

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 NAD83/NSRS2011/SPC
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

Please add the GPS surveys statement (21 NCAC 56.1607) or sufficient tie to support the establishment of NC Grid North and associated coordinates.

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 on this \_\_\_\_\_ day of \_\_\_\_\_, 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.

Professional Land Surveyor  
License Number L-4644

Site Data:  
Owner:  
ExperienceOne Homes LLC  
PO Box 5509  
Cary, NC, 27512  
Zoning District - R & PUD  
Existing Use - Vacant  
Watershed - Little River  
PIN: 1860039129  
REID: 0481677  
DB 17509, Pg 1101  
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

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: \_\_\_\_\_

Date \_\_\_\_\_

"North Carolina, \_\_\_\_\_ County.

I, \_\_\_\_\_, a Notary Public of the County and State

aforesaid, certify that \_\_\_\_\_, personally appeared before me this

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

seal, this \_\_\_\_\_ day

of \_\_\_\_\_, 2025.

Notary Public \_\_\_\_\_

My commission expires \_\_\_\_\_ "

"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.

Subdivision Administrator, Town of Rolesville \_\_\_\_\_

Date \_\_\_\_\_  
Rolesville, North Carolina

"I \_\_\_\_\_ 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 \$ \_\_\_\_\_ has been paid.

Date \_\_\_\_\_ Subdivision Administrator"

Rolesville, North Carolina

I \_\_\_\_\_ 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 \_\_\_\_\_ 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


Rev: 2/21/25  
Drawn By: ABB  
Checked By: JCH  
Scale: N/A  
Date: 2/19/2025  
Project #: 190106

SHEET 1  
OF 4



LOT #	SQ FT	ACRES	LOT #	SQ FT	ACRES
32	3,788	0.09	70	3,421	0.08
33	2,600	0.06	71	2,600	0.06
34	2,600	0.06	72	2,600	0.06
35	2,600	0.06	73	2,600	0.06
36	2,600	0.06	74	2,600	0.06
37	3,400	0.08	75	3,325	0.08
38	3,425	0.08	76	3,461	0.08
39	2,600	0.06	77	2,601	0.06
40	2,605	0.06	78	2,600	0.06
41	2,654	0.06	79	2,600	0.06
42	2,763	0.06	80	2,600	0.06
43	3,792	0.09	81	3,325	0.08
44	3,487	0.08	82	3,349	0.08
45	2,775	0.06	83	2,586	0.06
46	2,775	0.06	84	2,587	0.06
47	3,434	0.08	85	2,587	0.06
48	3,400	0.08	86	3,308	0.08
49	2,600	0.06	87	3,384	0.08
50	2,600	0.06	88	2,599	0.06
51	2,600	0.06	89	2,621	0.06
52	3,325	0.08	90	2,654	0.06
66	3,400	0.08	91	3,462	0.08
67	2,633	0.06	92	3,387	0.08
68	2,633	0.06	93	2,594	0.06
69	3,347	0.08	94	2,593	0.06
			95	3,334	0.08





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

Rev: 2/21/25  
Drawn By: ABB  
Checked By: JCH  
Scale: 1" = 60'  
Date: 2/19/2025  
Project #: 190106

SHEET 3  
OF 4