

I, DAN GREGORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK, SEE, PAGE, REFERENCES, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK, SEE, PAGE, REFERENCES, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-33 AS AMENDED.

D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS

DAY OF _____, A.D., 2023.

DAN GREGORY, PLS L-5240

LINE	BEARING	DISTANCE
L1	N 81°56'53" E	114.61'
L2	S 14°20'45" E	88.05'
L3	S 14°12'54" E	89.02'
L4	S 14°33'55" E	71.61'
L5	S 01°08'18" W	69.02'
L6	S 02°39'27" E	21.60'
L7	S 88°23'11" W	5.88'
L8	S 02°37'58" E	136.92'
L9	S 15°01'50" W	53.54'
L10	N 41°07'47" W	82.24'
L11	S 89°51'12" W	44.50'
L12	S 47°03'35" W	37.60'
L13	S 44°30'19" E	118.28'
L14	S 44°51'31" W	51.93'
L15	S 59°25'16" W	13.29'
L16	S 39°07'45" W	63.67'
L17	S 48°20'36" W	38.98'
L18	S 48°55'45" W	104.14'
L19	S 48°59'00" W	19.07'
L20	S 49°16'35" W	96.02'

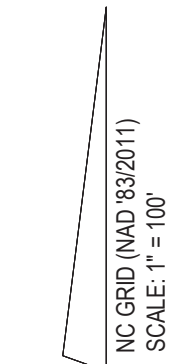
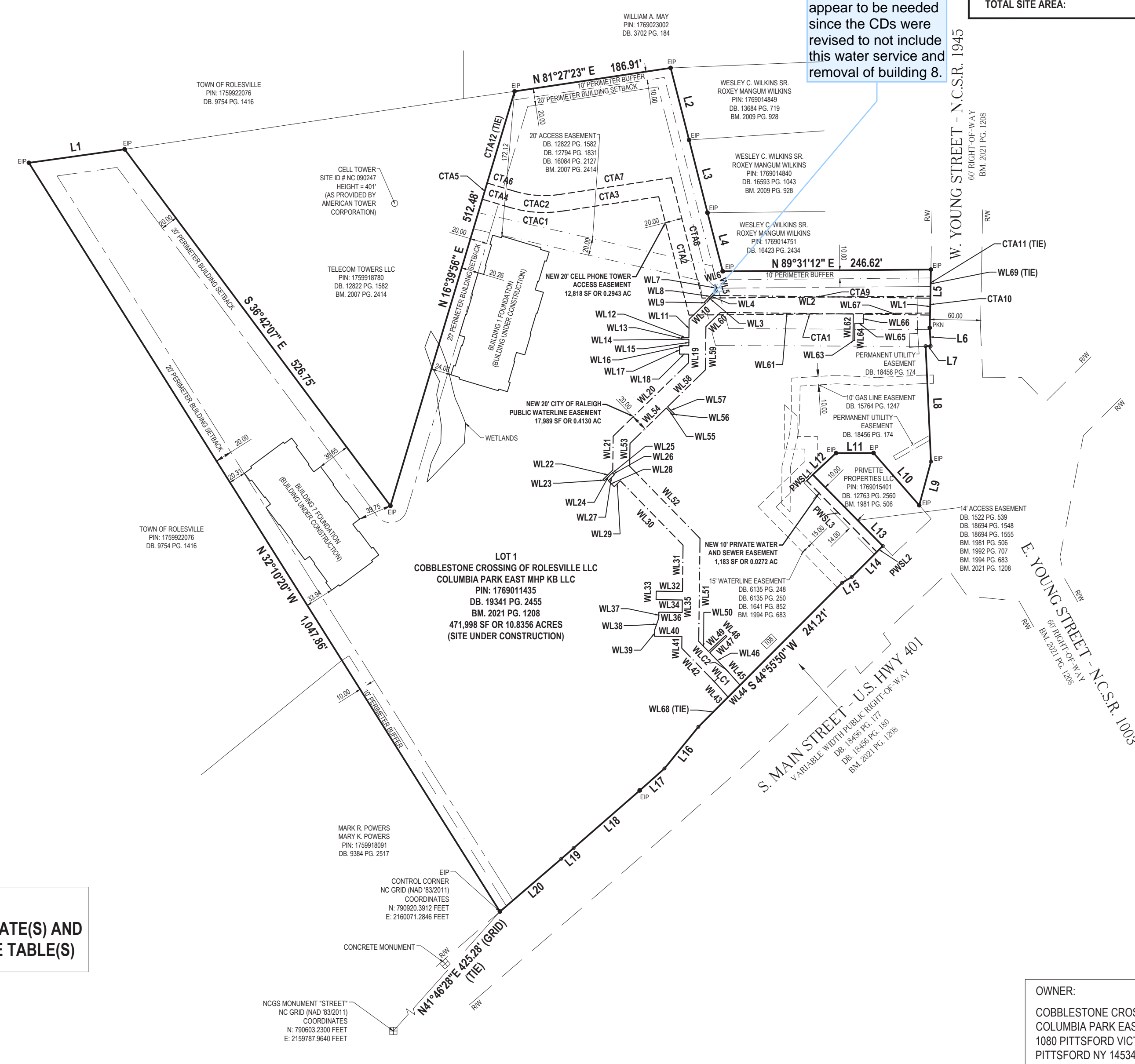
- NOTE:
- AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 - OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
 - NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
 - NO FEMA FLOOD HAZARD AREA(S) PER FIRM NUMBER(S) 3720176900J DATED MAY 2, 2006 AND 3720175900K DATED JULY 19, 2022.
 - PROPERTY IS ZONED TC.
 - BUFFER DELINEATION TO BE DETERMINED BY DWR BEFORE FINAL APPROVAL.
 - THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS) THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM 88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY. CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.

BUILDING SETBACKS TABLE		
SETBACKS	MIN	MAX
FRONT	0'	20'
SIDE	0'	15'
REAR	0'	45'

V1 - FSP-23-17

This portion of the easement does not appear to be needed since the CDs were revised to not include this water service and removal of building 8.

SITE DATA TABLE	
OWNER:	COBBLESTONE CROSSING OF ROLESVILLE LLC COLUMBIA PARK EAST MHP KB LLC
PIN:	1769011435
DEED REFERENCE:	DB. 19341 PG. 2455
PLAT REFERENCE:	BM. 2021 PG. 1208
TOTAL SITE AREA:	471,998 SF OR 10.8356 AC

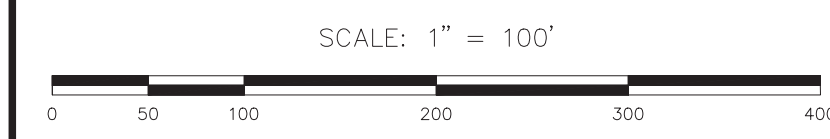


- REFERENCES
- DB. 5741 PG. 921
 - DB. 12763 PG. 2560
 - DB. 12794 PG. 1827
 - DB. 14688 PG. 212
 - DB. 15827 PG. 426
 - DB. 16026 PG. 705
 - DB. 16074 PG. 1997
 - DB. 16084 PG. 2121
 - DB. 16566 PG. 1875
 - DB. 18456 PG. 177
 - DB. 18456 PG. 180
 - DB. 19341 PG. 2455
 - BM. 1958 PG. 95
 - BM. 1981 PG. 506
 - BM. 1999 PG. 2152
 - BM. 2007 PG. 2414
 - BM. 2021 PG. 1208

- LEGEND
- EIP = EXISTING IRON PIPE
 - CP = CALCULATED POINT
 - IPS = IRON PIPE SET
 - RW = RIGHT-OF-WAY
 - XXX] DENOTES ADDRESS

SEE SHEET 2 FOR TOWN AND OWNER CERTIFICATE(S) AND EASEMENT LINE AND CURVE TABLE(S)

OWNER:
COBBLESTONE CROSSING OF ROLESVILLE LLC
COLUMBIA PARK EAST MHP KB LLC
1080 PITTSFORD VICTOR RD STE 202
PITTSFORD NY 14534-3805



REV.	DATE	DESCRIPTION	BY

**B
N
K**

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

- 6310 CHAPEL HILL ROAD, SUITE 250
- RALEIGH, NORTH CAROLINA 27607
- TELEPHONE: (919)851-4422 OR (800)354-1879
- FAX: (919)851-8968
- CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY	GS
DRAWN BY	AMH
CHECKED BY	DG
DATE	09-01-2023

EASEMENT PLAT
PROPERTY OF
COBBLESTONE CROSSING OF ROLESVILLE LLC
AND
COLUMBIA PARK EAST MHP KB LLC

ROLESVILLE WAKE COUNTY NORTH CAROLINA

SHEET
1
OF
2

WATERLINE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WL1	S 01°08'18" W	20.00'
WL2	S 89°16'32" E	256.63'
WL3	N 45°43'28" E	11.56'
WL4	S 42°45'01" W	18.39'
WL5	S 14°21'46" E	7.43'
WL6	N 75°38'14" E	2.00'
WL7	N 14°21'46" W	6.34'
WL8	N 42°45'01" E	19.22'
WL9	N 44°16'32" W	1.90'
WL10	N 45°43'28" E	27.09'
WL11	N 00°43'28" E	21.55'
WL12	S 89°16'32" E	8.69'
WL13	N 00°43'28" E	2.00'
WL14	N 89°16'32" W	8.69'
WL15	N 00°43'28" E	7.69'
WL16	S 89°16'32" E	10.92'
WL17	N 00°43'28" E	10.00'
WL18	N 89°16'32" W	10.92'
WL19	N 00°43'28" E	10.12'
WL20	N 45°43'28" E	124.70'
WL21	N 00°43'28" E	40.20'
WL22	N 46°05'18" E	15.99'
WL23	N 43°54'42" W	2.00'
WL24	S 46°05'18" W	14.02'
WL25	N 00°43'28" E	0.63'
WL26	N 44°16'32" W	2.78'
WL27	N 45°37'55" E	10.01'
WL28	N 44°22'05" W	10.00'
WL29	S 45°37'55" W	9.99'
WL30	N 44°16'32" W	106.54'
WL31	N 00°43'28" E	54.90'
WL32	S 89°16'32" E	31.08'
WL33	N 00°43'28" E	10.00'
WL34	N 89°16'32" W	31.08'
WL35	N 00°43'28" E	14.86'
WL36	S 89°16'32" E	27.66'
WL37	N 00°43'28" E	7.00'
WL38	N 19°00'31" E	15.27'
WL39	N 00°43'28" E	7.00'
WL40	N 89°16'32" W	32.45'
WL41	N 00°43'28" E	13.78'
WL42	N 44°16'32" W	52.92'
WL43	N 41°34'48" W	22.63'
WL44	S 44°55'50" W	20.04'
WL45	S 41°34'48" E	21.41'
WL46	S 44°16'32" E	26.00'
WL47	S 46°42'07" W	27.84'
WL48	S 43°17'53" E	2.00'
WL49	N 46°42'07" E	27.87'
WL50	S 44°16'32" E	16.64'
WL51	S 00°43'28" W	122.03'
WL52	S 44°16'32" E	119.32'
WL53	S 00°43'28" W	27.07'
WL54	S 45°43'28" W	60.11'
WL55	N 44°16'32" W	11.39'
WL56	S 45°43'28" W	2.00'
WL57	S 44°16'32" E	11.39'
WL58	S 45°43'28" W	62.58'
WL59	S 00°43'28" W	51.36'
WL60	S 45°43'28" W	24.10'
WL61	N 89°16'32" W	157.30'
WL62	N 00°43'28" E	31.35'
WL63	N 89°16'32" W	2.00'
WL64	S 00°43'28" W	20.42'
WL65	N 89°16'32" W	10.00'
WL66	S 00°43'28" W	10.92'
WL67	N 89°16'32" W	78.90'
WL68	S 44°55'50" W	49.81'
WL69	S 01°08'18" W	33.88'

WATERLINE EASEMENT CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
WLC1	90.00'	4.23'	N 42°55'40" W	4.23'
WLC2	110.00'	5.18'	N 42°55'40" W	5.17'

CELL PHONE TOWER ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
CTA1	N 89°31'12" E	285.49'
CTA2	N 14°21'46" W	144.79'
CTA3	S 81°27'23" W	115.77'
CTA4	N 73°20'04" W	34.29'
CTA5	N 16°39'56" E	20.00'
CTA6	N 73°20'04" W	34.29'
CTA7	S 81°27'23" W	133.84'
CTA8	N 14°21'46" W	147.20'
CTA9	N 89°31'12" E	270.39'
CTA10	S 01°08'18" W	20.01'
CTA11	S 01°08'18" W	31.51'
CTA12	N 16°39'56" E	113.30'

CELL PHONE TOWER ACCESS EASEMENT CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
CTAC1	141.50'	62.26'	S 85°56'20" E	61.76'
CTAC2	121.50'	53.46'	S 85°56'20" E	53.03'

PRIVATE WATER AND SEWER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
PWSL1	N 45°29'41" E	10.00'
PWSL2	S 44°51'31" W	10.00'
PWSL3	N 44°30'19" W	118.39'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBE 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 AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

OWNER - COBBLESTONE CROSSING OF ROLESVILLE LLC _____ DATE

OWNER - COLUMBIA PARK EAST MHP KB LLC _____ DATE

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.

DATE _____

SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE
ROLESVILLE, NORTH CAROLINA

ROLESVILLE, NORTH CAROLINA

I, _____, 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.

REVIEW OFFICER _____ DATE

REV.	DATE	DESCRIPTION	BY



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2
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