

Comments on #FSP-26-0007 - Planning & Zoning: Final Subdivision Plat

Application Number: #FSP-26-0007
Application Type: Final Subdivision Plat
Date: June 29, 2026
Address: 1323 ROLESVILLE ROAD, ROLESVILLE



THIS DOCUMENT IS NOT YOUR PERMIT.

The Rolesville Planning Department has reviewed your application for a Final Subdivision Plat Application and has responded with a set of comments that require your attention. These comments must be addressed in full before an approval will be issued.

Reviewing this document on GovWell, our online portal, will allow you to view interactive markups on the document. If you are viewing this as a PDF or offline, a list of all comments will be provided below in this cover sheet. These comments must be acknowledged before a permit is issued.

After you have addressed all comments, please upload corrected versions of the plans by clicking [here](#) or by visiting <https://app.govwell.com/record/68126760-6f46-41e5-a240-f8ba5088d97c>.

Contacts

Austin Bain
City of Raleigh Engineer

(919) 996-3468
austin.bain@raleighnc.gov

Updates Requested

Eddie Henderson
Parks & Recreation

ehenderson@rolesvillenc.gov

No Comment

Elizabeth Powell
Wake County Watershed Mgmt

elizabeth.powell@wake.gov

No Comment

Jacob Butler
Interim Fire Chief

jbutler@rolesvillenc.gov

No Comment

Jacqueline Thompson
On-Call Civil Engineer

jacqueline.thompson@bolton-menk.com

Updates Requested

Meredith Gruber

Senior Planner

mgruber@rolesvillenc.gov

No Comment

Michael Elabarger

Assistant Planning Director

melabarger@rolesvillenc.gov

Repeat Comment(s)

Michele Raby

Planner II

mraby@rolesvillenc.gov

Updates Requested

Scott Miles

Town Engineer PE

smiles@rolesvillenc.gov

Approved

Stephen Wensman

Planning Director

swensman@rolesvillenc.gov

No Comment

Stephen Wolf

Wake County Deputy Fire Marshal

stephen.wolf@wake.gov

Updates Requested

Tanner Hayslette

Planner I

thayslette@rolesvillenc.gov

Repeat Comment(s)

Wyat Hamilton

NCDOT

wrhamilton@ncdot.gov

No Comment

Comments on Plan

Reviewer feedback tied to specific locations on the plan. The number on each comment corresponds to a matching number marked on the plan page. Each comment must be resolved in GovWell.

1



Michele Raby
Planner II

Pls add north arrow and scale

V1_FSP-26-0007_Broadmoor-SUBD-Ph2-Coversheet.pdf · Page 1 • June 5, 2026, 10:42am

2



Austin Bain
City of Raleigh Engineer

Submit to COR Energov portal. Include FSP-26-0007 in the Energov details for cross-reference purposes.

V1_FSP-26-0007_Broadmoor-SUBD-Ph2-Coversheet.pdf · Page 1 • June 25, 2026, 9:31am

3



Michele Raby
Planner II

Add covenant BM & PG

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4



Michele Raby
Planner II

pls add # of sfd and sfa lots

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5



Michele Raby
Planner II

pls fill missing information

V1_FSP-26-0007_Broadmoor-SUBD-Ph2-Coversheet.pdf · Page 1 · June 5, 2026, 10:30am

6



Michael Elabarger
Assistant Planning Director

re: "Titan" - I believe this is meant to be "Titian" - QC and make changes to teh correct spelling everywhere on the plat.

V1_FSP-26-0007_Broadmoor-SUBD-Ph2-Coversheet.pdf · Page 1 · June 25, 2026, 4:50pm

7



Michele Raby
Planner II

Pls add lot width and setback table as shown on FSP coversheet example: <https://www.rolesvillenc.gov/sites/default/files/uploads/fsp-coversheet-example-2025.09.18.pdf>

V1_FSP-26-0007_Broadmoor-SUBD-Ph2-Coversheet.pdf · Page 1 · June 5, 2026, 10:39am

8



Michael Elabarger
Assistant Planning Director

Please take everything learned and worked out on the Phase 1 FSP, and apply it equally and accordingly on this - I would like to look at the next submittal with that lens, and hopefully nothing will be left to comment on. TY.

V1_FSP-26-0007_Broadmoor-SUBD-Ph2-Coversheet.pdf · Page 1 · June 25, 2026, 4:49pm

9



Elizabeth Powell
Wake County Watershed Mgmt

N/A for Wake County

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10



Michele Raby
Planner II

Pls add open space table

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Michele Raby
Planner II

Pls add lighting plan

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Michele Raby
Planner II

Pls add missing BM & PG

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13



Michele Raby
Planner II

Pls add missing BM & PG

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14



Tanner Hayslette
Planner I

Please show and label the greenway easement.

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15



Michele Raby
Planner II

Pls add missing BM & PG

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16



Michele Raby
Planner II

Pls add missing BM & PG

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Michele Raby
Planner II

Pls add missing BM & PG

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18



Michele Raby
Planner II

Pls add missing BM & PG

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Michele Raby
Planner II

If these are proposed or to be dedicated, please remove BM & PG, then add to be dedicated.

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20



Michele Raby
Planner II

Pls add BM & Pg

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21



Jacqueline Thompson
On-Call Civil Engineer

Please clarify what this dashed line is for.

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22



Jacqueline Thompson
On-Call Civil Engineer

Please clarify what this dashed line is for.

V1_FSP_26-0007_Broadmoor-SUBD-Ph2.pdf · Page 4 • June 24, 2026, 11:42am

V1_FSP-26-0007_Broadmoor-SUBD-Ph2-Coversheet.pdf · Page 1

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10 Michele Raby
Pls add open space table

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 2
Site Address: 1323 Rolesville Road
Township: Wake Forest
PINs : 1768511305, 1768500618, 1768502211,
1767592745, 1767590335, 1767580938
Survey Dates: See References
Zoning: RH-CZ & RM-CZ
Phase 2 Area: 2,479,722 SF / 56.927 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: 282,891 SF / 16.494 Ac.±
Max Impervious Per Lot: See Lot Addressing Data Table Sheet 2
Existing Usage: Vacant
Proposed Usage: Single Family & Townhome Subdivision
Limits of Disturbance: 2,479,722 SF / 56.927 Ac.±
Min. Lot Size: 5,000 SF
Average Lot Size: 5,546 SF (Ph 2)
Minimum Building Height: 35'

Building Setbacks (Single Family):
Front Yard: 20'
Side Yard: 5'
Rear Yard: 20'
Corner: 10'

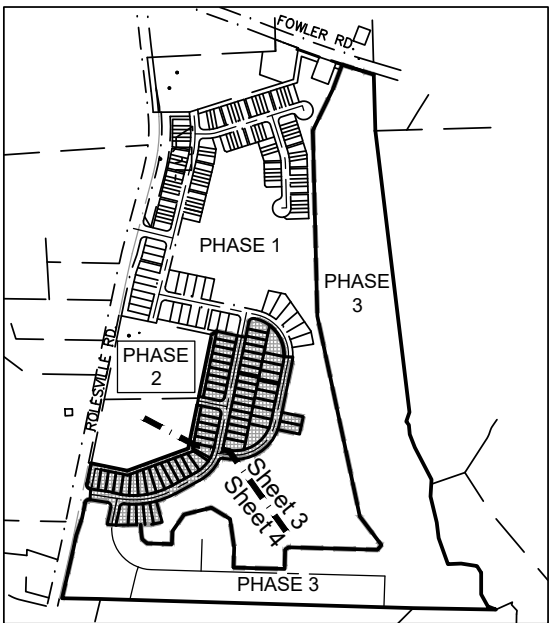
Previous Entitlements: ANX-23-01; REZ-23-02; PSP-24-02, CID-24-06

PHASE 2 STREET INFORMATION			
Street Name	Public or Private	Street Width Street	Length in Linear Feet
Munch Dr	Public	50' R/W	155
Delacroix Ave	Public	62' R/W	161
Delacroix Ave	Public	50' R/W	1,355
Seurat Pl	Public	50' R/W	170
Titan Ave	Public	50' R/W	810

AREA SUMMARY

	Square Feet	Acres+/-
Public R/W Dedications	130,955	3.007
Single-Family (61 lots)	338,294	7.766
Open Space (6 parcels)	67,136	1.541
Remaining Lands (1 parcel)	1,943,337	44.613
Total	2,479,722	56.927

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			R-30
1768602816	RICHARDS, BARBARA ANN JONES	6520 FOWLER RD	1730	526			R-30
1767685863	AGUILAR, NORMA	6509 MITCHELL MILL RD	12647	1286			R-30
1767586083	HEARTHSTONE INC ATTN STEVEN PORATH	6301 MITCHELL MILL RD	19676	2496			RH-CZ
1767483143	HEARTHSTONE INC ATTN STEVEN PORATH	1801 ROLESVILLE RD	19676	2496			RH-CZ
1767389615	CLARK, CHARLES T CLARK, PATRICIA H	1709 ROLESVILLE RD	4572	246			R-30
1767493830	WOODLIEF, DONNIE L WOODLIEF, PATSY	1501 ROLESVILLE RD	19676	1951	2025	604	R-30
1768404210	STALLINGS, JANICE GAYLE W STALLINGS, HARRELL	1512 ROLESVILLE RD	14286	1890	2025	605	R-30



Overall Plan and Phase Hatching
Not to Scale

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
- 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

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.
- References: BM _____, pg _____; 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.



MATTHEW A. HAYES, PLS DATE

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

by _____

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

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

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 Subdivision Administrator
Town of Rolesville
Rolesville, North Carolina

NOTARY CERTIFICATE:

North Carolina, Wake County.

I, _____, a Notary Public of the County and State aforesaid, certify that

_____, a registered land surveyor, 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 _____, 20____.

Printed Name: _____, Notary Public

My commission expires: _____

Sheet Index	
Sheet #	Sheet Title
1	Cover Sheet
2	Overall Plan
3	Detail Plan
4	Detail Plan

11

Revision Date(s):
1. V.1 05-20-2026

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 1 of 4

BROADMOOR - PHASE 2

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: Mar. 25, 2026

North Carolina

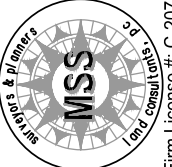
Wake County

Wake Forest Township

Town of Rolesville

MSS LAND CONSULTANTS

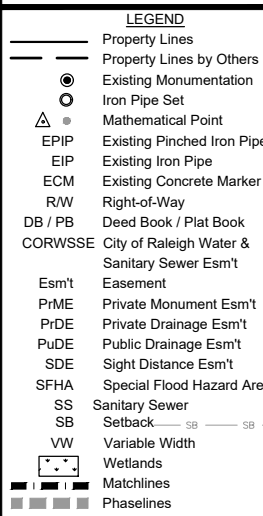
6118 Saint Giles St. Phone (919) 510-4464
Suite E Fax (919) 510-9102
Raleigh, NC 27612 Email: hayesm@msslnd.com



"Committed to Total Quality Service"

_PULTE\PHI-23-01-BROADMOOR.dwg\BOUNDARY\Broadmoor-SUBD-Ph2.dwg

** Will add updated address once received.



MAJO

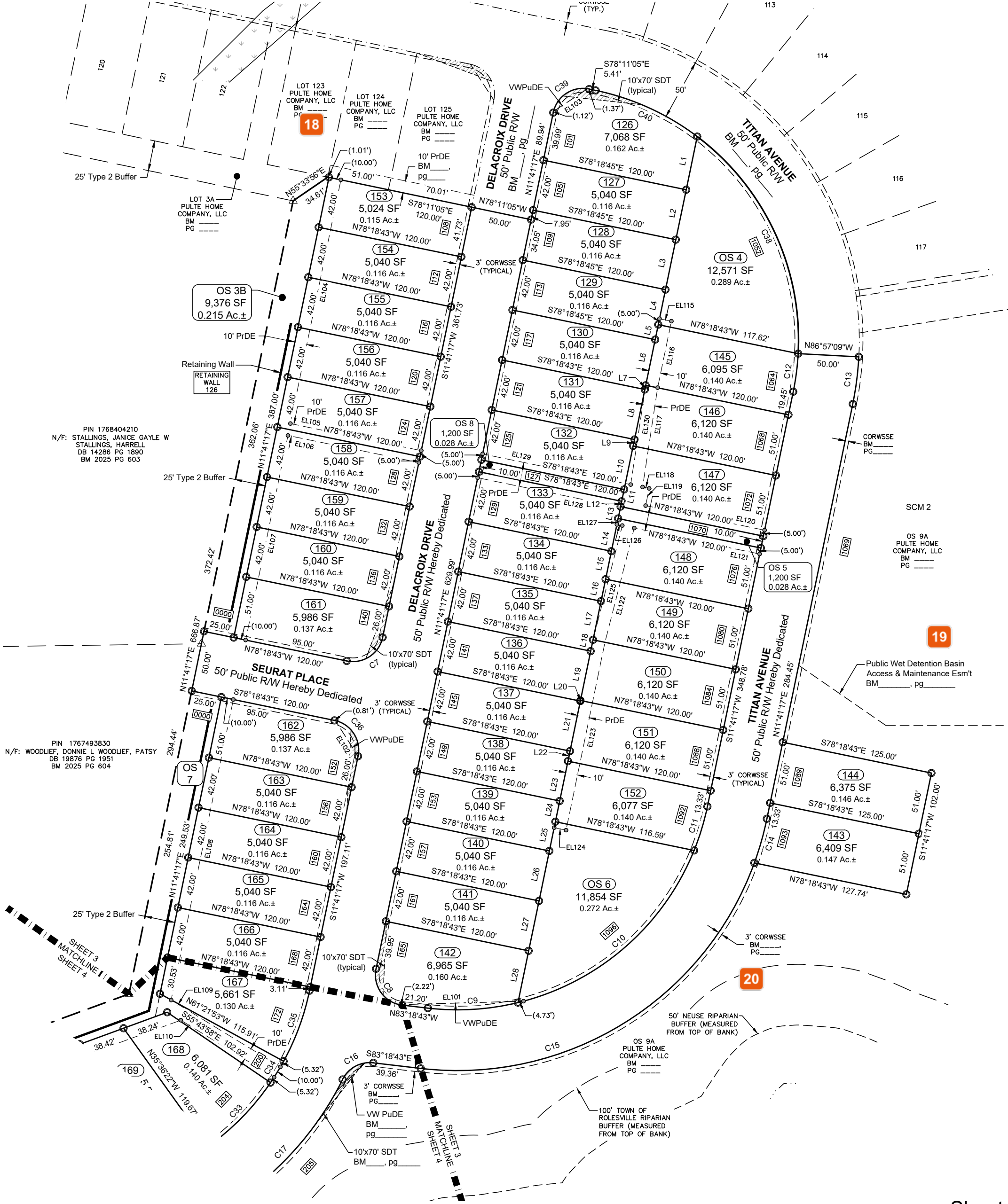
50

"Committed to Total Quality Service"

Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C7	39.27'	25.00'	S56°41'17"W	35.36'
C8	41.45'	25.00'	N35°48'43"W	36.86'
C9	74.69'	210.00'	S86°29'58"W	74.29'
C10	198.98'	210.00'	S49°09'59"W	191.62'
C11	37.87'	210.00'	S16°51'17"W	37.82'
C12	31.67'	210.00'	S07°22'04"W	31.64'
C13	39.21'	260.00'	N07°22'04"E	39.17'
C14	37.80'	260.00'	N15°51'12"E	37.77'
C15	347.92'	260.00'	N68°21'12"E	322.53'
C36	39.27'	25.00'	S33°18'43"E	35.36'
C38	205.19'	210.00'	S24°56'37"E	197.12'
C39	39.33'	25.00'	N56°45'06"E	35.39'
C40	92.54'	210.00'	S65°33'36"E	91.80'

Line Table		
LINE #	DIRECTION	LENGTH
L1	N11°41'17"E	44.72'
L2	S11°41'17"W	42.00'
L3	S11°41'17"W	42.00'
L4	S11°41'17"W	29.47'
L5	S11°41'17"W	12.53'
L6	S11°41'17"W	38.47'
L7	S11°41'17"W	3.53'
L8	S11°41'17"W	42.00'
L9	S11°41'17"W	5.47'
L10	S11°41'17"W	36.53'
L11	S11°41'17"W	10.00'
L12	S11°41'17"W	4.47'
L13	S11°41'17"W	10.00'
L14	S11°41'17"W	27.53'
L15	S11°41'17"W	23.47'
L16	S11°41'17"W	18.53'
L17	S11°41'17"W	32.47'
L18	S11°41'17"W	9.53'
L19	S11°41'17"W	41.47'
L20	S11°41'17"W	0.53'
L21	S11°41'17"W	42.00'
L22	S11°41'17"W	8.47'
L23	S11°41'17"W	33.53'
L24	S11°41'17"W	17.47'
L25	S11°41'17"W	24.53'
L26	S11°41'17"W	42.00'
L27	S11°41'17"W	42.00'
L28	S11°41'17"W	43.54'

Line Table		
LINE #	DIRECTION	LENGTH
EL101	N88°22'55"E	102.04'
EL102	N32°23'10"W	34.78'
EL103	S56°27'36"W	33.59'
EL104	S11°41'17"W	204.98'
EL105	S78°18'43"E	110.00'
EL106	N78°18'43"W	110.00'
EL107	S11°41'17"W	172.00'
EL108	S11°41'17"W	252.72'
EL115	S78°18'43"E	10.00'
EL116	S11°41'17"W	55.87'
EL117	S08°35'41"W	82.78'
EL118	S78°18'43"E	5.53'
EL119	S11°41'17"W	14.47'
EL120	S78°18'43"E	100.00'
EL121	N78°18'43"W	105.46'
EL122	S14°21'48"W	97.22'
EL123	S11°41'17"W	157.88'
EL124	N78°18'43"W	10.00'
EL125	N14°21'48"E	96.99'
EL126	N78°18'43"W	4.53'
EL127	N11°41'17"E	14.47'
EL128	N78°18'43"W	120.00'
EL129	S78°18'43"E	124.45'
EL130	N08°35'41"E	82.51'



LEGEND	
---	Property Lines
---	Property Lines by Others
○	Existing Monumentation
△	Iron Pipe Set
△	Mathematical Point
△	Existing Pinched Iron Pipe
△	EIP
△	Existing Concrete Marker
---	Right-of-Way
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Esm't	Easement
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SFHA	Special Flood Hazard Area
SS	Sanitary Sewer
SB	Setback
VW	Variable Width
W	Wetlands
M	Matchlines
P	Phaselines

BROADMOOR - PHASE 2			
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:	Mar. 23, 2026	North	Carolina
Wake	County	Wake	County
Town of	Rolesville	Wake Forest	Township

SURVEYED by	
MSS LAND CONSULTANTS	
6118 Saint Giles St. Suite E Raleigh, NC 27612 Phone (919) 510-4464 Fax (919) 510-9102 Email: buyesm@mssland.com	
Firm License # C-2070	
"Committed to Total Quality Service"	
PULTE PH-23-01 - BROADMOOR.dwg (BOUNDARY Broadmoor - SUBD - Ph2.dwg)	

18 Michele Raby
Pls add missing BM & PG

19 Michele Raby
If these are proposed or to be dedicated, please remove BM & PG, then add to be dedicated.

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 - ECM Existing Concrete Marker
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BROADMOOR - PHASE 2

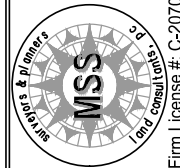
MAJOR SUBDIVISION & RIGHT-OF-WAY DEDICATION PLAT
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WAKE COUNTY, NORTH CAROLINA
PREPARED FOR PULTE HOME COMPANY, LLC

Checked by: MAH
Drawn by: BAO
Date: Mar. 25 2026
North Carolina
Wake County
Wake Forest Township
Town of Rolesville

SURVEYED
by

MSS LAND CONSULTANTS

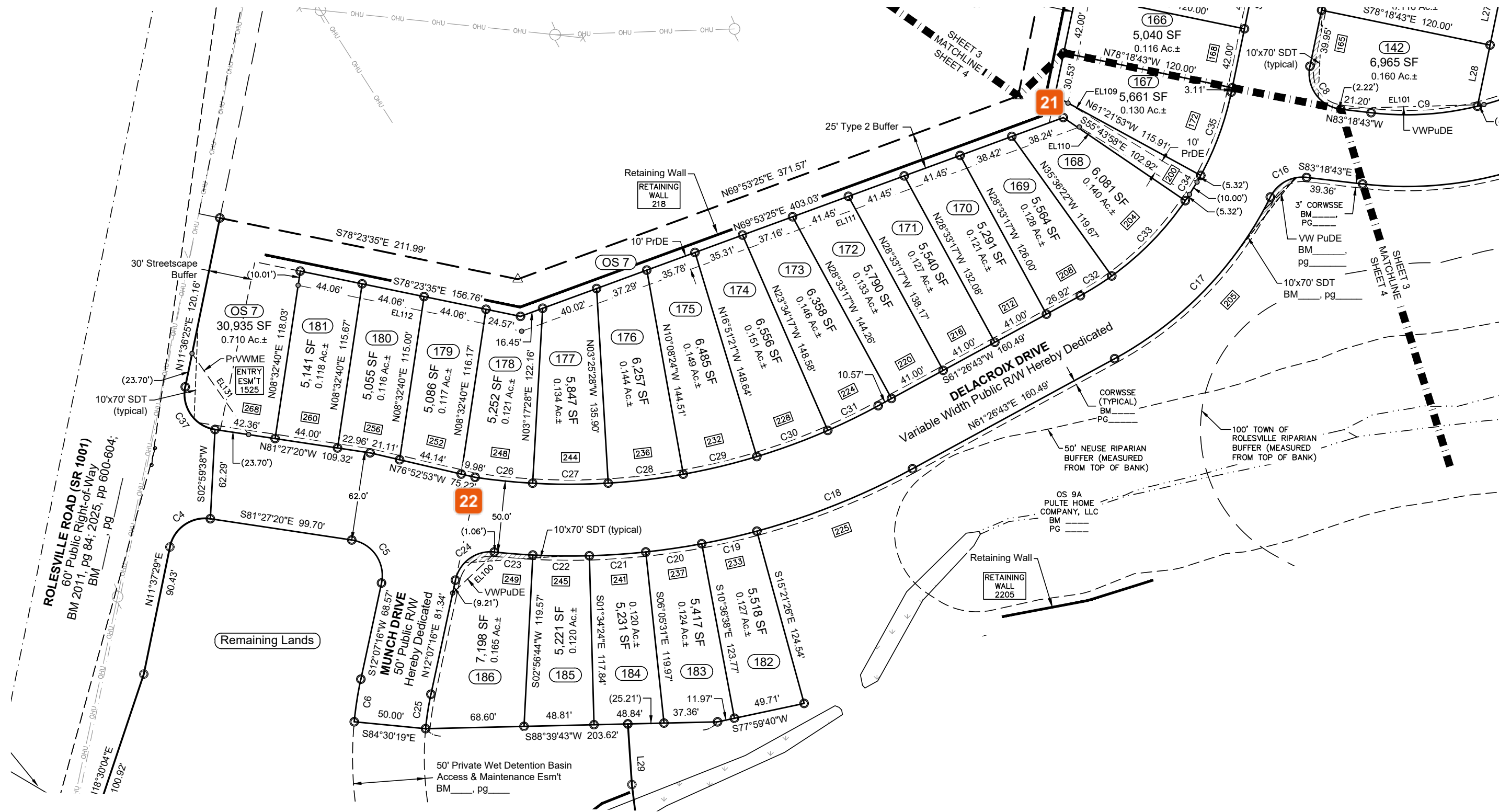
Phone (919) 510-4464
Fax (919) 510-9102
Email: hayes@mssland.com
Firm License #: C-2070



"Committed to Total Quality Service"

\\PULTE\PHI-23-01-BROADMOOR.dwg \BOUNDARY\Broadmoor-SUBD-Ph2.dwg

Sheet 4 of 4



Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C4	37.93'	25.00'	N55°04'33"E	34.40'
C5	40.83'	25.00'	S34°40'02"E	36.44'
C6	30.07'	260.00'	S08°48'28"W	30.05'
C16	30.66'	25.00'	N61°33'11"E	28.78'
C17	158.95'	260.00'	N43°55'54"E	156.48'
C18	117.16'	500.00'	N68°09'29"E	116.89'
C19	39.43'	500.00'	N77°07'48"E	39.42'
C20	39.43'	500.00'	N81°38'55"E	39.42'
C21	39.43'	500.00'	N86°10'03"E	39.42'
C22	39.43'	500.00'	S89°18'50"E	39.42'
C23	26.95'	500.00'	S85°30'38"E	26.94'
C24	36.61'	25.00'	N54°04'38"E	33.43'

Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C25	24.29'	210.00'	N08°48'28"E	24.27'
C26	40.27'	450.00'	N84°08'42"W	40.26'
C27	52.74'	450.00'	S89°56'00"W	52.71'
C28	52.74'	450.00'	S83°13'04"W	52.71'
C29	52.74'	450.00'	S76°30'08"W	52.71'
C30	52.74'	450.00'	S69°47'11"W	52.71'
C31	39.14'	450.00'	S63°56'13"W	39.13'
C32	25.84'	210.00'	S57°55'11"W	25.83'
C33	73.77'	210.00'	S44°19'50"W	73.39'
C34	20.64'	210.00'	S31°27'05"W	20.63'
C35	62.12'	210.00'	S20°09'42"W	61.89'
C37	40.61'	25.00'	N34°55'32"W	36.29'

Line Table		
LINE #	DIRECTION	LENGTH
EL100	S46°31'00"W	41.42'
EL109	S58°32'55"E	105.48'
EL110	N58°32'55"W	90.01'
EL111	S69°53'25"W	414.14'
EL112	N78°23'35"W	159.07'
EL131	S34°55'27"E	68.89'

21 Jacqueline Thompson
Please clarify what this dashed line is for.

22 Jacqueline Thompson
Please clarify what this dashed line is for.