

LOT #	ADDRESS	AREA (SF / AC)	MAIS (SF)
81	337 PALE MORNING DRIVE	10,095 / 0.23	3,600
82	333 PALE MORNING DRIVE	10,150 / 0.23	3,600
83	329 PALE MORNING DRIVE	10,150 / 0.23	3,600
84	325 PALE MORNING DRIVE	10,330 / 0.24	3,600
85	321 PALE MORNING DRIVE	10,032 / 0.23	3,600
86	319 PALE MORNING DRIVE	10,000 / 0.23	3,600
87	308 PALE MORNING DRIVE	10,170 / 0.23	3,600
88	301 PALE MORNING DRIVE	10,372 / 0.24	3,600
89	289 PALE MORNING DRIVE	10,675 / 0.25	3,600
90	281 PALE MORNING DRIVE	10,560 / 0.24	3,600
91	253 PALE MORNING DRIVE	10,380 / 0.24	3,600
92	1404 ZEBRA MIDGE COURT	11,256 / 0.26	3,600
93	1408 ZEBRA MIDGE COURT	19,028 / 0.44	3,600
94	1412 ZEBRA MIDGE COURT	11,210 / 0.26	3,600
95	1409 ZEBRA MIDGE COURT	13,353 / 0.31	3,600
96	1405 ZEBRA MIDGE COURT	14,792 / 0.34	3,600
97	245 PALE MORNING DRIVE	10,002 / 0.23	3,600
98	241 PALE MORNING DRIVE	10,150 / 0.23	3,600
99	237 PALE MORNING DRIVE	10,150 / 0.23	3,600
100	233 PALE MORNING DRIVE	10,150 / 0.23	3,600
101	229 PALE MORNING DRIVE	10,150 / 0.23	3,600
102	225 PALE MORNING DRIVE	10,150 / 0.23	3,600
103	221 PALE MORNING DRIVE	10,150 / 0.23	3,600
104	217 PALE MORNING DRIVE	10,150 / 0.23	3,600
105	213 PALE MORNING DRIVE	10,150 / 0.23	3,600
106	209 PALE MORNING DRIVE	10,150 / 0.23	3,600
107	205 PALE MORNING DRIVE	10,411 / 0.24	3,600
108	201 PALE MORNING DRIVE	10,378 / 0.24	3,600
109	197 PALE MORNING DRIVE	10,150 / 0.23	3,600
110	193 PALE MORNING DRIVE	11,892 / 0.27	3,600
111	189 PALE MORNING DRIVE	11,088 / 0.26	3,600
112	185 PALE MORNING DRIVE	12,201 / 0.28	3,600
113	181 PALE MORNING DRIVE	10,426 / 0.24	3,600
114	177 PALE MORNING DRIVE	11,181 / 0.26	3,600
115	173 PALE MORNING DRIVE	10,040 / 0.23	3,600
116	169 PALE MORNING DRIVE	10,191 / 0.23	3,600

SITE DATA TABLE

OWNERSHIP INFORMATION	AREA
SB-HS LOT OPTION POOL 02, L.P. REID# DB 19676, PG 2496 BM 2025, PG ZONING: RH-CZ	2,433.972 SQ FT 55.88 ACRES

I, ERNEST JULIAN SMITH, CERTIFY THAT THIS PLAN 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 PLAN 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:	0.03'
TYPE OF GPS FIELD PROCEDURE:	RTK
DATES OF SURVEY:	OCTOBER 19, 2023
DATUM/EPOCH:	NAD83/2011
PUBLISHED/FIXED-CONTROL USE:	RALEIGH DOT CORS ARP
GRID MODEL:	2018
COMBINED GRID FACTOR(S):	0.9999528
UNITS:	US SURVEY FEET

I HEREBY CERTIFY THAT THIS PLAN IS OF THE FOLLOWING TYPE:
G.S. 47-30 (11/16) 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 27th DAY OF May, 2026.

Signed by:
Ernest Julian Smith
ERNEST JULIAN SMITH PLS L-5656



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 dedicate 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.
5/27/2026
Ernest Julian Smith

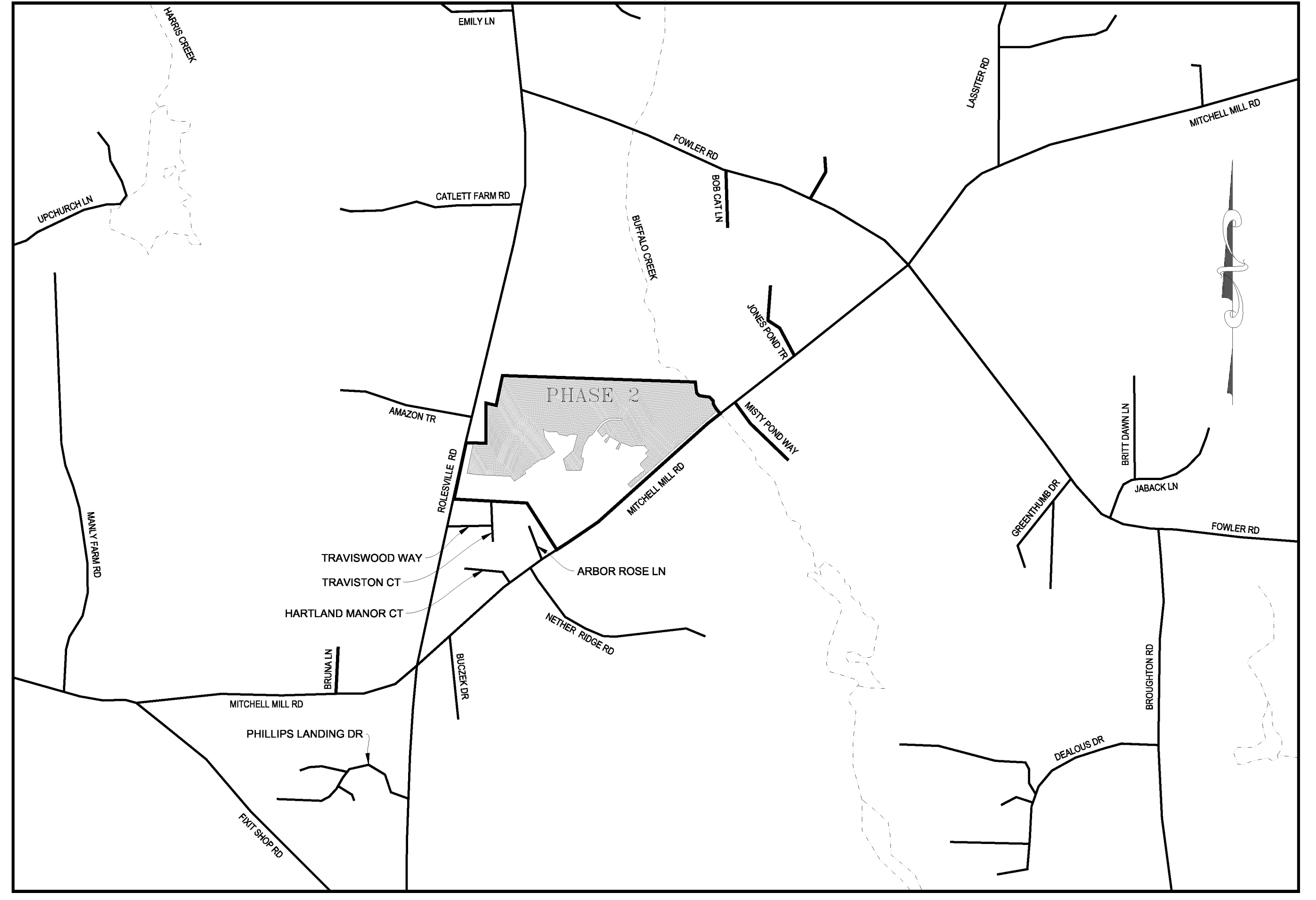
CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA AND THAT THIS PLAN HAS BEEN APPROVED BY THE LDA OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.
5/29/2026
Michelle Raby

REVIEW OFFICER CERTIFICATE
I, Michelle Raby, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
5/29/2026
Michelle Raby

PROJECT CASE NUMBERS:
VOLUNTARY ANNEXATION: ANX 20-03
REZONING MAP AMENDMENT: MA 20-03
PRELIMINARY SUBDIVISION PLAN: PR 21-02
CONSTRUCTION DRAWING: CD 21-08
SUBDIVISION PLAN PHASE 1: FSP-25-05

2026060553 B: BM2026 P: 00986
Page 1 of 4
OFFICIAL RECORDS OF WAKE COUNTY
Tammy L. Brunner, Register of Deeds
06/01/2026 10:56 AM Recording Fee: \$84.00

ROLESVILLE CROSSING - PHASE 2
FSP-25-22



ZONING
R3-CZ

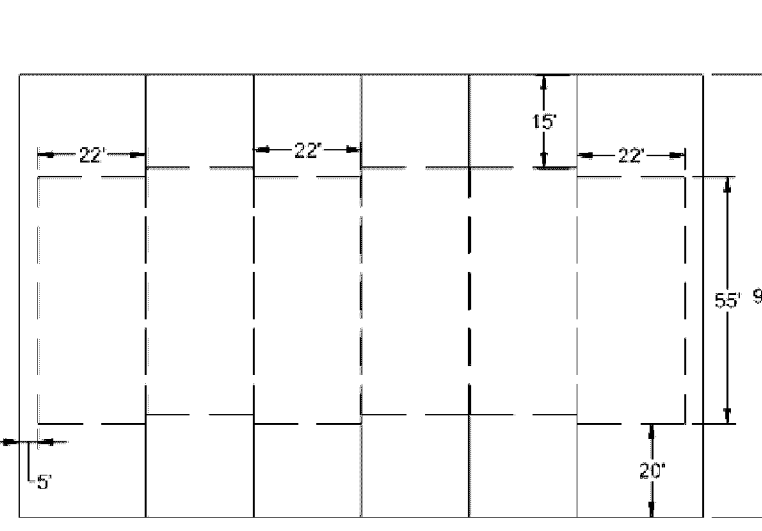
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SHEETS 3-4

TITLE PAGE
SITE MAP
SUBDIVISION PLAN DETAIL SHEETS

LOT WIDTH & SETBACK TABLE (TOWNHOMES)

LOT WIDTH	22'
FRONT	15'
REAR	20'
SIDE	5'
CORNER	10'
LOT DEPTH	95'
BUILDING DEPTH	55'

TYPICAL LOT DIMENSIONS "TOWNHOMES"



TYPICAL LOT DIMENSIONS "TOWNHOMES"

*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.
**TOWNHOME BUILDINGS REQUIRE THIRTY FOOT (30') SEPARATION.

VICINITY MAP
NOT TO SCALE

LOT WIDTH & SETBACK TABLE (SINGLE FAMILY, SHALLOW LOT)

LOT WIDTH	80'
FRONT	25'
REAR	25'
SIDE	10'
CORNER	10'
MIN. LOT SIZE	10,000 SF
LOT DEPTH	125'
BUILDING DEPTH	75'
BUILDING WIDTH	60'

LOT WIDTH & SETBACK TABLE (SINGLE FAMILY, DEEP LOT)

LOT WIDTH	70'
FRONT	25'
REAR	25'
SIDE	10'
CORNER	10'
MIN. LOT SIZE	10,000 SF
LOT DEPTH	145' +
BUILDING DEPTH	75'
BUILDING WIDTH	50'

REFERENCES

WAKE COUNTY REGISTRY:
BM 1986, PG 867; BM 1986, PG 1776; BM 2001, PG 1814
BM 2006, PG 466; BM 2011, PG 84; DB 19676, PG 2496
BM 2026, PG 191

GENERAL NOTES

- THIS IS A SUBDIVISION PLAN.
- BEARINGS FOR THIS SURVEY ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPCS) NAD83/2011 BASED ON VRS REAL TIME KINEMATIC OBSERVATIONS. SEE SURVEYORS CERTIFICATE FOR NOTES.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- NO MONUMENTS FOUND WITHIN 2,000 FEET OF THE SUBJECT PROPERTY.
- AREA BY COORDINATE GEOMETRY.
- SITE ADDRESS: 1801 ROLESVILLE ROAD & 6301 MITCHELL MILL ROAD, ROLESVILLE, NORTH CAROLINA 27587
- 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
- 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.
- ADJONER INFORMATION SHOWN PER WAKE COUNTY GIS AS OF JANUARY 29, 2025.
- 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

- 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.
- OPEN SPACE LOTS ARE TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.
- PERMANENT DRAINAGE EASEMENTS ARE CENTERED ON STORM WATER CONVEYANCE STRUCTURES, INCLUDING PIPES, STRUCTURES, AND CHES.
- 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.
- A BLANKET EASEMENT IS DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE INSPECTION, MAINTENANCE, AND REPAIR OF RETAINING WALLS SHOWN ON THIS PLAN.
- 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.
d. THIS BUFFER IS LOCATED WITHIN AN EASEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
e. A TWENTY FOOT (20') WIDE TYPE A LANDSCAPE BUFFER SHALL BE INSTALLED ADJACENT TO THE PROPERTIES WEST AND SOUTHWEST OF THIS SUBDIVISION. THIS BUFFER IS LOCATED WITHIN AN EASEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TOWNHOME CONDITIONS:
a. NO TOWNHOME BUILDING SHALL EXCEED SIX (6) UNITS.
b. THE MINIMUM SQUARE FOOTAGE FOR TOWNHOMES SHALL BE 1,200 SQUARE FEET.

LOT #	ADDRESS	AREA (SF / AC)	MAIS (SF)
244	2316 WOOLLY AVENUE	2,114 / 0.05	1,500
245	2318 WOOLLY AVENUE	2,869 / 0.07	1,500
246	2324 WOOLLY AVENUE	2,845 / 0.06	1,500
247	2328 WOOLLY AVENUE	2,108 / 0.05	1,500
248	2328 WOOLLY AVENUE	2,104 / 0.05	1,500
249	2330 WOOLLY AVENUE	2,837 / 0.06	1,500
250	2549 MARCH BROWN WAY	3,283 / 0.08	1,500
251	2547 MARCH BROWN WAY	2,090 / 0.05	1,500
252	2545 MARCH BROWN WAY	2,090 / 0.05	1,500
253	2543 MARCH BROWN WAY	2,095 / 0.05	1,500
254	2541 MARCH BROWN WAY	2,625 / 0.06	1,500
255	2535 MARCH BROWN WAY	2,746 / 0.06	1,500
256	2533 MARCH BROWN WAY	2,073 / 0.05	1,500
257	2531 MARCH BROWN WAY	2,073 / 0.05	1,500
258	2529 MARCH BROWN WAY	2,073 / 0.05	1,500
259	2527 MARCH BROWN WAY	2,073 / 0.05	1,500
260	2525 MARCH BROWN WAY	2,533 / 0.06	1,500
261	2519 MARCH BROWN WAY	2,827 / 0.06	1,500
262	2517 MARCH BROWN WAY	2,220 / 0.05	1,500
263	2509 MARCH BROWN WAY	2,242 / 0.05	1,500
264	2507 MARCH BROWN WAY	2,342 / 0.05	1,500
265	2505 MARCH BROWN WAY	2,838 / 0.07	1,500
266	2504 MARCH BROWN WAY	2,803 / 0.06	1,500
267	2506 MARCH BROWN WAY	2,103 / 0.05	1,500
268	2508 MARCH BROWN WAY	2,102 / 0.05	1,500
269	2510 MARCH BROWN WAY	2,827 / 0.06	1,500
270	2514 MARCH BROWN WAY	2,608 / 0.06	1,500
271	2516 MARCH BROWN WAY	2,115 / 0.05	1,500
272	2518 MARCH BROWN WAY	2,142 / 0.05	1,500
273	2520 MARCH BROWN WAY	2,714 / 0.06	1,500
274	2524 MARCH BROWN WAY	2,618 / 0.06	1,500
275	2526 MARCH BROWN WAY	2,095 / 0.05	1,500
276	2528 MARCH BROWN WAY	2,090 / 0.05	1,500
277	2530 MARCH BROWN WAY	2,090 / 0.05	1,500
278	2532 MARCH BROWN WAY	2,090 / 0.05	1,500

LOT #	ADDRESS	TYPE	AREA (SF / AC)
OS-1002	300 PALE MORNING DRIVE	ACTIVE	9,196 / 0.21
OS-1008	412 PICOLETT DRIVE	ACTIVE	3,033 / 0.07
OS-1009	-	ACTIVE	2,882 / 0.07
OS-1012	-	PARCEL	37,387 / 0.86
OS-1013	309 PALE MORNING DRIVE	CONSERVATION	242,664 / 5.57
OS-1016	1316 COPPER JOHN ROAD	ACTIVE	4,287 / 0.10
OS-1017	-	PARCEL	1,955 / 0.04
OS-1018	1328 COPPER JOHN ROAD	ACTIVE	2,747 / 0.06
OS-1022	2512 MARCH BROWN WAY	PARCEL	15,232 / 0.35
OS-1023	-	ACTIVE	6,883 / 0.16
OS-1024	-	ACTIVE	14,488 / 0.33
OS-1025	1309 COPPER JOHN ROAD	CONSERVATION	95,588 / 2.07
OS-1028	-	PARCEL	10,244 / 0.24
OS-1027	100 PALE MORNING DRIVE	PARCEL	26,331 / 0.65
OS-1029	2539 MARCH BROWN WAY & 2304 WOOLLY AVENUE	PARCEL	25,491 / 0.59
OS-1030	2325 WOOLLY AVENUE	ACTIVE	3,737 / 0.09
OS-1031	2363 & 2305 WOOLLY AVE.	PARCEL	52,892 / 1.21
OS-1032	-	CONSERVATION	43,432 / 1.00
OS-1033	-	ACTIVE	7,207 / 0.17
OS-1034	-	ACTIVE	20,903 / 0.48
OS-1035	-	ACTIVE	19,332 / 0.44
OPEN SPACE TOTAL	-	-	642,381 / 14.75
ACTIVE OPEN SPACE	-	-	94,695 / 2.17
CONSERVATION OPEN SPACE	-	-	376,284 / 8.64

TOTAL SITE AREA:	55.88 ACRES (2,433,972 SF)
INTERNAL ROAD DEDICATIONS:	7.79 ACRES (339,517 SF)
ACTIVE OPEN SPACE DEDICATION:	2.15 ACRES (93,460 SF)
CONS. OPEN SPACE DEDICATION:	8.64 ACRES (376,254 SF)
PARCEL OPEN SPACE DEDICATION:	4.04 ACRES (175,870 SF)
NET SITE AREA:	33.26 ACRES (1,448,871 SF)
TOTAL RESIDENTIAL LOTS:	178 LOTS
AVERAGE RESIDENTIAL LOT SIZE:	0.19 ACRES (8,232 SF)

THIS SHEET FOR NOTES AND CERTIFICATES ONLY
ROLESVILLE CROSSING - PHASE 2
1801 ROLESVILLE ROAD &
6301 MITCHELL MILL ROAD
ROLESVILLE, NC 27587
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
SUBDIVISION PLAN

DATE: 02 MAR 26
DATE: 17 APR 26
DATE: 25 APR 26
REVISIONS
NEW LOT LINES
PER TOWN REVIEW COMMENTS
NEW EASEMENT LINES
NUM

OWNER INFORMATION
SB-HS LOT OPTION POOL 02, L.P.
60 HEATHSTONE, INC
23975 PARK SORRENTO, SUITE 220
CALABASAS, CA 91302
OWNER REPRESENTATIVE
LENNAR CORPORATION
LENNAR NABERS, NPA
P: 919.820.9707
E: John.Nabers@lennar.com

DATE: 01 AUG 25
DATE: 02 MAR 26
DATE: 17 APR 26
DATE: 23 APR 26
DATE: 27 MAY 26
ISSUED FOR REVIEW FOR REVIEW FOR REVIEW FOR RECORDING

JOB NUMBER: 223070.00
DATE: 01 AUG 25
SCALE: AS SHOWN
DRAWN BY: EAS/EJS
REVIEWED BY: EJS
SHEET
1 OF 4

CURVE	RADIUS	ARC BEARING	LENGTH	ANGLE
C01	25.00	S 89°00'00" W	39.27	89°00'00"
C02	25.00	S 89°20'27" W	66.69	21°23'57"
C03	25.00	S 89°40'54" W	100.04	42°47'54"
C04	25.00	S 89°59'51" W	133.39	63°72'51"
C05	25.00	S 90°18'48" W	166.74	84°00'00"
C06	25.00	S 90°37'45" W	200.09	104°18'00"
C07	25.00	S 90°56'42" W	233.44	124°36'00"
C08	25.00	S 91°15'39" W	266.79	144°54'00"
C09	25.00	S 91°34'36" W	300.14	165°12'00"
C10	25.00	S 91°53'33" W	333.49	185°30'00"
C11	25.00	S 92°12'30" W	366.84	205°48'00"
C12	25.00	S 92°31'27" W	400.19	226°06'00"
C13	25.00	S 92°50'24" W	433.54	246°24'00"
C14	25.00	S 93°09'21" W	466.89	266°42'00"
C15	25.00	S 93°28'18" W	500.24	287°00'00"
C16	25.00	S 93°47'15" W	533.59	307°18'00"
C17	25.00	S 94°06'12" W	566.94	327°36'00"
C18	25.00	S 94°25'09" W	600.29	347°54'00"
C19	25.00	S 94°44'06" W	633.64	368°12'00"
C20	25.00	S 95°03'03" W	666.99	388°30'00"
C21	25.00	S 95°22'00" W	700.34	408°48'00"
C22	25.00	S 95°40'57" W	733.69	429°06'00"
C23	25.00	S 95°59'54" W	767.04	449°24'00"
C24	25.00	S 96°18'51" W	800.39	469°42'00"
C25	25.00	S 96°37'48" W	833.74	489°60'00"
C26	25.00	S 96°56'45" W	867.09	509°78'00"
C27	25.00	S 97°15'42" W	900.44	529°96'00"
C28	25.00	S 97°34'39" W	933.79	550°14'00"
C29	25.00	S 97°53'36" W	967.14	570°32'00"
C30	25.00	S 98°12'33" W	1000.49	590°50'00"
C31	25.00	S 98°31'30" W	1033.84	611°08'00"
C32	25.00	S 98°50'27" W	1067.19	631°26'00"
C33	25.00	S 99°09'24" W	1100.54	651°44'00"
C34	25.00	S 99°28'21" W	1133.89	671°62'00"
C35	25.00	S 99°47'18" W	1167.24	691°80'00"
C36	25.00	S 99°66'15" W	1200.59	711°98'00"
C37	25.00	S 99°85'12" W	1233.94	732°16'00"
C38	25.00	S 99°04'09" W	1267.29	752°34'00"
C39	25.00	S 99°23'06" W	1300.64	772°52'00"
C40	25.00	S 99°42'03" W	1333.99	793°10'00"
C41	25.00	S 99°61'00" W	1367.34	813°28'00"
C42	25.00	S 99°79'57" W	1400.69	833°46'00"
C43	25.00	S 99°98'54" W	1434.04	853°64'00"
C44	25.00	S 99°17'51" W	1467.39	873°82'00"
C45	25.00	S 99°36'48" W	1500.74	894°00'00"
C46	25.00	S 99°55'45" W	1534.09	914°18'00"
C47	25.00	S 100°14'42" W	1567.44	934°36'00"
C48	25.00	S 100°33'39" W	1600.79	954°54'00"
C49	25.00	S 100°52'36" W	1634.14	975°12'00"
C50	25.00	S 101°11'33" W	1667.49	995°30'00"
C51	25.00	S 101°30'30" W	1700.84	1015°48'00"
C52	25.00	S 101°49'27" W	1734.19	1035°66'00"
C53	25.00	S 102°08'24" W	1767.54	1055°84'00"
C54	25.00	S 102°27'21" W	1800.89	1076°02'00"
C55	25.00	S 102°46'18" W	1834.24	1096°20'00"
C56	25.00	S 103°05'15" W	1867.59	1116°38'00"
C57	25.00	S 103°24'12" W	1900.94	1136°56'00"
C58	25.00	S 103°43'09" W	1934.29	1157°14'00"
C59	25.00	S 104°02'06" W	1967.64	1177°32'00"
C60	25.00	S 104°21'03" W	2000.99	1197°50'00"
C61	25.00	S 104°39'57" W	2034.34	1218°08'00"
C62	25.00	S 104°58'54" W	2067.69	1238°26'00"
C63	25.00	S 105°17'51" W	2101.04	1258°44'00"
C64	25.00	S 105°36'48" W	2134.39	1278°62'00"
C65	25.00	S 105°55'45" W	2167.74	1298°80'00"
C66	25.00	S 106°14'42" W	2201.09	1318°98'00"
C67	25.00	S 106°33'39" W	2234.44	1339°16'00"
C68	25.00	S 106°52'36" W	2267.79	1359°34'00"
C69	25.00	S 107°11'33" W	2301.14	1379°52'00"
C70	25.00	S 107°30'30" W	2334.49	1399°70'00"
C71	25.00	S 107°49'27" W	2367.84	1419°88'00"
C72	25.00	S 108°08'24" W	2401.19	1439°06'00"
C73	25.00	S 108°27'21" W	2434.54	1459°24'00"
C74	25.00	S 108°46'18" W	2467.89	1479°42'00"
C75	25.00	S 109°05'15" W	2501.24	1499°60'00"
C76	25.00	S 109°24'12" W	2534.59	1519°78'00"
C77	25.00	S 109°43'09" W	2567.94	1539°96'00"
C78	25.00	S 109°62'06" W	2601.29	1560°14'00"
C79	25.00	S 109°81'03" W	2634.64	1580°32'00"
C80	25.00	S 109°99'57" W	2667.99	1600°50'00"
C81	25.00	S 110°18'54" W	2701.34	1621°08'00"
C82	25.00	S 110°37'51" W	2734.69	1641°26'00"
C83	25.00	S 110°56'48" W	2768.04	1661°44'00"
C84	25.00	S 111°15'45" W	2801.39	1681°62'00"
C85	25.00	S 111°34'42" W	2834.74	1701°80'00"
C86	25.00	S 111°53'39" W	2868.09	1721°98'00"
C87	25.00	S 112°12'36" W	2901.44	1742°16'00"
C88	25.00	S 112°31'33" W	2934.79	1762°34'00"
C89	25.00	S 112°50'30" W	2968.14	1782°52'00"
C90	25.00	S 113°09'27" W	3001.49	1802°70'00"
C91	25.00	S 113°28'24" W	3034.84	1822°88'00"
C92	25.00	S 113°47'21" W	3068.19	1843°06'00"
C93	25.00	S 114°06'18" W	3101.54	1863°24'00"
C94	25.00	S 114°25'15" W	3134.89	1883°42'00"
C95	25.00	S 114°44'12" W	3168.24	1903°60'00"
C96	25.00	S 115°03'09" W	3201.59	1923°78'00"
C97	25.00	S 115°22'06" W	3234.94	1943°96'00"
C98	25.00	S 115°41'03" W	3268.29	1964°14'00"
C99	25.00	S 116°00'00" W	3301.64	1984°32'00"
C100	25.00	S 116°18'57" W	3334.99	2004°50'00"

CURVE	RADIUS	ARC BEARING	LENGTH	DELTA	
EC1	23.50	22.49°	N 80°56'28" W	21.64°	54°49'39"
EC2	23.50	12.11°	S 78°09'55" W	12.56°	30°39'57"

LINE	BEARING	DISTANCE
E1	N 61°39'44" E	30.00
E2	S 88°20'16" E	48.33
E3	N 13°19'21" E	40.86
E4	N 88°20'16" W	18.68
E5	N 13°19'21" E	34.06
E6	S 88°20'16" E	31.56
E7	S 01°58'44" W	18.68
E8	N 88°20'16" W	26.52

LINE	BEARING	DISTANCE
SD1	N 81°15'57" W	24.87
SD2	N 33°46'23" W	65.52
SD3	N 70°04'07" W	28.37
SD4	S 33°46'23" E	6.08
SD5	N 70°04'07" W	28.37
SD6	N 55°01'46" W	17.37
SD7	S 34°58'14" W	20.00
SD8	S 59°01'46" E	19.23
SD9	S 22°08'01" E	12.03
SD10	S 01°39'44" W	28.16
SD11	N 80°04'43" E	15.83
SD12	N 88°38'38" E	64.53
SD13	S 01°39'44" W	28.16
SD14	S 86°37'28" W	62.45
SD15	S 70°04'07" W	15.83
SD16	S 13°35'11" W	20.00
SD17	S 86°37'28" W	62.45
SD18	N 77°03'02" W	1.03
SD19	S 03°11'24" W	23.29
SD20	S 74°47'10" E	21.34
SD21	N 03°11'24" E	29.49
SD22	S 03°11'24" W	23.29
SD23	N 02°10'44" E	58.84
SD24	N 13°35'11" W	20.00
SD25	S 13°35'11" W	20.00
SD26	S 13°35'11" W	64.61
SD27	S 86°13'37" W	10.00
SD28	S 33°46'23" E	7.23
SD29	S 86°13'37" W	10.00
SD30	N 33°46'23" W	20.00
SD31	S 33°46'23" W	10.54
SD32	S 78°24'09" E	20.00
SD33	N 78°24'09" W	35.11
SD34	N 87°45'09" E	61.00
SD35	S 04°57'00" W	41.59
SD36	N 78°24'09" W	26.27
SD37	S 01°39'44" W	20.00
SD38	N 88°19'09" W	34.65
SD39	N 88°19'09" W	20.00
SD40	N 88°19'09" W	20.00
SD41	S 13°35'11" W	76.00
SD42	N 78°24'09" W	20.00
SD43	N 13°35'11" W	70.00
SD44	N 13°35'11" W	20.00
SD45	N 13°35'11" W	49.40
SD46	N 88°19'09" W	67.66
SD47	S 13°35'11" W	39.22
SD48	S 01°53'11" E	32.18

CURVE	RADIUS	ARC BEARING	LENGTH	DELTA	
SDC1	25.00	21.00°	N 70°03'24" E	21.08°	4°44'18"
SDC2	24.75	30.94°	S 78°50'40" E	28.97°	71°37'58"
SDC3	25.00	40.23°	S 12°19'38" W	38.65°	82°12'00"
SDC4	206.00	1.33°	S 58°38'48" W	1.33°	0°22'10"
SDC5	82.14	35.07°	N 86°53'47" W	34.41°	36°32'09"
SDC6	72.14	14.52°	S 78°09'07" E	14.80°	13°11'54"
SDC7	325.00	21.45°	N 23°56'38" W	21.45°	3°46'55"
SDC8	20.00	30.51°	N 57°17'03" E	27.64°	87°24'01"
SDC9	20.00	24.62°	N 51°20'41" W	23.09°	70°31'55"
SDC10	325.00	20.00°	S 09°13'49" W	20.00°	3°31'58"
SDC11	140.00	115.75°	S 10°05'16" E	112.48°	47°22'14"
SDC12	325.00	20.00°	S 28°08'59" E	20.00°	3°31'58"
SDC13	160.00	132.26°	N 10°05'16" W	128.56°	42°22'14"
SDC14	25.00	30.76°	S 88°20'50" W	28.86°	70°30'00"
SDC15	255.00	20.01°	S 77°38'50" W	20.00°	42°22'14"
SDC16	140.00	164.62°	S 60°00'14" W	146.88°	63°18'44"
SDC17	160.00	214.88°	N 53°12'24" W	199.59°	78°06'50"
SDC18	90.00	122.65°	N 58°38'21" E	111.36°	78°05'00"
SDC19	21.00	13.49°	S 33°29'25" W	13.26°	36°47'31"
SDC20	50.00	11.76°	S 43°38'11" W	11.74°	13°28'50"
SDC21	70.00	85.40°	S 52°38'21" W	88.18°	78°05'00"
SDC22	50.00	28.14°	S 20°38'33" E	20.00°	23°04'26"
SDC23	72.51°	65.03°	S 79°33'48" W	80.24°	67°11'00"
SDC24	50.00	21.85°	N 21°01'10" W	21.68°	25°02'30"

GENERAL NOTES
1. SEE SHEET 1 OF 4 FOR NOTES.

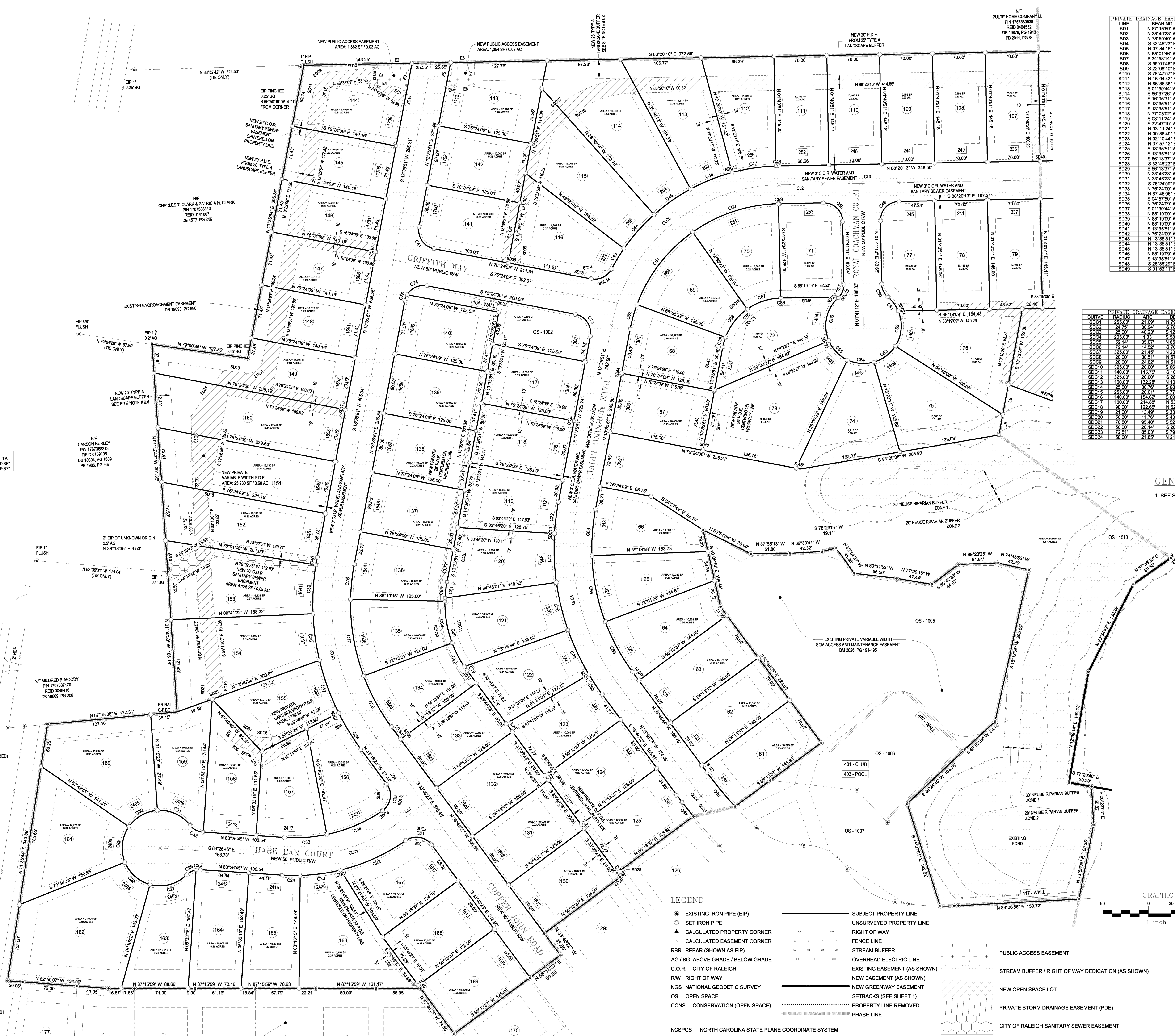
DATE	ISSUED	FOR REVIEW	FOR RECORD	FOR RECORD	FOR RECORD
01 JUL 25					
02 MAR 26					
17 APR 26					
23 APR 26					
27 MAY 26					

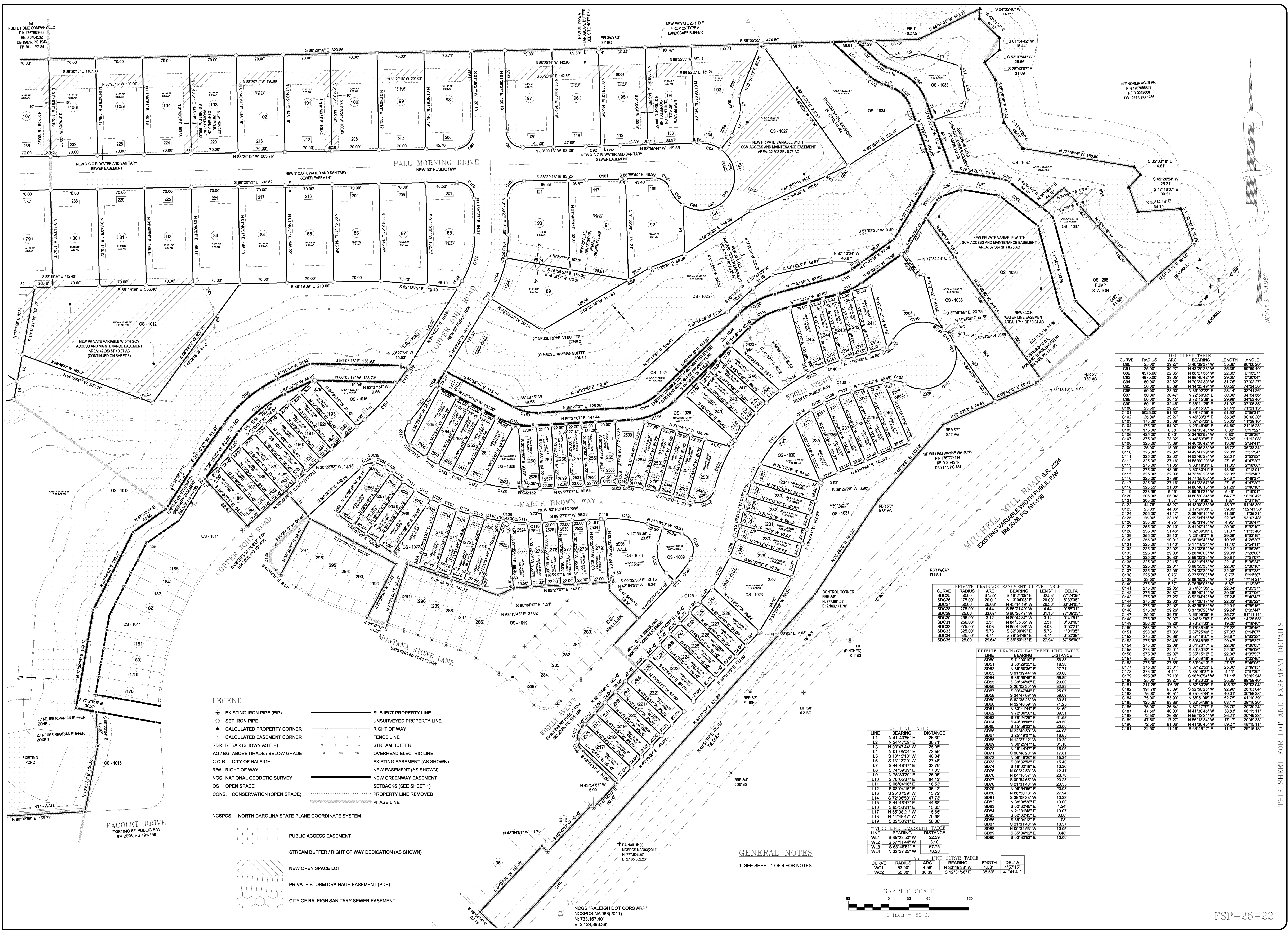
OWNER INFORMATION
SBHS LOT OPTION POOL 2, L.P.
69 HEATHSTONE, INC.
23975 PARK SORRENTO, SUITE 220
CALABASAS, CA 91302
OWNER REPRESENTATIVE
LENNAR CORPORATION
JOHN NABERS, MPA
P: 919.820.9707
E: John.Nabers@lennar.com

DATE	ISSUED	FOR REVIEW	FOR RECORD	FOR RECORD	FOR RECORD
01 JUL 25					
02 MAR 26					
17 APR 26					
23 APR 26					
27 MAY 26					

THIS SHEET FOR LOT AND EASEMENT DETAILS
ROLESVILLE CROSSING - PHASE 2
1801 ROLESVILLE ROAD &
6301 MITCHELL MILL ROAD
ROLESVILLE, NC 27587
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
SUBDIVISION PLAT

JOB NUMBER: 223070.00
DATE: 01 AUG 25
SCALE: 1" = 60'
DRAWN BY: EJS/EAS
REVIEWED BY: EJS





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)
NGS NATIONAL GEODETIC SURVEY	— NEW EASEMENT (AS SHOWN)
OS OPEN SPACE	— NEW GREENWAY EASEMENT
CONS. CONSERVATION (OPEN SPACE)	— SETBACKS (SEE SHEET 1)
NCSPCS NORTH CAROLINA STATE PLANE COORDINATE SYSTEM	— PROPERTY LINE REMOVED
	— PHASE LINE

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

PRIVATE DRAINAGE EASEMENT CURVE TABLE

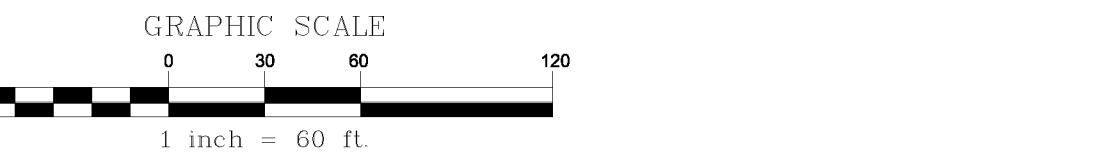
CURVE	RADIUS	ARC	BEARING	LENGTH	DELTA
SDC25	50.00	67.50	S 16°21'00" E	65.35	77°34'38"
SDC26	175.00	20.01	N 13°04'55" E	20.00	6°33'06"
SDC27	50.00	26.68	N 45°14'10" W	26.36	30°34'05"
SDC28	275.00	4.44	S 66°21'49" W	4.44	0°55'31"
SDC29	25.00	33.69	S 68°25'44" W	31.16	77°39'22"
SDC30	266.00	3.12	N 80°44'31" W	3.12	0°41'51"
SDC31	266.00	2.51	N 84°30'35" W	2.51	0°33'40"
SDC32	275.00	4.02	N 85°48'35" W	4.02	0°29'21"
SDC33	325.00	5.78	S 82°30'48" E	5.78	1°01'05"
SDC34	325.00	4.74	S 79°04'04" E	4.74	0°50'09"
SDC35	25.00	29.84	S 86°50'13" E	29.84	67°56'00"

PRIVATE DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE	DELTA
SD50	S 71°00'15" E	56.38	1.16
SD51	S 62°02'25" E	26.36	1.36
SD52	S 38°30'35" E	27.71	1.36
SD53	S 01°30'44" W	20.00	4.11
SD54	S 88°55'48" E	56.89	1.36
SD55	S 88°55'48" E	20.00	35.38
SD56	S 25°02'30" W	32.83	1.36
SD57	S 03°47'44" E	25.07	59.06
SD58	S 24°47'09" W	59.06	30.81
SD59	S 62°30'29" W	30.81	71.25
SD60	N 52°40'59" W	71.25	34.59
SD61	N 53°14'44" E	34.59	61.68
SD62	N 52°40'59" W	34.59	61.68
SD63	S 78°24'26" E	61.68	20.00
SD64	S 49°08'08" E	44.50	20.00
SD65	S 25°02'30" W	20.00	18.68
SD66	S 32°49'59" W	48.08	18.68
SD67	S 25°02'30" W	18.68	19.20
SD68	N 12°21'12" W	19.20	31.16
SD69	N 66°25'47" W	31.16	19.20
SD70	N 84°44'47" E	19.20	17.81
SD71	S 08°48'20" W	17.81	15.34
SD72	N 08°48'20" W	15.34	15.34
SD73	S 00°32'53" E	15.34	13.07
SD74	S 18°01'15" E	13.07	12.41
SD75	N 00°32'53" W	12.41	23.70
SD76	N 04°10'37" W	23.70	23.70
SD77	S 04°10'37" W	23.70	23.70
SD78	S 21°31'48" W	23.70	23.68
SD79	S 00°12'12" E	0.46	1.98
SD80	N 86°50'13" W	27.84	13.23
SD81	S 38°08'38" W	13.23	13.07
SD82	S 62°32'45" E	1.24	13.07
SD83	S 62°32'45" E	13.07	0.68
SD84	S 11°11'48" E	0.68	1.98
SD85	S 21°31'48" W	13.57	10.08
SD86	N 00°32'53" W	10.08	0.46
SD87	S 00°32'53" W	0.46	10.00
SD88	N 00°32'53" W	10.00	
SD89	S 00°32'53" W	10.00	
SD90	S 00°32'53" E	10.00	

WATER LINE CURVE TABLE

CURVE	RADIUS	ARC	BEARING	LENGTH	DELTA
WL1	53.00	4.58	N 30°19'38" W	4.58	4°17'15"
WL2	57.11	3.10	S 12°31'56" E	3.10	41°41'11"
WL3	53.48	6.75			
WL4	32.37	25.70			



GENERAL NOTES
1. SEE SHEET 1 OF 4 FOR NOTES.

Ballentine Associates, PA
199.929.0481
ballentine.com
221 Poplar Street, Suite 200
Charlotte, NC 27204

SEAL
L-5656
JULIA M. SHIFF
REGISTERED PROFESSIONAL ENGINEER
NORTH CAROLINA
No. 10008
Exp. 12/31/2026

REVISIONS

DATE	REVISIONS
02 MAR 26	NEW LOT LINES
08 APR 26	PER TOWN REVIEW COMMENTS
25 APR 26	NEW EASEMENT LINES

OWNER INFORMATION
SBHS LOT OPTION #202, L.P.
c/o HEATHSTONE, 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	FOR RECORD
01 JUL 25	FOR REVIEW	FOR RECORD
02 MAR 26	FOR REVIEW	FOR RECORD
27 APR 26	FOR REVIEW	FOR RECORD
27 MAY 26	FOR REVIEW	FOR RECORD

THIS SHEET FOR LOT AND EASEMENT DETAILS

ROLESVILLE CROSSING - PHASE 2
1801 ROLESVILLE ROAD &
6301 MITCHELL MILL ROAD
ROLESVILLE, NC 27587

WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
SUBDIVISION PLAN

JOB NUMBER: 22307.00
DATE: 01 AUG 25
SCALE: 1" = 60'
DRAWN BY: EJS/EAS
REVIEWED BY: EJS