SITE DATA TABLE

LOT #	ADDRESS	AREA (SF / AC)	MAX IMP. ALL. (SF)
1	437 GREEN RIVER WAY	11,586 / 0.26	3,600
2	433 GREEN RIVER WAY	10,774 / 0.25	3,600
3	429 GREEN RIVER WAY	10,773 / 0.25	3,600
4	425 GREEN RIVER WAY	10,772 / 0.25	3,600
5	421 GREEN RIVER WAY	10,771 / 0.25	3,600
6	417 GREEN RIVER WAY	10,770 / 0.25	3,600
7	413 GREEN RIVER WAY	11,992 / 0.27	3,600
8	409 GREEN RIVER WAY	10,488 / 0.25	3,600
9	405 GREEN RIVER WAY	10,767 / 0.25	3,600
10	1581 COPPER JOHN RD	11,512 / 0.27	3,600
11	1577 COPPER JOHN RD	10,452 / 0.23	3,600
12	1573 COPPER JOHN RD	10,000 / 0.23	3,600
13	1569 COPPER JOHN RD	10,010 / 0.23	3,600
14	1565 COPPER JOHN RD	10,010 / 0.23	3,600
15	1561 COPPER JOHN RD	10,007 / 0.23	3,600
16	1557 COPPER JOHN RD	12,649 / 0.29	3,600
17	1553 COPPER JOHN RD	14,892 / 0.34	3,600
18	1549 COPPER JOHN RD	16,231 / 0.37	3,600
19	1545 COPPER JOHN RD	13,593 / 0.31	3,600
20	1541 COPPER JOHN RD	13,247 / 0.30	3,600
21	1537 COPPER JOHN RD	11,726 / 0.27	3,600
22	1533 COPPER JOHN RD	10,988 / 0.25	3,600
23	1529 COPPER JOHN RD	11,026 / 0.25	3,600
24	1525 COPPER JOHN RD	11,008 / 0.25	3,600
25	1521 COPPER JOHN RD	11,045 / 0.25	3,600
26	1517 COPPER JOHN RD	11,489 / 0.26	3,600
27	1513 COPPER JOHN RD	11,124 / 0.26	3,600
28	601 CAMP CREEK CT	15,672 / 0.35	3,600
29	600 CAMP CREEK CT	18,562 / 0.43	3,600
30	1505 COPPER JOHN RD	12,182 / 0.28	3,600
31	500 PACOLET DR	10,447 / 0.23	3,600
32	504 PACOLET DR	10,448 / 0.23	3,600
33	516 PACOLET DR	10,448 / 0.23	3,600
34	520 PACOLET DR	10,213 / 0.23	3,600
35	524 PACOLET DR	11,448 / 0.25	3,600
36	525 PACOLET DR	10,500 / 0.23	3,600
37	521 PACOLET DR	10,314 / 0.24	3,600
38	517 PACOLET DR	10,258 / 0.24	3,600
39	513 PACOLET DR	10,248 / 0.24	3,600
40	509 PACOLET DR	10,262 / 0.24	3,600
41	505 PACOLET DR	10,054 / 0.23	3,600
42	501 PACOLET DR	10,000 / 0.23	3,600
43	1500 COPPER JOHN RD	10,016 / 0.23	3,600
44	1504 COPPER JOHN RD	10,132 / 0.23	3,600
45	1508 COPPER JOHN RD	10,184 / 0.23	3,600
46	1512 COPPER JOHN RD	10,182 / 0.23	3,600
47	1516 COPPER JOHN RD	10,132 / 0.23	3,600
48	1524 COPPER JOHN RD	10,163 / 0.23	3,600
49	1528 COPPER JOHN RD	10,185 / 0.23	3,600
50	1536 COPPER JOHN RD	10,000 / 0.23	3,600
51	1540 COPPER JOHN RD	10,000 / 0.23	3,600
52	1552 COPPER JOHN RD	10,078 / 0.23	3,600
53	1564 COPPER JOHN RD	10,000 / 0.23	3,600
54	1568 COPPER JOHN RD	10,440 / 0.24	3,600
55	1572 COPPER JOHN RD	10,440 / 0.24	3,600
56	1576 COPPER JOHN RD	10,440 / 0.24	3,600
57	1580 COPPER JOHN RD	14,526 / 0.34	3,600
58	308 GREEN RIVER WAY	10,489 / 0.24	3,600
59	301 GREEN RIVER WAY	11,709 / 0.27	3,600
59	400 PACOLET DR	-	
60	404 PACOLET DR	10,538 / 0.24	3,600
126	340 PALE MORNING DR	10,236 / 0.23	3,600
127	344 PALE MORNING DR	10,302 / 0.23	3,600
128	1600 COPPER JOHN RD	10,000 / 0.23	3,600
129	1608 COPPER JOHN RD	10,000 / 0.23	3,600
170	1605 COPPER JOHN RD	10,000 / 0.23	3,600
171	412 GREEN RIVER WAY	13,248 / 0.30	3,600
172	416 GREEN RIVER WAY	10,000 / 0.23	3,600
173	420 GREEN RIVER WAY	10,000 / 0.23	3,600
174	424 GREEN RIVER WAY	10,000 / 0.23	3,600
175	428 GREEN RIVER WAY	10,000 / 0.23	3,600
176	432 GREEN RIVER WAY	10,000 / 0.23	3,600
177	436 GREEN RIVER WAY	10,000 / 0.23	3,600
178	1416 COPPER JOHN RD	2,610 / 0.06	1,500
179	1414 COPPER JOHN RD	2,095 / 0.05	1,500
180	1412 COPPER JOHN RD	2,095 / 0.05	1,500
181	1410 COPPER JOHN RD	2,610 / 0.06	1,500
182	1406 COPPER JOHN RD	2,613 / 0.06	1,500
183	1404 COPPER JOHN RD	2,095 / 0.05	1,500
184	1402 COPPER JOHN RD	2,095 / 0.05	1,500
185	1400 COPPER JOHN RD	2,613 / 0.06	1,500
194	1413 COPPER JOHN RD	2,688 / 0.06	1,500
195	1411 COPPER JOHN RD	2,205 / 0.05	1,500
196	1409 COPPER JOHN RD	2,156 / 0.05	1,500
197	1407 COPPER JOHN RD	2,134 / 0.05	1,500
198	1405 COPPER JOHN RD	2,491 / 0.06	1,500
199	1510 MONTANA STONE LN	2,612 / 0.06	1,500
200	1512 MONTANA STONE LN	2,094 / 0.05	1,500
201	1514 MONTANA STONE LN	2,090 / 0.05	1,500
202	1516 MONTANA STONE LN	2,090 / 0.05	1,500
203	1518 MONTANA STONE LN	2,090 / 0.05	1,500
204	1520 MONTANA STONE LN	2,565 / 0.06	1,500
205	1524 MONTANA STONE LN	2,816 / 0.06	1,500
206	1526 MONTANA STONE LN	2,332 / 0.05	1,500
207	1528 MONTANA STONE LN	2,349 / 0.05	1,500
208	1530 MONTANA STONE LN	2,336 / 0.05	1,500
209	1532 MONTANA STONE LN	2,305 / 0.05	1,500
210	1534 MONTANA STONE LN	2,748 / 0.06	1,500
211	1540 MONTANA STONE LN	2,520 / 0.06	1,500
212	1542 MONTANA STONE LN	2,099 / 0.05	1,500
213	1544 MONTANA STONE LN	2,099 / 0.05	1,500
214	1546 MONTANA STONE LN	2,090 / 0.05	1,500
215	1548 MONTANA STONE LN	2,099 / 0.05	1,500
216	1550 MONTANA STONE LN	2,565 / 0.06	1,500
280	2364 WOOLLY AVE	2,565 / 0.06	1,500
281	2366 WOOLLY AVE	2,099 / 0.05	1,500
282	2368 WOOLLY AVE	2,090 / 0.05	1,500
283	2370 WOOLLY AVE	2,090 / 0.05	1,500
284	2372 WOOLLY AVE	2,090 / 0.05	1,500
285	2374 WOOLLY AVE	2,918 / 0.07	1,500
286	1531 MONTANA STONE LN	2,623 / 0.06	1,500
287	1529 MONTANA STONE LN	2,090 / 0.05	1,500
288	1527 MONTANA STONE LN	2,090 / 0.05	1,500
289	1525 MONTANA STONE LN	2,090 / 0.05	1,500
290	1523 MONTANA STONE LN	2,090 / 0.05	1,500
291	1521 MONTANA STONE LN	2,565 / 0.06	1,500
292	1515 MONTANA STONE LN	2,527 / 0.06	1,500
293	1513 MONTANA STONE LN	2,144 / 0.05	1,500
294	1511 MONTANA STONE LN	2,214 / 0.05	1,500
295	1509 MONTANA STONE LN	2,245 / 0.05	1,500
296	1507 MONTANA STONE LN	2,229 / 0.05	1,500
297	1505 MONTANA STONE LN	2,642 / 0.06	1,500
TOTAL		905,017 / 20.78	332,000
EXISTING RIGHT OF WAY DEDICATIONS			
ROLESVILLE ROAD			
	20,818	0.48	
MITCHELL MILL ROAD			
	127,240	2.92	
NEW RIGHT OF WAY DEDICATIONS			
	311,190	7.14	

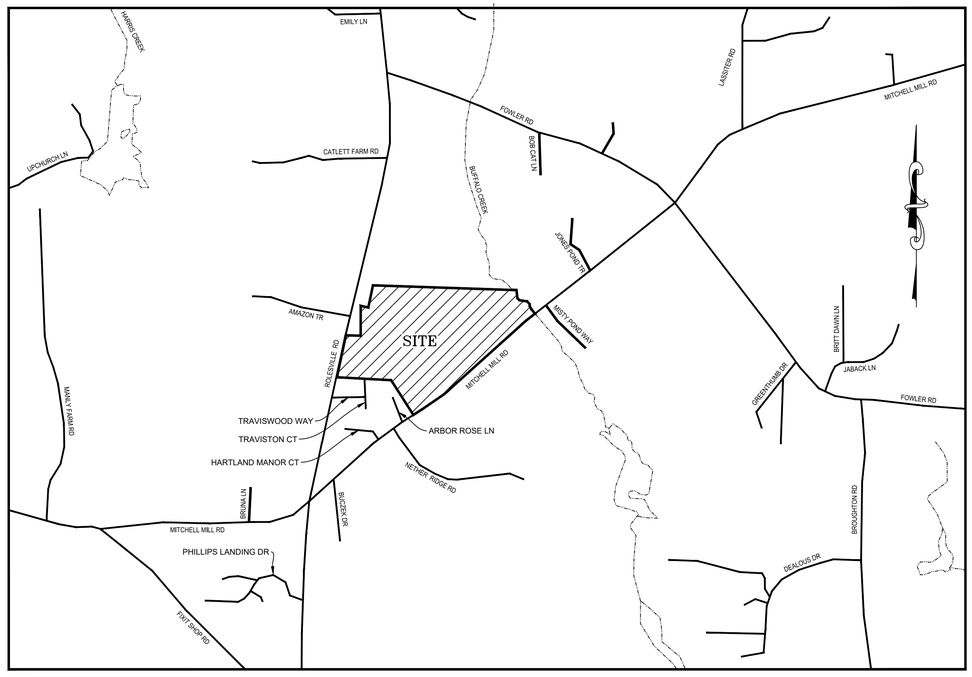
OPEN SPACE SITE DATA TABLE

LOT #	TYPE	ADDRESS	AREA (SF / AC)
OS-298	PUMP STATION	6497 MITCHELL MILL RD	10,310 / 0.24
OS-567	PARCEL	1536 MONTANA STONE LN	3,485 / 0.08
OS-1000	PARCEL	1805 ROLESVILLE RD	7,005 / 0.16
OS-1001	PARCEL	1803 ROLESVILLE RD	16,320 / 0.37
OS-1003	ACTIVE	1601 COPPER JOHN RD	3,282 / 0.07
OS-1004	SCM #2	-	38,010 / 0.87
OS-1005	SCM #1	-	72,613 / 1.67
OS-1006	ACTIVE	401 & 403 PACOLET DR	21,215 / 0.49
OS-1007	PARCEL	409 PACOLET DR	22,998 / 0.52
OS-579	CONSERVATION	412 PACOLET DR	49,747 / 1.14
OS-581	GREENWAY	-	24,045 / 0.55
OS-1010	PARCEL	6317 MITCHELL MILL RD	22,913 / 0.52
OS-1011	PARCEL	1338 COPPER JOHN RD	9,066 / 0.21
OS-1014	PARCEL	-	2,835 / 0.07
OS-1015	ACTIVE	1420 COPPER JOHN RD	12,609 / 0.29
OS-1019	ACTIVE	1533 MONTANA STONE LN	15,338 / 0.35
OS-1021	PARCEL	1522 MONTANA STONE LN	13,940 / 0.32
OS-1028	GREENWAY	-	36,099 / 0.84
OS-1036	SCM #3	-	30,616 / 0.70
OS-1037	ACTIVE	-	3,871 / 0.09
OPEN SPACE TOTAL			
			412,847 / 9.55
ACTIVE OPEN SPACE			
			116,739 / 2.68
CONSERVATION OPEN SPACE			
			49,747 / 1.14

NEW STREET DEDICATION TABLE

ROAD NAME	LENGTH	R/W WIDTH
GREEN RIVER WAY	1,259.01 LF	63'
COPPER JOHN ROAD	1,979.21 LF	50'
PALE MORNING DRIVE	156.73 LF	50'
PACOLET DRIVE	1097.16 LF	63'
PACOLET DRIVE	174.47 LF	50'
MONTANA STONE LANE	663.56 LF	50'
WOOLLY AVENUE	172.00 LF	50'
CAMP CREEK COURT	79.15 LF	50'
TOTAL	5,528.37 LF	

ROLESVILLE CROSSING – PHASE 1
V3-FSP-25-05
1801 ROLESVILLE ROAD & 6301 MITCHELL MILL ROAD



VICINITY MAP
NOT TO SCALE

I, DAVID E. BOWERS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN DEED BOOK 18857, PG 2126; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; 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; THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY:	CLASS A
POSITIONAL ACCURACY:	0.01'
TYPE OF GPS FIELD PROCEDURE:	RTK
DATES OF SURVEY:	OCTOBER 19, 2023
DATUM/EPOCH:	NAD83/2011
PUBLISHED/FIXED-CONTROL USE:	VRS
GEOID MODEL:	2018
COMBINED GRID FACTOR(S):	1.00007979
UNITS:	US SURVEY FEET

NORTH CAROLINA PROFESSIONAL SEAL L-4966 SURVEYOR E. BOWERS
PRELIMINARY

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
G.S. 47-30 (f)(11)(a). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE _____ DAY OF _____, 2025.

DAVID E. BOWERS PLS L-4966

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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 DATE
ROLESVILLE, NORTH CAROLINA

REVIEW OFFICER CERTIFICATE

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.

REVIEW OFFICER DATE

SUBDIVISION SITE DATA

TOTAL SITE AREA (BEFORE DEDICATION):	92.97 ACRES (4,049,884 SQ FT)
ROLESVILLE ROAD DEDICATION:	0.77 ACRES (33,676 SQ FT)
MITCHELL MILL ROAD DEDICATION:	1.17 ACRES (51,286 SQ FT)
TOTAL SITE AREA (AFTER EXISTING ROAD DEDICATION):	91.03 ACRES (3,964,942 SQ FT)
INTERNAL ROAD DEDICATIONS:	7.09 ACRES (308,837 SQ FT)
ACTIVE OPEN SPACE DEDICATION:	2.68 ACRES (116,739 SQ FT)
CONS. OPEN SPACE DEDICATION:	1.14 ACRES (49,747 SQ FT)
TOTAL OPEN SPACE DEDICATION:	9.55 ACRES (415,847 SQ FT)
FUTURE DEVELOPMENT AREA:	53.61 ACRES (2,335,237 SQ FT)
NET SITE AREA:	20.78 ACRES (905,017 SQ FT)
TOTAL RESIDENTIAL LOTS:	121 LOTS
AVERAGE RESIDENTIAL LOT SIZE:	0.17 ACRES (7,479 SQ FT)

SITE DATA TABLE

OWNERSHIP INFORMATION	AREA
1801 ROLESVILLE ROAD SB-HS LOT OPTION POOL 02, L.P. PIN# 1767483143 REID# 0023177 DB 19676, PG 2496	2,102,861 SQ FT 48.27 ACRES
6301 MITCHELL MILL ROAD SB-HS LOT OPTION POOL 02, L.P. PIN# 1767586083 REID# 0044832 BM 1998, PG 1776	1,947,023 SQ FT 44.70 ACRES
DB 19676, PG 2496 ZONING: RH-CZ	4,049,884 SQ FT 92.97 ACRES

REFERENCES

WAKE COUNTY REGISTRY:

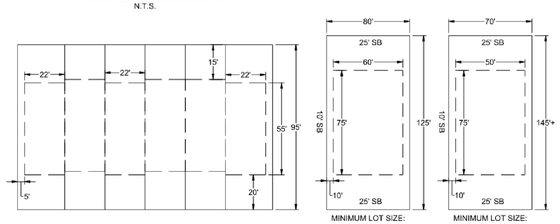
BM 1986, PG 967; BM 1998, PG 1776 BM 2001, PG 1814
BM 2006, PG 466; BM 2011, PG 84; DB 19676, PG 2496

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A SUBDIVISION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPSCS) NAD83/2011 BASED ON VRS REAL TIME KINEMATIC OBSERVATIONS. SEE SURVEYORS CERTIFICATE FOR NOTES.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
4. AREA BY COORDINATE GEOMETRY.
5. SITE ADDRESS: 1801 ROLESVILLE ROAD & 6301 MITCHELL MILL ROAD, ROLESVILLE, NORTH CAROLINA 27587
6. FLOOD NOTE: THIS SITE IS LOCATED IN ZONE 'X', MINIMAL FLOOD RISK. FLOOD HAZARD AREA OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON:
   FIRM PANEL: 3720176600K
   EFFECTIVE DATE: JULY 19, 2022
7. UTILITY STATEMENT:
   THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM DATA PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SPECIFIC GOVERNMENT AGENCY REQUIREMENTS WERE REQUESTED FOR THIS SURVEY.
8. ADJOINER INFORMATION SHOWN PER WAKE COUNTY GIS AS OF JANUARY 29, 2025.
9. STREAMS AND WETLANDS:
   WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL, STATE, OR LOCAL AGENCIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. WETLAND OR RIPARIAN BUFFERS MAY AFFECT THE SUBJECT PROPERTY.

SITE NOTES

1. A THREE FEET WIDE (3') UTILITY EASEMENT IS DEDICATED TO THE FRONTAGE OF ALL RESIDENTIAL LOTS TO PROVIDE COVERAGE FOR ANY UTILITIES BUILT OUTSIDE OF THE RIGHT OF WAY.
2. OPEN SPACE LOTS ARE TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.
3. PERMANENT DRAINAGE EASEMENTS ARE CENTERED ON STORM WATER CONVEYANCE STRUCTURES, INCLUDING PIPES, STRUCTURES, AND DITCHES.
4. A TWENTY FEET WIDE (20') TYPE A LANDSCAPE BUFFER SHALL BE INSTALLED ALONG THE SUBJECT PROPERTY'S FRONTAGE ON ROLESVILLE ROAD AND ALONG MITCHELL MILL ROAD. THIS BUFFER SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, AND IS LOCATED IN OPEN SPACE LOTS.
5. A BLANKET EASEMENT IS DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE INSPECTION, MAINTENANCE, AND REPAIR OF RETAINING WALLS SHOWN ON THIS PLAT.
6. SINGLE FAMILY HOME CONDITIONS:
   a. ALL HOMES SHALL INCLUDE EITHER CRAWL SPACE FOUNDATIONS OR STEM WALL FOUNDATIONS. ANY STEM WALL FOUNDATIONS SHALL HAVE A BRICK OR STONE VENEER ON ALL SIDES FACING A PUBLIC STREET.
   b. THE MINIMUM SQUARE FOOTAGE FOR TWO-STORY HOMES SHALL BE 2,200 SQUARE FEET. THE MINIMUM SQUARE FOOTAGE FOR ONE-STORY HOMES SHALL BE 1,600 SQUARE FEET.
   c. A TWENTY-FIVE FOOT (25') WIDE TYPE A LANDSCAPE BUFFER SHALL BE INSTALLED ADJACENT TO THE PROPERTY TO THE NORTH OF THIS SUBDIVISION, DEPICTED AS LOT 6 ON BOOK OF MAPS 2011, PAGE 84, WAKE COUNTY REGISTRY. THIS BUFFER IS LOCATED WITHIN AN EASEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
   d. A TWENTY FOOT (20') WIDE TYPE A LANDSCAPE BUFFER SHALL BE INSTALLED ADJACENT TO THE PROPERTYES WEST AND SOUTHWEST OF THIS SUBDIVISION. THIS BUFFER IS LOCATED WITHIN AN EASEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. TOWNHOME CONDITIONS:
   e. NO TOWNHOME BUILDING SHALL EXCEED SIX (6) UNITS.
   f. THE MINIMUM SQUARE FOOTAGE FOR TOWNHOMES SHALL BE 1,200 SQUARE FEET.



MINIMUM LOT SIZE: 10,000 SF
MINIMUM LOT SIZE: 10,000 SF

TYPICAL LOT DIMENSIONS "TOWNHOMES"

TYPICAL SHALLOW LOT DIMENSIONS "SINGLE FAMILY"
3,500 SF IMPERVIOUS

TYPICAL DEEP LOT DIMENSIONS "SINGLE FAMILY"
3,500 SF IMPERVIOUS

*TYPICAL LOT DIMENSIONS EXHIBIT TAKEN FROM DRAWING BY TIMMONS GROUP ENTITLED "ROLESVILLE CROSSING; CONSTRUCTION DOCUMENTS - PHASE 1 & 2; ROLESVILLE PROJECT # CD 21-08; 1801 ROLESVILLE RD; ROLESVILLE, NORTH CAROLINA 27587; WAKE COUNTY" DATED SEPTEMBER 17, 2021, AND LAST REVISED SEPTEMBER 6, 2023.

Ballentine Associates, PA
919.929.0481
221 Providence Road
Chapel Hill, NC 27514
ballentineassociates.com

COPYRIGHT © 2025 BALLENTINE ASSOCIATES, P.A. ALL RIGHTS RESERVED. BALLENTINE ASSOCIATES, P.A. ALL RIGHTS RESERVED. ANY REPRODUCTION OR USE OF THIS DOCUMENT WITHOUT PERMISSION OF BALLENTINE ASSOCIATES, P.A. WILL BE SUBJECT TO LEGAL ACTION.

Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NUM	REVISIONS	DATE
1	PER TOWN REVIEW COMMENTS	01 MAY 25
2	PER TOWN REVIEW COMMENTS	01 AUG 25
3		
4		
5		
6		
7		
8		

ISSUED	DATE
FOR REVIEW	31 JAN 25
FOR REVIEW	01 MAY 25
FOR REVIEW	01 AUG 25

OWNER INFORMATION
SB-HS LOT OPTION POOL 02, L.P.
c/o HEARTHSTONE, INC
23975 PARK SORRENTO, SUITE 220
CALABASAS, CA 91302

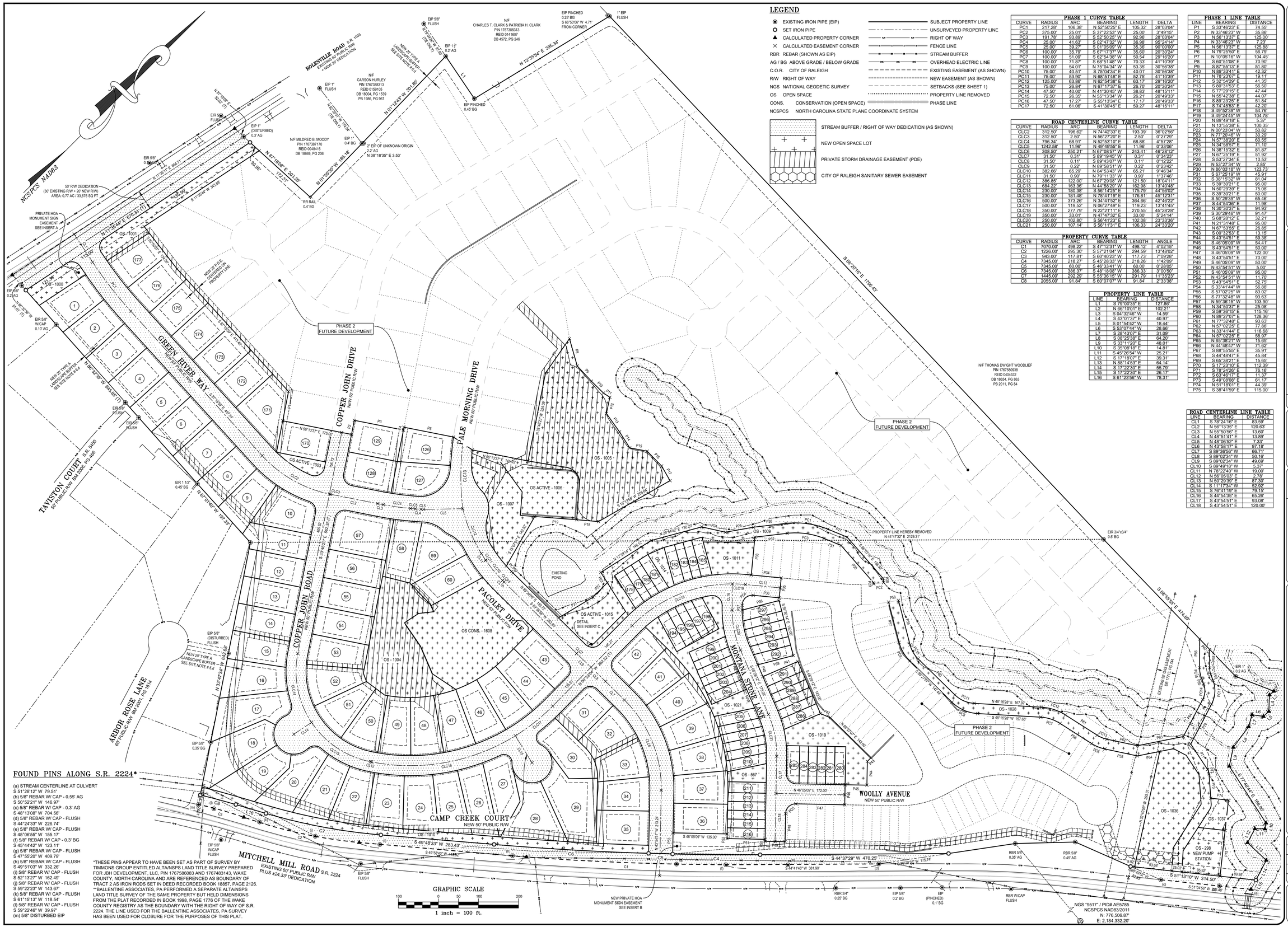
OWNER REPRESENTATIVE
LENNAR CORPORATION
JOHN NABERS, MPA
P: 919.820-9707
E: John.Nabers@lennar.com

ROLESVILLE CROSSING – PHASE 1
1801 ROLESVILLE ROAD &
6301 MITCHELL MILL ROAD
ROLESVILLE, NC 27587
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

SUBDIVISION PLAT

JOB NUMBER:	223070.00
DATE:	31 JAN 25
SCALE:	AS SHOWN
DRAWN BY:	EJS / SAV
REVIEWED BY:	DEB

SHEET
1 OF 5



LEGEND

- EXISTING IRON PIPE (EIP)
- SET IRON PIPE
- CALCULATED PROPERTY CORNER
- CALCULATED EASEMENT CORNER
- RBR REBAR (SHOWN AS EIP)
- AG / BG ABOVE GRADE / BELOW GRADE
- C.O.R. CITY OF RALEIGH
- R/W RIGHT OF WAY
- NGS NATIONAL GEODETIC SURVEY
- OS OPEN SPACE
- CONS. CONSERVATION (OPEN SPACE)
- NCSPCS NORTH CAROLINA STATE PLANE COORDINATE SYSTEM

- SUBJECT PROPERTY LINE
- UNSURVEYED PROPERTY LINE
- RIGHT OF WAY
- FENCE LINE
- STREAM BUFFER
- OVERHEAD ELECTRIC LINE
- EXISTING EASEMENT (AS SHOWN)
- NEW EASEMENT (AS SHOWN)
- SETBACKS (SEE SHEET 1)
- PROPERTY LINE REMOVED
- PHASE LINE

- STREAM BUFFER / RIGHT OF WAY DEDICATION (AS SHOWN)
- NEW OPEN SPACE LOT
- PRIVATE STORM DRAINAGE EASEMENT (PDE)
- CITY OF RALEIGH SANITARY SEWER EASEMENT

FOUND PINS ALONG S.R. 2224*

(a) STREAM CENTERLINE AT CULVERT
S 51°28'12" W 79.51'
(b) 5/8" REBAR W/ CAP - 0.55' AG
S 50°52'21" W 146.97'
(c) 5/8" REBAR W/ CAP - 0.3' AG
S 48°13'08" W 704.56'
(d) 5/8" REBAR W/ CAP - FLUSH
S 44°24'33" W 226.74'
(e) 5/8" REBAR W/ CAP - FLUSH
S 45°06'55" W 155.17'
(f) 5/8" REBAR W/ CAP - 0.3' BG
S 45°44'42" W 123.11'
(g) 5/8" REBAR W/ CAP - FLUSH
S 47°55'20" W 409.79'
(h) 5/8" REBAR W/ CAP - FLUSH
S 49°51'03" W 332.26'
(i) 5/8" REBAR W/ CAP - FLUSH
S 52°13'27" W 162.49'
(j) 5/8" REBAR W/ CAP - FLUSH
S 59°22'23" W 143.67'
(k) 5/8" REBAR W/ CAP - FLUSH
S 61°15'13" W 118.54'
(l) 5/8" REBAR W/ CAP - FLUSH
S 59°22'46" W 39.97'
(m) 5/8" DISTURBED EIP

*THESE PINS APPEAR TO HAVE BEEN SET AS PART OF SURVEY BY TIMMONS GROUP ENTITLED ALTA/NSPS LAND TITLE SURVEY PREPARED FOR JBH DEVELOPMENT, LLC, PIN 1767586083 AND 1767483143, WAKE COUNTY, NORTH CAROLINA AND ARE REFERENCED AS BOUNDARY OF TRACT 2 AS IRON RODS SET IN DEED RECORDED BOOK 18857, PAGE 2126.
**BALLENTINE ASSOCIATES, PA PERFORMED A SEPARATE ALTA/NSPS LAND TITLE SURVEY OF THE SAME PROPERTY BUT HELD DIMENSIONS FROM THE PLAT RECORDED IN BOOK 1998, PAGE 1776 OF THE WAKE COUNTY REGISTRY AS THE BOUNDARY WITH THE RIGHT OF WAY OF S.R. 2224. THE LINE USED FOR THE BALLENTINE ASSOCIATES, PA SURVEY HAS BEEN USED FOR CLOSURE FOR THE PURPOSES OF THIS PLAT.

PHASE 1 CURVE TABLE

CURVE	RADIUS	ARC	BEARING	LENGTH	DELTA
PC1	217.28'	106.38'	N 52°50'25" E	105.32'	28°03'04"
PC2	375.00'	25.01'	S 37°22'53" W	25.00'	3°49'15"
PC3	191.78'	93.89'	S 52°50'25" W	92.96'	28°03'04"
PC4	25.00'	41.63'	S 02°47'32" W	36.98'	95°24'14"
PC5	25.00'	39.27'	S 01°05'09" W	35.36'	90°00'00"
PC6	100.00'	35.79'	S 67°17'37" W	35.60'	20°30'24"
PC7	100.00'	51.09'	S 62°54'38" W	50.54'	29°16'20"
PC8	100.00'	71.87'	S 68°51'48" W	70.33'	41°10'39"
PC9	100.00'	54.01'	N 75°04'34" W	53.35'	30°56'38"
PC10	75.00'	40.51'	S 75°04'34" E	40.01'	30°56'38"
PC11	75.00'	53.90'	N 68°51'48" E	52.75'	41°10'39"
PC12	125.00'	63.86'	N 62°54'38" E	63.17'	29°16'20"
PC13	75.00'	26.84'	N 67°17'37" E	26.70'	20°30'24"
PC14	47.50'	40.00'	N 41°30'45" W	38.83'	48°15'11"
PC15	72.50'	26.35'	N 55°13'34" W	26.21'	20°49'33"
PC16	47.50'	17.27'	S 55°13'34" E	17.17'	20°49'33"
PC17	72.50'	61.06'	S 41°30'45" E	59.27'	48°15'11"

ROAD CENTERLINE CURVE TABLE

CURVE	RADIUS	ARC	BEARING	LENGTH	DELTA
CLC2	312.50'	196.62'	N 74°42'33" E	193.39'	36°02'56"
CLC3	312.50'	2.50'	N 56°27'20" E	2.50'	0°27'29"
CLC4	796.34'	68.91'	N 52°53'10" E	68.88'	4°57'28"
CLC5	1242.58'	11.96'	N 49°49'55" E	11.96'	0°33'06"
CLC6	308.50'	250.21'	N 67°08'57" W	243.41'	46°28'12"
CLC7	31.50'	0.31'	S 89°19'45" W	0.31'	0°34'23"
CLC8	31.50'	0.11'	S 89°43'07" W	0.11'	0°12'22"
CLC9	31.50'	0.22'	N 89°58'51" W	0.22'	0°23'42"
CLC10	382.66'	65.29'	N 84°53'43" W	65.21'	9°46'34"
CLC11	31.50'	0.90'	N 79°11'33" W	0.90'	1°37'46"
CLC12	386.85'	122.00'	N 67°29'08" W	121.50'	18°04'11"
CLC13	684.22'	163.36'	N 44°58'29" W	162.98'	13°40'48"
CLC14	230.00'	180.38'	S 56°14'25" E	175.79'	44°56'02"
CLC15	230.00'	181.48'	N 78°41'19" E	176.81'	45°12'31"
CLC16	500.00'	373.26'	N 34°41'52" E	364.66'	42°46'22"
CLC17	500.00'	119.52'	N 06°27'49" E	119.23'	13°41'45"
CLC18	350.00'	277.79'	N 22°21'11" E	270.55'	45°28'26"
CLC19	350.00'	33.01'	N 47°47'32" E	33.00'	5°24'14"
CLC20	250.00'	102.80'	S 56°41'23" E	102.08'	23°33'36"
CLC21	250.00'	107.14'	S 56°11'31" E	106.33'	24°33'20"

PROPERTY CURVE TABLE

CURVE	RADIUS	ARC	BEARING	LENGTH	ANGLE
C1	7070.00'	498.22'	S 47°12'31" W	498.12'	4°02'15"
C2	1226.00'	295.30'	S 57°21'04" W	294.59'	13°48'02"
C3	943.00'	117.81'	S 60°49'23" W	117.73'	7°09'28"
C4	7345.00'	218.27'	S 45°28'33" W	218.26'	1°42'09"
C5	7345.00'	60.00'	S 46°33'41" W	60.00'	0°28'05"
C6	7345.00'	386.33'	S 48°18'08" W	386.33'	3°00'50"
C7	1445.00'	292.29'	S 55°36'15" W	291.79'	11°35'23"
C8	2055.00'	91.84'	S 60°07'07" W	91.84'	2°33'38"

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 79°00'35" E	127.86'
L2	N 66°10'01" E	102.21'
L3	S 04°32'46" W	14.59'
L4	S 43°01'37" E	40.97'
L5	S 01°54'42" W	18.44'
L6	S 53°07'44" W	28.66'
L7	S 28°43'07" E	31.09'
L8	S 08°25'38" E	64.20'
L9	S 33°11'20" E	48.01'
L10	S 35°08'18" E	14.81'
L11	S 45°26'54" W	25.21'
L12	S 17°18'07" E	39.31'
L13	N 88°14'53" E	64.14'
L14	S 17°22'30" E	55.79'
L15	S 17°22'30" E	26.17'
L16	S 61°23'56" W	78.31'

PHASE 1 LINE TABLE

LINE	BEARING	DISTANCE
P1	S 33°46'23" E	74.55'
P2	N 33°46'23" W	35.86'
P3	N 56°13'37" E	123.00'
P4	N 33°46'23" W	7.23'
P5	N 56°13'37" E	125.88'
P6	N 79°25'50" E	56.79'
P7	N 10°05'16" W	104.45'
P8	S 60°51'08" E	70.90'
P9	S 87°55'13" E	51.80'
P10	N 89°33'41" E	42.32'
P11	N 78°23'07" E	19.11'
P12	S 32°54'29" E	41.35'
P13	S 80°31'53" E	56.50'
P14	S 77°29'15" E	47.44'
P15	N 55°42'38" E	44.07'
P16	S 89°23'25" E	51.84'
P17	S 74°45'53" E	42.20'
P18	S 49°52'49" W	54.76'
P19	S 49°24'45" W	104.78'
P20	N 89°49'18" E	5.37'
P21	N 13°35'38" E	100.35'
P22	N 00°23'04" W	50.82'
P23	N 77°20'46" W	30.29'
P24	N 57°38'20" E	60.55'
P25	N 34°58'57" E	71.10'
P26	N 38°15'32" E	81.87'
P27	N 67°25'19" E	51.92'
P28	S 53°27'34" E	10.53'
P29	N 53°27'34" W	2.85'
P30	N 88°03'18" W	123.73'
P31	S 67°26'19" W	45.91'
P32	S 38°15'32" W	81.04'
P33	S 39°30'21" E	95.00'
P34	N 50°29'39" E	75.08'
P35	S 39°30'21" E	50.00'
P36	S 50°29'39" W	65.46'
P37	S 44°54'36" E	11.98'
P38	N 30°30'37" E	94.93'
P39	S 30°29'46" W	91.47'
P40	S 68°28'12" E	32.21'
P41	N 21°31'48" E	95.00'
P42	N 67°53'55" E	26.85'
P43	S 00°32'53" E	13.15'
P44	S 43°54'51" E	59.38'
P45	S 46°05'09" W	54.41'
P46	S 43°54'51" E	50.00'
P47	S 46°05'09" W	122.00'
P48	S 43°54'51" E	70.00'
P49	S 46°05'09" W	50.00'
P50	N 43°54'51" W	5.00'
P51	S 46°05'09" W	55.00'
P52	N 43°54'51" W	11.70'
P53	S 43°54'51" E	52.75'
P54	S 33°41'44" W	56.88'
P55	S 57°02'25" W	83.02'
P56	S 77°32'48" W	93.63'
P57	N 59°36'15" W	103.90'
P58	N 34°50'37" E	25.08'
P59	S 59°36'15" E	115.16'
P60	N 89°27'07" E	128.36'
P61	N 77°32'48" E	93.63'
P62	N 57°02'25" E	77.86'
P63	N 33°41'44" E	116.68'
P64	N 57°02'25" E	58.97'
P65	N 65°38'21" W	15.65'
P66	N 44°48'47" W	71.62'
P67	S 88°55'55" E	35.91'
P68	S 44°48'47" E	45.84'
P69	S 65°38'21" E	15.65'
P70	S 17°23'10" E	112.39'
P71	S 78°24'26" E	76.16'
P72	S 63°46'17" E	11.37'
P73	S 49°08'06" E	61.17'
P74	N 51°18'01" E	44.39'
P75	S 38°41'59" E	115.00'

ROAD CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
CL1	S 78°24'16" E	83.59'
CL2	N 56°13'35" E	120.63'
CL3	N 55°50'56" E	13.60'
CL4	N 48°51'41" E	13.89'
CL5	N 48°06'52" E	7.33'
CL6	N 43°58'17" E	97.18'
CL7	S 89°36'56" W	66.71'
CL8	S 89°02'34" W	50.16'
CL9	S 89°02'34" W	49.69'
CL10	S 89°49'18" W	5.37'
CL11	N 78°22'40" W	19.00'
CL12	N 56°05'03" E	2.78'
CL13	N 50°29'39" E	87.30'
CL14	S 11°17'34" W	52.92'
CL15	S 76°41'19" E	79.15'
CL16	S 44°54'35" E	65.26'
CL17	S 43°54'51" E	93.08'
CL18	S 43°54'51" E	120.00'

Ballentine Associates, PA
221 Providence Road
Chapel Hill, NC 27514
919.929.0481
ballentineassociates.com

COPYRIGHT © 2025 BALLENTINE ASSOCIATES, P.A.
THIS DOCUMENT IS THE PROPERTY OF BALLENTINE ASSOCIATES, P.A. ALL RIGHTS RESERVED. ANY REPRODUCTION OR USE OF THIS DOCUMENT WITHOUT PRIOR PERMISSION OF BALLENTINE ASSOCIATES, P.A. WILL BE SUBJECT TO LEGAL ACTION.

Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL SURVEYOR SEAL PRELIMINARY

NUM	DATE	REVISIONS
1	01 MAY 25	PER TOWN REVIEW COMMENTS
2	01 AUG 25	PER TOWN REVIEW COMMENTS

ISSUED	DATE
FOR REVIEW	31 JAN 25
FOR REVIEW	01 MAY 25
FOR REVIEW	01 AUG 25

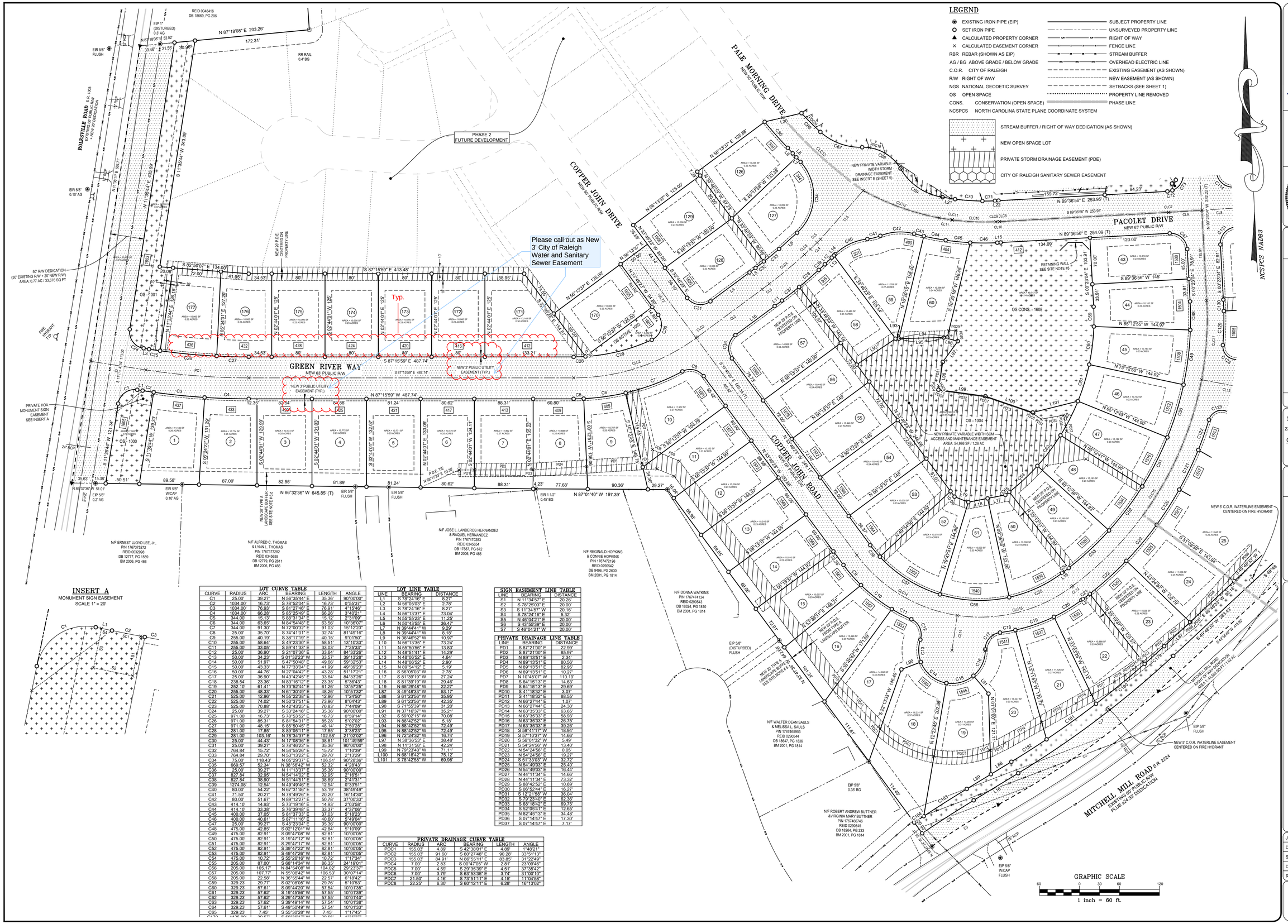
OWNER INFORMATION
SB-HS LOT OPTION POOL 02, L.P.
c/o HEARTHSTONE, INC
23975 PARK SORRENTO, SUITE 220
CALABASAS, CA 91302
OWNER REPRESENTATIVE
LENNAR CORPORATION
JOHN NABERS, MPA
P: 919.820-9707
E: John.Nabers@lennar.com

ROLESVILLE CROSSING – PHASE 1
1801 ROLESVILLE ROAD &
6301 MITCHELL MILL ROAD
ROLESVILLE, NC 27587
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

SUBDIVISION PLAT

JOB NUMBER:	223070.00
DATE:	31 JAN 25
SCALE:	1" = 100'
DRAWN BY:	EJS / SAV
REVIEWED BY:	DEB

SHEET
2 OF 5



LOT CURVE TABLE					
CURVE	RADIUS	ARC	BEARING	LENGTH	ANGLE
C1	25.00'	39.27'	N 56°35'44" E	35.36'	90°00'00"
C2	1034.00'	16.73'	S 78°52'04" E	16.73'	0°55'37"
C3	1034.00'	76.93'	S 81°27'46" E	76.91'	4°15'46"
C4	1034.00'	66.26'	S 85°25'49" E	66.26'	3°40'21"
C5	344.00'	15.13'	S 88°31'34" E	15.12'	2°31'09"
C6	344.00'	63.65'	N 84°54'48" E	63.56'	10°36'07"
C7	344.00'	91.30'	N 72°00'32" E	91.03'	15°12'23"
C8	25.00'	35.70'	S 74°41'01" E	32.74'	81°49'16"
C9	255.00'	40.19'	S 38°17'19" E	40.15'	9°01'50"
C10	255.00'	58.64'	S 49°23'30" E	58.51'	13°10'33"
C11	255.00'	33.05'	S 59°41'33" E	33.03'	7°25'33"
C12	25.00'	36.90'	S 21°07'36" E	33.64'	84°33'26"
C13	50.00'	34.23'	S 01°32'23" W	33.57'	39°13'28"
C14	50.00'	51.97'	S 47°50'48" E	49.66'	59°32'53"
C15	50.00'	43.33'	N 77°33'04" E	41.99'	49°39'23"
C16	50.00'	44.76'	N 27°04'42" E	43.28'	51°17'21"
C17	25.00'	36.90'	N 43°42'45" E	33.64'	84°33'26"
C18	238.54'	23.96'	N 83°16'12" E	23.35'	5°36'43"
C19	252.10'	61.41'	N 73°52'44" E	61.26'	13°57'25"
C20	255.00'	48.33'	N 61°30'49" E	48.26'	10°51'32"
C21	525.00'	12.96'	N 55°22'38" E	12.96'	1°24'50"
C22	525.00'	74.02'	N 50°37'51" E	73.96'	8°04'43"
C23	525.00'	70.88'	N 42°43'25" E	70.83'	7°44'09"
C24	25.00'	39.27'	S 33°24'16" E	35.36'	90°00'00"
C25	971.00'	16.73'	S 78°53'52" E	16.73'	0°59'14"
C26	971.00'	85.31'	S 81°54'31" E	85.28'	5°02'02"
C27	971.00'	48.15'	S 85°50'45" E	48.14'	2°50'28"
C28	281.00'	17.85'	S 89°09'11" E	17.85'	3°38'23"
C29	281.00'	103.16'	N 78°34'37" E	102.58'	21°02'02"
C30	25.00'	44.43'	N 17°08'36" E	38.81'	101°49'59"
C31	25.00'	39.27'	S 78°46'23" E	35.36'	90°00'00"
C32	764.84'	15.72'	N 54°55'26" E	15.72'	1°10'39"
C33	764.84'	29.70'	N 53°13'22" E	29.70'	2°13'29"
C34	75.00'	118.43'	N 05°29'37" E	106.51'	90°28'36"
C35	669.57'	52.34'	N 38°56'42" W	52.32'	4°28'43"
C36	25.00'	39.27'	N 11°13'37" E	35.36'	90°00'00"
C37	827.84'	32.95'	N 54°14'02" E	32.95'	2°16'51"
C38	827.84'	38.90'	N 51°44'51" E	38.89'	2°41'31"
C39	1274.08'	12.54'	N 49°49'46" E	12.54'	0°33'51"
C40	80.00'	54.22'	N 67°31'46" E	53.19'	38°49'49"
C41	71.50'	20.27'	N 78°49'26" E	20.20'	16°14'30"
C42	80.00'	51.67'	N 89°12'27" E	50.78'	37°00'33"
C43	414.10'	14.93'	S 73°19'16" E	14.93'	2°03'58"
C44	414.10'	33.38'	S 76°39'48" E	33.37'	4°37'06"
C45	400.00'	37.05'	S 81°37'33" E	37.03'	5°18'23"
C46	400.00'	40.61'	S 87°11'16" E	40.60'	5°49'04"
C47	25.00'	39.27'	S 45°23'04" E	35.36'	90°00'00"
C48	475.00'	42.85'	S 02°12'01" W	42.84'	5°10'09"
C49	475.00'	82.91'	S 09°47'08" W	82.81'	10°00'05"
C50	475.00'	82.91'	S 19°47'12" W	82.81'	10°00'05"
C51	475.00'	82.91'	S 29°47'17" W	82.81'	10°00'05"
C52	475.00'	82.91'	S 39°47'22" W	82.81'	10°00'05"
C53	475.00'	82.91'	S 49°47'26" W	82.81'	10°00'05"
C54	475.00'	10.72'	S 55°26'16" W	10.72'	1°17'34"
C55	205.00'	87.00'	S 68°14'34" W	86.35'	24°19'01"
C56	205.00'	105.17'	N 84°54'08" W	104.02'	29°23'37"
C57	205.00'	107.77'	N 55°08'42" W	106.53'	30°07'14"
C58	205.00'	22.58'	N 36°55'44" W	22.57'	6°18'42"
C59	329.23'	29.77'	S 02°08'05" W	29.76'	5°10'53"
C60	329.23'	57.61'	S 09°44'20" W	57.54'	10°01'35"
C61	329.23'	57.62'	S 19°45'56" W	57.55'	10°01'39"
C62	329.23'	57.62'	S 29°47'35" W	57.55'	10°01'40"
C63	329.23'	57.62'	S 39°49'14" W	57.54'	10°01'38"
C64	329.23'	57.61'	S 49°50'49" W	57.54'	10°01'33"
C65	329.23'	7.45'	S 55°30'28" W	7.45'	1°17'45"
C66	447.6'	20.6'	S 69°36'34" W	20.6'	2°38'25"

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 78°24'16" E	8.27'
L2	N 56°05'03" E	2.76'
L3	S 78°24'16" E	8.27'
L4	N 56°13'37" E	73.04'
L5	N 55°55'23" E	11.25'
L6	N 50°43'55" E	36.47'
L7	N 39°44'41" W	9.29'
L8	N 39°44'41" W	8.18'
L9	N 38°46'52" W	10.97'
L10	N 56°13'35" E	73.24'
L11	N 55°50'56" E	13.83'
L12	N 48°51'41" E	14.29'
L13	N 48°06'52" E	4.64'
L14	N 48°06'52" E	2.90'
L15	N 89°54'12" E	5.19'
L16	S 56°05'03" W	2.78'
L17	S 81°39'19" W	27.24'
L18	S 81°39'19" W	29.46'
L19	N 65°29'48" W	22.27'
L87	S 49°48'33" W	53.17'
L88	S 61°23'56" W	35.95'
L89	S 61°23'56" W	42.35'
L90	S 71°55'39" W	31.20'
L91	N 37°16'37" W	35.21'
L92	S 59°02'15" W	70.08'
L93	N 88°42'52" W	5.18'
L94	N 88°42'52" W	72.49'
L95	N 88°42'52" W	72.49'
L96	N 72°24'32" W	16.74'
L97	N 38°36'53" E	38.48'
L98	N 11°31'58" E	42.24'
L99	N 79°23'40" W	71.11'
L100	N 68°18'42" W	75.12'
L101	S 78°42'58" W	69.98'

SIGN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
S1	N 11°34'57" E	20.26'
S2	S 78°25'03" E	20.00'
S3	S 11°34'57" W	20.16'
S4	S 78°24'16" E	5.32'
S5	N 46°04'21" E	20.00'
S6	S 43°55'39" E	20.00'
S7	S 46°04'21" W	20.00'

PRIVATE DRAINAGE LINE TABLE		
LINE	BEARING	DISTANCE
PD1	S 87°21'00" E	22.99'
PD2	S 87°21'00" E	85.97'
PD3	N 89°13'51" E	2.34'
PD4	N 89°13'51" E	80.56'
PD5	N 89°13'51" E	82.95'
PD6	N 89°13'51" E	10.27'
PD7	N 10°45'07" W	110.19'
PD8	S 64°15'13" E	14.63'
PD9	S 64°15'13" E	29.69'
PD10	S 41°18'32" E	3.07'
PD11	S 41°18'32" E	88.55'
PD12	N 66°27'44" E	1.07'
PD13	N 66°27'44" E	24.30'
PD14	N 63°35'33" E	63.65'
PD15	N 63°35'33" E	58.93'
PD16	N 63°35'33" E	75.75'
PD17	N 63°35'33" E	39.26'
PD18	S 59°44'17" W	18.94'
PD19	S 57°10'37" W	14.66'
PD20	S 56°01'32" W	5.49'
PD21	S 54°24'56" W	13.40'
PD22	N 54°24'56" E	0.05'
PD23	N 54°24'56" E	19.27'
PD24	S 51°33'03" W	32.72'
PD25	N 54°49'03" E	25.40'
PD26	N 54°49'03" E	16.44'
PD27	N 44°11'34" E	14.66'
PD28	N 44°11'34" E	73.32'
PD29	S 88°42'52" E	10.69'
PD30	S 06°52'44" E	16.27'
PD31	S 12°21'58" W	36.04'
PD32	S 79°23'40" E	62.36'
PD33	S 68°18'42" E	69.75'
PD34	S 52°05'41" E	12.65'
PD35	N 82°45'13" E	34.48'
PD36	S 07°14'47" E	17.30'
PD37	S 07°14'47" E	7.17'

PRIVATE DRAINAGE CURVE TABLE					
CURVE	RADIUS	ARC	BEARING	LENGTH	ANGLE
PDC1	155.03'	4.89'	S 42°38'01" E	4.89'	1°48'21"
PDC2	155.03'	91.60'	S 60°27'48" E	90.28'	33°51'13"
PDC3	155.03'	84.91'	N 88°55'11" E	83.85'	31°22'49"
PDC4	7.00'	2.83'	S 06°47'05" W	2.81'	23°09'46"
PDC5	7.00'	4.59'	S 29°35'39" E	4.51'	37°35'42"
PDC6	7.00'	3.79'	S 63°53'35" E	3.74'	31°00'10"
PDC7	21.50'	4.16'	S 73°51'11" E	4.15'	11°04'56"
PDC8	22.25'	6.30'	S 60°12'11" E	6.28'	16°13'02"

Ballentine Associates, PA
221 Providence Road
Chapel Hill, NC 27514
919.929.0481
ballentineassociates.com

COPYRIGHT © 2025 BALLENTINE ASSOCIATES, P.A. THIS DOCUMENT IS THE PROPERTY OF BALLENTINE ASSOCIATES, P.A. ALL RIGHTS RESERVED. ANY REPRODUCTION OR USE OF THIS DOCUMENT WITHOUT PRIOR PERMISSION OF BALLENTINE ASSOCIATES, P.A. WILL BE SUBJECT TO LEGAL ACTION.

Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL SEAL SURVEYOR BONETTE PRELIMINARY

NUM	REVISIONS	DATE
1	PER TOWN REVIEW COMMENTS	01 MAY 25
2	PER TOWN REVIEW COMMENTS	01 AUG 25
3		
4		
5		
6		
7		
8		

OWNER INFORMATION
SB-HS LOT OPTION POOL 02, L.P.
c/o HEARTHSTONE, INC
23975 PARK SORRENTO, SUITE 220
CALABASAS, CA 91302

OWNER REPRESENTATIVE
LENNAR CORPORATION
JOHN NABERS, MPA
P: 919.820-9707
E: John.Nabers@lennar.com

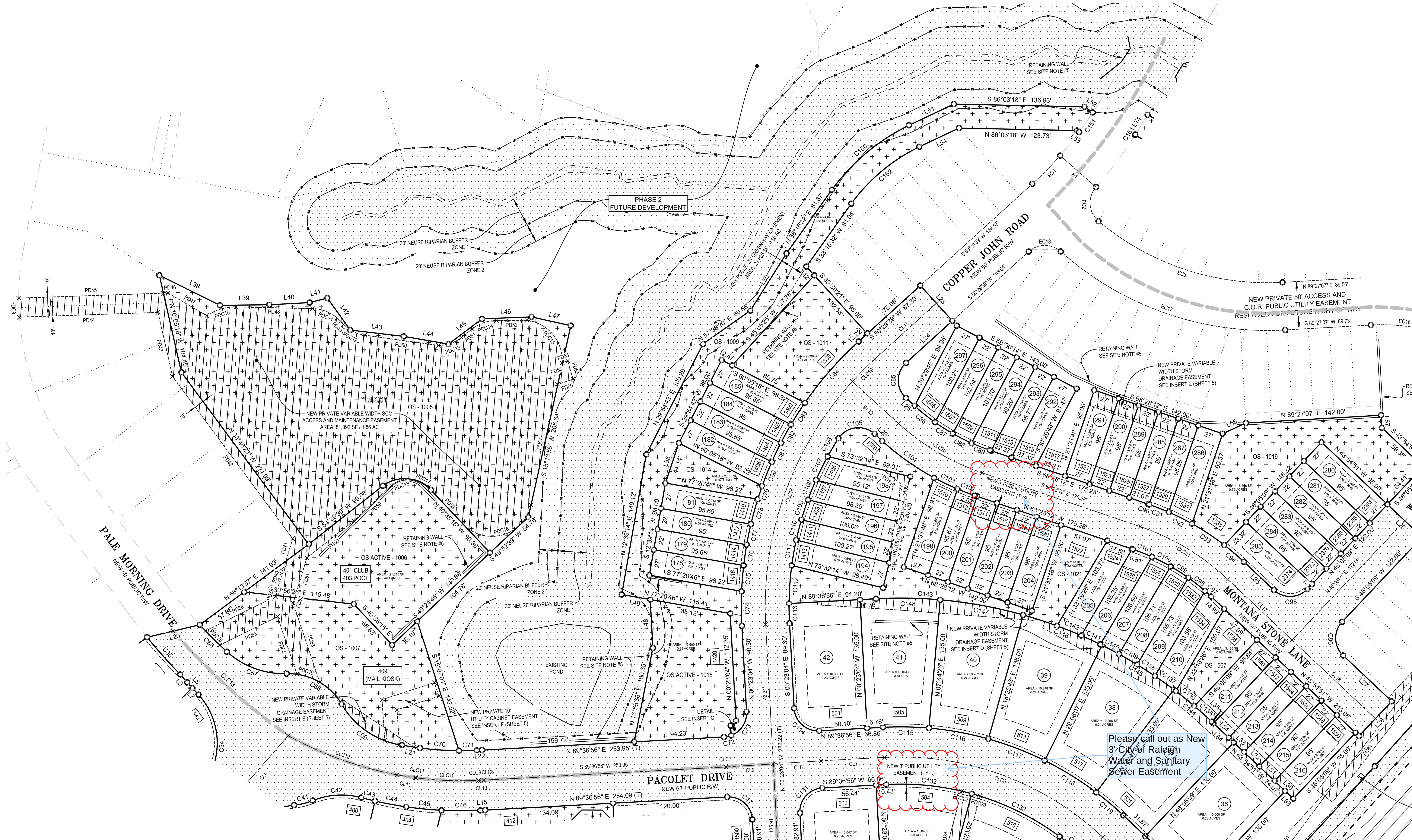
ISSUED	DATE
FOR REVIEW	31 JAN 25
FOR REVIEW	01 MAY 25
FOR REVIEW	01 AUG 25

ROLESVILLE CROSSING – PHASE 1
1801 ROLESVILLE ROAD &
6301 MITCHELL MILL ROAD
ROLESVILLE, NC 27587
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

SUBDIVISION PLAT

JOB NUMBER:	223070.00
DATE:	31 JAN 25
SCALE:	1" = 60'
DRAWN BY:	EJS / SAV
REVIEWED BY:	DEB

SHEET
3 OF 5



LEGEND

- EXISTING IRON PIPE (EIP)
- SET IRON PIPE
- CALCULATED PROPERTY CORNER
- CALCULATED EASEMENT CORNER
- RBR REBAR (SHOWN AS EIP)
- AG / BG ABOVE GRADE / BELOW GRADE
- C.O.R. CITY OF RALEIGH
- R/W RIGHT OF WAY
- NGS NATIONAL GEODETIC SURVEY
- OS OPEN SPACE
- CONS. CONSERVATION (OPEN SPACE)
- NCSPCS NORTH CAROLINA STATE PLANE COORDINATE SYSTEM
- SUBJECT PROPERTY LINE
- UNSURVEYED PROPERTY LINE
- RIGHT OF WAY
- FENCE LINE
- STREAM BUFFER
- OVERHEAD ELECTRIC LINE
- EXISTING EASEMENT (AS SHOWN)
- NEW EASEMENT (AS SHOWN)
- SETBACKS (SEE SHEET 1)
- PROPERTY LINE REMOVED
- PHASE LINE
- STREAM BUFFER / RIGHT OF WAY DEDICATION (AS SHOWN)
- NEW OPEN SPACE LOT
- PRIVATE STORM DRAINAGE EASEMENT (PDE)
- CITY OF RALEIGH SANITARY SEWER EASEMENT

LOT CURVE TABLE

CURVE	RADIUS	ARC	BEARING	LENGTH	ANGLE
C66	500.00'	40.09'	S 42°27'46" E	40.08'	4°35'37"
C67	90.00'	68.40'	S 67°04'53" E	66.77'	43°32'52"
C68	64.07'	68.86'	S 58°04'42" E	65.60'	61°34'47"
C69	90.00'	79.21'	S 53°09'57" E	76.67'	50°25'25"
C70	351.16'	41.09'	S 83°21'32" E	41.06'	6°42'13"
C71	351.16'	18.83'	S 88°14'50" E	18.83'	3°04'21"
C72	25.00'	7.62'	N 80°53'13" E	7.59'	17°27'27"
C73	25.00'	31.65'	N 35°53'13" E	29.58'	72°32'33"
C74	375.00'	36.19'	N 02°22'51" E	36.18'	5°31'48"
C75	375.00'	27.13'	N 07°13'05" E	27.12'	4°08'41"
C76	375.00'	22.01'	N 10°58'20" E	22.01'	3°21'48"
C77	375.00'	22.01'	N 14°20'08" E	22.01'	3°21'48"
C78	375.00'	27.13'	N 18°05'22" E	27.12'	4°08'41"
C79	375.00'	14.67'	N 21°16'58" E	14.67'	2°14'29"
C80	375.00'	27.13'	N 24°28'33" E	27.12'	4°08'41"
C81	375.00'	22.01'	N 28°13'48" E	22.01'	3°21'48"
C82	375.00'	22.01'	N 31°35'36" E	22.01'	3°21'48"
C83	375.00'	27.13'	N 35°20'50" E	27.12'	4°08'41"
C84	375.00'	85.57'	N 43°57'25" E	85.39'	13°04'28"
C85	25.00'	41.63'	S 02°47'32" W	36.98'	95°24'14"
C86	225.00'	27.55'	S 48°26'49" E	27.53'	7°00'58"
C87	225.00'	22.08'	S 54°46'01" E	22.08'	5°37'25"
C88	225.00'	22.01'	S 60°22'53" E	22.00'	5°36'19"
C89	225.00'	20.76'	S 65°49'37" E	20.75'	5°17'09"
C90	275.00'	0.93'	S 68°22'25" E	0.93'	0°11'34"
C91	275.00'	22.03'	S 65°58'57" E	22.02'	4°35'21"
C92	275.00'	27.25'	S 60°50'56" E	27.24'	5°40'40"
C93	275.00'	40.69'	S 53°46'17" E	40.65'	8°28'39"
C94	275.00'	26.97'	S 46°43'24" E	26.96'	5°37'06"
C95	25.00'	39.27'	S 88°54'51" E	35.36'	90°00'00"
C96	25.00'	39.27'	S 01°05'09" W	35.36'	90°00'00"
C97	225.00'	8.66'	N 45°01'02" W	8.66'	2°12'21"
C98	225.00'	22.21'	N 48°56'54" W	22.20'	5°39'24"
C99	225.00'	22.02'	N 54°34'51" W	22.02'	5°36'30"
C100	225.00'	22.05'	N 60°11'33" W	22.04'	5°36'53"
C101	225.00'	21.48'	N 65°44'05" W	21.47'	5°28'13"
C102	275.00'	19.20'	N 66°28'13" W	19.19'	3°59'58"
C103	275.00'	27.20'	N 61°38'11" W	27.19'	5°40'05"
C104	275.00'	66.68'	N 51°51'22" W	66.52'	13°53'33"
C105	25.00'	43.46'	S 85°17'35" W	38.19'	99°35'39"
C106	325.00'	21.80'	S 33°34'27" W	21.80'	3°50'38"
C107	325.00'	27.69'	S 29°12'41" W	27.68'	4°52'54"
C108	325.00'	22.24'	S 24°48'37" W	22.24'	3°55'15"

PRIVATE DRAINAGE CURVE TABLE

CURVE	RADIUS	ARC	BEARING	LENGTH	ANGLE
PDC9	275.00'	20.00'	N 00°46'02" E	20.00'	4°10'04"
PDC10	52.26'	32.49'	N 76°02'08" E	31.97'	35°37'25"
PDC11	42.00'	33.19'	S 63°24'04" E	32.34'	45°16'57"
PDC12	38.00'	25.59'	S 60°03'00" E	25.11'	38°34'51"
PDC13	38.00'	25.71'	N 73°42'44" E	25.22'	38°45'53"
PDC14	42.00'	27.26'	N 73°05'21" E	26.78'	37°10'59"
PDC15	42.00'	63.76'	S 36°50'20" E	57.81'	86°58'53"
PDC16	42.00'	91.03'	S 77°19'20" W	74.23'	124°10'50"
PDC17	28.70'	25.35'	N 59°25'20" W	24.54'	50°36'55"
PDC18	28.70'	21.45'	S 73°51'17" W	20.96'	42°49'52"
PDC19	65.00'	25.49'	N 67°59'17" W	25.33'	22°28'08"
PDC20	500.00'	21.15'	N 42°22'39" W	21.15'	2°25'25"
PDC21	120.00'	31.73'	S 82°48'37" E	31.63'	15°08'54"
PDC22	280.00'	10.82'	S 72°55'30" E	10.82'	2°12'47"
PDC23	280.00'	9.19'	S 70°52'42" E	9.19'	1°52'49"
PDC24	115.00'	43.10'	S 54°39'00" E	42.84'	21°28'18"

LOT CURVE TABLE

CURVE	RADIUS	ARC	BEARING	LENGTH	ANGLE
C109	325.00'	22.07'	S 20°54'16" W	22.07'	3°53'27"
C110	325.00'	22.01'	S 17°01'09" W	22.00'	3°52'46"
C111	325.00'	27.07'	S 12°41'37" W	27.06'	4°46'18"
C112	325.00'	39.94'	S 06°47'14" W	39.91'	7°02'28"
C113	325.00'	20.71'	S 01°26'28" W	20.71'	3°39'03"
C114	25.00'	39.27'	S 45°23'04" E	35.36'	90°00'00"
C115	340.00'	48.21'	S 86°19'19" E	48.17'	8°07'30"
C116	340.00'	63.42'	S 76°54'56" E	63.33'	10°41'17"
C117	340.00'	63.34'	S 66°14'05" E	63.25'	10°40'24"
C118	340.00'	63.46'	S 55°33'03" E	63.37'	10°41'39"
C119	340.00'	37.32'	S 47°03'32" E	37.30'	6°17'22"
C120	525.00'	62.79'	N 35°25'46" E	62.75'	6°51'10"
C121	525.00'	66.00'	N 28°24'07" E	65.95'	7°12'09"
C122	525.00'	48.15'	N 22°10'24" E	48.13'	5°15'17"
C123	20.00'	40.50'	N 77°33'54" E	33.93'	116°02'17"
C124	50.00'	11.45'	S 50°58'35" E	11.43'	13°07'15"
C125	50.00'	89.06'	N 71°26'14" E	77.74'	102°03'06"
C126	50.00'	89.06'	N 30°36'54" W	77.74'	102°03'10"
C127	50.00'	23.84'	S 84°41'56" W	23.62'	27°19'11"
C128	20.00'	40.50'	N 50°56'32" W	33.93'	116°02'17"
C129	525.00'	51.28'	N 04°16'44" E	51.26'	5°35'45"
C130	525.00'	17.09'	N 00°32'54" E	17.09'	1°51'55"
C131	25.00'	39.27'	N 44°36'56" E	35.36'	90°00'00"
C132	280.00'	90.73'	S 81°06'05" E	90.33'	18°33'57"
C133	280.00'	103.01'	S 61°16'44" E	102.43'	21°04'45"
C134	280.00'	33.35'	S 47°19'37" E	33.33'	6°49'31"
C135	475.00'	24.57'	N 45°23'46" W	24.57'	2°57'50"
C136	475.00'	24.97'	N 48°23'03" W	24.97'	3°00'44"
C137	475.00'	27.12'	N 51°31'33" W	27.11'	3°16'15"
C138	475.00'	22.02'	N 54°29'21" W	22.02'	2°39'21"
C139	475.00'	22.00'	N 57°08'39" W	22.00'	2°39'14"
C140	475.00'	22.03'	N 59°48'00" W	22.03'	2°39'28"
C141	475.00'	22.11'	N 62°27'45" W	22.11'	2°40'02"
C142	475.00'	27.32'	N 65°26'38" W	27.32'	3°17'43"
C143	475.00'	193.11'	N 78°44'16" W	191.78'	23°17'34"
C144	475.00'	52.14'	N 47°03'32" W	52.12'	6°17'22"
C145	475.00'	88.66'	N 55°33'03" W	88.53'	10°41'39"
C146	475.00'	88.49'	N 66°14'05" W	88.36'	10°40'24"
C147	475.00'	88.61'	N 76°54'56" W	88.48'	10°41'17"
C148	475.00'	67.36'	N 86°19'19" W	67.30'	8°07'30"
C149	5.00'	7.85'	N 44°36'56" E	7.07'	90°00'00"
C150	217.28'	106.38'	N 52°50'25" E	105.32'	28°03'04"
C151	375.00'	25.01'	S 37°22'53" W	25.00'	3°49'15"
C152	191.78'	93.89'	S 52°50'25" W	92.96'	28°03'04"
C171	100.00'	35.38'	N 80°14'59" W	35.19'	20°16'09"
C172	100.00'	45.73'	N 57°00'53" W	45.33'	26°12'03"
C173	7325.00'	131.03'	S 47°18'35" W	131.03'	1°01'30"
C174	7325.00'	70.85'	S 48°05'57" W	70.85'	0°33'15"
C175	7325.00'	169.13'	S 49°02'16" W	169.13'	1°19'23"
C176	7325.00'	2.78'	S 49°42'36" W	2.78'	0°01'18"
C177	7325.00'	11.29'	S 49°45'54" W	11.29'	0°05'18"
C178	100.00'	81.11'	N 67°08'57" W	78.90'	46°28'12"

LOT LINE TABLE

LINE	BEARING	DISTANCE
L20	N 79°25'50" E	56.79'
L21	S 78°22'40" E	19.00'
L22	N 89°49'18" E	5.37'
L23	S 39°30'21" E	50.00'
L24	S 50°29'39" W	65.46'
L25	S 44°54'36" E	11.98'
L26	S 43°54'51" E	50.00'
L27	S 43°54'51" E	70.00'
L28	S 46°05'09" W	50.00'
L29	N 44°54'35" W	11.06'
L30	N 43°54'51" W	27.00'
L31	N 43°54'51" W	22.00'
L32	N 43°54'51" W	22.00'
L33	N 43°54'51" W	22.00'
L34	N 43°54'51" W	22.00'
L35	N 43°54'51" W	2.44'
L36	N 00°23'04" W	10.35'
L37	N 89°36'56" E	1.00'
L38	S 60°51'08" E	70.90'
L39	S 87°55'13" E	51.80'
L40	N 89°33'41" E	42.32'
L41	N 78°23'07" E	19.11'
L42	S 32°54'29" E	41.35'
L43	S 80°31'53" E	56.50'
L44	S 77°29'15" E	47.44'
L45	N 55°42'38" E	44.07'
L46	S 89°23'25" E	51.84'
L47	S 74°45'53" E	42.20'
L48	N 00°23'04" W	50.82'
L49	N 77°20'46" W	30.29'
L50	N 34°58'57" E	71.10'
L51	N 67°25'19" E	51.92'
L52	S 53°27'34" E	10.53'
L53	N 53°27'34" W	2.85'
L54	S 67°25'19" W	45.91'
L55	S 21°16'58" W	44.14'
L56	N 67°53'55" E	26.85'
L57	S 00°32'53" E	13.15'
L58	N 43°53'38" E	71.49'
L59	N 15°59'02" W	101.53'
L83	N 43°54'51" W	11.70'
L84	N 43°54'51" W	31.67'
L85	S 43°54'51" E	43.08'
L86	S 49°48'33" W	56.25'
L102	N 43°54'51" W	2.10'

PRIVATE DRAINAGE LINE TABLE

LINE	BEARING	DISTANCE
PD38	N 66°34'56" E	81.35'
PD39	N 19°30'52" E	1.32'
PD40	N 19°30'52" E	37.63'
PD41	N 19°30'52" E	24.49'
PD42	N 33°46'23" W	211.54'
PD43	N 10°05'16" W	68.88'
PD44	N 89°13'58" W	145.33'
PD45	S 89°13'58" E	151.68'
PD46	S 89°13'58" E	4.82'
PD47	S 56°52'55" E	47.10'
PD48	S 86°02'32" E	79.96'
PD49	S 40°45'35" E	4.55'
PD50	S 79°20'26" E	78.08'
PD51	N 54°24'37" E	14.46'
PD52	S 87°33'12" E	32.18'
PD53	N 74°03'30" E	0.58'
PD54	N 74°03'30" E	5.60'

GRAPHIC SCALE

1 inch = 60 ft.

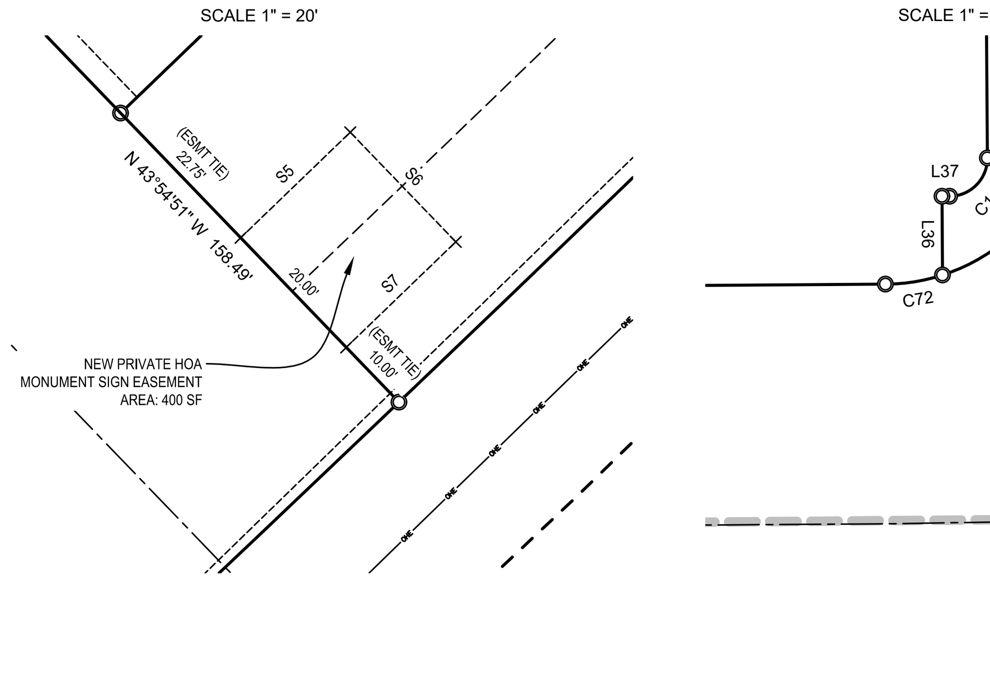
PRIVATE DRAINAGE LINE TABLE

LINE	BEARING	DISTANCE
PD38	N 66°34'56" E	81.35'
PD39	N 19°30'52" E	1.32'
PD40	N 19°30'52" E	37.63'
PD41	N 19°30'52" E	24.49'
PD42	N 33°46'23" W	211.54'
PD43	N 10°05'16" W	68.88'
PD44	N 89°13'58" W	145.33'
PD45	S 89°13'58" E	151.68'
PD46	S 89°13'58" E	4.82'
PD47	S 56°52'55" E	47.10'
PD48	S 86°02'32" E	79.96'
PD49	S 40°45'35" E	4.55'
PD50	S 79°20'26" E	78.08'
PD51	N 54°24'37" E	14.46'
PD52	S 87°33'12" E	32.18'
PD53	N 74°03'30" E	0.58'
PD54	N 74°03'30" E	5.60'
PD55	S 13°41'16" E	20.02'
PD56	S 74°03'30" W	16.92'
PD57	S 15°13'55" W	129.48'
PD58	N 40°35'15" W	48.70'
PD59	S 49°24'45" W	53.76'
PD60	S 54°29'30" W	62.82'
PD61	S 19°30'52" W	43.52'
PD62	S 19°30'52" W	6.18'
PD63	S 15°50'03" E	87.44'
PD64	N 15°50'03" W	63.66'
PD65	S 66°34'56" W	67.41'
PD66	N 44°11'34" E	80.76'
PD67	N 49°23'21" E	67.52'
PD68	N 49°23'21" E	14.69'
PD69	N 49°23'21" E	56.90'
PD70	N 52°17'33" E	99.96'
PD71	N 52°17'33" E	75.93'
PD72	N 89°36'56" E	81.44'
PD73	N 89°36'56" E	25.76'
PD74	N 17°47'57" E	102.99'
PD75	S 17°47'57" W	108.55'
PD76	S 43°54'51" E	9.68'
PD77	S 43°54'51" E	72.08'
PD78	S 43°54'51" E	36.98'
PD79	S 47°52'54" E	46.39'
PD80	S 47°52'54" E	7.50'
PD81	S 47°52'54" E	58.77'
PD82	S 47°52'54" E	147.80'
PD83	N 40°25'36" E	131.11'
PD84	N 46°05'09" E	132.00'
PD85	N 46°05'09" E	108.80'
PD86	N 51°39'43" E	52.86'
PD87	N 36°32'09" E	108.49'

INSERT B

MONUMENT SIGN EASEMENT

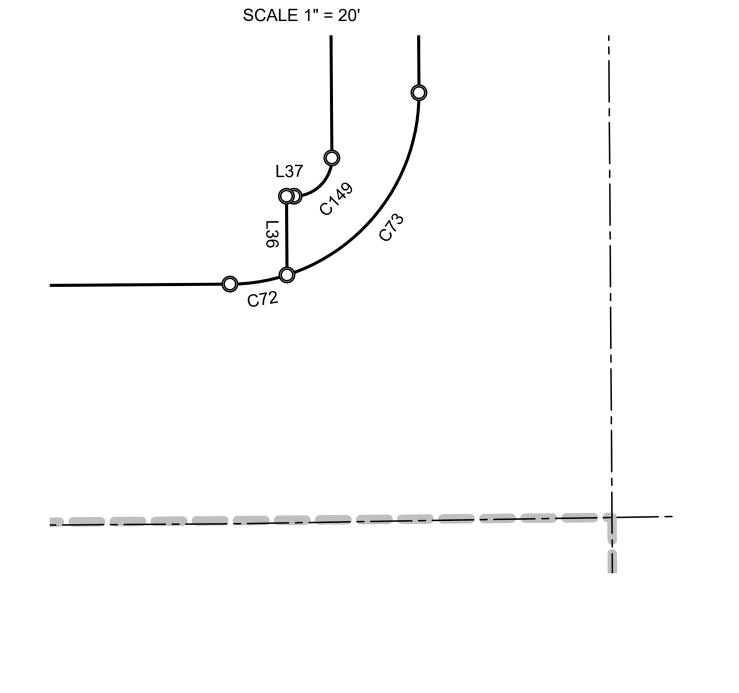
SCALE 1" = 20'



INSERT C

DETAIL

SCALE 1" = 20'



Ballentine Associates, PA
221 Providence Road
Chapel Hill, NC 27514
919.929.0481
ballentineassociates.com

COPYRIGHT © 2025 BALLENTINE ASSOCIATES, P.A.
THIS DOCUMENT IS THE PROPERTY OF BALLENTINE ASSOCIATES, P.A. ALL RIGHTS RESERVED. ANY REPRODUCTION OF THIS DOCUMENT OR POSSESSION WITHOUT PRIOR PERMISSION OF BALLENTINE ASSOCIATES, P.A. WILL BE SUBJECT TO LEGAL ACTION.

Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL SURVEYOR D. E. BOWERS — PRELIMINARY

REVISIONS

NUM	REVISIONS	DATE
1	PER TOWN REVIEW COMMENTS	01 MAY 25
2	PER TOWN REVIEW COMMENTS	01 AUG 25
3		
4		
5		
6		
7		
8		

OWNER INFORMATION

SB-HS LOT OPTION POOL 02, L.P.
c/o HEARTHSTONE, INC
23975 PARK SORRENTO, SUITE 220
CALABASAS, CA 91302

OWNER REPRESENTATIVE

LENNAR CORPORATION
JOHN NABERS, MPA
P: 919.820-9707
E: John.Nabers@lennar.com

DATE	ISSUED
31 JAN 25	FOR REVIEW
01 MAY 25	FOR REVIEW
01 AUG 25	FOR REVIEW

ROLESVILLE CROSSING – PHASE 1

1801 ROLESVILLE ROAD &
6301 MITCHELL MILL ROAD
ROLESVILLE, NC 27587

WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

SUBDIVISION PLAT

JOB NUMBER:	223070.00
DATE:	31 JAN 25
SCALE:	1" = 60'
DRAWN BY:	EJS / SAV
REVIEWED BY:	DEB

LOT CURVE TABLE					
CURVE	RADIUS	ARC	BEARING	LENGTH	ANGLE
C153	22.50'	14.46'	N 30°43'07" W	14.22'	36°50'01"
C154	12.50'	6.37'	N 26°53'42" W	6.30'	29°11'10"
C155	2.50'	1.26'	S 87°06'12" W	1.25'	28°58'44"
C156	12.50'	8.49'	S 53°09'17" W	8.33'	38°55'06"
C157	100.00'	35.79'	S 67°17'37" W	35.60'	20°30'24"
C158	100.00'	51.09'	S 62°54'38" W	50.54'	29°16'20"
C159	100.00'	71.87'	S 68°51'48" W	70.33'	41°10'39"
C160	100.00'	54.01'	N 75°04'34" W	53.35'	30°56'38"
C161	307.02'	0.80'	N 34°50'37" E	0.80'	0°08'59"
C162	75.00'	40.51'	S 75°04'34" E	40.01'	30°56'38"
C163	75.00'	53.90'	N 68°51'48" E	52.75'	41°10'39"
C164	125.00'	63.86'	N 62°54'38" E	63.17'	29°16'20"
C165	75.00'	26.84'	N 67°17'37" E	26.70'	20°30'24"
C166	47.50'	40.00'	N 41°30'45" W	38.83'	48°15'11"
C167	72.50'	26.35'	N 55°13'34" W	26.21'	20°49'33"
C168	47.50'	17.27'	S 55°13'34" E	17.17'	20°49'33"
C169	72.50'	61.06'	S 41°30'45" E	59.27'	48°15'11"
C170	22.50'	11.49'	S 63°46'17" E	11.37'	29°16'18"

UTILITY EASEMENT CURVE TABLE					
CURVE	RADIUS	ARC	BEARING	LENGTH	ANGLE
UC1	88.45'	2.78'	N 77°29'33" W	2.78'	1°48'04"
UC2	88.41'	15.94'	N 71°32'05" W	15.92'	10°19'42"

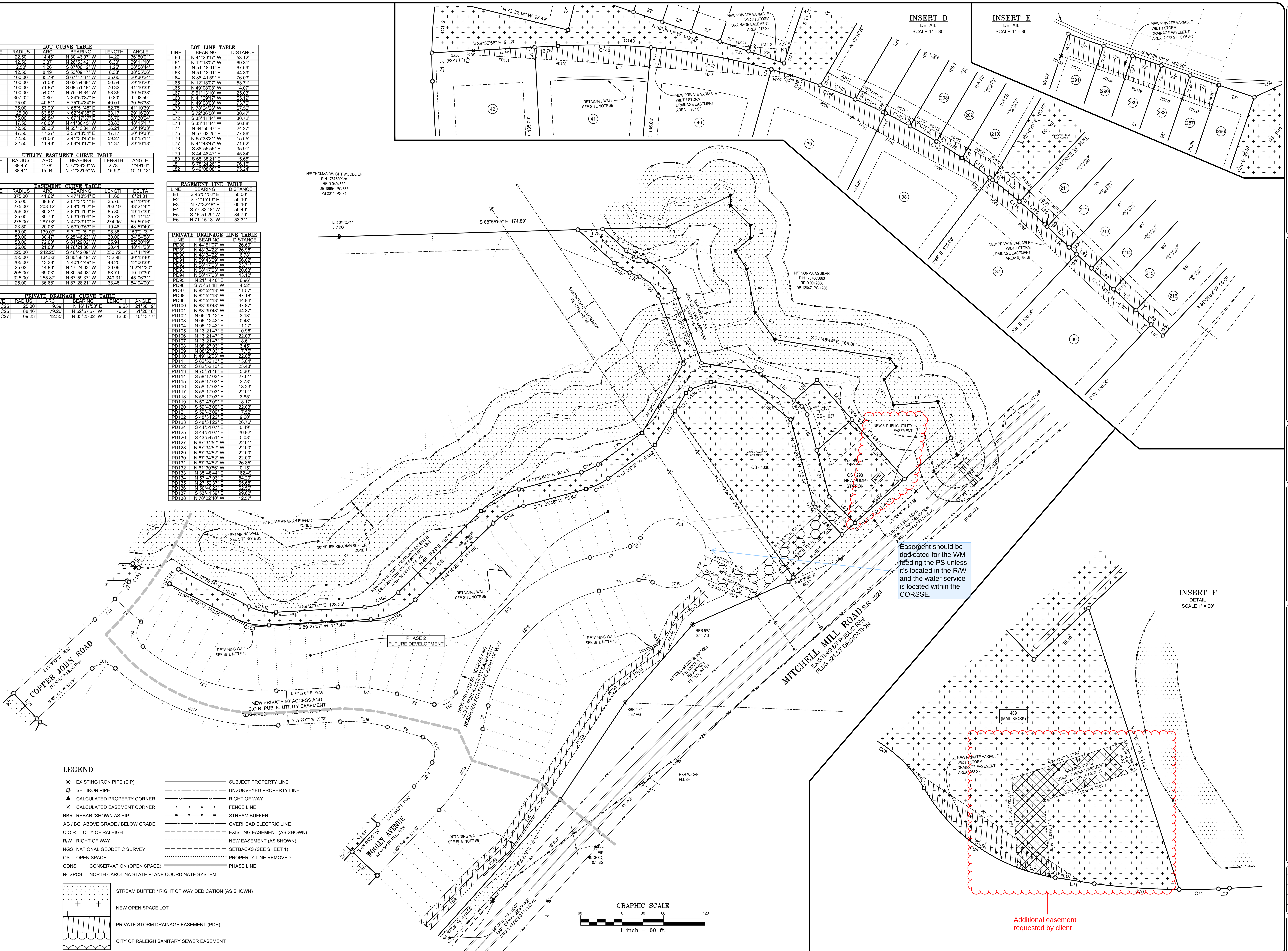
EASEMENT CURVE TABLE					
CURVE	RADIUS	ARC	BEARING	LENGTH	DELTA
EC1	375.00'	41.62'	N 47°18'54" E	41.60'	6°21'31"
EC2	25.00'	39.85'	S 01°31'31" E	35.76'	91°19'19"
EC3	275.00'	208.12'	S 68°52'02" E	203.19'	43°21'42"
EC4	256.00'	86.21'	S 80°54'03" E	85.80'	19°17'39"
EC5	25.00'	39.79'	N 63°09'09" E	35.72'	91°11'14"
EC6	275.00'	287.92'	N 47°33'10" E	274.95'	59°59'16"
EC7	23.50'	20.08'	N 53°03'53" E	19.48'	48°57'49"
EC8	50.00'	139.07'	S 71°21'51" E	98.38'	159°21'31"
EC9	50.00'	30.47'	S 25°46'23" W	30.00'	34°54'58"
EC10	50.00'	72.00'	S 84°29'02" W	65.94'	82°30'19"
EC11	25.00'	21.03'	N 78°21'30" W	20.41'	48°11'23"
EC12	225.00'	242.25'	S 46°42'09" W	230.72'	61°41'19"
EC13	255.00'	134.53'	S 30°58'19" W	132.98'	30°13'40"
EC14	205.00'	43.33'	N 40°01'49" E	43.25'	12°06'39"
EC15	25.03'	44.86'	N 17°24'03" W	39.09'	102°41'30"
EC16	205.00'	69.03'	N 80°54'03" W	68.71'	19°17'39"
EC17	325.00'	255.87'	N 67°59'37" W	249.31'	45°06'31"
EC18	25.00'	36.68'	N 87°28'21" W	33.48'	84°04'00"

PRIVATE DRAINAGE CURVE TABLE					
CURVE	RADIUS	ARC	BEARING	LENGTH	ANGLE
PDC25	25.00'	9.59'	N 46°47'53" E	9.53'	21°58'19"
PDC26	88.46'	79.26'	N 52°57'57" W	76.64'	51°20'16"
PDC27	69.23'	12.35'	N 33°25'02" W	12.33'	10°13'17"

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L60	N 41°29'17" W	53.12'
L61	N 12°18'07" W	69.31'
L62	N 51°18'01" E	67.69'
L63	N 51°18'01" E	44.39'
L64	S 38°41'59" E	76.03'
L65	N 12°18'07" W	53.71'
L66	N 49°08'08" W	14.07'
L67	S 51°13'10" W	25.03'
L68	N 41°29'17" W	55.19'
L69	N 49°08'08" W	73.76'
L70	N 78°24'26" W	57.56'
L71	S 72°36'50" W	30.47'
L72	S 33°41'44" W	30.72'
L73	S 33°41'44" W	56.88'
L74	N 34°50'37" E	24.27'
L75	N 57°02'25" E	77.86'
L76	N 65°38'21" W	15.65'
L77	N 44°48'47" W	71.62'
L78	S 88°55'55" E	35.91'
L79	S 44°48'47" E	45.84'
L80	S 65°38'21" E	15.65'
L81	S 78°24'26" E	76.16'
L82	S 49°08'08" E	75.24'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	S 45°51'52" E	50.00'
E2	S 71°15'13" E	56.10'
E3	N 77°32'48" E	60.16'
E4	S 77°32'48" W	59.49'
E5	S 15°51'29" W	34.79'
E6	N 71°15'13" W	53.31'

PRIVATE DRAINAGE LINE TABLE		
LINE	BEARING	DISTANCE
PD88	N 44°51'07" W	26.60'
PD89	N 48°34'22" W	26.98'
PD90	N 48°34'22" W	6.78'
PD91	N 59°43'09" W	56.02'
PD92	N 58°17'03" W	23.71'
PD93	N 58°17'03" W	20.63'
PD94	N 58°17'03" W	43.12'
PD95	N 21°14'40" E	6.96'
PD96	S 75°51'48" W	4.52'
PD97	N 82°52'13" W	11.57'
PD98	N 82°52'13" W	87.18'
PD99	N 82°52'13" W	44.84'
PD100	N 83°39'48" W	37.87'
PD101	N 83°39'48" W	44.87'
PD102	N 06°20'12" E	3.13'
PD103	N 05°12'43" E	0.48'
PD104	N 05°12'43" E	11.27'
PD105	N 13°21'47" E	10.96'
PD106	N 13°21'47" E	22.03'
PD107	N 13°21'47" E	18.61'
PD108	N 08°27'03" E	3.45'
PD109	N 08°27'03" E	17.75'
PD110	N 49°12'03" W	22.88'
PD111	S 82°52'13" E	13.64'
PD112	S 82°52'13" E	23.43'
PD113	N 75°51'48" E	5.30'
PD114	S 58°17'03" E	27.01'
PD115	S 58°17'03" E	3.78'
PD116	S 58°17'03" E	18.23'
PD117	S 58°17'03" E	22.01'
PD118	S 58°17'03" E	3.85'
PD119	S 59°43'09" E	18.17'
PD120	S 59°43'09" E	22.03'
PD121	S 59°43'09" E	17.52'
PD122	S 48°34'22" E	9.60'
PD123	S 48°34'22" E	26.76'
PD124	S 44°51'07" E	0.49'
PD125	S 44°51'07" E	26.92'
PD126	S 43°54'51" E	0.08'
PD127	N 67°34'52" W	22.01'
PD128	N 67°34'52" W	22.00'
PD129	N 67°34'52" W	22.00'
PD130	N 67°34'52" W	22.00'
PD131	N 67°34'52" W	26.85'
PD132	N 61°30'56" W	0.15'
PD133	N 35°48'44" E	162.49'
PD134	N 57°47'03" E	84.20'
PD135	N 27°52'37" E	55.68'
PD136	N 50°40'22" E	52.56'
PD137	S 53°41'39" E	99.62'
PD138	N 78°22'40" W	12.57'



LEGEND

◉ EXISTING IRON PIPE (EIP)	SUBJECT PROPERTY LINE
○ SET IRON PIPE	UNSURVEYED PROPERTY LINE
▲ CALCULATED PROPERTY CORNER	RIGHT OF WAY
× CALCULATED EASEMENT CORNER	FENCE LINE
RBR REBAR (SHOWN AS EIP)	STREAM BUFFER
AG / BG ABOVE GRADE / BELOW GRADE	OVERHEAD ELECTRIC LINE
C.O.R. CITY OF RALEIGH	EXISTING EASEMENT (AS SHOWN)
R/W RIGHT OF WAY	NEW EASEMENT (AS SHOWN)
NGS NATIONAL GEODETIC SURVEY	SETBACKS (SEE SHEET 1)
OS OPEN SPACE	PROPERTY LINE REMOVED
CONS. CONSERVATION (OPEN SPACE)	PHASE LINE
NCSPCS NORTH CAROLINA STATE PLANE COORDINATE SYSTEM	

STREAM BUFFER / RIGHT OF WAY DEDICATION (AS SHOWN)

NEW OPEN SPACE LOT

PRIVATE STORM DRAINAGE EASEMENT (PDE)

CITY OF RALEIGH SANITARY SEWER EASEMENT

Ballentine Associates, PA
221 Providence Road
Chapel Hill, NC 27514
919.929.0481
ballentineassociates.com

COPYRIGHT © 2025 BALLENTINE ASSOCIATES, P.A. THIS DOCUMENT IS THE PROPERTY OF BALLENTINE ASSOCIATES, P.A. ALL RIGHTS RESERVED. ANY REPRODUCTION OF THIS DOCUMENT OR POSSESSION WITHOUT PRIOR PERMISSION OF BALLENTINE ASSOCIATES, P.A. WILL BE SUBJECT TO LEGAL ACTION.

Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL SURVEYOR D. E. BOWERS — PRELIMINARY

NUM	REVISIONS	DATE
1	PER TOWN REVIEW COMMENTS	01 MAY 25
2	PER TOWN REVIEW COMMENTS	01 AUG 25
3		
4		
5		
6		
7		
8		

OWNER INFORMATION
SB-HS LOT OPTION POOL 02, L.P.
c/o HEARTHSTONE, INC
23975 PARK SORRENTO, SUITE 220
CALABASAS, CA 91302

OWNER REPRESENTATIVE
LENNAR CORPORATION
JOHN NABERS, MPA
P: 919.820-9707
E: John.Nabers@lennar.com

ISSUED	DATE
FOR REVIEW	31 JAN 25
FOR REVIEW	01 MAY 25
FOR REVIEW	01 AUG 25

ROLESVILLE CROSSING – PHASE 1
1801 ROLESVILLE ROAD &
6301 MITCHELL MILL ROAD
ROLESVILLE, NC 27587
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

SUBDIVISION PLAT

JOB NUMBER:	223070.00
DATE:	31 JAN 25
SCALE:	1" =60'
DRAWN BY:	EJS / SAV
REVIEWED BY:	DEB