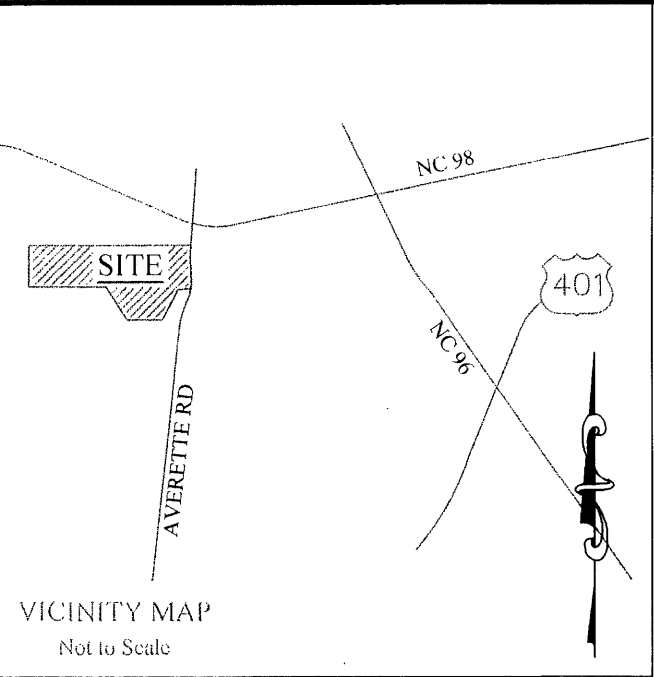




GENERAL NOTES

1. This survey was prepared by Bateman Civil Survey Co., under the supervision of Troy J. Klungseth, PLS.
2. Property lines shown were taken from existing field evidence, existing deeds and/or plats of public record, and information supplied to the surveyor by the client.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
4. No investigation into the existence of jurisdictional wetlands or riparian buffers performed by this firm.
5. Utility structures and other features if shown on this plat are shown at the request of the jurisdictional municipality and are approximate locations. Only certified As-builts should be used for verification.
6. All distances are horizontal ground distances and all bearings are North Carolina State Plane Coordinate System unless otherwise shown.
7. No Grid Monuments found within 2000'.
8. Areas are by coordinate computation.
9. Bearings are based from BM 2021, Pg 109-114.
10. This plat is considered preliminary unless signed & sealed by a Licensed Surveyor.
11. Zoning and building setbacks to be verified by the appropriate authorities
12. All Townhome Lots have a 3' City of Raleigh Public Utility Easement Parallel with the Public Right of Way.
13. City of Raleigh Utility Easement to provide access to water meters, cleanouts, and Fire hydrants that are located outside of Right-of-ways.

REFERENCES

- DEED BOOK 17509 PAGE 1101
- BOOK OF MAPS 2021 PAGE 109
- BOOK OF MAPS 2021 PAGE 1209

"I, Troy J. Klungseth, 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 2021, page 109; 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 11th day of June, A.D. 2025."

I, Troy J. Klungseth, Professional Land Surveyor No. L-4644 certify: a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Signed by:

3CBBC0147E02D409

Professional Land Surveyor
License Number L-4644



6/12/2025

Site Data:

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

Zoning District - R & PUD

Minimum Setbacks
15' From R/W Minimum
20' From R/W Provided
15' Rear
Minimum Lot Width - 20'

Existing Use - Vacant

Watershed - Little River

PIN: 1860039129

REID: 0481677

DB 17509, Pg 1101

Total Lots Tract B Phase 2: 51 Residential Lots
3 Open Space Lots

Tract B Phase 2 Area: 440,343 sf / 10.11 ac
Tract B Phase 2 Lots Area: 149,814 sf / 3.44 ac
Tract B Phase 2 R/W Area: 66,767 sf / 1.53 ac
Tract B Phase 2 Open Space Area: 223,762 sf / 5.14 ac

Street Table:

Barred Owl Trail 50' Public R/W: 716 Linear Feet of Public R/W
Barred Owl Trail Pavement Width: 26'
Barred Owl Trail Pavement Length: 715'

Blue Dasher Lane 50' Public R/W: 637 Linear Feet of Public R/W
Blue Dasher Lane Pavement Width: 26'
Blue Dasher Lane Pavement Length: 627'

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 and water lines to the City of Raleigh Utility Department.

Owner:

Date

"North Carolina, Wake County.

I, Melissa R. Banks, a Notary Public of the County and State

aforesaid, certify that David Schmidt, personally appeared before me this

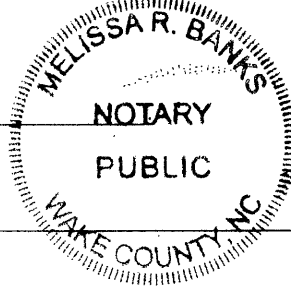
day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or

seal, this 11 day

of June, 2025.

Melissa R. Banks
Notary Public

My commission expires March 7, 2028



Register of Deeds

Tammy L. Brunner
Wake County, NC
06/18/2025 10:18:37 AM

B: BM2025 P: 01134 Pages: 4

MAP - MAP PLAT
Fee: \$84.00
DOCUMENT #2025024681



"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.

Michele F Raby - PROC, C20
Subdivision Administrator, Town of Rolesville

Date June 17, 2025
Rolesville, North Carolina

"I Michele Raby 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 \$ 760.00 has been paid.

Date June 17, 2025 Michele F Raby
Subdivision Administrator

Rolesville, North Carolina

I Michele F Raby 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.

Date June 17, 2025 Michele F Raby
Review Officer



Bateman Civil Survey Company

Engineers • Surveyors • Planners
2524 Reliance Ave., 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: Tract B - Phase 2
Wake Forest Township, Rolesville, Wake County, North Carolina

FSP-25-09

Rev: 5/27/25

Drawn By: ABB

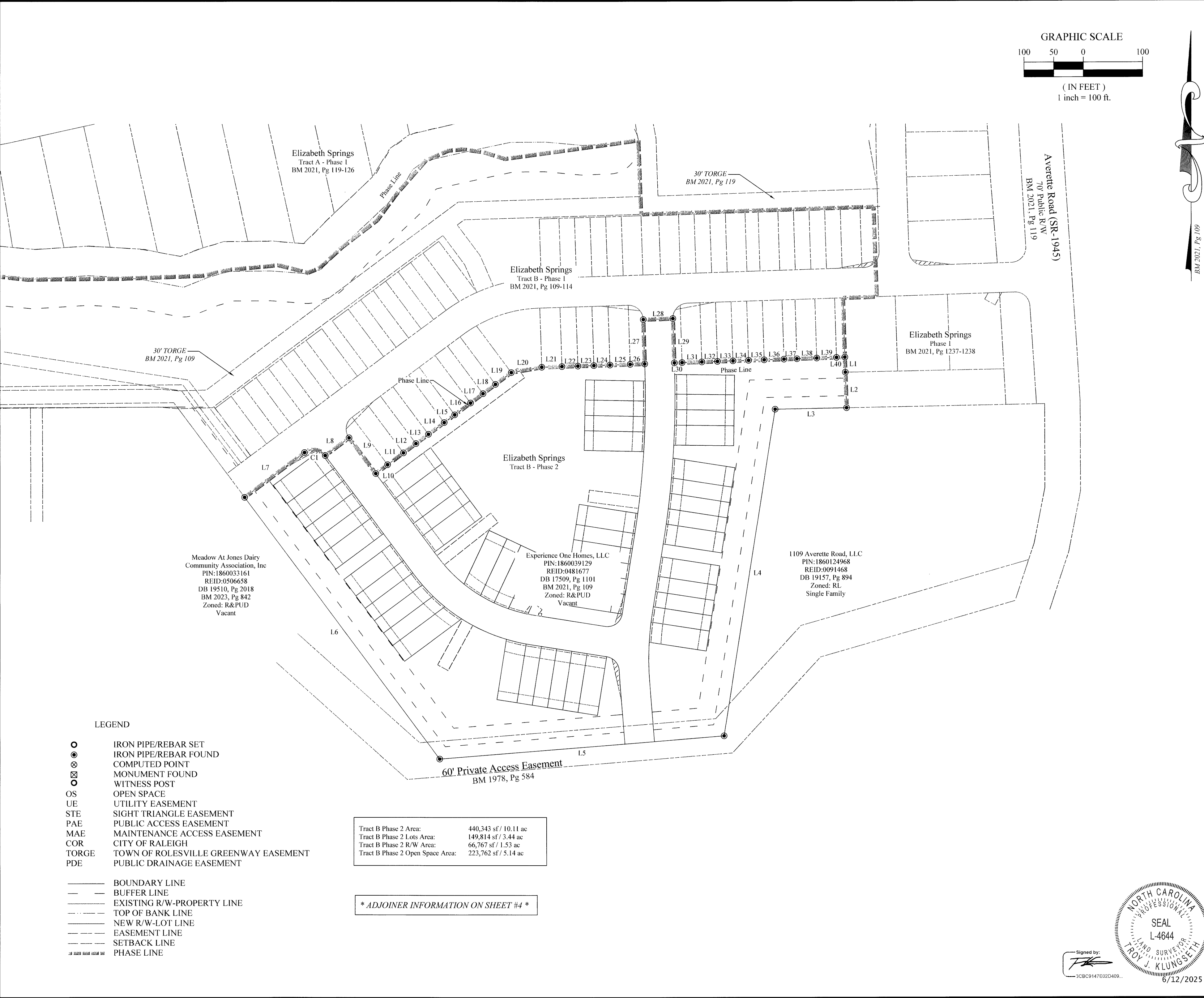
Checked By: JCH

Scale: N/A

Date: 2/19/2025

Project #: 190106

SHEET 1
OF 4



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

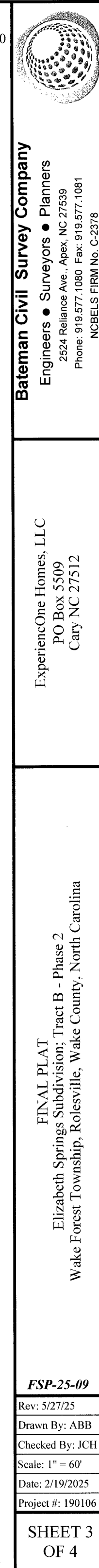
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FINAL PLAT
Elizabeth Springs Subdivision; Tract B - Phase 2
Wake Forest Township, Rolesville, Wake County, North Carolina

FSP-25-09
Rev: 5/27/25
Drawn By: ABB
Checked By: JCH
Scale: 1" = 100'
Date: 2/19/2025
Project #: 190106

SHEET 2
OF 4

SEAL
L-4644
TROY J. KLUNGSETH
NORTH CAROLINA
PROFESSIONAL
LAND SURVEYOR
Signed by:
3CB09147E02D409...



Line Table		
Line #	Direction	Length
L1	S01°49'20"E	25.34
L2	S01°49'20"E	60.02
L3	S88°55'16"W	120.20
L4	S08°53'40"W	556.67
L5	S85°21'44"W	480.52
L6	N36°42'24"W	549.84
L7	N53°17'36"E	126.00
L8	N53°17'36"E	50.00
L9	S36°42'24"E	75.00
L10	N53°17'36"E	25.02
L11	N53°17'36"E	33.25
L12	N53°17'36"E	26.25
L13	N53°17'36"E	26.25
L14	N53°17'36"E	33.25
L15	N53°17'36"E	22.00
L16	N53°17'36"E	33.25
L17	N53°17'36"E	26.25
L18	N53°17'36"E	26.25
L19	N53°17'36"E	33.25
L20	N80°01'52"E	52.22
L21	N88°10'43"E	34.00
L22	N88°10'43"E	27.00
L23	N88°10'43"E	27.00
L24	N88°10'43"E	27.00
L25	N88°10'43"E	34.00
L26	N88°10'43"E	24.50
L27	N01°49'20"W	75.00
L28	N88°10'40"E	50.00
L29	S01°49'20"E	75.00
L30	N88°10'40"E	13.00
L31	N88°10'40"E	33.25
L32	N88°10'40"E	26.25
L33	N88°10'40"E	26.25
L34	N88°10'40"E	26.25
L35	N88°10'40"E	26.25
L36	N88°10'40"E	33.32
L37	N88°10'40"E	21.93
L38	N88°10'40"E	33.25
L39	N88°10'40"E	33.25
L40	N88°10'40"E	14.05
L41	S85°21'44"W	117.48
L42	S85°21'44"W	50.00
L43	S85°21'44"W	313.03
L44	S36°42'24"E	20.00
L45	S36°42'24"E	33.25
L46	S36°42'24"E	26.00
L47	S36°42'24"E	26.00
L48	S36°42'24"E	26.00
L49	S36°42'24"E	34.00
L50	S36°42'24"E	10.48
L51	S81°04'47"E	121.42
L52	N08°55'13"E	33.25
L53	N08°55'13"E	26.00
L54	N08°55'13"E	26.00
L55	N08°55'13"E	26.00
L56	N08°55'13"E	26.00
L57	N08°55'13"E	0.38
L58	N01°49'20"W	9.77
L59	S01°49'20"E	9.77
L60	S08°55'13"W	10.35

Line Table		
Line #	Direction	Length
L61	S08°55'13"W	22.00
L62	S08°55'13"W	33.25
L63	S08°55'13"W	26.00
L64	S08°55'13"W	26.00
L65	S08°55'13"W	13.93
L66	S04°38'16"E	101.53
L67	N04°38'16"W	101.53
L68	N81°04'47"W	33.25
L69	N81°04'47"W	26.00
L70	N81°04'47"W	26.00
L71	N81°04'47"W	26.00
L72	N81°04'47"W	20.50
L73	N36°42'24"W	4.48
L74	N36°42'24"W	26.00
L75	N36°42'24"W	34.25
L76	N36°42'24"W	22.00
L77	N36°42'24"W	34.00
L78	N36°42'24"W	26.00
L79	N36°42'24"W	26.00
L80	N36°42'24"W	26.00
L81	N36°42'24"W	26.00
L82	N36°42'24"W	26.00
L83	S53°17'36"W	100.00
L84	N36°42'24"W	34.00
L85	N36°42'24"W	26.00
L86	N36°42'24"W	26.00
L87	N36°42'24"W	26.00
L88	N36°42'24"W	26.00
L89	N36°42'24"W	38.00
L90	N53°17'36"E	96.93
L91	S53°17'36"W	100.00
L92	S53°17'36"W	100.00
L93	S53°17'36"W	100.00
L94	S53°17'36"W	100.00
L95	S53°17'36"W	100.00
L96	S53°17'36"W	119.64
L97	N36°42'24"W	33.25
L98	N36°42'24"W	26.00
L99	N36°42'24"W	26.00
L100	N36°42'24"W	26.00
L101	N36°42'24"W	26.00
L102	N36°42'24"W	34.25
L103	N53°17'36"E	100.00
L104	S53°17'36"W	100.00
L105	S53°17'36"W	100.00
L106	S53°17'36"W	100.77
L107	S53°17'36"W	103.79
L108	S53°17'36"W	109.15
L109	S08°54'22"W	100.00
L110	N81°05'38"W	33.25
L111	N81°05'38"W	26.00
L112	N81°05'38"W	26.00
L113	N81°05'38"W	26.00
L114	N81°05'38"W	26.00
L115	N81°05'38"W	34.25
L116	N08°54'22"E	102.69
L117	S08°54'22"W	100.08
L118	S08°54'22"W	100.03
L119	S08°54'22"W	100.00
L120	S08°54'22"W	100.00

Line Table		
Line #	Direction	Length
L121	S08°54'22"W	100.00
L122	N53°17'36"E	100.00
L123	S36°42'24"E	33.25
L124	S36°42'24"E	26.00
L125	S36°42'24"E	26.00
L126	S36°42'24"E	26.00
L127	S36°42'24"E	34.00
L128	S53°17'36"W	100.00
L129	S53°17'36"W	100.00
L130	S53°17'36"W	100.00
L131	S53°17'36"W	100.00
L132	S53°17'36"W	100.00
L133	N25°05'22"E	100.00
L134	S64°54'26"E	33.25
L135	S64°54'26"E	26.00
L136	S64°54'26"E	26.00
L137	S64°54'26"E	33.75
L138	S25°05'22"W	99.99
L139	N25°05'22"E	105.80
L140	N25°05'22"E	107.18
L141	N25°05'22"E	105.85
L142	N81°04'47"W	100.00
L143	N08°55'13"E	33.25
L144	N08°55'13"E	26.00
L145	N08°55'13"E	26.00
L146	N08°55'13"E	26.00
L147	N08°55'13"E	26.00
L148	N08°55'13"E	34.25
L149	S81°04'47"E	99.61
L150	N81°04'47"W	100.00
L151	N81°04'47"W	100.00
L152	N81°04'47"W	100.00
L153	N81°04'47"W	100.00
L154	N81°04'47"W	100.00
L155	N88°49'20"W	100.10
L156	N01°10'40"E	33.25
L157	N01°10'40"E	26.00
L158	N01°10'40"E	26.00
L159	N01°10'40"E	33.75
L160	S88°49'20"E	100.21
L161	N88°49'20"W	101.09
L162	N88°49'20"W	101.35
L163	N88°49'20"W	101.15
L164	S89°16'16"E	100.78
L165	S00°43'44"W	33.25
L166	S00°43'44"W	26.00
L167	S00°43'44"W	26.00
L168	S00°43'44"W	33.75
L169	N89°16'16"W	100.89
L170	S89°16'16"E	99.87
L171	S89°16'16"E	99.67
L172	S89°16'16"E	99.92
L173	S81°04'47"E	105.48
L174	S08°55'13"W	33.25
L175	S08°55'13"W	26.00
L176	S08°55'13"W	26.00
L177	S08°55'13"W	26.00
L178	S08°55'13"W	34.00
L179	N81°04'47"W	99.50
L180	S81°04'47"E	102.89

Line Table		
Line #	Direction	Length
L181	S81°04'47"E	101.38
L182	S81°04'47"E	100.31
L183	S81°04'47"E	99.68
L184	S81°04'47"E	99.50
L185	S08°55'13"W	33.25
L186	S08°55'13"W	26.00
L187	S08°55'13"W	26.00
L188	S08°55'13"W	26.00
L189	S08°55'13"W	34.00
L190	N81°04'47"W	97.26
L191	S81°04'47"E	99.50
L192	S81°04'47"E	99.50
L193	S81°04'47"E	99.50
L194	S81°04'47"E	99.35

Storm Drainage Easement Line Table		
Line #	Direction	Length
D195	S36°42'24"E	74.53
D196	N36°42'24"W	20.00
D197	N53°41'50"E	135.38
D198	N53°17'03"E	162.68
D199	S36°42'57"E	20.00
D200	S53°17'03"W	162.76
D201	S53°41'50"W	135.32
D202	S38°23'11"E	20.00
D203	S51°36'49"W	115.60
D204	N36°42'24"W	3.40
D205	N51°36'49"E	115.56
D206	N38°22'13"E	23.63
D207	S51°37'47"E	20.00
D208	S38°22'13"W	13.00
D209	N81°04'47"W	5.62
D210	N82°33'13"W	85.64
D211	N07°26'47"E	20.00
D212	S82°33'13"E	85.44
D213	S28°39'42"W	86.54
D214	N61°20'18"W	20.00
D215	N28°39'42"E	87.07

Curve Table						
Curve #	Radius	Length	Delta	Direction	Chord	Tangent
C1	25.00	39.27	090°00'00"	S81°42'24"E	35.36	25.00
C2	25.00	26.75	061°18'53"	N83°57'03"E	25.50	14.82
C3	25.00	12.52	028°41'07"	S51°02'57"E	12.39	6.39
C4	250.00	62.99	014°26'12"	S43°55'29"E	62.82	31.66
C5	250.00	33.78	007°44'29"	S55°00'50"E	33.75	16.91
C6	250.00	26.05	005°58'12"	S61°52'10"E	26.04	13.04
C7	250.00	26.05	005°58'09"	S67°50'20"E	26.03	13.03
C8	250.00	34.28	007°51'24"	S74°45'07"E	34.25	17.17
C9	250.00	10.47	002°23'58"	S79°52'48"E	10.47	5.24
C10	25.00	39.27	090°00'00"	N53°55'13"E	35.36	25.00
C11	1475.00	33.87	001°18'57"	N08°15'45"E	33.87	16.94
C12	1475.00	104.55	004°03'40"	N05°34'26"E	104.53	52.30
C13	1475.00	33.27	001°17'32"	N02°53'50"E	33.26	16.63
C14	1475.00	26.00	001°00'36"	N01°44'46"E	26.00	13.00
C15	1475.00	26.00	001°00'36"	N00°44'10"E	26.00	13.00
C16	1475.00	33.76	001°18'42"	N00°25'28"W	33.76	16.88
C17	1475.00	19.10	000°44'30"	N01°27'04"W	19.10	9.55
C18	1525.00	9.84	000°22'11"	S01°38'14"E	9.84	4.92
C19	1525.00	33.26	001°14'59"	S00°49'39"E	33.26	16.63
C20	1525.00	26.00	000°58'37"	S00°17'09"W	26.00	13.00

City of Raleigh Utility Easement Line Table		
Line #	Direction	Length
U216	S81°04'47"E	7.43
U217	N08°55'13"E	5.00
U218	S81°04'47"E	5.00
U219	S08°55'13"W	5.00
U220	N81°04'47"W	5.00

Curve Table						
Curve #	Radius	Length	Delta	Direction	Chord	Tangent
C21	1525.00	26.00	000°58'37"	S01°15'46"W	26.00	13.00
C22	1525.00	33.76	001°16'07"	S02°23'08"W	33.76	16.88
C23	1525.00	21.98	000°49'33"	S03°25'57"W	21.98	10.99
C24	1525.00	33.35	001°15'11"	S04°28'19"W	33.35	16.68
C25	1525.00	26.04	000°58'43"	S05°35'16"W	26.04	13.02
C26	1525.00	26.02	000°58'40"	S06°33'57"W	26.02	13.01
C27	1525.00	26.01	000°58'38"	S07°32'36"W	26.01	13.00
C28	1525.00	23.65	000°53'18"	S08°28'34"W	23.65	11.82
C29	475.00	12.07	001°27'21"	S08°11'33"W	12.07	6.03
C30	475.00	34.07	004°06'35"	S05°24'35"W	34.06	17.04
C31	475.00	66.26	007°59'34"	S00°38'29"E	66.21	33.18
C32	525.00	22.32	002°26'10"	N03°25'11"W	22.32	11.16
C33	25.00	34.42	078°52'40"	N41°38'26"W	31.76	20.56
C34	300.00	5.50	001°03'04"	N80°33'15"W	5.50	2.75
C35	300.00	34.37	006°33'49"	N76°44'48"W	34.35	17.20
C36	300.00	83.30	015°54'34"	N65°30'36"W	83.03	41.92
C37	300.00	34.89	006°39'46"	N54°13'26"W	34.87	17.46
C38	300.00	26.56	005°04'18"	N48°21'23"W	26.55	13.29
C39	300.00	26.18	005°00'02"	N43°19'13"W	26.17	13.10
C40	300.00	21.54	004°06'49"	N38°45'48"W	21.53	10.77

Storm Drainage Easement Curve Table						
Curve #	Radius	Length	Delta	Direction	Chord	Tangent
DC41	250.00	16.61	003°48'24"	N38°36'36"W	16.61	8.31
DC42	250.00	17.03	003°54'11"	N79°07'41"W	17.03	8.52