

VICINITY MAP - 1" = 1000'

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. 47-30 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

- NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
 5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
 6. NO FEMA FLOOD HAZARD AREA(S) PER FIRM NUMBER(S) 3720176900J DATED MAY 2, 2006 AND 3720175900K DATED JULY 19, 2022.
 7. PROPERTY IS ZONED TC.
 8. BUFFER DELINEATION TO BE DETERMINED BY DWR BEFORE FINAL APPROVAL.
 9. 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

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

SCM maintenance and access easement (needed all the way to ROW for access route)

hard to distinguish what easements are being kept? We can see the NEW are dark and locations are per the CD. Some of the lighter lines show seem to be easements that have utilities relocated or/and abandonment?

to be abandoned? Easement(s) may fall inside of proposed Buildings 3, 4 and 2. Provide proposed building locations in exhibit to confirm.

Highlighted road r/w does not match reference BM 2021, PG 1208. Please provide a reference for r/w shown or show area of r/w dedication with metes/ bounds and rename map to include right-of-way dedication in title.

to be abandoned?

to be abandoned?

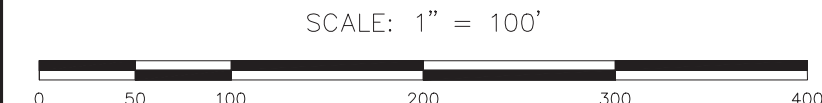
to be abandoned? Easement(s) may fall inside of proposed Buildings 3, 4 and 2. Provide proposed building locations in exhibit to confirm.

Has waterline been constructed and as-built? Locations been approved by CORPUD (easement is exactly like CDs)

Highlighted road r/w does not match reference BM 2021, PG 1208. Please provide a reference for r/w shown or show area of r/w dedication with metes/ bounds and rename map to include right-of-way dedication in title.

LINE TABLE		
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'

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



REV.	DATE	DESCRIPTION	BY



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

