
E218	N89°09'17"E	84.95
E219	S76°59'41"E	186.15
E220	N89°48'45"E	167.21
E222	S36°48'57"W	30.00
E223	S02°13'56"E	159.14
E224	N89°32'50"W	10.01
E225	N89°32'50"W	10.01
E226	N02°13'56"W	158.85
E228	S02°14'06"E	231.26
E229	S01°49'55"W	45.36
E230	N89°37'26"W	15.21

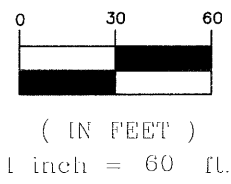
Line #	Direction	Length
E231	N88°18'25"W	14.79
E232	N01°49'55"E	44.72
E233	N02°14'06"W	226.19
E234	S54°05'52"W	165.16
E235	N02°10'48"W	24.05
E236	N54°05'52"E	154.68
E245	N53°07'39"W	64.67
E247	S53°07'39"E	64.64
E248	S85°27'30"E	205.59
E249	S41°26'46"E	12.40
E250	S05°01'56"W	30.08
E251	N41°26'46"W	12.61
E252	N85°27'47"W	204.87
E253	N63°57'15"E	67.40
E254	N12°09'10"W	160.26
E255	N77°50'50"E	20.00
E256	S12°09'10"E	175.92
E257	S63°57'15"W	11.99
E258	S77°50'50"W	7.33
E259	N53°11'21"W	27.50
E260	N53°11'26"W	9.72
E261	N36°41'27"E	142.22
E262	S53°18'33"E	20.00
E263	S36°41'27"W	135.73
E264	S32°25'50"E	18.43

WAKE COUNTY, NC 38
 TAMMY L. BRUNNER
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 03/25/2022 10:15:27

 BOOK: BM2022 PAGE: 00573

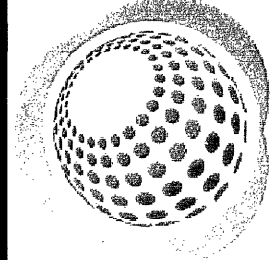


GRAPHIC SCALE



WFINV, LLC
PIN:1850950449
REID:0010865
DB 16732, Pg 2366
Zoned: R&PUD
Vacant

Thales Academy
PIN:1860045778
REID:0002811
DB 17303, Pg 1329
BM 1989, Pg 389
Zoned: R&PUD
Vacant



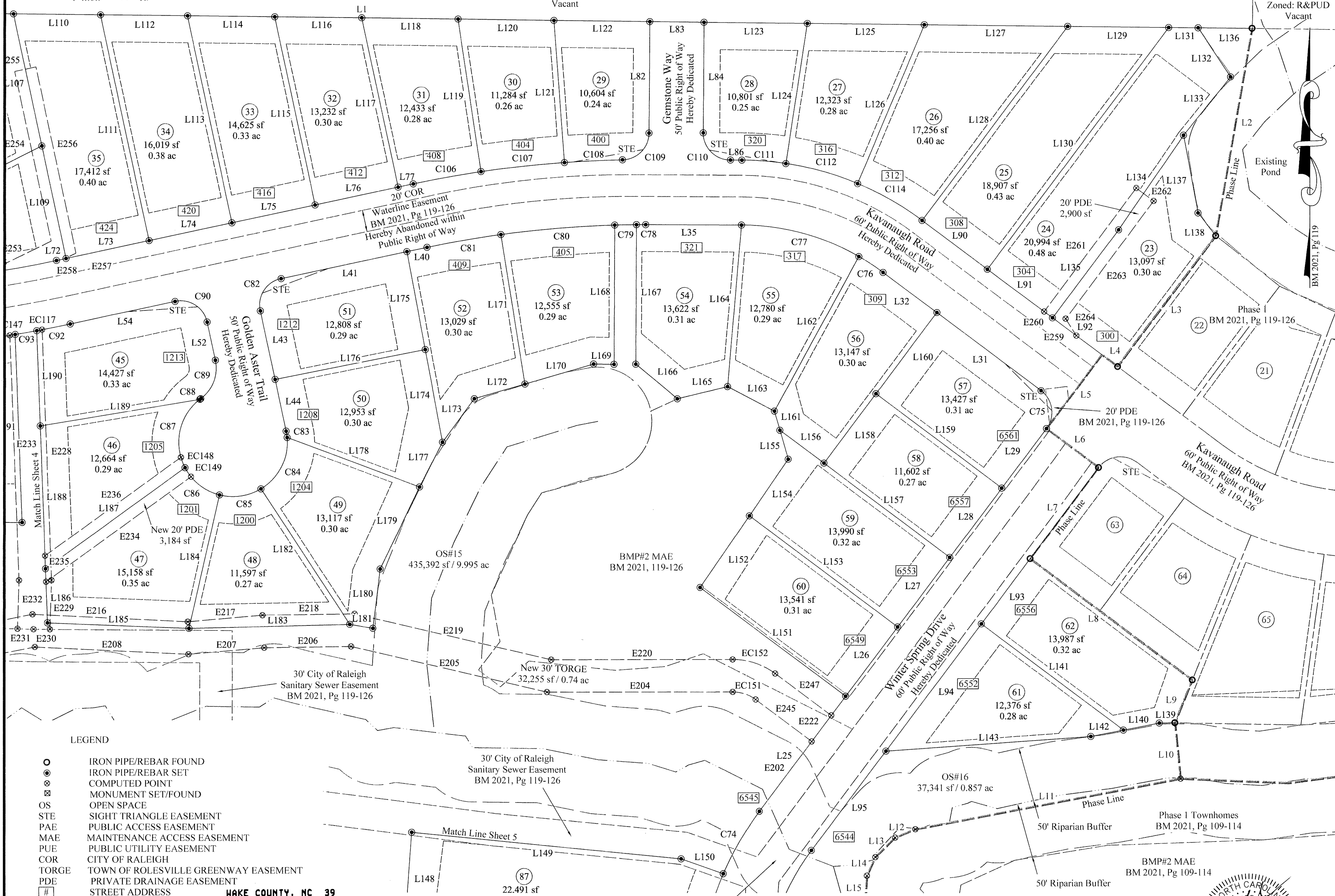
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FINAL PLAT
ELIZABETH SPRINGS SUBDIVISION
PHASE 2A
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Checked By: JWB
Scale: 1"=60'
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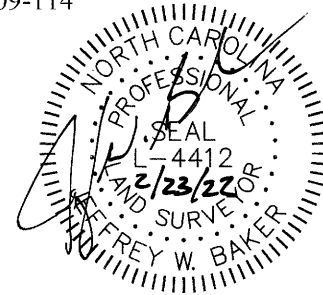
SHEET
3 OF 5

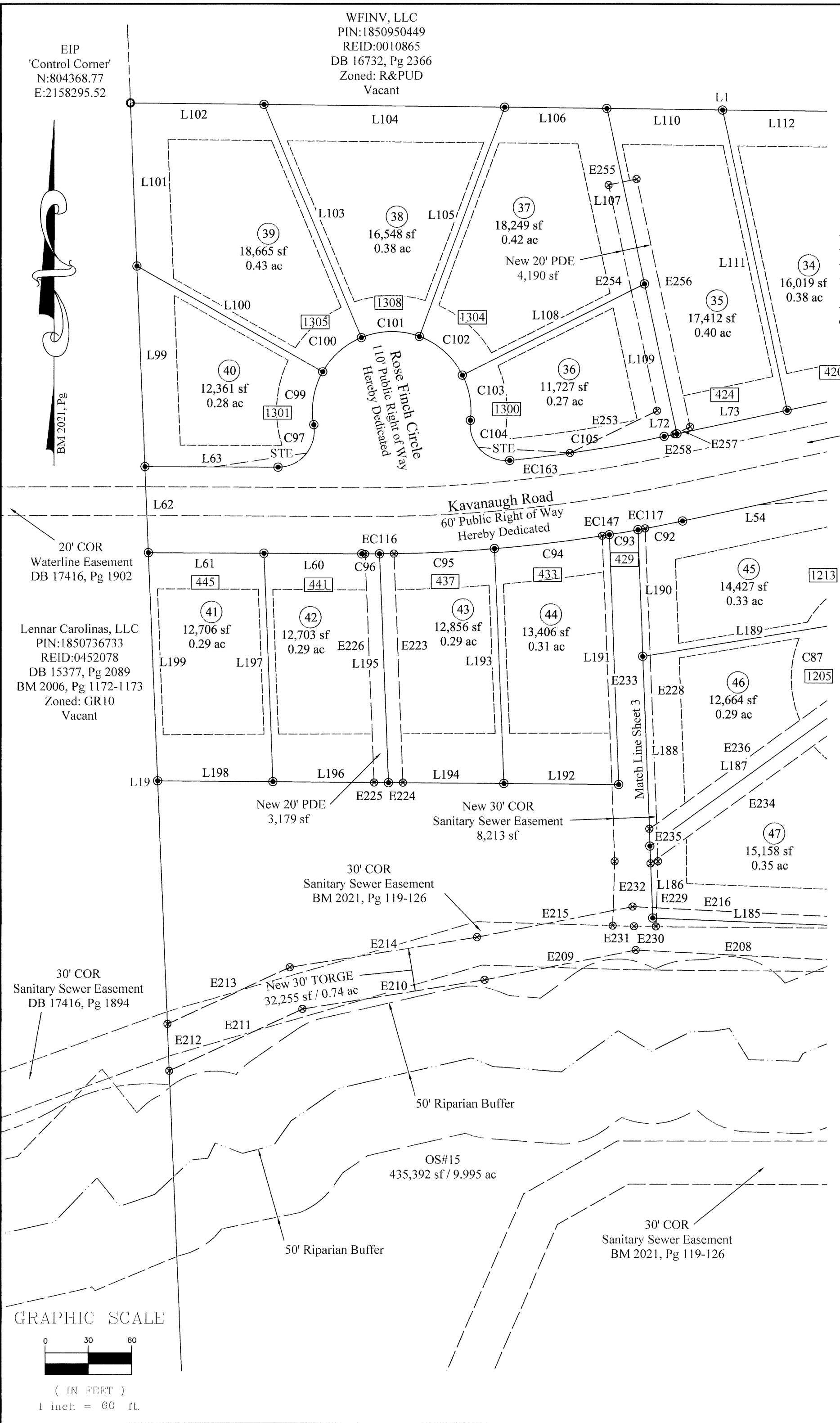


LEGEND

- IRON PIPE/REBAR FOUND
- ⊙ IRON PIPE/REBAR SET
- ⊗ COMPUTED POINT
- ⊠ MONUMENT SET/FOUND
- OS OPEN SPACE
- 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


WAKE COUNTY, NC 39
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/25/2022 10:15:27
BOOK:BM2022 PAGE:00574

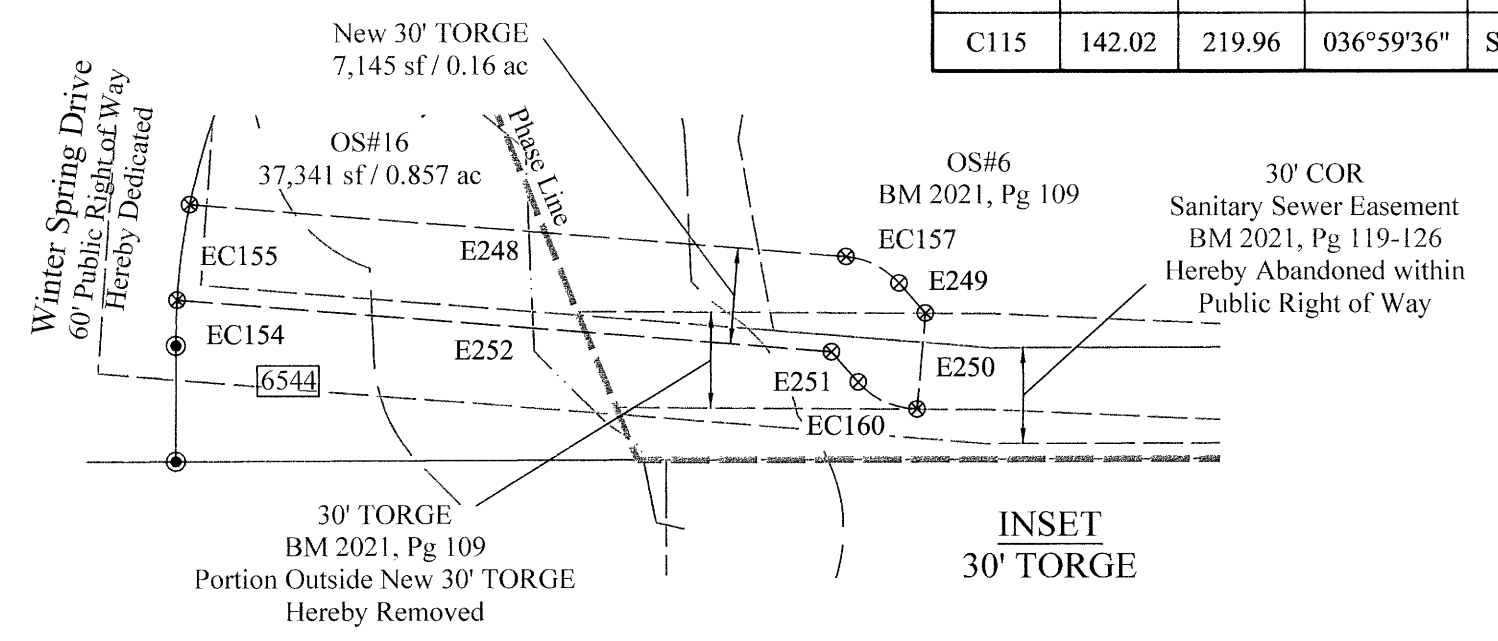
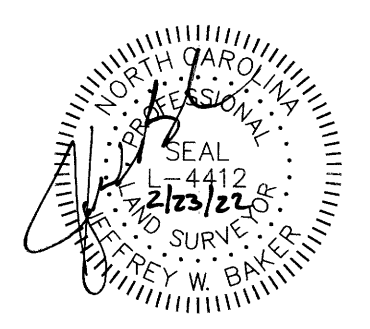




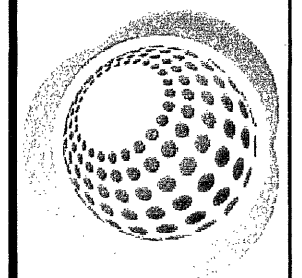
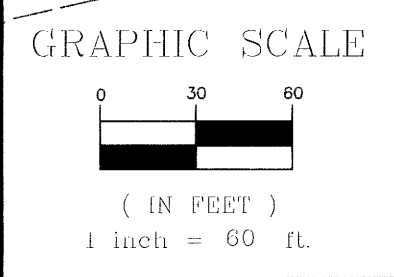
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20' COR
 Waterline Easement
 BM 2021, Pg 119-126
 Hereby Abandoned within
 Public Right of Way

WAKE COUNTY, NC 40
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/25/2022 10:15:27

BOOK: BM2022 PAGE: 00575



Curve Table						
Curve #	Length	Radius	Delta	Direction	Chord	Tangent
C26	47.88	280.00	009°47'52"	N04°43'31"E	47.82	24.00
C38	66.37	280.00	013°34'51"	N16°24'52"E	66.21	33.34
C74	66.50	280.00	013°36'26"	N30°00'31"E	66.34	33.41
C75	39.27	25.00	090°00'13"	N08°11'10"W	35.36	25.00
C76	26.70	220.00	006°57'11"	N56°39'52"W	26.68	13.37
C77	113.40	220.00	029°31'58"	N74°54'26"W	112.15	57.99
C78	8.52	960.00	000°30'30"	S89°42'03"W	8.52	4.26
C79	20.01	960.00	001°11'39"	S88°50'59"W	20.01	10.00
C80	105.48	960.00	006°17'43"	S85°06'18"W	105.43	52.79
C81	69.16	960.00	004°07'39"	S79°53'37"W	69.14	34.59
C82	39.27	25.00	090°00'00"	S32°50'50"W	35.36	25.00
C83	5.91	50.00	006°46'22"	S08°45'59"E	5.91	2.96
C84	56.08	50.00	064°15'58"	S26°45'11"W	53.19	31.41
C85	39.62	50.00	045°24'04"	S81°35'12"W	38.59	20.92
C86	41.71	50.00	047°47'28"	N51°49'02"W	40.51	22.15
C87	70.08	50.00	080°18'19"	N12°13'51"E	64.48	42.18
C88	1.00	50.00	001°08'54"	N52°57'27"E	1.00	0.50
C89	40.12	35.00	065°41'03"	N20°41'22"E	37.96	22.59
C90	39.27	25.00	090°00'00"	N57°09'10"W	35.36	25.00
C92	31.51	1030.00	001°45'10"	S78°43'25"W	31.51	15.76
C93	20.18	1030.00	001°07'21"	S80°09'41"W	20.18	10.09
C94	80.29	1030.00	004°27'59"	S82°57'21"W	80.27	40.17
C95	80.03	1030.00	004°27'07"	S87°24'54"W	80.01	40.04
C96	12.32	1030.00	000°41'08"	S89°59'02"W	12.32	6.16
C97	43.84	25.00	100°28'00"	N40°05'36"E	38.43	30.04
C99	38.13	55.00	039°43'24"	N09°41'05"E	37.37	19.87
C100	36.32	55.00	037°50'14"	N48°27'54"E	35.66	18.85
C101	41.25	55.00	042°58'19"	N88°52'10"E	40.29	21.65
C102	41.25	55.00	042°58'19"	S48°09'31"E	40.29	21.65
C103	32.31	55.00	033°39'46"	S09°50'29"E	31.85	16.64
C104	44.82	25.00	102°43'33"	S44°22'22"E	39.06	31.28
C105	108.64	970.00	006°25'01"	N81°03'21"E	108.58	54.38
C106	63.41	1020.00	003°33'43"	N79°36'42"E	63.40	31.71
C107	77.44	1020.00	004°21'00"	N83°34'04"E	77.42	38.74
C108	53.68	1020.00	003°00'55"	N87°15'01"E	53.68	26.85
C109	38.57	25.00	088°24'15"	N44°33'22"E	34.86	24.31
C110	39.31	25.00	090°05'58"	S44°41'45"E	35.39	25.04
C111	40.77	280.00	008°20'35"	S85°30'07"E	40.74	20.42
C112	68.85	280.00	014°05'21"	S74°17'08"E	68.68	34.60
C114	68.68	280.00	014°03'12"	S60°12'52"E	68.51	34.51
C115	142.02	219.96	036°59'36"	S18°19'09"W	139.56	73.58



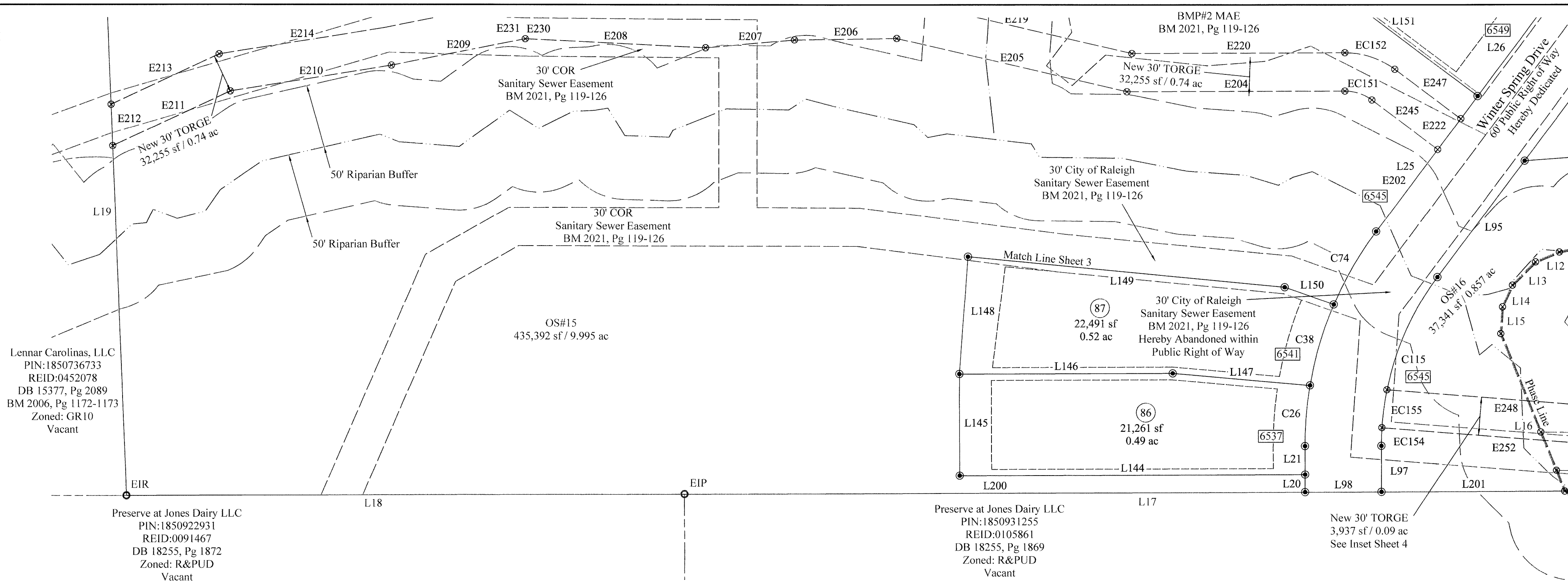
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SHEET
4 OF 5

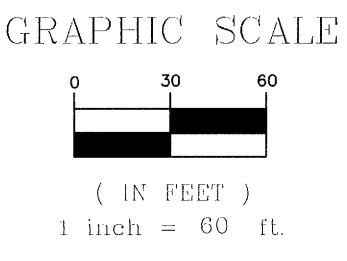


Lennar Carolinas, LLC
 PIN:1850736733
 REID:0452078
 DB 15377, Pg 2089
 BM 2006, Pg 1172-1173
 Zoned: GR10
 Vacant

Preserve at Jones Dairy LLC
 PIN:1850922931
 REID:0091467
 DB 18255, Pg 1872
 Zoned: R&PUD
 Vacant

Preserve at Jones Dairy LLC
 PIN:1850931255
 REID:0105861
 DB 18255, Pg 1869
 Zoned: R&PUD
 Vacant

New 30' TORGE
 3,937 sf / 0.09 ac
 See Inset Sheet 4



WAKE COUNTY, NC 41
 TAMMY L. BRUNNER
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 03/25/2022 10:15:27
 BOOK: BM2022 PAGE: 00576

- LEGEND**
- IRON PIPE/REBAR FOUND
 - IRON PIPE/REBAR SET
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 - - - - NEW LOT - R/W LINE
 - - - - EXISTING LOT - R/W LINE
 - - - - EASEMENT LINE
 - - - - SETBACK LINE
 - - - - TOP OF BANK
 - - - - BUFFER LINE
 - - - - PHASE LINE

Line #	Direction	Length
L20	N00°10'09"W	13.81
L21	N00°10'36"W	22.44
L25	N36°48'57"E	132.71
L26	N36°48'22"E	80.00
L27	N36°49'32"E	80.00
L28	N36°48'57"E	80.00
L29	N36°48'57"E	68.51
L31	N53°11'16"W	120.03
L32	N53°11'16"W	61.96
L35	N89°47'55"W	88.21
L40	S77°50'50"W	18.88
L41	S77°50'50"W	118.82
L43	S12°09'10"E	64.73
L44	S12°09'10"E	48.73
L52	N12°09'10"W	36.00
L54	S77°50'50"W	98.97
L60	N89°40'24"W	67.75
L61	N89°40'24"W	80.30
L62	N02°19'00"W	60.06
L63	S89°40'24"E	92.51
L72	N77°50'50"E	8.96
L73	N77°50'50"E	78.33
L74	N77°50'50"E	78.33
L75	N77°50'50"E	78.33
L76	N77°50'50"E	78.33

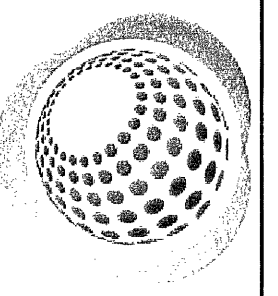
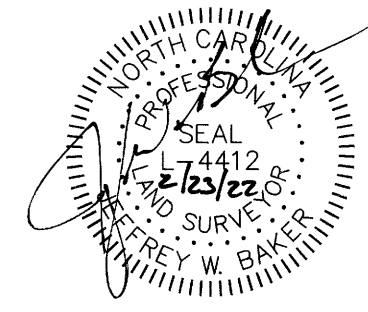
Line #	Direction	Length
L77	N77°50'50"E	14.38
L82	N00°21'14"E	102.90
L83	S89°21'21"E	50.00
L84	S00°21'14"W	102.06
L86	S89°47'55"E	10.53
L90	S53°11'16"E	75.19
L91	S53°11'26"E	75.00
L92	S53°11'21"E	56.82
L93	S36°48'57"W	75.00
L94	S36°48'57"W	146.87
L95	S36°48'57"W	114.34
L97	S00°10'26"E	36.23
L98	S89°48'40"W	60.00
L99	N02°19'00"W	139.04
L100	S60°27'13"E	148.47
L101	N02°19'00"W	113.64
L102	S89°21'21"E	92.94
L103	S22°36'59"E	175.57
L104	S89°21'21"E	166.95
L105	S20°21'20"W	170.02
L106	S89°21'21"E	70.99
L107	S12°09'10"E	124.79
L108	S63°19'38"W	141.43
L109	S12°09'10"E	106.40
L110	S89°21'21"E	80.33

Line #	Direction	Length
L111	S12°09'10"E	213.40
L112	S89°21'21"E	80.33
L113	S12°09'10"E	195.61
L114	S89°21'21"E	80.33
L115	S12°09'10"E	177.82
L116	S89°21'21"E	80.33
L117	S12°09'10"E	160.03
L118	S89°21'21"E	88.78
L119	S08°36'27"E	142.59
L120	S89°21'21"E	88.51
L121	S04°15'26"E	131.68
L122	S89°21'21"E	88.49
L123	S89°21'21"E	95.16
L124	S08°40'11"W	130.87
L125	S89°21'21"E	107.96
L126	S22°45'32"W	159.16
L127	S89°21'21"E	132.09
L128	S36°48'44"W	223.97
L129	S89°21'21"E	93.14
L130	S36°48'44"W	278.93
L131	S89°21'21"E	27.15
L132	S33°26'53"E	54.37
L133	S38°49'55"W	69.33
L134	S34°27'15"W	105.74
L135	S36°48'44"W	101.65

Line #	Direction	Length
L136	S89°21'21"E	49.71
L137	S10°36'54"E	72.92
L138	S37°48'33"E	26.60
L139	S88°42'09"W	14.33
L140	S78°55'29"W	33.74
L141	N53°10'17"W	163.72
L142	S78°55'29"W	30.67
L143	S85°53'51"W	189.45
L144	S89°48'39"W	271.12
L145	N00°11'21"W	80.00
L146	N89°48'39"E	167.52
L147	S84°55'44"E	108.15
L148	N04°08'05"E	92.35
L149	S84°29'10"E	249.78
L150	S70°37'36"E	41.00
L151	N53°11'16"W	167.59
L152	N34°24'34"E	80.07
L153	S53°11'16"E	170.93
L154	N34°24'34"E	63.22
L155	N15°54'08"W	27.79
L156	S53°11'16"E	50.70
L157	S53°11'16"E	145.02
L158	N36°48'44"E	80.00
L159	S53°11'16"E	145.02
L160	N36°48'44"E	93.51

Line #	Direction	Length
L161	N15°54'08"W	18.40
L162	N28°34'49"E	162.42
L163	N62°27'15"W	48.89
L164	N04°53'31"E	149.76
L165	S76°12'30"W	47.39
L166	N50°19'06"W	49.97
L167	N00°14'00"E	128.88
L168	S00°14'00"W	128.72
L169	N89°11'30"W	18.97
L170	S73°38'50"W	65.94
L171	N09°10'08"W	139.81
L172	S73°38'50"W	48.54
L173	S36°11'59"W	49.78
L174	N10°34'39"W	86.93
L175	N10°34'39"W	91.86
L176	S78°41'45"W	141.31
L177	S26°54'31"W	46.38
L178	N69°32'49"W	130.61
L179	S25°38'49"W	84.02
L180	S06°51'28"W	55.02
L181	N80°36'51"W	21.58
L182	N33°17'43"W	149.54
L183	S88°31'50"W	148.37
L184	N12°49'53"E	126.31
L185	N87°44'01"W	130.69

Line #	Direction	Length
L186	N02°10'48"W	49.89
L187	N54°05'52"E	158.88
L188	N02°10'48"W	131.79
L189	N80°33'56"E	149.39
L190	N02°10'48"W	88.05
L191	S02°10'48"E	173.67
L192	N89°32'50"W	79.78
L193	N02°16'47"W	163.20
L194	N89°32'50"W	80.23
L195	N02°13'56"W	158.95
L196	N89°32'50"W	80.09
L197	N02°13'56"W	158.70
L198	N89°32'50"W	80.08
L199	N02°19'00"W	158.53
L200	S89°48'40"W	487.01
L201	S89°48'40"W	143.94



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 NCBELS FIRM No. C-2378

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

FINAL PLAT
 ELIZABETH SPRINGS SUBDIVISION
 PHASE 2A
 Wake Forest Township, Rolesville
 Wake County, North Carolina

Designed By: N/A
 Drawn By: JCH
 Checked By: JWB
 Scale: 1"=60'
 Date: 12/28/2021
 Project Number: 190106