

PROJECT TEAM:

Developer/Owner Pulte Home Company, LLC
100 Regency Forest Drive
Suite 400
Cary, NC 27518
Engineer/ WithersRavenel
Streams & 167 E. Chatham Street
Wetland Suite 210
Cary, NC 27511
License #: F-1479
Surveyor MSS Land Consultants, PC
6118 Saint Giles Street
Suite E
Raleigh, NC 27612
Matthew A. Hayes, PLS
NC License L-4516

SITE DATA TABLE:

Project: Broadmoor - Phase 1
Site Address: 1323 Rolesville Road
Township: Wake Forest
PINS: 1768511305, 1768500618, 1768502211,
1767592745, 1767590335, 1767580938
Survey Dates: See References
Zoning: RH-CZ & RM-CZ
Total Site Area: 4,656,680 SF / 106.903 Ac.±
Phase 1 Area: 2,176,958 SF / 49.976 Ac.±
River Basin: Neuse River
FEMA Info: See General Notes
Watershed: Buffalo Creek
Proposed Density: +/- 2.31 D.U. / Ac. (RH-CZ Zoning)
+/- 2.45 D.U. / Ac. (RM-CZ Zoning)
Existing Impervious: 0 SF / 0 Ac.±
Proposed Impervious: 480,651 SF / 11.034 Ac.±
Max Impervious Per Lot: See Lot Addressing Data Table Sheet 2
Existing Usage: Vacant
Proposed Usage: Single Family & Townhome Subdivision
Limits of Disturbance: 34,227 Ac.±
Min. Lot Size: 5,000 SF (Single Family Lot)**
2,000 SF (Townhome Lot)
Average Lot Size: 6,313 SF (Ph 1 - Single Family Lot)
2,915 SF (Ph 1 - Townhome Lot)
Maximum Building Height: 35'
Building Setbacks (Single Family):**
Front Yard: 20'
Side Yard: 5'
Rear Yard: 20'
Corner: 10'
Building Setbacks (Townhome):
Front Yard: 20'
Side Yard: 0' (internal unit)
Side Yard: 10' (end unit)
Rear Yard: 15'
Corner: 15'
Building Separation: Min. 30' Between Structures
Previous Entitlements: ANX-23-01; REZ-23-02; PSP-24-02, CID-24-06

** See Town of Rolesville Notes on this sheet.

PHASE 1 STREET INFORMATION

Street Name	Public or Private	Street Width Street	Length in Linear Feet (CL)
Rodin Way	Public	50' R/W	668
Sisley Place	Public	50' R/W	571
Bearden way	Public	50' R/W	1,188
Titian Ave	Public	50' R/W	902
Delacroix Ave	Public	50' R/W	140
Picasso Drive	Public	62' R/W	180

Register of Deeds

Tammy L. Brunner
Wake County, NC
07/01/2026 02:16:24 PM
B: BM2026 P: 01195 Pages: 9
Recording Fee: \$189.00

DOCUMENT # 2026074411



AREA SUMMARY

	Square Feet	Acres+/-
Public R/W Dedication	291,751	6.698
Parking Area (1 parcel)	13,247	0.304
Single-Family (29 lots)	183,077	4.203
Townhomes (96 lots)	279,794	6.423
Open Space (4 parcels)	1,409,089	32.348
Remaining Lands (1 parcel)	2,479,722	56.927
Total	4,656,680	106.903

ADJACENT PROPERTY OWNERS

PIN	Owner	Property Address	DB	PG	BM	PG	Zoning
1768417873	WOODLIEF, CARLYLE D WOODLIEF, ALMA D	1321 ROLESVILLE RD	14286	1880	2025	602	R-30
1768518609	ALFORD, SAMUEL JASON	6420 FOWLER RD	19530	2760	1985	2003	R-30
1768602816	RICHARDS, BARBARA ANN JONES	6520 FOWLER RD	1730	526	n/a	n/a	RH-CZ
1767685863	AGUILAR, NORMA	6509 MITCHELL MILL RD	12647	1286	n/a	n/a	R-30
1767586083	HEARTHSTONE INC ATTN STEVEN PORATH	6301 MITCHELL MILL RD	19676	2496	n/a	n/a	RH-CZ
1767483143	HEARTHSTONE INC ATTN STEVEN PORATH	1801 ROLESVILLE RD	19676	2496	n/a	n/a	RH-CZ
1767389615	CLARK, CHARLES T CLARK, PATRICIA H	1709 ROLESVILLE RD	4572	246	1985	765	R-30
1767493830	WOODLIEF, DONNIE L WOODLIEF, PATSY	1501 ROLESVILLE RD	19876	1951	2025	604	R-30
1768404210	STALLINGS, JANICE GAYLE W STALLINGS, HARRELL	1512 ROLESVILLE RD	14286	1890	2025	605	R-30

GENERAL NOTES:

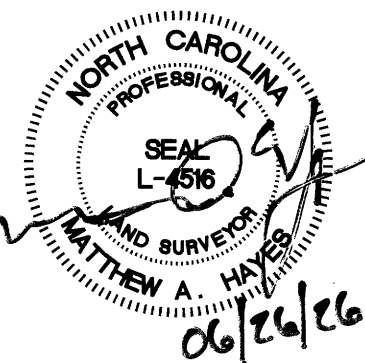
- All distances are horizontal ground distances and areas were computed using the coordinate method, unless otherwise noted hereon.
- The subject property is partially located within a Special Flood Hazard Area as scaled from NFIP FIRM Numbers 3720176600K and 3720176800K; panel effective date: 7/19/2022.
- Wetland, stream, and pond delineations shown hereon were performed by WR on 1/12/2023 & 1/16/2023. Field location performed by MSS Land Consultants, PC. Riparian buffers shown hereon were provided by WR. Wake County flood hazard soils not addressed by this survey.
- This survey was prepared for the parties and purpose indicated hereon. Any extension of the use beyond the purpose agreed to between the client and surveyor exceeds the scope of the engagement. Only copies of this survey with the Land Surveyor's original signature & an original embossed, ink or scanned seal are the product of the Land Surveyor.
- Property identification numbers taken from the official tax records of Wake County.
- All underground utilities shown hereon are based solely on visible ground surface evidence. Prior to any construction and/or excavation, the exact vertical & horizontal locations must be determined.
- Declaration of Covenants, Conditions and Restrictions for Broadmoor can be found in Book 20249, pp 336-399.
- References: BM 2025, PP 600-604; DB 1347 PG 52; DB 14286 PG 1880; DB 14286 PG 1885; DB 14286 PG 1890; DB 14286 PG 1896; DB 14286 PG 1902; DB 18654 PG 863; BM 1941 PG 108; BM 1942 PG 120; BM 1987 PG 1097; BM 2011 PG 84; DB 2420 PG 514; DB 4401 PG 206. Preliminary map titled "ALTA/NSPS LAND TITLE SURVEY ROLESVILLE ASSEMBLAGE" prepared by MSS Land Consultants, PC, dated February, 24 2023.

SURVEYOR'S CERTIFICATION:

I, Matthew A. Hayes, PLS No. L-4516, certify to the following:
That this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;

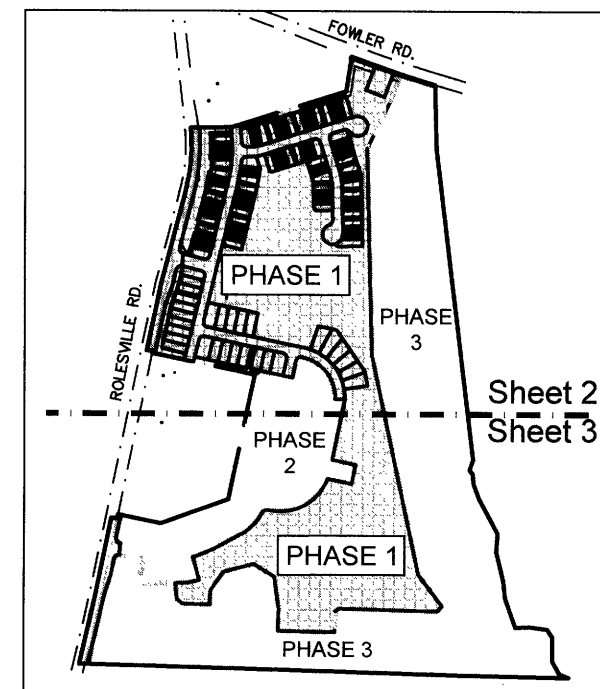
That this plat was drawn under my supervision from an actual survey made under my supervision (deed description(s) and/or plat reference(s) shown hereon under "References"); that the boundaries not surveyed are clearly indicated as drawn from information as shown hereon; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, registration and seal.



TOWN OF ROLESVILLE NOTES:

- Pursuant to N.C.G.S 160D-108, the construction infrastructure drawing set (CID-24-06) and the pre-requisite approval of the preliminary subdivision plat (PSP-24-02) as proposed was requested to be reviewed under the Land Development Ordinance (LDO) effective June 1, 2021, and amended in December, 2021 and October 4, 2022.
- This project was submitted prior to adoption of Text Amendment TA-23-02. This entitles the subdivision to utilize RM Zoning District section 3.1.2 Development Standards of 40-foot (Cluster) lot width minimum, 5,000 square foot (Cluster) lot area minimum, 5-foot (Cluster) side building setback minimum, and 10-foot (Cluster) corner building setback as they were stated in LDO at the time the application was submitted



Overall Plan and Phase Hatching
Not to Scale

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I hereby certify that I am the owner of the property shown and described hereon, which is in the subdivision jurisdiction of the Town of Rolesville and that I hereby adopt this plan of subdivision with my free consent and establish minimum building setbacks as noted.

Owner: Pulte Home Company, LLC

Date: 6/29/26

by Scott C. B. VP LAND DEVELOPMENT

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS:

I, Michele F. Raley, 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 \$ 500.00 has been paid

Date: 7-1-2026

Subdivision Administrator: Michele F. Raley

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: 7-1-2026

Subdivision Administrator: Michele F. Raley

Town of Rolesville
Rolesville, North Carolina

REVIEW OFFICER CERTIFICATE:

I, Michele F. Raley, 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: Michele F. Raley

Date: 7-1-2026

Revision Date(s):
1. V.1 11-11-2025
2. V.2 01-28-2026
3. V.3 03-19-2026
4. V.4 05-27-2026

Required Approvals:

The rezoning for this development was approved on 3/5/2024 (REZ-23-02) and falls under the LDO

FSP-25-29
FSP-25-0005

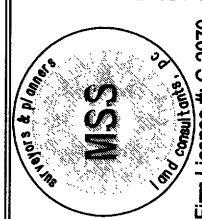
Sheet Index	
Sheet #	Sheet Title
1	Cover Sheet
2	Overall Plan
3	Overall Plan
4	Detail Plan
5	Detail Plan
6	Detail Plan
7	Detail Plan
8	Detail Plan
9	Detail Plan

Sheet 1 of 9

BROADMOOR - PHASE 1
MAJOR SUBDIVISION & RIGHT-OF-WAY DEDICATION PLAT
1323 ROLESVILLE ROAD, ROLESVILLE
WAKE COUNTY, NORTH CAROLINA
PREPARED FOR PULTE HOME COMPANY, LLC

MSS LAND CONSULTANTS

Phone (919) 510-4464
6118 Saint Giles St.
Suite E
Raleigh, NC 27612
Fax (919) 510-9102
Email: hayes@mssland.com



"Committed to Total Quality Service"

PULTE\PH-23-01-BROADMOOR.dwg \BOUNDARY\Broadmoor-SUBD-PH1.dwg

REZ-23-02: WOODLIF REZONING CONDITIONS
FEBRUARY 26, 2024

ALL DWELLING, SINGLE-FAMILY DETACHED DWELLINGS SHALL ADHERE TO THE FOLLOWING CONDITIONS:

A. SIDING MATERIAL:

- IF MASONRY (SUCH AS BRICK VENEER OR FAUX STONE PRODUCT) IS NOT THE PREDOMINANT FIRST FLOOR FINISH (GREATER THAN 50%), THEN THE FRONT ELEVATION SHALL HAVE AT LEAST TWO (2) STYLES OF FIBER CEMENT SIDING (I.E. LAP, SHAKE, OR BOARD AND BATTEN, ETC.);
- VINYL MATERIAL IS PROHIBITED EXCEPT FOR SOFFITS, FACIA, AND CORNER BOARDS;
- NO DWELLING UNIT SHALL BE CONSTRUCTED WITH AN EXTERIOR ELEVATION OR COLOR PALETTE THAT IS IDENTICAL TO THE DWELLING UNIT ON EITHER SIDE OR DIRECTLY ACROSS THE STREET.

B. GARAGES:

- A MINIMUM 2-CAR SIDE-BY-SIDE (NOT TANDEM) GARAGE SHALL BE PROVIDED;
- ALL GARAGE DOORS SHALL HAVE WINDOWS.

C. ROOFS:

- ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER, WOOD, OR A COMBINATION OF THESE MATERIALS.

D. BUILDING FOUNDATIONS:

- BUILDING FOUNDATIONS ALONG THE FRONT FAÇADE SHALL HAVE AN EXPOSED HEIGHT ABOVE FINISHED GRADE OF AT LEAST 18" AND MUST BE FINISHED WITH MASONRY PRODUCT SUCH AS BRICK VENEER OR FAUX STONE PRODUCT.

E. COVERED ENTRY:

- A COVERED FRONT PORCH OR COVERED STOOP OF AT LEAST 20 SQUARE FEET WITH A MINIMUM DEPTH OF 5 FEET.

F. WINDOWS:

- ALL WINDOWS ALONG THE FRONT FAÇADE SHALL HAVE SHUTTERS AND/OR TRIM;
- EACH SIDE ELEVATION SHALL HAVE AT LEAST TWO WINDOWS.

G. REAR YARD AMENITY:

- AN UNENCLOSED PATIO, DECK, OR SCREENED-IN PORCH OF AT LEAST 64 SQUARE FEET.

ALL DWELLING, SINGLE-FAMILY ATTACHED (TOWNHOME) BUILDINGS SHALL ADHERE TO THE FOLLOWING CONDITIONS:

A. SIDING MATERIAL:

- IF MASONRY (SUCH AS BRICK VENEER OR FAUX STONE PRODUCT) IS NOT THE PREDOMINANT FIRST FLOOR FINISH (GREATER THAN 50%), THEN THE FRONT ELEVATION SHALL HAVE AT LEAST TWO (2) STYLES OF FIBER CEMENT SIDING (I.E. LAP, SHAKE, OR BOARD AND BATTEN, ETC.);
- VINYL MATERIAL IS PROHIBITED EXCEPT FOR SOFFITS, FACIA, AND CORNER BOARDS;
- NO DWELLING UNIT SHALL BE CONSTRUCTED WITH AN EXTERIOR ELEVATION OR COLOR PALETTE THAT IS IDENTICAL TO THE DWELLING UNIT ON EITHER SIDE, DIRECTLY ACROSS THE STREET.

B. GARAGES:

- A MINIMUM 1-CAR GARAGE SHALL BE PROVIDED;
- ALL GARAGE DOORS SHALL HAVE WINDOWS.

C. ROOFS:

- ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER, WOOD, OR A COMBINATION OF THESE MATERIALS.

D. COVERED ENTRY:

- A COVERED FRONT PORCH OR COVERED STOOP OF AT LEAST 20 SQUARE FEET WITH A MINIMUM DEPTH OF 4 FEET.

E. WINDOWS:

- ALL WINDOWS ALONG THE FRONT FAÇADE SHALL HAVE SHUTTERS AND/OR TRIM;
- EACH SIDE ELEVATION SHALL HAVE AT LEAST ONE WINDOW (EXCLUDING INTERIOR UNITS).

F. REAR YARD AMENITY:

- AN UNENCLOSED PATIO, DECK, OR SCREENED-IN PORCH OF AT LEAST 64 SQUARE FEET.

8. AMENITY CENTER: THE MAIN AMENITY AREA SHALL INCLUDE A MINIMUM 1,500 SQUARE FOOT CABANA WITH AN UNENCLOSED COVERED SEATING AREA, BATHROOMS, AND A MINIMUM 2,000 SQUARE FOOT POOL. THE MAIN AMENITY AREA SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 200TH RESIDENTIAL BUILDING PERMIT.

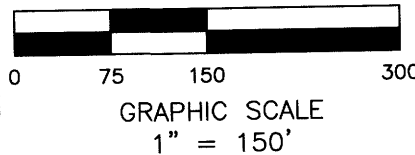
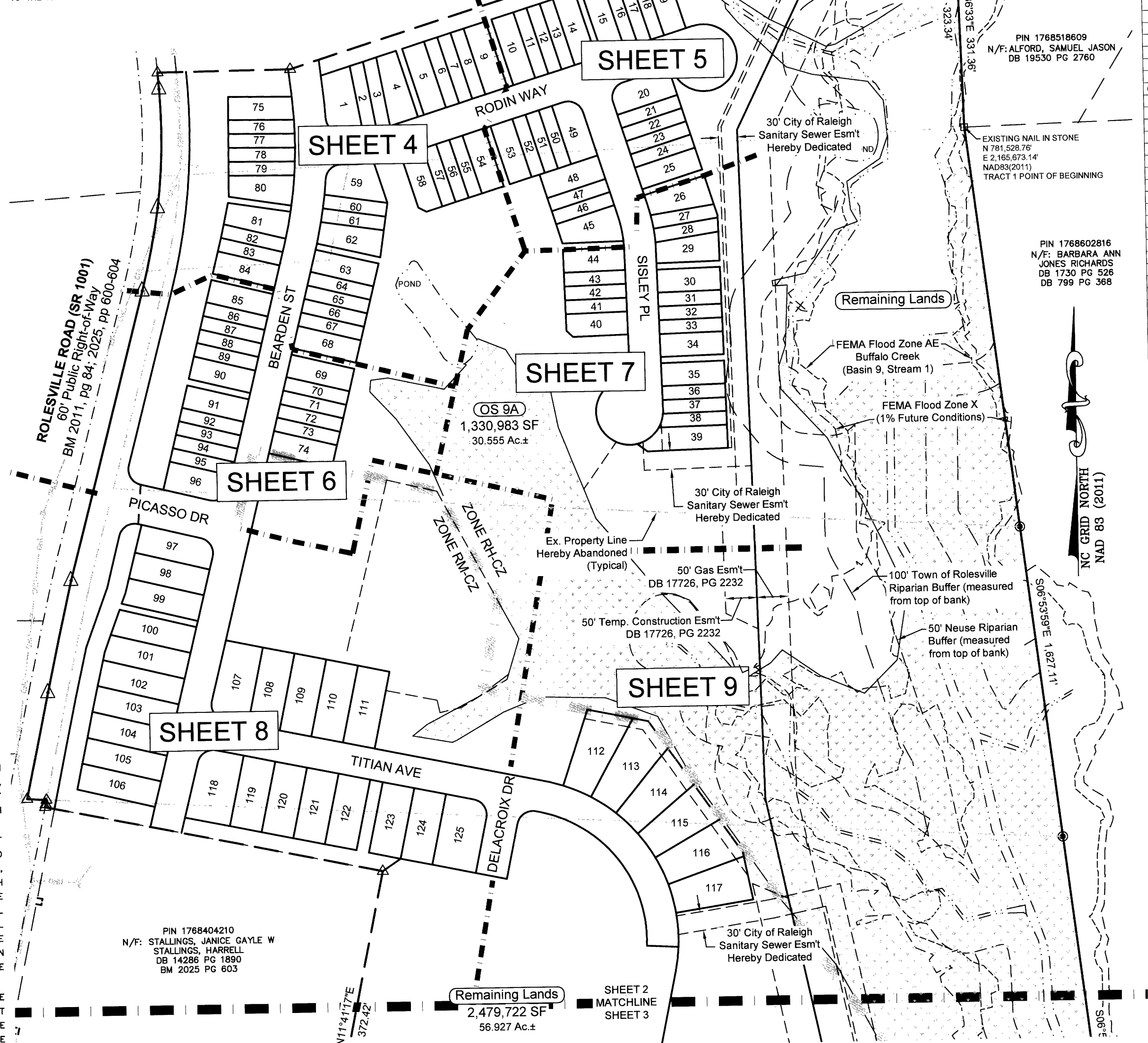
9. POLLINATOR GARDEN: THE DEVELOPMENT SHALL INCLUDE AT LEAST ONE POLLINATOR GARDEN. THE POLLINATOR GARDEN SHALL BE A LANDSCAPED GARDEN IN WHICH AT LEAST SEVENTY FIVE PERCENT (75%) OF ALL PLANTS, EXCLUDING GRASSES, ARE NATIVE MILKWEEDS AND OTHER NECTAR-RICH FLOWERS. THE POLLINATOR GARDEN SHALL BE A HALF-ACRE (21,780 SQUARE FEET) IN AREA AT A MINIMUM, WHICH MAY BE DISTRIBUTED IN SEVERAL DIFFERENT LOCATIONS. THE FINAL LOCATION(S) OF POLLINATOR GARDEN SHALL BE DETERMINED AT SUBSEQUENT STAGES OF APPROVAL AND WILL BE IDENTIFIED ON THE LANDSCAPE PLAN SUBMITTED WITH THE CONSTRUCTION DRAWINGS. THE POLLINATOR GARDEN SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 150TH RESIDENTIAL BUILDING PERMIT.

10. COMMUNITY AMENITIES: THE DEVELOPMENT SHALL INCLUDE ONE TOT-LOT AND ONE DOG PARK. LOCATIONS WILL BE DETERMINED AT SUBSEQUENT STAGES OF APPROVAL AND WILL BE IDENTIFIED ON THE CONSTRUCTION DRAWINGS. THE TOT-LOT AND DOG PARK SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 150TH RESIDENTIAL BUILDING PERMIT.

11. THE DEVELOPMENT SHALL INCLUDE A MINIMUM OF FIVE (5) AFFORDABLE HOUSING ATTACHED TOWNHOME OWNERSHIP UNITS (THE 'AFFORDABLE UNITS'). BUYERS OF THE AFFORDABLE UNITS SHALL BE VETTED TO ENSURE THAT THE SALE PRICE, IN THE FIRST SALE OF THE AFFORDABLE

UNITS, IS AFFORDABLE TO LOW OR MODERATE INCOME HOUSEHOLDS EARNING NO MORE THAN EIGHTY PERCENT (80%) OF THE RALEIGH NC METROPOLITAN STATISTICAL AREA (MSA), AREA MEDIAN INCOME (AMI), ADJUSTED FOR FAMILY SIZE AS MOST RECENTLY PUBLISHED BY HUD. PRIOR TO SUBDIVISION CLOSEOUT, DOCUMENTATION OF COMPLIANCE WITH THIS ZONING CONDITION SHALL BE SUBMITTED TO THE TOWN. FOLLOWING THE FIRST SALE OF EACH OF THE AFFORDABLE UNITS, THE DEVELOPER SHALL HAVE NO FURTHER OBLIGATIONS UNDER THIS CONDITION.

12. THE PROJECT SHALL BE RESPONSIBLE FOR THE WIDENING OF ROLESVILLE ROAD ALONG THE SITE'S FULL FRONTAGE OF ROLESVILLE ROAD, INCLUDING THE PARTIALLY RETAINED PARCELS, CURRENTLY IDENTIFIED BY WAKE COUNTY PIN(S) 1767590716, 1768409261, AND 1767590335. THIS SHALL INCLUDE THE DESIGN AND CONSTRUCTION OF HALF OF THE ULTIMATE CROSS SECTION FOR ROLESVILLE ROAD CONSISTENT WITH THE TOWN OF ROLESVILLE'S COMMUNITY TRANSPORTATION PLAN. THESE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE 100TH RESIDENTIAL BUILDING PERMIT.

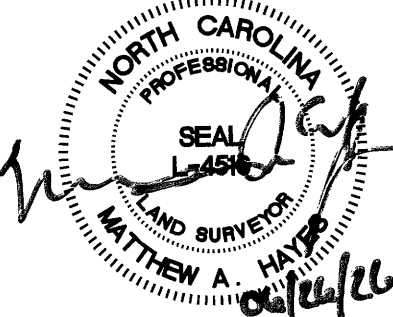


LOT ADDRESSING				
Lot #	Address	Type	Max. Impervious	
OS 9A	701 Bearden St.	OS	n/a	
1	401 Rodin Way	TH	2,600 SF	
2	403 Rodin Way	TH	1,700 SF	
3	405 Rodin Way	TH	1,700 SF	
4	407 Rodin Way	TH	2,600 SF	
OS 9A	409 Rodin Way	OS	n/a	
5	411 Rodin Way	TH	2,600 SF	
6	413 Rodin Way	TH	1,700 SF	
7	415 Rodin Way	TH	1,700 SF	
8	417 Rodin Way	TH	2,600 SF	
9	419 Rodin Way	TH	1,700 SF	
OS 9A	421 Rodin Way	OS	n/a	
OS 9A / Wall	423 Rodin Way	OS	n/a	
10	425 Rodin Way	TH	2,600 SF	
11	427 Rodin Way	TH	1,700 SF	
12	429 Rodin Way	TH	1,700 SF	

LOT ADDRESSING				
Lot #	Address	Type	Max. Impervious	
13	431 Rodin Way	TH	1,700 SF	
14	433 Rodin Way	TH	2,600 SF	
OS 9A	435 Rodin Way	OS	n/a	
15	441 Rodin Way	TH	2,600 SF	
16	443 Rodin Way	TH	1,700 SF	
17	445 Rodin Way	TH	1,700 SF	
18	447 Rodin Way	TH	1,700 SF	
19	449 Rodin Way	TH	2,600 SF	
OS 9A / Wall	455 Rodin Way	OS	n/a	
OS 9A	465 Rodin Way	OS	n/a	
OS 9A / Greenway	468 Rodin Way	OS	n/a	
20	901 Sisley Pl.	TH	2,600 SF	
21	903 Sisley Pl.	TH	1,700 SF	
22	905 Sisley Pl.	TH	1,700 SF	
23	907 Sisley Pl.	TH	1,700 SF	
24	909 Sisley Pl.	TH	1,700 SF	

LOT ADDRESSING				
Lot #	Address	Type	Max. Impervious	
25	911 Sisley Pl.	TH	2,600 SF	
OS 9A	915 Sisley Pl.	OS	n/a	
26	917 Sisley Pl.	TH	2,600 SF	
27	919 Sisley Pl.	TH	1,700 SF	
28	921 Sisley Pl.	TH	1,700 SF	
29	923 Sisley Pl.	TH	2,600 SF	
OS 9A	925 Sisley Pl.	OS	n/a	
30	927 Sisley Pl.	TH	2,600 SF	
31	929 Sisley Pl.	TH	1,700 SF	
32	931 Sisley Pl.	TH	1,700 SF	
33	933 Sisley Pl.	TH	2,600 SF	
OS 9A	935 Sisley Pl.	OS	n/a	
OS 9A	937 Sisley Pl.	TH	2,600 SF	
35	941 Sisley Pl.	TH	1,700 SF	
36	943 Sisley Pl.	TH	1,700 SF	
37	945 Sisley Pl.	TH	1,700 SF	

LOT ADDRESSING			
Lot #	Address	Type	Max. Impervious
38	947 Sisley Pl.	TH	1,700 SF
39	949 Sisley Pl.	TH	2,600 SF
OS 9A / SCM 1	953 Sisley Pl.	OS	n/a
OS 9A	957 Sisley Pl.	OS	n/a
40	932 Sisley Pl.	TH	2,600 SF
41	930 Sisley Pl.	TH	1,700 SF
42	928 Sisley Pl.	TH	1,700 SF
43	926 Sisley Pl.	TH	1,700 SF
44	924 Sisley Pl.	TH	2,600 SF
OS 9A	920 Sisley Pl.	OS	n/a
45	916 Sisley Pl.	TH	2,600 SF
46	914 Sisley Pl.	TH	1,700 SF
47	912 Sisley Pl.	TH	1,700 SF
48	910 Sisley Pl.	TH	2,600 SF
49	430 Rodin Way	TH	2,600 SF
50	428 Rodin Way	TH	1,700 SF
51	426 Rodin Way	TH	1,700 SF
52	424 Rodin Way	TH	1,700 SF
53	422 Rodin Way	TH	2,600 SF
OS 9A	418 Rodin Way	OS	n/a
54	416 Rodin Way	TH	2,600 SF
55	414 Rodin Way	TH	1,700 SF
56	412 Rodin Way	TH	1,700 SF
57	410 Rodin Way	TH	1,700 SF
58	408 Rodin Way	TH	2,600 SF
OS 9A / Pocket Park	404 Rodin Way	OS	n/a
OS 9A / Wall	402 Rodin Way	OS	n/a
59	711 Bearden St.	TH	2,600 SF
60	713 Bearden St.	TH	1,700 SF
61	715 Bearden St.	TH	1,700 SF
62	717 Bearden St.	TH	2,600 SF
OS 9A	719 Bearden St.	OS	n/a
63	723 Bearden St.	TH	2,600 SF
64	725 Bearden St.	TH	1,700 SF
65	727 Bearden St.	TH	1,700 SF
66	729 Bearden St.	TH	1,700 SF
67	731 Bearden St.	TH	1,700 SF
68	733 Bearden St.	TH	2,600 SF
OS 9A	735 Bearden St.	OS	n/a
69	737 Bearden St.	TH	2,600 SF
70	739 Bearden St.	TH	1,700 SF
71	741 Bearden St.	TH	1,700 SF
72	743 Bearden St.	TH	1,700 SF
73	745 Bearden St.	TH	1,700 SF
74	747 Bearden St.	TH	2,600 SF
OS 9A / Wall	751 Bearden St.	OS	n/a
OS 9A / Dog Park	755 Bearden St.	OS	n/a
OS 9A / Kiosk	801 Bearden St.	OS	n/a
OS 9A / SCM 4	809 Bearden St.	OS	n/a
OS 1	700 Bearden St.	TH	2,600 SF
75	702 Bearden St.	TH	1,700 SF
76	704 Bearden St.	TH	1,700 SF
77	706 Bearden St.	TH	1,700 SF
78	710 Bearden St.	TH	1,700 SF
80	712 Bearden St.	TH	2,600 SF
OS 1	714 Bearden St.	OS	n/a
81	718 Bearden St.	TH	2,600 SF
82	720 Bearden St.	TH	1,700 SF
83	722 Bearden St.	TH	1,700 SF
84	724 Bearden St.	TH	2,600 SF
OS 1	726 Bearden St.	OS	n/a
85	730 Bearden St.	TH	2,600 SF
86	732 Bearden St.	TH	1,700 SF
87	734 Bearden St.	TH	1,700 SF
88	736 Bearden St.	TH	1,700 SF
89	738 Bearden St.	TH	1,700 SF
90	740 Bearden St.	TH	2,600 SF
OS 1	742 Bearden St.	OS	n/a
91	746 Bearden St.	TH	2,600 SF
92	748 Bearden St.	TH	1,700 SF
93	750 Bearden St.	TH	1,700 SF
94	752 Bearden St.	TH	1,700 SF
95	754 Bearden St.	TH	1,700 SF
96	756 Bearden St.	TH	2,600 SF
OS 1 / Sign	1409 Rovesille Rd.	OS	n/a
OS 1	3601 Picasso Dr.	OS	n/a
OS 2	3600 Picasso Dr.	OS	n/a
97	800 Bearden St.	SF	2,600 SF
98	804 Bearden St.	SF	2,600 SF
99	808 Bearden St.	SF	2,600 SF
OS 2	810 Bearden St.	OS	n/a
100	812 Bearden St.	SF	2,600 SF
101	816 Bearden St.	SF	2,600 SF
102	820 Bearden St.	SF	2,600 SF
103	824 Bearden St.	SF	2,600 SF
104	828 Bearden St.	SF	2,600 SF
105	832 Bearden St.	SF	2,600 SF
106	836 Bearden St.	SF	2,600 SF
OS 2	840 Bearden St.	OS	n/a
107	1001 Titian Ave.	SF	3,500 SF
108	1005 Titian Ave.	SF	3,500 SF
109	1009 Titian Ave.	SF	3,500 SF
110	1013 Titian Ave.	SF	3,500 SF
111	1017 Titian Ave.	SF	3,500 SF
OS 9A / Wall	1039 Titian Ave.	OS	n/a
OS 9A / Wall	1051 Titian Ave.	OS	n/a
OS 9A	1029 Titian Ave.	OS	n/a
112	1041 Titian Ave.	SF	3,500 SF
113	1045 Titian Ave.	SF	3,500 SF
114	1049 Titian Ave.	SF	3,500 SF
115	1053 Titian Ave.	SF	3,500 SF
116	1057 Titian Ave.	SF	3,500 SF
117	1061 Titian Ave.	SF	3,500 SF
OS 3A	841 Bearden St.	OS	n/a
118	1000 Titian Ave.	SF	3,500 SF
119	1004 Titian Ave.	SF	3,500 SF
120	1008 Titian Ave.	SF	3,500 SF
121	1012 Titian Ave.	SF	3,500 SF
122	1016 Titian Ave.	SF	3,500 SF
OS 3A	1020 Titian Ave.	OS	n/a
123	1024 Titian Ave.	SF	3,500 SF
124	1028 Titian Ave.	SF	3,500 SF
125	1032 Titian Ave.	SF	3,500 SF
OS 9A	1069 Titian Ave.	OS	n/a
OS 9A / SCM 2	1075 Titian Ave.	OS	n/a
OS 9A / SCM 3	1251 Munch Dr.	OS	n/a
OS 9A / Greenway	6412 Fowler Rd.	OS	n/a



Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
EC110	368.50'	210.00'	S38°08'55"E	323.01'
EC111	13.91'	25.00'	N75°38'31"E	13.73'
EC112	456.23'	260.00'	N38°08'55"W	399.91'
EC113	40.83'	25.00'	N34°40'02"W	36.44'

Line Table		
LINE #	DIRECTION	LENGTH
L1	N01°34'54"E	114.00'
L2	N08°05'20"W	166.35'
L3	N58°34'02"W	125.65'
L4	S75°53'11"W	161.12'
L5	S34°58'01"W	118.62'
L6	S01°34'54"W	72.90'
L7	N88°25'06"W	142.75'
L8	N50°01'43"W	37.45'
L9	N07°05'55"W	41.59'
L10	N03°45'50"W	42.33'
L11	N88°39'43"E	62.57'
L12	N77°59'40"E	61.69'
L13	N15°21'26"W	124.54'
L14	N61°26'43"E	160.49'
L15	S78°18'43"E	127.74'
L16	N11°41'17"E	102.00'
L17	N78°18'43"W	125.00'

- LEGEND**
- Property Lines
 - Property Lines by Others
 - Existing Monumentation
 - Iron Pipe Set
 - Mathematical Point
 - EPIP Existing Pinched Iron Pipe
 - EIP Existing Iron Pipe
 - ECM Existing Concrete Marker
 - R/W Right-of-Way
 - DB / PB Deed Book / Plat Book
 - CORWSSE City of Raleigh Water & Sanitary Sewer Esm't
 - Esm't Easement
 - P/ME Private Monument Esm't
 - P/DE Private Drainage Esm't
 - PuDE Public Drainage Esm't
 - SDE Sight Distance Esm't
 - SFHA Special Flood Hazard Area
 - SS Sanitary Sewer
 - SB Setback
 - VW Variable Width
 - Wetlands
 - Matchlines
 - Phaselines

BROADMOOR - PHASE 1
MAJOR SUBDIVISION & RIGHT-OF-WAY DEDICATION PLAT
1323 ROLESVILLE ROAD, ROLESVILLE
WAKE COUNTY, NORTH CAROLINA
PREPARED FOR PULTE HOME COMPANY, LLC

Checked by: MAH
Drawn by: BAO
Date: Oct. 21, 2025
North Carolina
Wake County
Wake Forest Township
Town of Rolesville

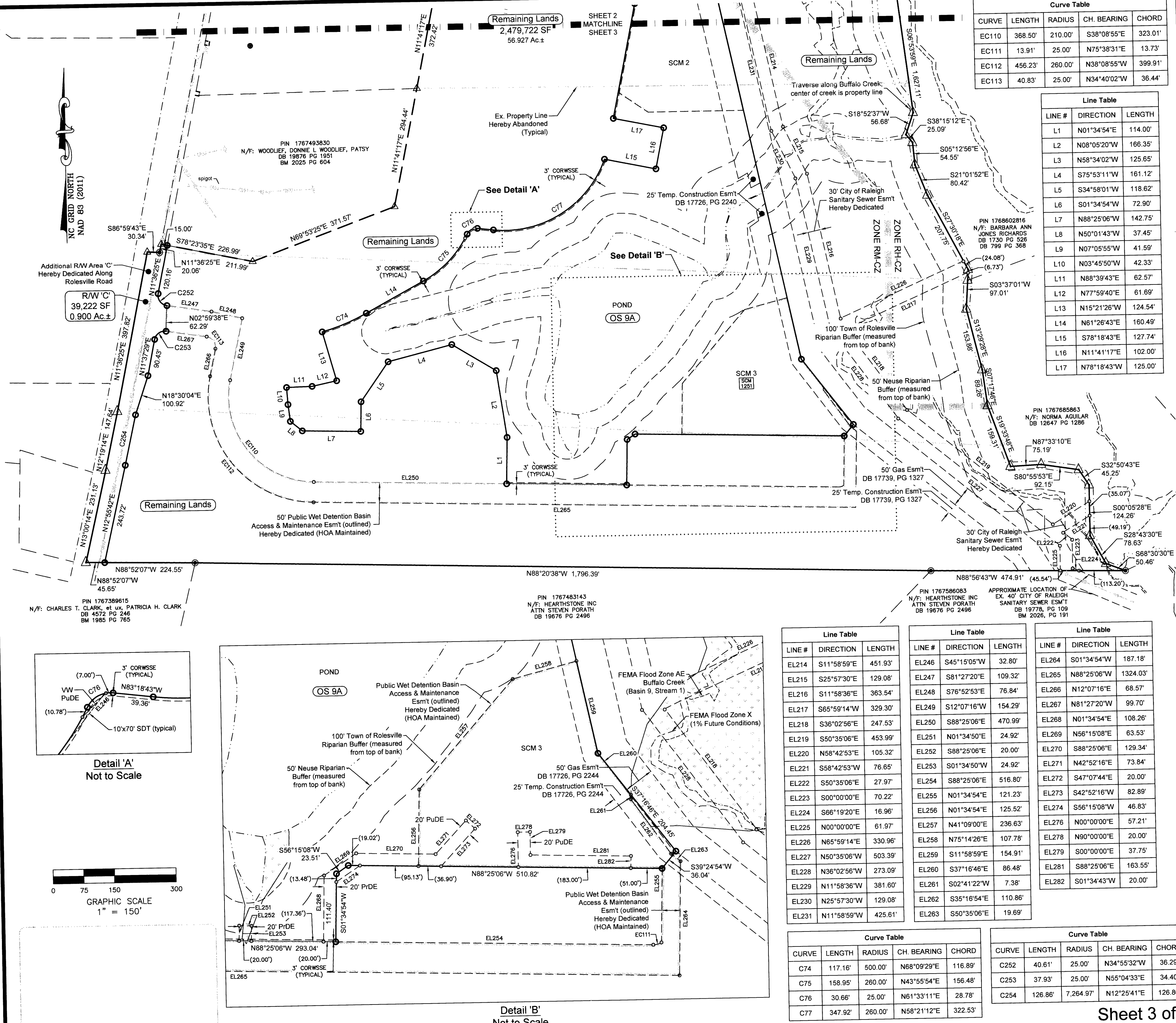
MSS LAND CONSULTANTS

6118 Saint Giles St.
Suite E
Raleigh, NC 27612
Phone (919) 510-4484
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Email: hayes@mssland.com



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Firm License # C-2070

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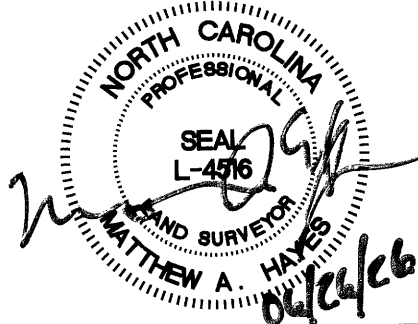
Line Table		
LINE #	DIRECTION	LENGTH
EL214	S11°58'59"E	451.93'
EL215	S25°57'30"E	129.08'
EL216	S11°58'36"E	363.54'
EL217	S65°59'14"W	329.30'
EL218	S36°02'56"E	247.53'
EL219	S50°35'06"E	453.99'
EL220	N58°42'53"E	105.32'
EL221	S58°42'53"W	76.65'
EL222	S50°35'06"E	27.97'
EL223	S00°00'00"E	70.22'
EL224	S66°19'20"E	16.96'
EL225	N00°00'00"E	61.97'
EL226	N65°59'14"E	330.96'
EL227	N50°35'06"W	503.39'
EL228	N36°02'56"W	273.09'
EL229	N11°58'36"W	381.60'
EL230	N25°57'30"W	129.08'
EL231	N11°58'59"W	425.61'

Line Table		
LINE #	DIRECTION	LENGTH
EL246	S45°15'05"W	32.80'
EL247	S81°27'20"E	109.32'
EL248	S76°52'53"E	76.84'
EL249	S12°07'16"W	154.29'
EL250	S88°25'06"E	470.99'
EL251	N01°34'50"E	24.92'
EL252	S88°25'06"E	20.00'
EL253	S01°34'50"W	24.92'
EL254	S88°25'06"E	516.80'
EL255	N01°34'54"E	121.23'
EL256	N01°34'54"E	125.52'
EL257	N41°09'00"E	236.63'
EL258	N75°14'26"E	107.78'
EL259	S11°58'59"E	154.91'
EL260	S37°16'46"E	86.48'
EL261	S02°41'22"W	7.38'
EL262	S35°16'54"E	110.86'
EL263	S50°35'06"E	19.69'

Line Table		
LINE #	DIRECTION	LENGTH
EL264	S01°34'54"W	187.18'
EL265	N88°25'06"W	1324.03'
EL266	N12°07'16"E	68.57'
EL267	N81°27'20"W	99.70'
EL268	N01°34'54"E	108.26'
EL269	N56°15'08"E	63.53'
EL270	S88°25'06"E	129.34'
EL271	N42°52'16"E	73.84'
EL272	S47°07'44"E	20.00'
EL273	S42°52'16"W	82.89'
EL274	S56°15'08"W	46.83'
EL276	N00°00'00"E	57.21'
EL278	N90°00'00"E	20.00'
EL279	S00°00'00"E	37.75'
EL281	S88°25'06"E	163.55'
EL282	S01°34'43"W	20.00'

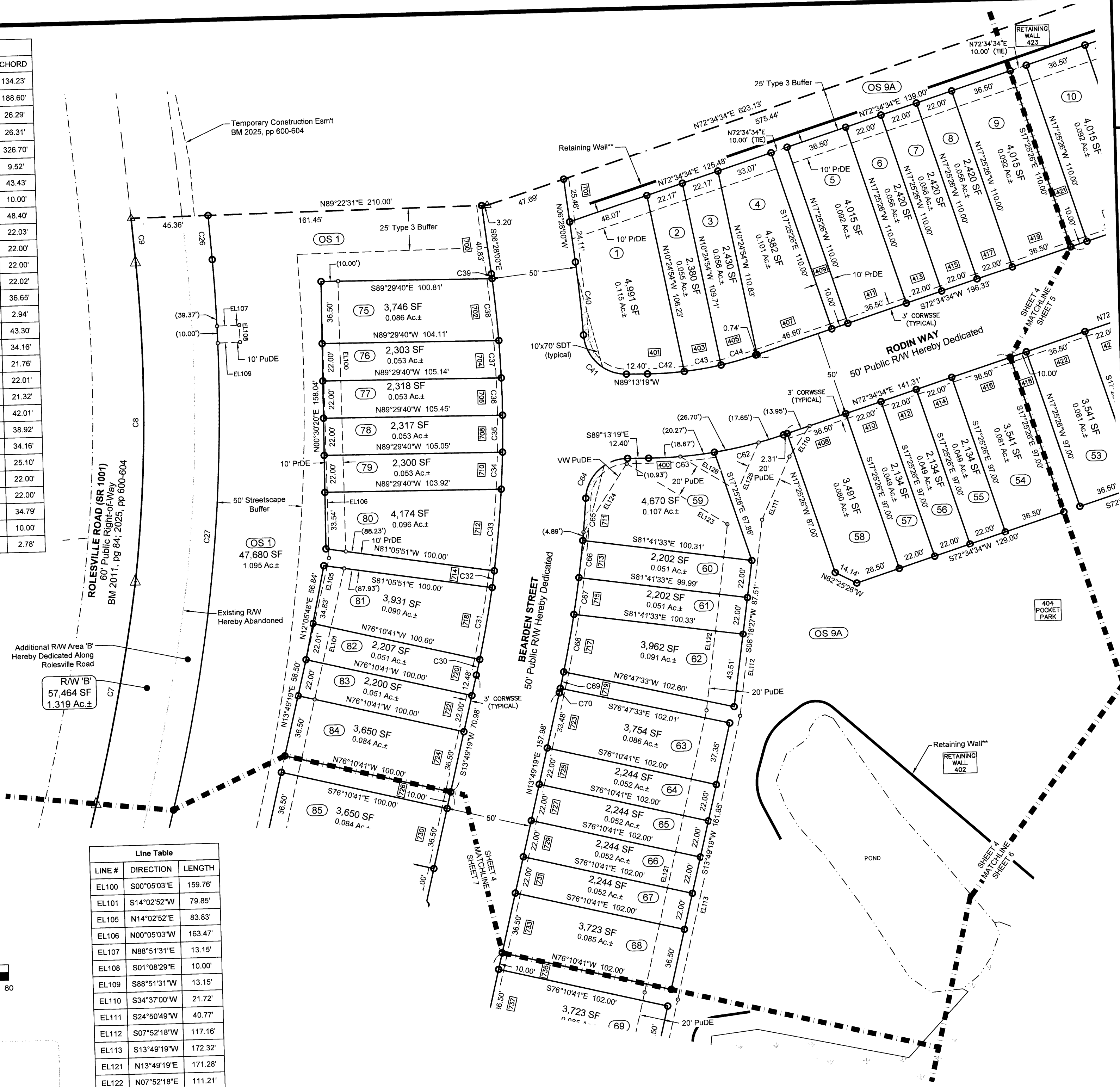
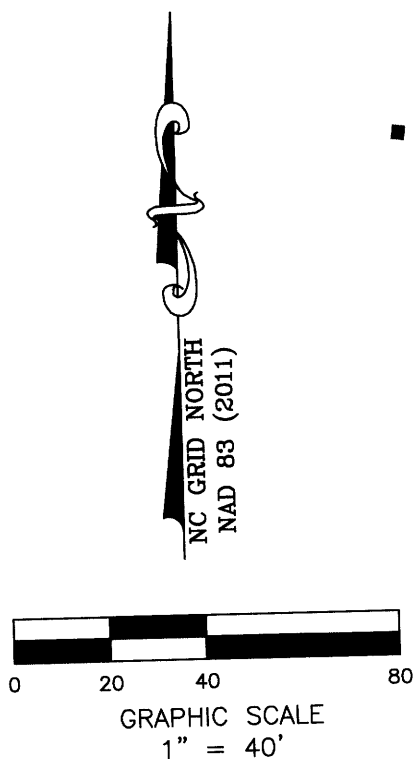
Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C74	117.16'	500.00'	N68°09'29"E	116.89'
C75	158.95'	260.00'	N43°55'54"E	156.48'
C76	30.66'	25.00'	N61°33'11"E	28.78'
C77	347.92'	260.00'	N58°21'12"E	322.53'

Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C252	40.61'	25.00'	N34°55'32"W	36.29'
C253	37.93'	25.00'	N55°04'33"E	34.40'
C254	126.86'	7,264.97'	N12°25'41"E	126.86'



Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C7	134.29'	1,352.59'	N11°24'08"E	134.23'
C8	188.93'	928.28'	N01°35'22"E	188.60'
C9	26.29'	3,423.77'	N04°27'40"W	26.29'
C26	26.31'	2,025.00'	N03°59'37"W	26.31'
C27	328.10'	1,025.00'	N05°32'55"E	326.70'
C30	9.52'	675.00'	S13°25'05"W	9.52'
C31	43.44'	675.00'	S11°10'14"W	43.43'
C32	10.00'	675.00'	S08°54'09"W	10.00'
C33	48.41'	675.00'	S06°25'25"W	48.40'
C34	22.03'	675.00'	S03°26'03"W	22.03'
C35	22.00'	675.00'	S01°33'55"W	22.00'
C36	22.00'	675.00'	S00°18'09"E	22.00'
C37	22.03'	675.00'	S02°10'16"E	22.02'
C38	36.65'	675.00'	S04°39'41"E	36.65'
C39	2.94'	675.00'	S06°20'31"E	2.94'
C40	43.30'	725.00'	N04°45'20"W	43.30'
C41	37.60'	25.00'	N46°07'59"W	34.16'
C42	21.77'	205.00'	S87°44'09"W	21.76'
C43	22.02'	205.00'	S81°36'56"W	22.01'
C44	21.33'	205.00'	S75°33'25"W	21.32'
C62	42.06'	255.00'	N77°18'02"E	42.01'
C63	38.96'	255.00'	N86°24'06"E	38.92'
C64	37.60'	25.00'	N47°41'22"E	34.16'
C65	25.10'	725.00'	N05°35'33"E	25.10'
C66	22.00'	725.00'	N07°27'14"E	22.00'
C67	22.00'	725.00'	N09°11'34"E	22.00'
C68	34.80'	725.00'	N11°26'14"E	34.79'
C69	10.00'	725.00'	N13°12'27"E	10.00'
C70	2.78'	725.00'	N13°42'44"E	2.78'

Line Table		
LINE #	DIRECTION	LENGTH
EL100	S00°05'03"E	159.76'
EL101	S14°02'52"W	79.85'
EL105	N14°02'52"E	83.83'
EL106	N00°05'03"W	163.47'
EL107	N88°51'31"E	13.15'
EL108	S01°08'29"E	10.00'
EL109	S88°51'31"W	13.15'
EL110	S34°37'00"W	21.72'
EL111	S24°50'49"W	40.77'
EL112	S07°52'18"W	117.16'
EL113	S13°49'19"W	172.32'
EL121	N13°49'19"E	171.28'
EL122	N07°52'18"E	111.21'
EL123	N57°20'48"W	69.37'
EL124	S33°35'31"W	47.95'
EL125	N24°50'49"E	31.29'
EL126	S57°20'48"E	39.47'



LEGEND	
Property Lines	Property Lines by Others
Existing Monumentation	Existing Monumentation
Iron Pipe Set	Iron Pipe Set
Mathematical Point	Mathematical Point
Existing Pinched Iron Pipe	Existing Pinched Iron Pipe
Existing Iron Pipe	Existing Iron Pipe
ECM	Existing Concrete Marker
R/W	Right-of-Way
DB / PB	Deed Book / Plat Book
CORWSSE	City of Raleigh Water & Sanitary Sewer Esmt
Esmt	Easement
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Wetlands	Wetlands
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Phaselines	Phaselines

BROADMOOR - PHASE 1
MAJOR SUBDIVISION & RIGHT-OF-WAY DEDICATION PLAT
1323 ROLESVILLE ROAD, ROLESVILLE
WAKE COUNTY, NORTH CAROLINA
PREPARED FOR PULTE HOME COMPANY, LLC

Checked by: MAH
Drawn by: BAO
Date: Oct. 21, 2025
North Carolina
Wake County
Wake Forest Township
Rolesville

SURVEYED by
MSS LAND CONSULTANTS
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Suite E
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Email: mays@mssland.com
Firm License #: C-2070
"Committed to Total Quality Service"

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PULTE

** PLEASE REFER TO COVENANTS ARTICLE VIII MAINTENANCE OF PROPERTY SECTION 8.1(C) RECORDED IN BOOK 20249, PP 336-399 FOR DETAILS REGARDING WALL EASEMENTS AND MAINTENANCE.



LEGEND

—	Property Lines
—	Property Lines by Others
—	Existing Monumentation
—	Iron Pipe Set
△	Mathematical Point
△	Existing Pinched Iron Pipe
△	Existing Iron Pipe
△	Existing Concrete Marker
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DB / PB	Deed Book / Plat Book
CORWSSE	City of Raleigh Water & Sanitary Sewer Esm't
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BROADMOOR - PHASE 1
MAJOR SUBDIVISION & RIGHT-OF-WAY DEDICATION PLAT
1323 ROLESVILLE ROAD, ROLESVILLE
WAKE COUNTY, NORTH CAROLINA
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Checked by:	MAH
Drawn by:	BAO
Date:	Oct. 21, 2025
North	Carolina
Wake	County
Wake Forest	Township
Town of	Rolesville

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"Committed to Total Quality Service"

by PULTE\PHI-23-01-BROADMOOR.dwg BOUNDARY Broadmoor-SUBD-Phi.dwg

Line Table

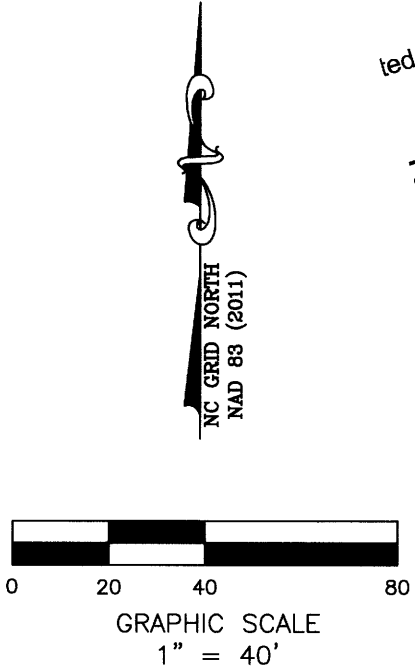
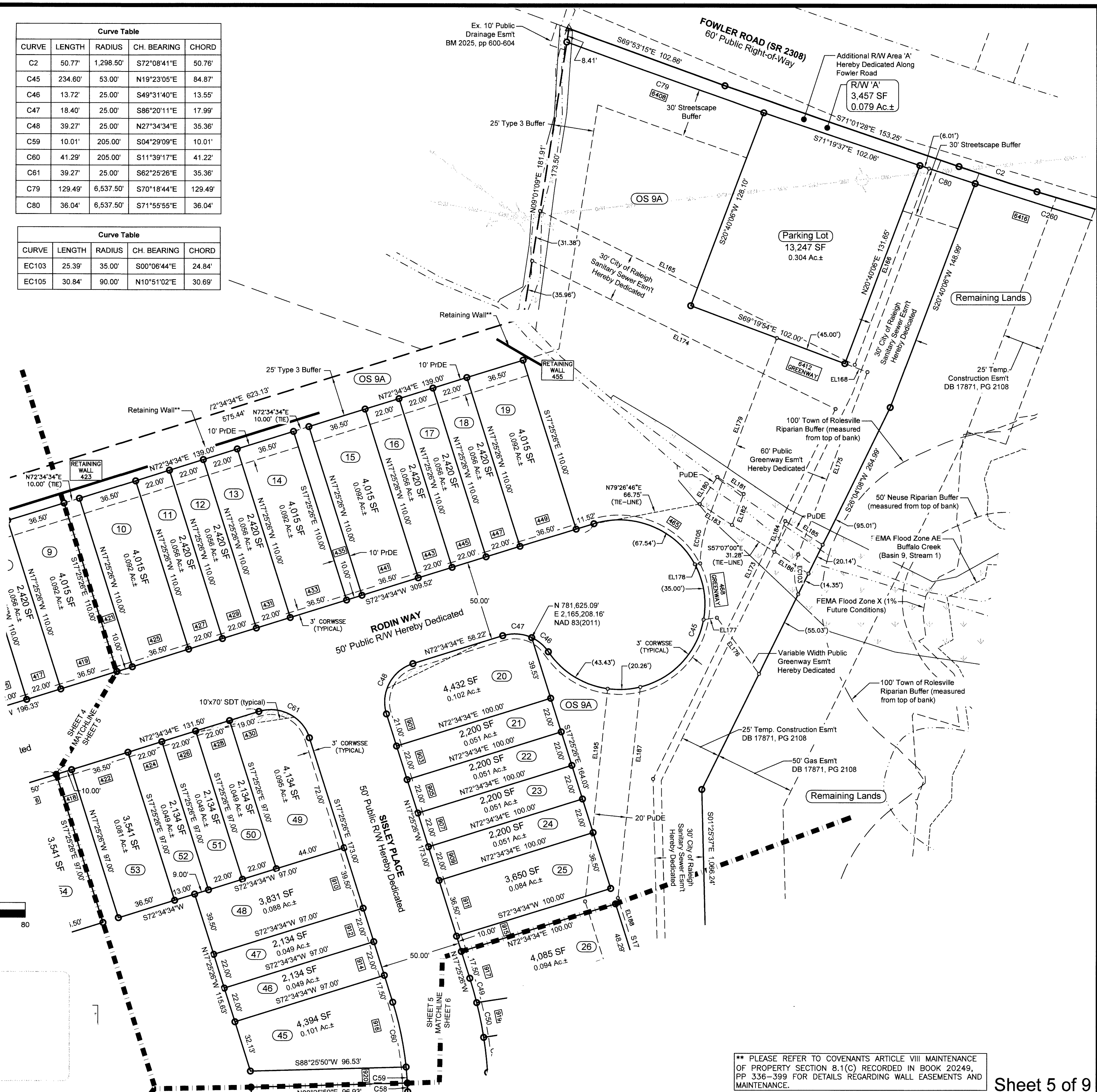
LINE #	DIRECTION	LENGTH
EL165	S63°55'52"E	216.99'
EL166	N20°40'06"E	130.42'
EL168	S69°19'54"E	15.00'
EL173	N26°04'08"E	256.62'
EL174	N63°55'52"W	209.28'
EL175	S20°40'06"W	121.42'
EL176	N36°57'50"W	43.54'
EL177	S81°26'19"W	8.30'
EL178	N81°26'19"E	3.37'
EL179	N20°40'06"E	117.86'
EL180	N32°53'00"E	20.00'
EL181	S57°07'00"E	19.35'
EL182	S20°39'46"W	20.46'
EL183	N57°07'00"W	23.68'
EL184	N19°04'14"E	20.60'
EL185	S57°07'00"E	27.68'
EL186	N57°07'00"W	25.16'
EL187	S05°57'13"W	132.53'
EL195	N05°57'13"E	133.45'

Curve Table

CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C2	50.77'	1,298.50'	S72°08'41"E	50.76'
C45	234.60'	53.00'	N19°23'05"E	84.87'
C46	13.72'	25.00'	S49°31'40"E	13.55'
C47	18.40'	25.00'	S86°20'11"E	17.99'
C48	39.27'	25.00'	N27°34'34"E	35.36'
C59	10.01'	205.00'	S04°29'09"E	10.01'
C60	41.29'	205.00'	S11°39'17"E	41.22'
C61	39.27'	25.00'	S62°25'26"E	35.36'
C79	129.49'	6,537.50'	S70°18'44"E	129.49'
C80	36.04'	6,537.50'	S71°55'55"E	36.04'

Curve Table

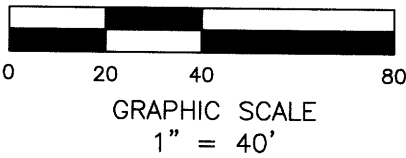
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
EC103	25.39'	35.00'	S00°06'44"E	24.84'
EC105	30.84'	90.00'	N10°51'02"E	30.69'



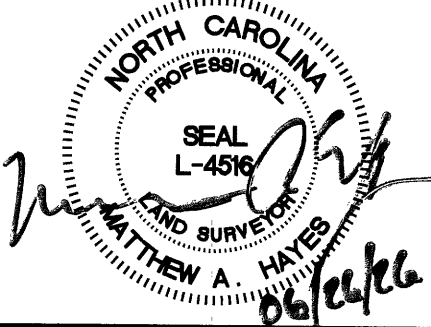
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Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C49	15.79'	255.00'	N15°39'00"W	15.79'
C50	22.03'	255.00'	N11°24'04"W	22.02'
C51	22.03'	255.00'	N06°27'07"W	22.02'
C52	10.72'	255.00'	N02°46'24"W	10.72'
C53	5.81'	53.00'	N01°34'25"E	5.81'
C54	23.45'	53.00'	N17°23'38"E	23.26'
C55	44.17'	53.00'	N53°56'51"E	42.91'
C56	161.16'	53.00'	S15°03'51"E	105.87'
C57	32.12'	25.00'	S35°14'22"W	29.96'
C58	5.43'	205.00'	S02°19'40"E	5.43'
C59	10.01'	205.00'	S04°29'09"E	10.01'

Line Table		
LINE #	DIRECTION	LENGTH
EL167	S88°25'50"W	169.75'
EL169	N01°34'10"W	44.82'
EL170	S01°34'10"E	44.10'
EL171	N88°25'50"E	5.82'
EL172	N01°25'37"W	511.77'
EL188	S17°25'26"E	70.21'
EL189	S01°34'10"E	367.90'
EL190	S26°55'32"W	85.99'
EL191	N63°04'28"W	20.00'
EL192	N26°55'32"E	80.91'
EL194	N17°25'26"W	71.56'
EL197	S01°25'37"E	318.64'
EL205	N21°07'38"W	50.68'
EL206	N35°17'29"E	90.70'
EL207	S18°01'05"E	80.56'
EL208	S71°58'55"W	20.00'
EL209	N18°01'05"W	88.18'
EL210	S36°47'57"E	29.77'



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LEGEND	
—	Property Lines
—	Property Lines by Others
○	Existing Monumentation
○	Iron Pipe Set
△	Mathematical Point
EP	Existing Pinched Iron Pipe
EIP	Existing Iron Pipe
ECM	Existing Concrete Marker
R/W	Right-of-Way
DB / PB	Deed Book / Plat Book
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BROADMOOR - PHASE 1

MAJOR SUBDIVISION & RIGHT-OF-WAY DEDICATION PLAT
1323 ROLESVILLE ROAD, ROLESVILLE
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Checked by:

MAH

Drawn by:

BAO

Date:

Oct. 21, 2025

North

Carolina

Wake

County

Wake Forest

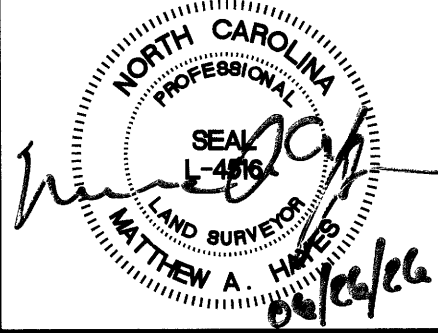
Township

Town of

Rolesville

PULTE\PHI-23-01-BROADMOOR.dwg\BOUNDARY\Broadmoor-SUBD-Phi.dwg

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Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C28	39.66'	25.00'	N30°43'46"W	35.63'
C29	39.27'	25.00'	S58°49'19"W	35.36'

Line Table		
LINE #	DIRECTION	LENGTH
EL102	S13°49'19"W	388.50'
EL103	N58°49'19"E	35.36'
EL104	S30°43'46"E	70.16'
EL114	S13°49'19"W	166.22'
EL115	S37°14'35"E	172.67'
EL117	N37°14'35"W	173.91'
EL118	N76°10'41"W	93.47'
EL119	S76°10'41"E	87.00'
EL120	N13°49'19"E	161.00'

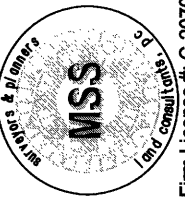
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1323 ROLESVILLE ROAD, ROLESVILLE
WAKE COUNTY, NORTH CAROLINA
PREPARED FOR PULTE HOME COMPANY, LLC

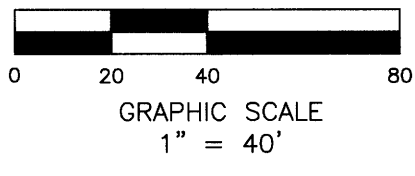
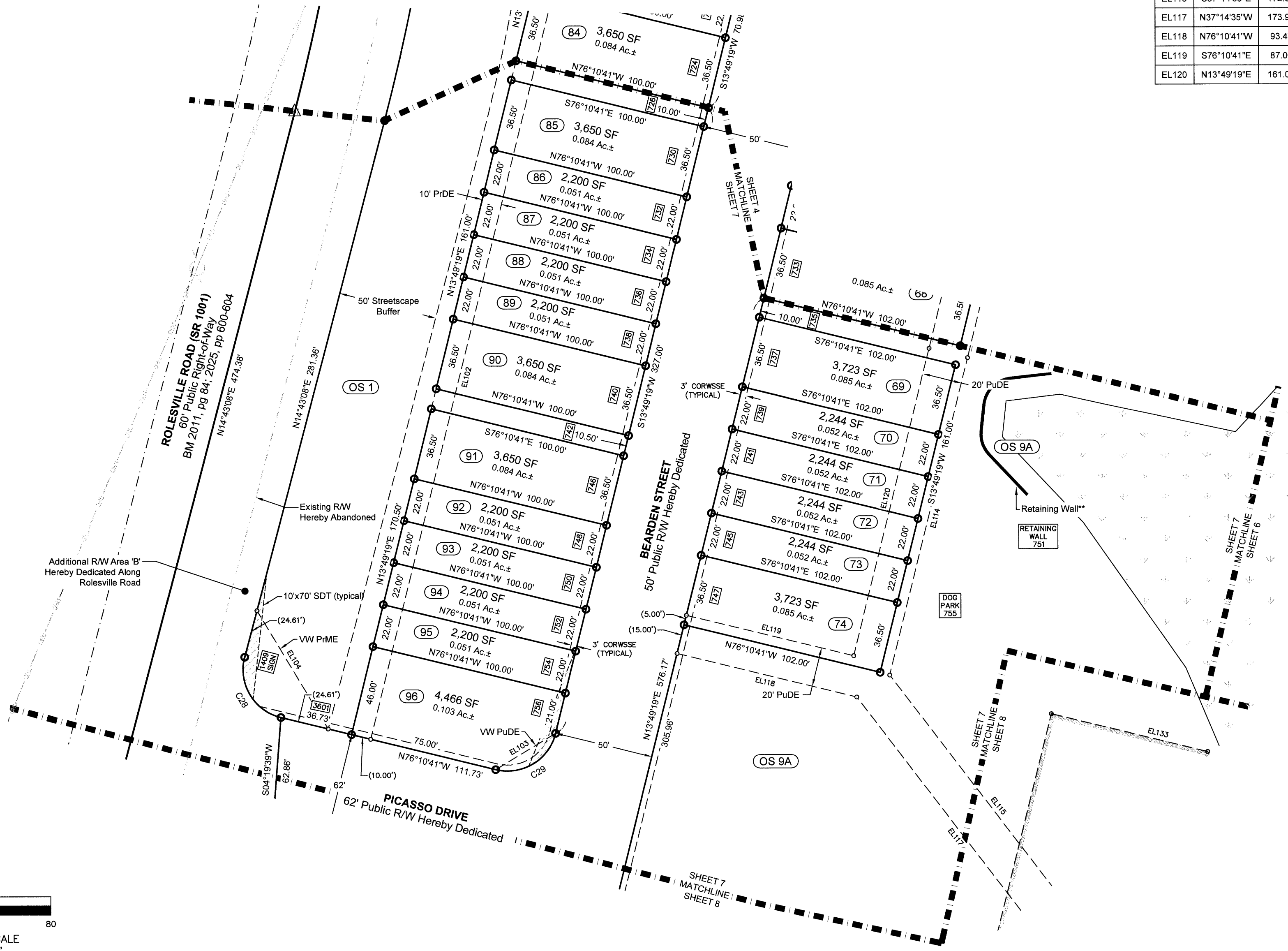
Checked by:	MAH
Drawn by:	BAO
Date:	Oct. 21, 2025
North	Carolina
Wake	County
Wake Forest	Township
Town of	Rolesville

MSS LAND CONSULTANTS
6118 Saint Giles St.
Suite E
Raleigh, NC 27612
Phone (919) 510-4464
Fax (919) 510-9102
Email: hayes@mssland.com
Firm License # C-2070
"Committed to Total Quality Service"

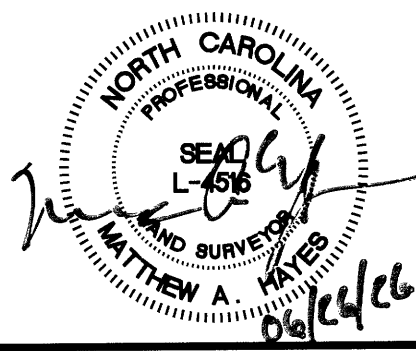
SURVEYED by



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PULTE



** PLEASE REFER TO COVENANTS ARTICLE VIII MAINTENANCE OF PROPERTY SECTION 8.1(C) RECORDED IN BOOK 20249, PP 336-399 FOR DETAILS REGARDING WALL EASEMENTS AND MAINTENANCE.



LEGEND

---	Property Lines
---	Property Lines by Others
⊙	Existing Monumentation
⊙	Iron Pipe Set
△	Mathematical Point
⊙	Existing Pinched Iron Pipe
EIP	Existing Iron Pipe
ECM	Existing Concrete Marker
R/W	Right-of-Way
DB / PB	Deed Book / Plat Book
CORWSSE	City of Raleigh Water & Sanitary Sewer Esm't
Esm't	Easement
PrME	Private Monument Esm't
PrDE	Private Drainage Esm't
PuDE	Public Drainage Esm't
SDE	Sight Distance Esm't
SFHA	Special Flood Hazard Area
SS	Sanitary Sewer
SB	Setback
VW	Variable Width
---	Wetlands
---	Matchlines
---	Phaselines

BROADMOOR - PHASE 1 MAJOR SUBDIVISION & RIGHT-OF-WAY DEDICATION PLAT 1323 ROLESVILLE ROAD, ROLESVILLE WAKE COUNTY, NORTH CAROLINA PREPARED FOR PULTE HOME COMPANY, LLC	Checked by:	MAH
	Drawn by:	BAO
	Date:	Oct. 21, 2025
	North Carolina	
	Wake County	
	Wake Forest Township	
	Town of Rolesville	

SURVEYED by

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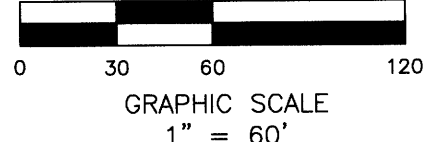
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Curve Table

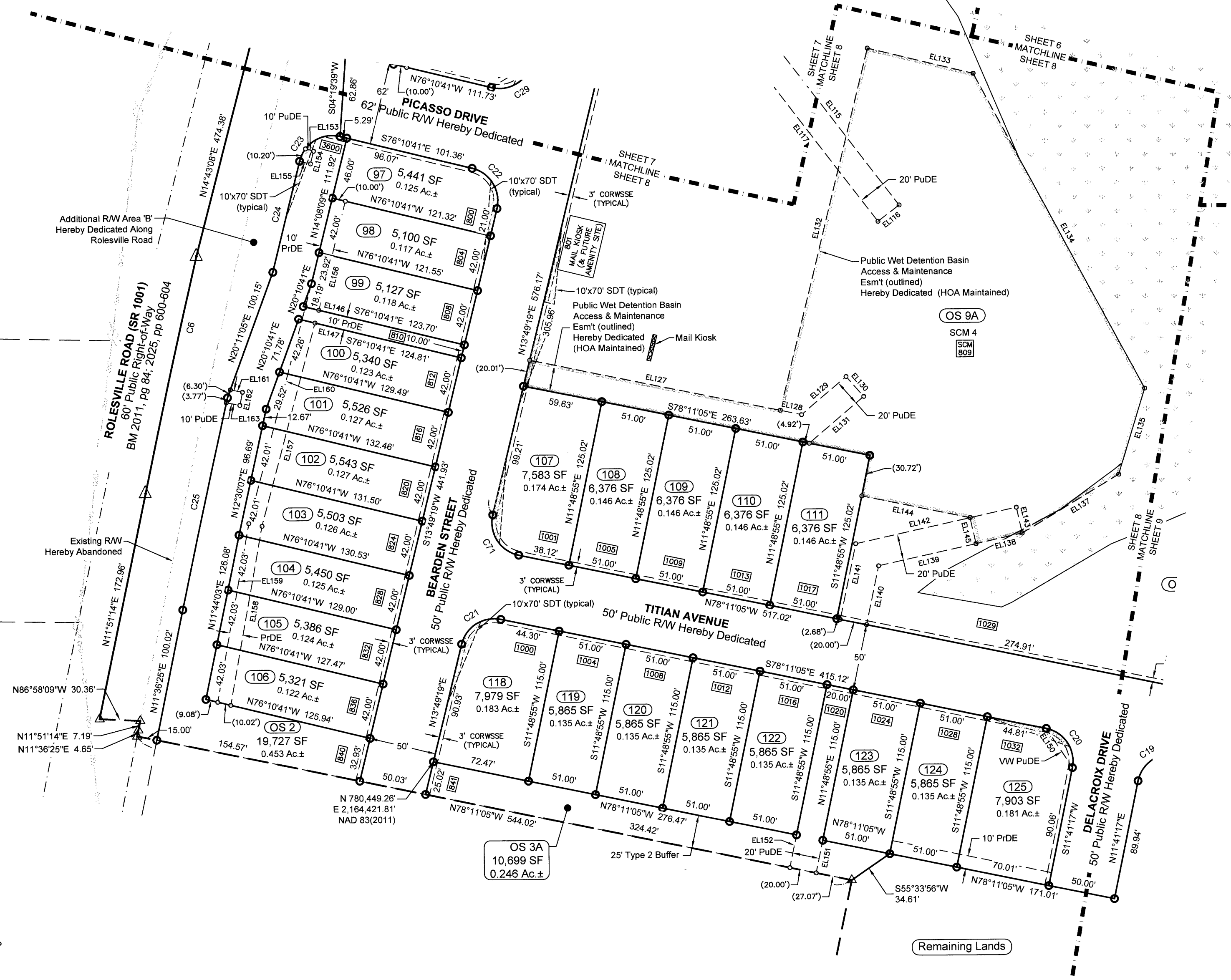
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C6	181.94'	6,709.90'	N12°30'01"E	181.94'
C20	39.21'	25.00'	S33°14'54"E	35.32'
C21	38.39'	25.00'	N57°49'07"E	34.73'
C22	39.27'	25.00'	S31°10'41"E	35.36'
C23	39.22'	25.00'	N58°52'29"E	35.32'
C24	85.32'	7,240.81'	N14°02'31"E	85.32'
C25	162.66'	7,175.00'	N12°15'23"E	162.65'
C71	40.15'	25.00'	N32°10'53"W	35.97'

Line Table

LINE #	DIRECTION	LENGTH
EL115	S37°14'35"E	172.67'
EL116	S52°45'25"W	20.00'
EL117	N37°14'35"W	173.91'
EL127	S78°11'05"E	190.73'
EL128	S78°11'05"E	16.28'
EL129	N49°26'45"E	43.97'
EL130	S40°33'15"E	20.00'
EL131	S49°26'45"W	53.80'
EL132	N13°53'41"E	279.27'
EL133	S76°10'41"E	81.27'
EL134	S28°01'07"E	268.42'
EL135	S17°11'39"W	67.34'
EL137	S58°56'43"W	84.38'
EL138	S77°28'02"W	35.42'
EL139	S77°28'02"W	74.63'
EL140	S11°48'55"W	45.32'
EL141	N11°48'55"E	58.22'
EL142	N77°28'02"E	122.95'
EL143	S12°31'58"E	20.00'
EL144	N78°11'05"W	82.43'
EL145	N12°31'58"W	20.00'
EL146	S76°10'41"E	111.78'
EL147	N76°10'41"W	112.25'
EL150	N33°14'54"W	35.32'
EL151	S11°48'55"W	25.00'
EL152	N11°48'55"E	25.00'
EL153	S75°43'45"E	6.28'
EL154	S14°16'15"W	10.00'
EL155	N75°43'45"W	8.30'
EL156	S14°08'09"W	84.00'
EL157	S14°59'17"W	157.68'
EL158	S10°12'14"W	136.62'
EL159	N10°12'14"E	136.41'
EL160	N14°59'17"E	185.98'
EL161	S78°23'35"E	9.29'
EL162	S11°36'25"W	10.00'
EL163	N78°23'35"W	10.31'



NC GRID NORTH
NAD 83 (2011)



** PLEASE REFER TO COVENANTS ARTICLE VIII MAINTENANCE OF PROPERTY SECTION 8.1(C) RECORDED IN BOOK 20249, PP 336-399 FOR DETAILS REGARDING WALL EASEMENTS AND MAINTENANCE.

Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C10	29.31'	260.00'	N74°57'17"W	29.30'
C11	47.42'	260.00'	N66°29'58"W	47.36'
C12	47.42'	260.00'	N56°02'56"W	47.36'
C13	47.42'	260.00'	N45°35'55"W	47.36'
C14	47.42'	260.00'	N35°08'53"W	47.36'
C15	47.42'	260.00'	N24°41'51"W	47.36'
C16	47.42'	260.00'	N14°14'49"W	47.36'
C17	54.77'	260.00'	N02°59'13"W	54.67'
C18	297.73'	210.00'	S37°34'07"E	273.42'
C19	39.33'	25.00'	N56°45'06"E	35.39'
C78	39.21'	260.00'	N07°22'04"E	39.17'

Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
EC106	22.77'	25.00'	S14°49'52"W	21.99'
EC107	35.83'	35.00'	S42°10'58"E	34.29'
EC108	75.57'	75.00'	N42°38'42"W	72.42'
EC109	108.94'	90.00'	N20°53'54"E	102.41'

Line Table		
LINE #	DIRECTION	LENGTH
EL197	S01°25'37"E	318.64'
EL198	S67°50'30"W	29.68'
EL199	N22°09'30"W	35.05'
EL200	N39°14'33"W	108.35'
EL201	N66°11'42"W	25.45'
EL202	N84°19'33"W	21.70'
EL203	N42°42'57"W	16.75'
EL204	N39°43'11"W	140.74'
EL211	N80°58'42"E	149.79'
EL212	N78°01'01"E	28.96'
EL213	N78°01'01"E	85.00'
EL214	S11°58'59"E	451.93'
EL231	N11°58'59"W	425.61'
EL232	S78°01'01"W	55.00'
EL233	S78°01'01"W	29.74'
EL234	S40°55'13"W	17.00'
EL235	S12°51'11"E	204.41'
EL236	S71°30'44"E	3.63'
EL237	N71°30'44"W	33.44'
EL238	N13°46'40"W	207.99'
EL239	N55°34'27"E	18.03'
EL240	S11°58'59"E	359.83'
EL241	N90°00'00"W	232.99'
EL242	N55°22'54"W	87.44'
EL243	S78°18'43"E	55.38'
EL244	S11°31'24"W	20.00'
EL245	N78°18'43"W	55.43'
EL275	S80°58'42"W	152.88'

