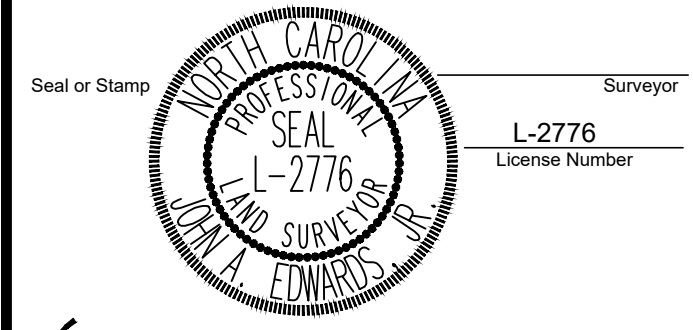


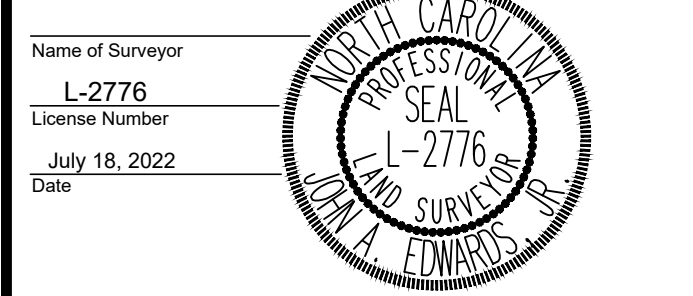
VICINITY MAP (NOT TO SCALE)

"I, JOHN A. EDWARDS JR., P.L.S., certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book N/A., page N/A., etc.) (other) that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A., page N/A.; that the ratio of precision or positional accuracy as calculated is 1:20,000"; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 18th day of July, A.D., 2022.



- This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels;
- This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
- This survey is of an existing parcel or parcels of land;
- This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;

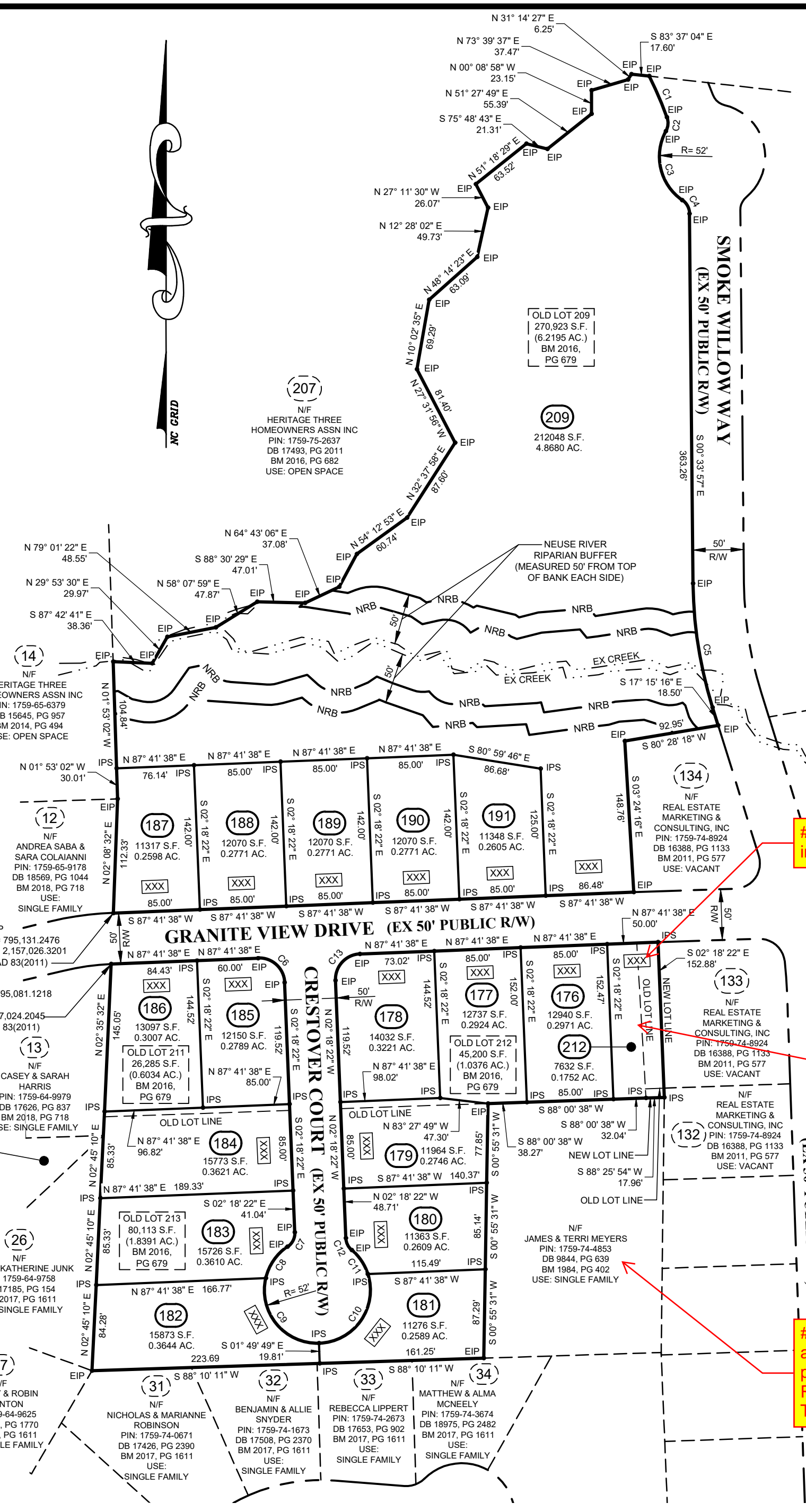
I, John A. Edwards Jr., P.L.S., do hereby certify that the location of the subject property has been checked against area maps and information provided by the Federal Emergency Management Agency (F.E.M.A.) for the National Flood Insurance Program and that the property is is not located in an area designated as having special flood hazards. Property is located in Zone "X" as defined by F.I.R.M Community Panel Number 3720175900J with an effective date of May 2, 2006.



Name of Surveyor: L-2776
 License Number: L-2776
 Date: July 18, 2022

- NOTES:**
- ALL DISTANCES ARE HORIZONTAL GROUND.
 - ALL DIMENSIONS ARE IN FEET.
 - AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
 - BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.

- I JOHN A. EDWARDS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY
- CLASS OF SURVEY: CLASS A
 - POSITIONAL ACCURACY: H: 0.05 US SURVEY FEET
 - TYPE OF GPS/FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK (RTK)
 - DATE OF SURVEY: 1-12-2022
 - VERTICAL DATUM: NAVD 88 HORIZONTAL DATUM: NAD 83(2011) NC GRID EPOCH: 2010.00
 - PUBLISHED/FIXED CONTROL USE: NAME: RALEIGH DOT CORS ARP LAT: 35° 45' 49.50795 LONG: 78° 34' 44.39448 PID: DG4687 CORS ID: NCRD
 - GEOID MODEL: GEOID12B
 - COMBINED GRID FACTOR: 0.99990429
 - UNITS: US SURVEY FEET



ROLESVILLE, NORTH CAROLINA
 I, _____ Review Officer of the Town of Roanoke, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Date _____ Review Officer _____
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 LDA OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.
 LDA, TOWN OF ROLESVILLE
 ROLESVILLE, NORTH CAROLINA
 DATE _____

CERTIFICATION OF OWNERSHIP
 THE UNDERSIGNED HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ROLESVILLE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH MINIMUM SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITE AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.
 REAL ESTATE MARKETING & CONSULTING INC. _____ DATE _____
 BY: W. Harold Perry, Member

BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	44.11'	375.00'	006°44'22"	44.08'	S23° 15' 47"E
C2	14.02'	16.50'	048°40'59"	13.60'	S04° 26' 54"W
C3	76.36'	52.00'	084°08'27"	69.68'	S13° 16' 50"E
C4	15.78'	16.50'	054°47'07"	15.18'	S27° 57' 30"E
C5	123.79'	425.00'	016°41'19"	123.35'	S08° 54' 36"E
C6	39.27'	25.00'	090°00'00"	35.36'	S47° 18' 22"E
C7	16.65'	16.50'	057°48'07"	15.95'	S26° 35' 56"W
C8	38.28'	52.00'	042°11'00"	37.43'	S34° 24' 30"W
C9	95.43'	52.00'	105°08'49"	82.59'	S39° 15' 25"E
C10	96.29'	52.00'	106°05'54"	83.11'	N35° 07' 13"E
C11	28.70'	52.00'	031°37'15"	28.34'	N33° 44' 21"W
C12	13.61'	16.50'	047°14'51"	13.22'	N25° 55' 33"W
C13	39.27'	25.00'	090°00'00"	35.36'	N42° 41' 38"E

NEW LOT AREA CHART

LOT NUMBER	AREA (SF)	AREA (AC)
176	12940	0.2971
177	12737	0.2924
178	14032	0.3221
179	11964	0.2746
180	11363	0.2609
181	11276	0.2589
182	15873	0.3644
183	15726	0.3610
184	15773	0.3621
185	12150	0.2789
186	13097	0.3007
187	11317	0.2598
188	12070	0.2771
189	12070	0.2771
190	12070	0.2771
191	11348	0.2605
209	212048	4.8680
212	7632	0.1752
TOTAL	425,486	9.7679

SITE DATA

OWNER: REAL ESTATE MARKETING & CONSULTING, INC
 6200 FALLS OF NEUSE ROAD
 STE 102
 RALEIGH, NC 27609-3563

OLD LOT 209
 ADDRESS: 0 PLUTON PLACE
 ROLESVILLE, NC 27571

PIN# 1759-75-3474
 ZONING: RL
 USE: VACANT
 REFERENCES: DB 16388, PG 1133
 BM 2016, PG 679

OLD LOT 211
 ADDRESS: 0 PLUTON PLACE
 ROLESVILLE, NC 27571

PIN# 1759-75-1000
 ZONING: RL
 USE: VACANT
 REFERENCES: DB 16388, PG 1133
 BM 2016, PG 679

OLD LOT 212
 ADDRESS: 0 PLUTON PLACE
 ROLESVILLE, NC 27571

PIN# 1759-75-3092
 ZONING: RL
 USE: VACANT
 REFERENCES: DB 16388, PG 1133
 BM 2016, PG 679

OLD LOT 213
 ADDRESS: 0 PLUTON PLACE
 ROLESVILLE, NC 27571

PIN# 1759-74-1891
 ZONING: RM-CZ
 USE: VACANT
 REFERENCES: DB 16388, PG 1133
 BM 2016, PG 679

#1 - Addresses not included

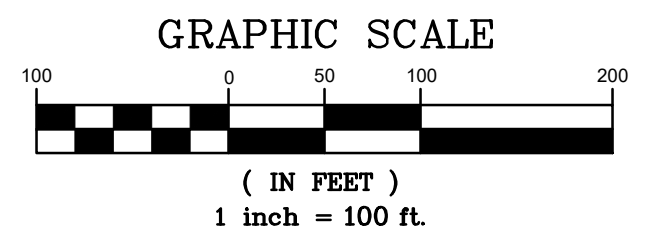
#2 - Town Board is requiring the 20' access to be HOA maintained - Please add as a plat note; See Sheet 3 for additional detail

#3 - This lot needs address assigned as part of this plat - Requirement from Town Board

TOTAL LOT AREA

OLD LOT AREA:	
OLD LOT 209	270,923 S.F. (6.2195 AC.)
OLD LOT 211	26,285 S.F. (0.6034 AC.)
OLD LOT 212	45,200 S.F. (1.0376 AC.)
OLD LOT 213	80,113 S.F. (1.8391 AC.)
TOTAL	422,521 S.F. (9.6896 AC.)
NEW AREA:	
NEW LOTS 176-191	205,806 S.F. (4.7247 AC.)
NEW LOT 209	212,048 S.F. (4.8680 AC.)
NEW LOT 212	7,632 S.F. (0.1752 AC.)
TOTAL	425,486 S.F. (9.7679 AC.)

- LEGEND**
- NOW OR FORMERLY RIGHT OF WAY
 - BOOK OF MAPS
 - DEED BOOK
 - PG PAGE
 - EIP EXISTING IRON PIPE
 - IPS IRON PIPE SET
 - EX EXISTING
 - PROPERTY BOUNDARY LINE
 - RIGHT OF WAY LINE
 - ADJOINING PROPERTY LINE
 - EASEMENT LINE
 - NRB NEUSE RIVER BUFFER
 - XXX DENOTES PROPERTY ADDRESS



RECORDED IN BOOK OF MAPS 2022 PAGE _____ WAKE COUNTY REGISTRY

<p>JOHN A. EDWARDS & COMPANY Consulting Engineers NC License F-0289 333 Wade Ave., Raleigh, N.C. 27605 Phone: (919) 828-4428 Fax: (919) 828-4711 E-mail: info@jaeco.com</p>			SCALE: 1" = 100'	DATE: 07-18-2022	SURVEY FOR: GRANITE CREST SUBDIVISION PHASE IVB	SHEET 1 OF 3
			FILE NO.:	CHECKED BY: JAE, JR.		
DATE	REVISION	BY	SUBDIVISION, EASEMENT & RECOMBINATION PLAT			

LEGEND

- N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - BM BOOK OF MAPS
 - DB DEED BOOK
 - PG PAGE
 - EIP EXISTING IRON PIPE
 - IPS IRON PIPE SET
 - EX EXISTING
-
- XXX DENOTES PROPERTY ADDRESS
 - PROPERTY BOUNDARY LINE
 - RIGHT OF WAY LINE
 - ADJOINING PROPERTY LINE
 - EASEMENT LINE
 - NRB NEUSE RIVER BUFFER
-
- DENOTES EXISTING GREENWAY EASEMENT
 - DENOTES NEW PRIVATE DRAINAGE EASEMENT
 - DENOTES NEW SANITARY SEWER EASEMENT
 - DENOTES NEW SIGHT DISTANCE EASEMENT

(207)
N/F
HERITAGE THREE
HOMEOWNERS ASSN INC
PIN: 1759-75-2637
DB 17493, PG 2011
BM 2016, PG 682
USE: OPEN SPACE

(14)
N/F
HERITAGE THREE
HOMEOWNERS ASSN INC
PIN: 1759-65-6379
DB 15645, PG 957
BM 2014, PG 494
USE: OPEN SPACE

(12)
N/F
ANDREA SABA &
SARA COLAJANNI
PIN: 1759-65-9178
DB 18569, PG 1044
BM 2018, PG 718
USE:
SINGLE FAMILY

50'
GREENWAY
EASEMENT
BM 2016, PG 681

50'
GREENWAY
EASEMENT
BM 2016, PG 681

EX 20'
CITY OF RALEIGH
SANITARY SEWER
EASEMENT
BM 2005, PG 385

EX 20'
CITY OF RALEIGH
SANITARY SEWER
EASEMENT
BM 2016, PG 681
(DISPOSED OF BY THE CITY
OF RALEIGH THROUGH A
FUTURE INSTRUMENT)

NEW PRIVATE
STORMWATER
MAINTENANCE
EASEMENT

(134)
N/F
REAL ESTATE
MARKETING &
CONSULTING, INC
PIN: 1759-74-8924
DB 16388, PG 1133
BM 2011, PG 577
USE: VACANT

EX
CITY OF RALEIGH
SANITARY SEWER
EASEMENT
BM 2005, PG 385

PROPOSED 10'
GRADING EASEMENT

GRANITE VIEW DRIVE
(EX 50' PUBLIC R/W)

SMOKE WILLOW WAY
(EX 50' PUBLIC R/W)



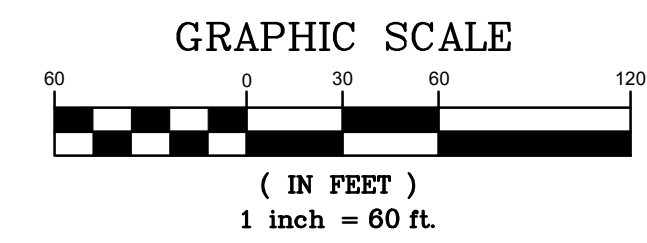
NEW STORM DRAINAGE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
DL5	86.48'	S87° 41' 38"W
DL6	100.68'	N02° 18' 22"W
DL7	48.04'	N87° 18' 07"E
DL8	59.80'	N03° 24' 16"W
DL9	20.00'	N86° 35' 44"E
DL10	60.05'	S03° 24' 16"E
DL11	16.50'	N87° 18' 07"E
DL12	101.28'	S03° 24' 16"E
DL13	20.00'	N87° 41' 38"E
DL14	135.74'	S02° 18' 22"E
DL15	143.58'	S81° 16' 27"W
DL16	9.73'	N83° 58' 39"W
DL17	17.52'	N08° 43' 33"W
DL18	135.11'	N81° 16' 27"E
DL19	117.87'	N02° 18' 22"W
DL20	19.81'	S01° 49' 49"E
DL21	205.96'	S88° 10' 11"W
DL22	23.64'	N30° 24' 23"E
DL23	188.93'	N88° 10' 11"E

NEW ACCESS & SANITARY SEWER EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
SL24	30.00'	N87° 41' 38"E
SL25	152.88'	S02° 18' 22"E
SL26	17.96'	S88° 25' 54"W
SL27	12.04'	S88° 00' 38"W
SL28	16.84'	N02° 18' 22"W
SL29	135.74'	N02° 18' 22"W
SL30	84.28'	N02° 45' 10"E
SL31	32.43'	N02° 45' 10"E
SL32	30.00'	S87° 14' 50"E
SL33	91.78'	S02° 45' 10"W
SL34	2.91'	S30° 24' 23"W
SL35	23.64'	S30° 24' 23"W
SL36	17.73'	S88° 10' 11"W

NEW SIGHT DISTANCE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
TL1	45.00'	N87° 41' 38"E
TL2	65.76'	N83° 33' 36"W
TL3	45.00'	N87° 41' 38"E
TL4	67.71'	S77° 10' 13"W

NEW STORM DRAINAGE EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
DC16	4.42'	52.00'	004°52'22"	4.42'	S89° 23' 38"E

NEW SIGHT DISTANCE EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
TC14	23.18'	25.00'	053°07'48"	22.36'	S65° 44' 28"E
TC15	26.03'	25.00'	059°38'49"	24.87'	N57° 52' 13"E



I JOHN A. EDWARDS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY

- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: H: 0.05 US SURVEY FEET
- TYPE OF GPS/FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK (VRS)
- DATE OF SURVEY: 1-12-2022
- VERTICAL DATUM: NAVD 88 HORIZONTAL DATUM: NAD 83(2011) NC GRID EPOCH: 2010.00
- PUBLISHED/FIXED CONTROL USE: NAME: RALEIGH DOT CORS ARP LAT: 35° 45' 49.50795 LONG: 78° 34' 44.39448 PID: DG4687 CORS ID: NCRD
- GEOID MODEL: GEOID12B
- COMBINED GRID FACTOR: 0.99990429
- UNITS: US SURVEY FEET

RECORDED IN BOOK OF MAPS 2022 PAGE _____ WAKE COUNTY REGISTRY

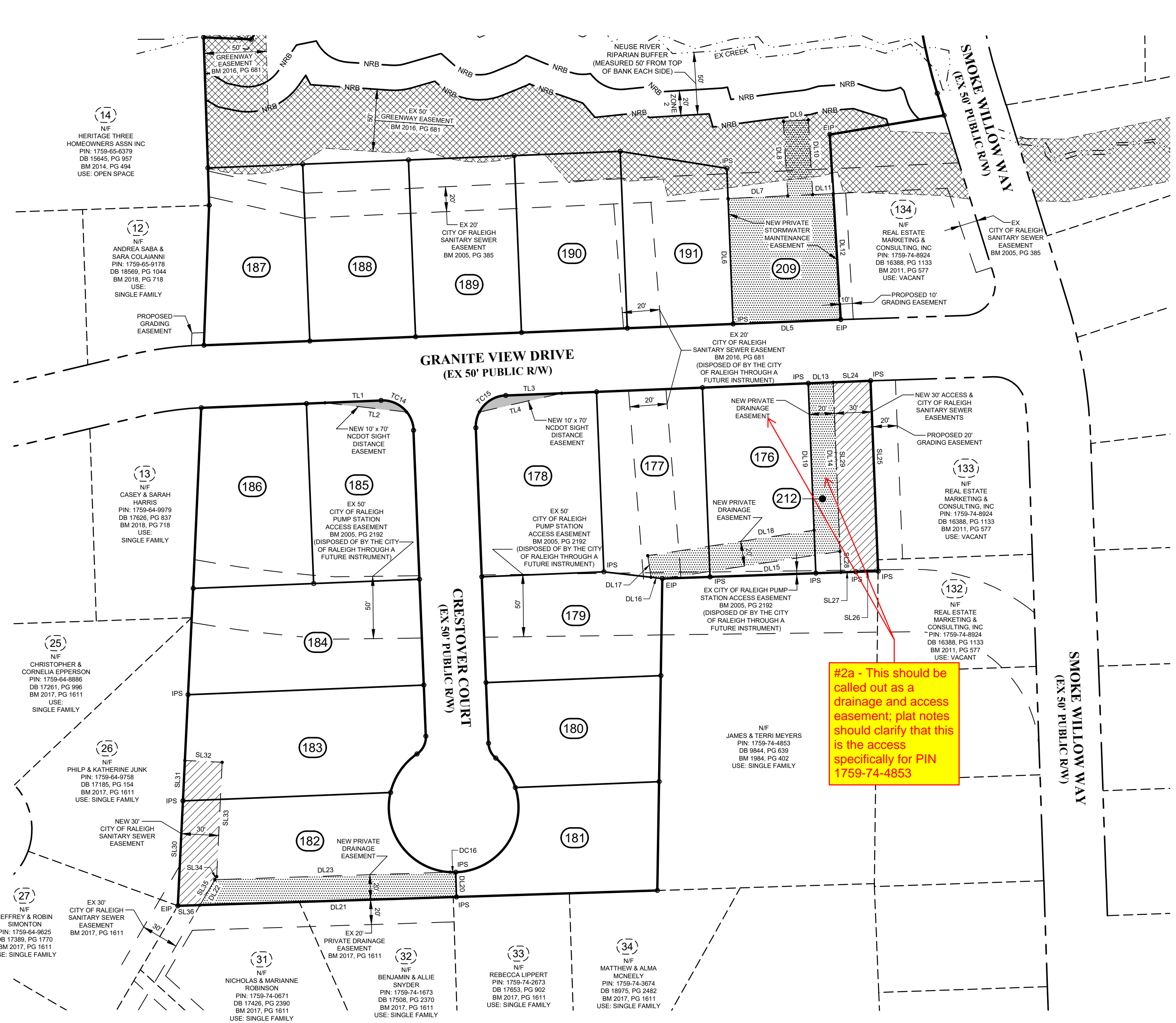
DATE	REVISION	BY

JOHN A. EDWARDS & COMPANY
Consulting Engineers
 NC License F-0289
 333 Wade Ave., Raleigh, N.C. 27605
 Phone: (919) 828-4428
 Fax: (919) 828-4711
 E-mail: info@jaeco.com

SCALE: 1" = 60'	DATE: 07-18-2022
FLD. BK. & PAGE	DRAWN BY: BF
FILE NO.	CHECKED BY: JAE, JR.

SURVEY FOR:
GRANITE CREST SUBDIVISION
PHASE IVB
 ROLESVILLE WAKE COUNTY NORTH CAROLINA
 SUBDIVISION, EASEMENT & RECOMBINATION PLAT

SHEET
 2
 OF
 3



NEW STORM DRAINAGE EASEMENT LINE TABLE			NEW ACCESS & SANITARY SEWER EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
DL5	86.48'	S87° 41' 38"W	SL24	30.00'	N87° 41' 38"E
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DL7	48.04'	N87° 18' 07"E	SL26	17.96'	S88° 25' 54"W
DL8	59.80'	N03° 24' 16"W	SL27	12.04'	S88° 00' 38"W
DL9	20.00'	N86° 35' 44"E	SL28	16.84'	N02° 18' 22"W
DL10	60.05'	S03° 24' 16"E	SL29	135.74'	N02° 18' 22"W
DL11	16.50'	N87° 18' 07"E	SL30	84.28'	N02° 45' 10"E
DL12	101.28'	S03° 24' 16"E	SL31	32.43'	N02° 45' 10"E
DL13	20.00'	N87° 41' 38"E	SL32	30.00'	S87° 41' 50"E
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DL16	9.73'	N83° 58' 39"W	SL35	23.64'	S30° 24' 23"W
DL17	17.52'	N08° 43' 33"W	SL36	17.73'	S88° 10' 11"W
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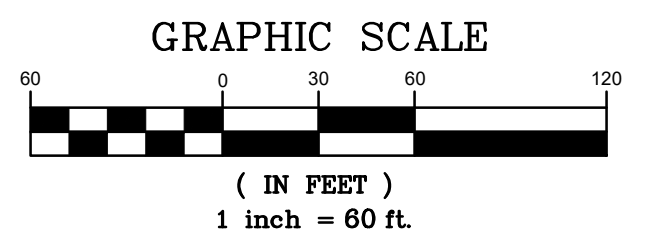
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#2a - This should be called out as a drainage and access easement; plat notes should clarify that this is the access specifically for PIN 1759-74-4853

LEGEND

- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- EIP EXISTING IRON PIPE
- IPS IRON PIPE SET
- EX EXISTING
- XXX DENOTES PROPERTY ADDRESS
- SOLID LINE PROPERTY BOUNDARY LINE
- DASHED LINE RIGHT OF WAY LINE
- DOTTED LINE ADJOINING PROPERTY LINE
- LONG DASHED LINE EASEMENT LINE
- WAVE LINE NRB
- WAVE LINE NEUSE RIVER BUFFER
- CROSS-HATCH DENOTES EXISTING GREENWAY EASEMENT
- DIAGONAL DENOTES NEW PRIVATE DRAINAGE EASEMENT
- SLANTED DENOTES NEW SANITARY SEWER EASEMENT
- SHADY DENOTES NEW SIGHT DISTANCE EASEMENT



I JOHN A. EDWARDS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY

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PHASE IVB
 ROLESVILLE WAKE COUNTY NORTH CAROLINA
 SUBDIVISION, EASEMENT & RECOMBINATION PLAT

SHEET 3
OF
3