

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 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 _____ DAY OF _____, 2022.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

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

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

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 (TOY STORAGE, LLC) DATE

OWNER (STORAGE MAX VIII, LLC) DATE

ROLESVILLE, NORTH CAROLINA

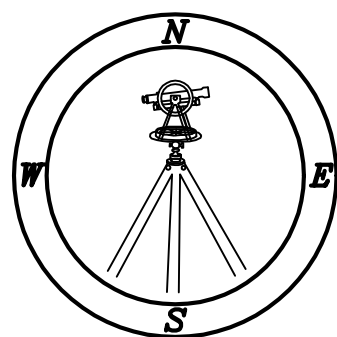
I, _____, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

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 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



PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

COMMENT 1 - Recombinations involve at least 2 lots - this plat only shows 1 - show the other lot involved which is 1758785571. Suggest a 2nd sheet to show extent of both lots at a larger scale. 1" = 80' or 100'

COMMENT 3 - This Vicinity map is not accurate the highlighted lot is just 503 S Main. Revise to be correct and show both lots.



VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- MH - MANHOLE
- FH - FIRE HYDRANT

Comment 4 - Include the zoning district and use for the adjacent parcels.

COMMENT 2 - This garage was demolished several months ago; this survey/plat is dated 'currently' - revised to show current conditions

Comment 5 - Provide a site data table that includes setback information, as well as existing impervious surface data.

COMMENT 6 - Add Zoning District and Use for BOTH lots.

COMMENT 12 - provide some form of exhibit that demonstrates that moving this lot line of PIN 1758785571 is not creating any nonconformities because there is development on this lot and it is not being shown.

COMMENT 10 - in conjunction with Comment 1, revised to clearly indicate Existing Lot 3, old (or current) area, and new area (instead of remaining area).

COMMENT 9 - Is this the date of the survey or the date of the plat preparation. Please clarify.

COMMENT 11 - What is this dotted line referencing?

COMMENT 8 - Revise as Existing zoning is currently RL, R&PUD, and GC-CZ.

- NOTES:
- 1) AREA COMPUTED BY COORDINATE METHOD.
 - 2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.

LINE TYPE LEGEND

- PROPERTY LINE - LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE - LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

RECOMBINATION PLAT FOR TOY STORAGE, LLC

503 S. MAIN STREET
 LOT 4, HESS INC.
 OWNER: TOY STORAGE, LLC
 REF: D.B. 18244, PAGE 2611
 REF: B.M. 2013, PAGE 1030
 TOWN OF ROLESVILLE
 WAKE COUNTY, NORTH CAROLINA



SCALE 1"=40'

NOVEMBER 23, 2022
 ZONED R-1

PIN #1758.07-78-4708

COMMENT 7 - Add case number FP22-20 to the plat.

LINE	BEARING	DISTANCE
L-1	S 82°46'12" E	69.41'
L-2	N 55°19'04" E	68.15'

CURVE	CURVE TABLE			
	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	86.82'	340.00'	86.58'	N 21°57'55" W
C-2	37.12'	25.00'	33.80'	N 13°06'36" E

X:\PROJECTS\NMAIN503-TOYSTORAGE