

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

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
ROLESVILLE, NORTH CAROLINA

DATE

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

SITE DATA TABLE

LOT #	AREA (SF / AC)	MAX IMP. ALL. (SF)	LOT #	AREA (SF / AC)	MAX IMP. ALL. (SF)	LOT #	AREA (SF / AC)	MAX IMP. ALL. (SF)	LOT #	AREA (SF / AC)	MAX IMP. ALL. (SF)	LOT #	AREA (SF / AC)	MAX IMP. ALL. (SF)	LOT #	AREA (SF / AC)	MAX IMP. ALL. (SF)
61	10,095 / 0.23	3,600	96	10,189 / 0.23	3,600	135	10,000 / 0.23	3,600	186	2,565 / 0.06	1,500	244	2,104 / 0.05	1,500	279	2,565 / 0.06	1,500
62	10,150 / 0.23	3,600	97	10,054 / 0.23	3,600	136	10,000 / 0.23	3,600	187	2,090 / 0.05	1,500	245	2,655 / 0.06	1,500	TOTAL	905,017 / 20.78	332,000
63	10,150 / 0.23	3,600	98	10,199 / 0.23	3,600	137	10,000 / 0.23	3,600	188	2,090 / 0.05	1,500	246	2,630 / 0.06	1,500			
64	10,338 / 0.24	3,600	99	10,182 / 0.23	3,600	138	10,000 / 0.23	3,600	189	2,565 / 0.06	1,500	247	2,096 / 0.05	1,500			
65	10,032 / 0.23	3,600	100	10,180 / 0.23	3,600	139	10,000 / 0.23	3,600	190	2,565 / 0.06	1,500	248	2,096 / 0.05	1,500			
66	10,000 / 0.23	3,600	101	10,179 / 0.23	3,600	140	10,000 / 0.23	3,600	191	2,090 / 0.05	1,500	249	2,630 / 0.06	1,500			
67	10,000 / 0.23	3,600	102	10,177 / 0.23	3,600	141	10,000 / 0.23	3,600	192	2,090 / 0.05	1,500	250	3,045 / 0.07	1,500			
68	10,372 / 0.24	3,600	103	10,176 / 0.23	3,600	142	10,000 / 0.23	3,600	193	2,565 / 0.06	1,500	251	2,090 / 0.05	1,500			
69	10,675 / 0.25	3,600	104	10,174 / 0.23	3,600	143	12,328 / 0.28	3,600	217	2,505 / 0.06	1,500	252	2,090 / 0.05	1,500			
70	10,560 / 0.24	3,600	105	10,172 / 0.23	3,600	144	13,589 / 0.31	3,600	218	2,090 / 0.05	1,500	253	2,093 / 0.05	1,500			
71	10,369 / 0.24	3,600	106	10,171 / 0.23	3,600	145	10,011 / 0.23	3,600	219	2,090 / 0.05	1,500	254	2,617 / 0.06	1,500			
72	11,286 / 0.26	3,600	107	10,169 / 0.23	3,600	146	10,011 / 0.23	3,600	220	2,090 / 0.05	1,500	255	2,558 / 0.06	1,500			
73	19,028 / 0.44	3,600	108	10,168 / 0.23	3,600	147	10,012 / 0.23	3,600	221	2,090 / 0.05	1,500	256	2,073 / 0.05	1,500			
74	11,219 / 0.26	3,600	109	10,166 / 0.23	3,600	148	10,012 / 0.23	3,600	222	2,565 / 0.06	1,500	257	2,073 / 0.05	1,500			
75	13,383 / 0.31	3,600	110	10,164 / 0.23	3,600	149	14,693 / 0.34	3,600	223	2,565 / 0.06	1,500	258	2,073 / 0.05	1,500			
76	14,792 / 0.34	3,600	111	10,163 / 0.23	3,600	150	17,426 / 0.40	3,600	224	2,090 / 0.05	1,500	259	2,073 / 0.05	1,500			
77	10,002 / 0.23	3,600	112	11,525 / 0.26	3,600	151	16,150 / 0.37	3,600	225	2,535 / 0.06	1,500	260	2,535 / 0.06	1,500			
78	10,150 / 0.23	3,600	113	13,817 / 0.32	3,600	152	15,272 / 0.35	3,600	226	2,090 / 0.05	1,500	261	2,638 / 0.06	1,500			
79	10,150 / 0.23	3,600	114	19,036 / 0.44	3,600	153	16,328 / 0.37	3,600	227	2,090 / 0.05	1,500	262	2,220 / 0.05	1,500			
80	10,150 / 0.23	3,600	115	15,007 / 0.34	3,600	154	17,569 / 0.40	3,600	228	2,586 / 0.06	1,500	263	2,242 / 0.05	1,500			
81	10,150 / 0.23	3,600	116	11,906 / 0.27	3,600	155	10,710 / 0.25	3,600	229	2,619 / 0.06	1,500	264	2,224 / 0.05	1,500			
82	10,150 / 0.23	3,600	117	10,000 / 0.23	3,600	156	10,512 / 0.24	3,600	230	2,123 / 0.05	1,500	265	2,648 / 0.06	1,500			
83	10,150 / 0.23	3,600	118	10,000 / 0.23	3,600	157	10,009 / 0.23	3,600	231	2,151 / 0.05	1,500	266	2,613 / 0.06	1,500			
84	10,150 / 0.23	3,600	119	10,000 / 0.23	3,600	158	10,091 / 0.23	3,600	232	2,183 / 0.05	1,500	267	2,103 / 0.05	1,500			
85	10,150 / 0.23	3,600	120	10,856 / 0.25	3,600	159	10,395 / 0.24	3,600	233	2,193 / 0.05	1,500	268	2,102 / 0.05	1,500			
86	10,150 / 0.23	3,600	121	12,070 / 0.28	3,600	160	15,894 / 0.36	3,600	234	2,636 / 0.06	1,500	269	2,627 / 0.06	1,500			
87	10,411 / 0.24	3,600	122	10,583 / 0.24	3,600	161	14,771 / 0.34	3,600	235	2,667 / 0.06	1,500	270	2,608 / 0.06	1,500			
88	10,378 / 0.24	3,600	123	10,000 / 0.23	3,600	162	21,996 / 0.50	3,600	236	2,268 / 0.05	1,500	271	2,115 / 0.05	1,500			
89	11,692 / 0.27	3,600	124	10,000 / 0.23	3,600	163	10,510 / 0.24	3,600	237	2,300 / 0.05	1,500	272	2,142 / 0.05	1,500			
90	11,188 / 0.26	3,600	125	10,010 / 0.23	3,600	164	10,907 / 0.25	3,600	238	2,286 / 0.05	1,500	273	2,714 / 0.06	1,500			
91	12,201 / 0.28	3,600	130	10,000 / 0.23	3,600	165	10,824 / 0.25	3,600	239	2,229 / 0.05	1,500	274	2,614 / 0.06	1,500			
92	10,428 / 0.24	3,600	131	10,000 / 0.23	3,600	166	16,253 / 0.37	3,600	240	2,845 / 0.06	1,500	275	2,094 / 0.05	1,500			
93	11,181 / 0.26	3,600	132	10,000 / 0.23	3,600	167	10,735 / 0.25	3,600	241	2,564 / 0.06	1,500	276	2,090 / 0.05	1,500			
94	10,040 / 0.23	3,600	133	10,000 / 0.23	3,600	168	10,000 / 0.23	3,600	242	2,090 / 0.05	1,500	277	2,090 / 0.05	1,500			
95	10,191 / 0.23	3,600	134	10,000 / 0.23	3,600	169	10,000 / 0.23	3,600	243	2,090 / 0.05	1,500	278	2,090 / 0.05	1,500			

NEW RIGHT OF WAY DEDICATIONS
TOTAL 339,517 SF 7.79 AC
OPEN SPACE SITE DATA TABLE
LOT # TYPE AREA (SF / AC)
OS-1002 ACTIVE 9,196 / 0.21
OS-1008 ACTIVE 3,407 / 0.08
OS-1009 ACTIVE 198 / 0.00
OS-1012 PARCEL 37,397 / 0.86
OS-1013 CONSERVATION 242,864 / 5.57
OS-1016 ACTIVE 4,545 / 0.10
OS-1017 PARCEL 1,900 / 0.04
OS-1018 ACTIVE 2,747 / 0.06
OS-1022 PARCEL 15,857 / 0.36
OS-1023 ACTIVE 7,225 / 0.17
OS-1024 ACTIVE 14,488 / 0.33
OS-1025 CONSERVATION 90,158 / 2.07
OS-1028 PARCEL 12,984 / 0.30
OS-1027 PARCEL 28,331 / 0.65
OS-1029 PARCEL 26,618 / 0.61
OS-1030 ACTIVE 4,212 / 0.10
OS-1031 PARCEL 52,788 / 1.21
OS-1032 CONSERVATION 43,432 / 1.00
OS-1033 ACTIVE 7,207 / 0.17
OS-1034 ACTIVE 20,933 / 0.48
OS-1035 ACTIVE 19,332 / 0.44
OPEN SPACE TOTAL 645,584 / 14.82
ACTIVE OPEN SPACE 93,460 / 2.15
CONSERVATION OPEN SPACE 376,254 / 8.64

NEW STREET DEDICATION TABLE

ROAD NAME	LENGTH	R/W WIDTH
COPPER JOHN ROAD	1,295.98 LF	50'
COPPER JOHN ROAD	780.64 LF	50'
PALE MORNING DRIVE	2,342.33 LF	50'
HARE EAR COURT	368.73 LF	50'
GRIFFITH WAY	302.07 LF	50'
ROYAL COACHMAN COURT	186.83 LF	50'
WOOLEY AVENUE	670.74 LF	50'
MARCH BROWN WAY	556.74 LF	50'
TOTAL	6,506.06 LF	

SUBDIVISION SITE DATA

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:	176 LOTS
AVERAGE RESIDENTIAL LOT SIZE:	0.19 ACRES (8,232 SF)

SITE DATA TABLE

OWNERSHIP INFORMATION	AREA
SB-HS LOT OPTION POOL 02, L.P. PIN# REID# DB 19676, PG 2496 BM 2025, PG ZONING: RH-CZ	2,433,972 SQ FT 55.88 ACRES

At least one of the corners should be labeled with coordinates (f)(11)

REFERENCES

WAKE COUNTY REGISTRY:

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

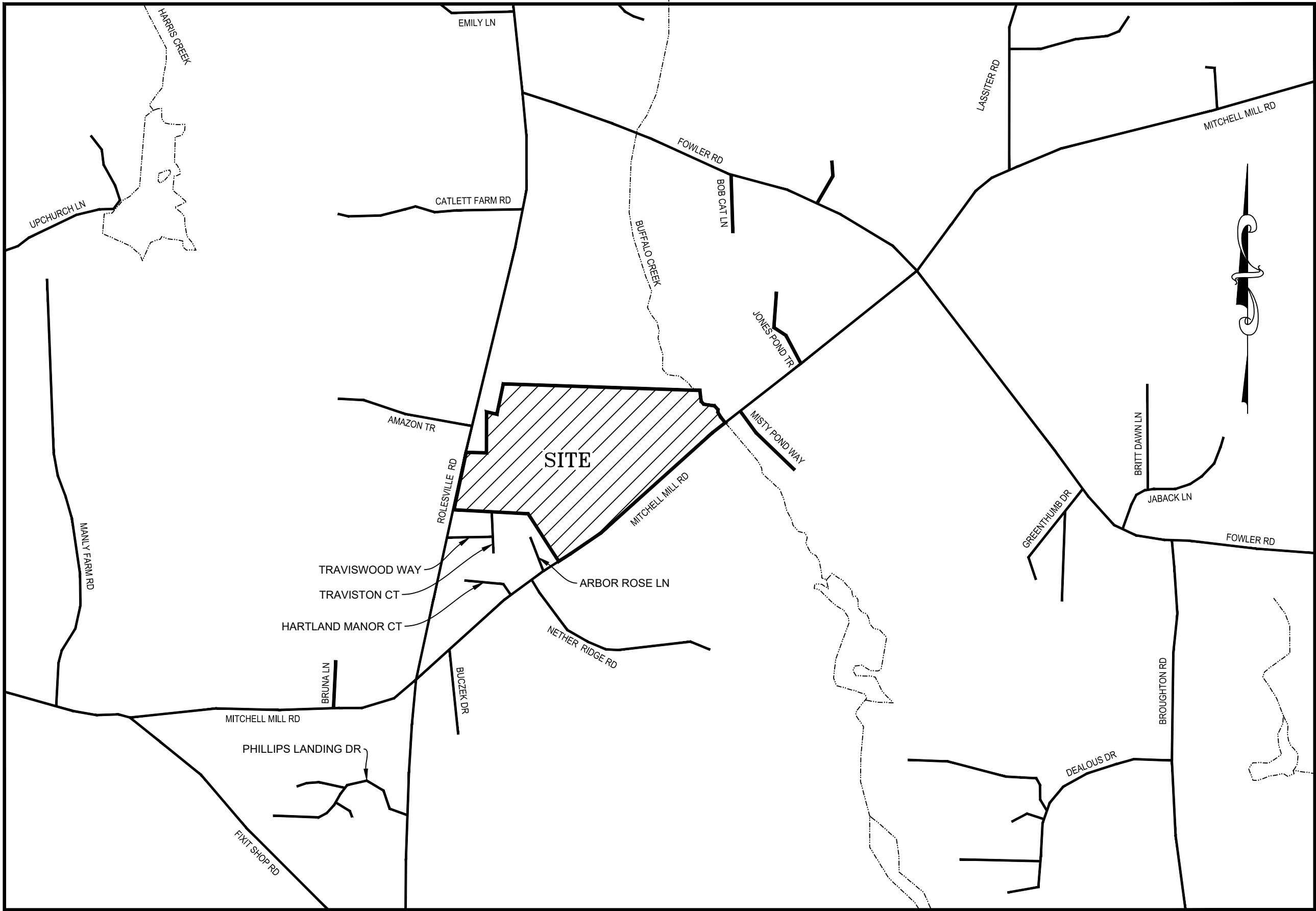
GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A SUBDIVISION PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCPSCS) NAD83/2011 BASED ON VRS REAL TIME KINEMATIC OBSERVATIONS. SEE SURVEYORS CERTIFICATE FOR NOTES.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- 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
- 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.
- ADJOINER INFORMATION SHOWN PER WAKE COUNTY GIS AS OF JANUARY 28, 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

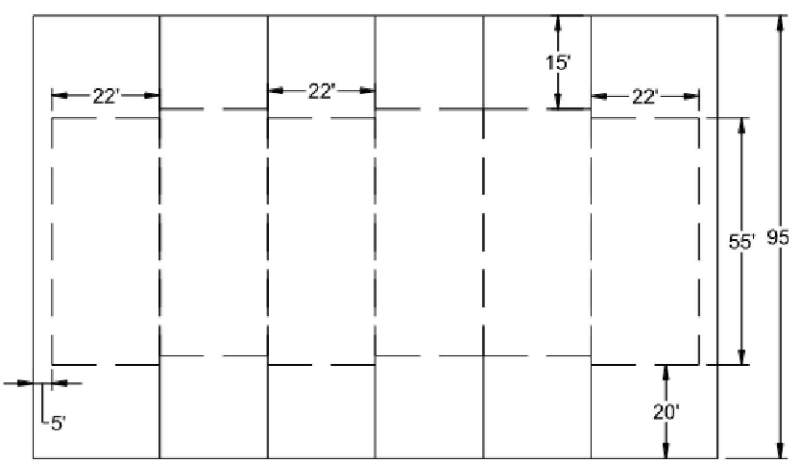
- A THREE FEET WIDE (3') UTILITY EASEMENT IS DEDICATED TO THE FRONTAGE OF ALL RESIDENTIAL LOTS TO PROVIDE COVERAGE FOR ANY UTILITIES BUILT OUTSIDE OF THE RIGHT OF WAY.
- OPEN SPACE LOTS ARE TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.
- PERMANENT DRAINAGE EASEMENTS ARE CENTERED ON STORM WATER CONVEYANCE STRUCTURES, INCLUDING PIPES, STRUCTURES, AND DITCHES.
- 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 PLAT.
- 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 PROPERTY'S WEST AND SOUTHWEST OF THIS SUBDIVISION. THIS BUFFER IS LOCATED WITHIN AN EASEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
e. NO TOWNHOME BUILDING SHALL EXCEED SIX (6) UNITS.
f. THE MINIMUM SQUARE FOOTAGE FOR TOWNHOMES SHALL BE 1,200 SQUARE FEET.

ROLESVILLE CROSSING - PHASE 2 V1-FSP-25-XX

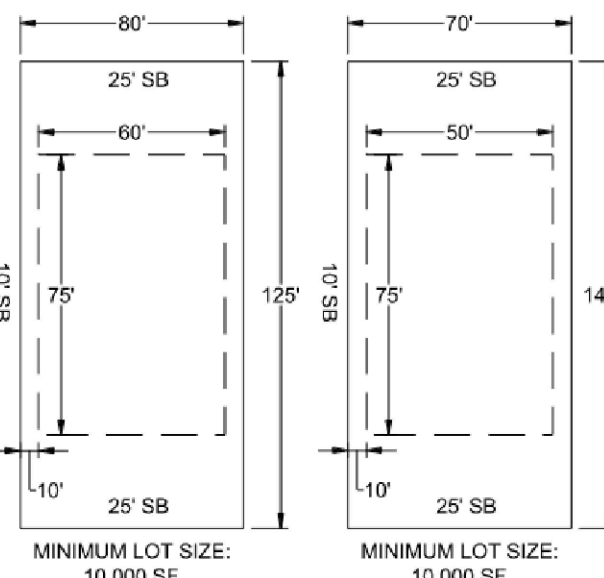


VICINITY MAP
NOT TO SCALE

TYPICAL LOT DIMENSIONS N.T.S.

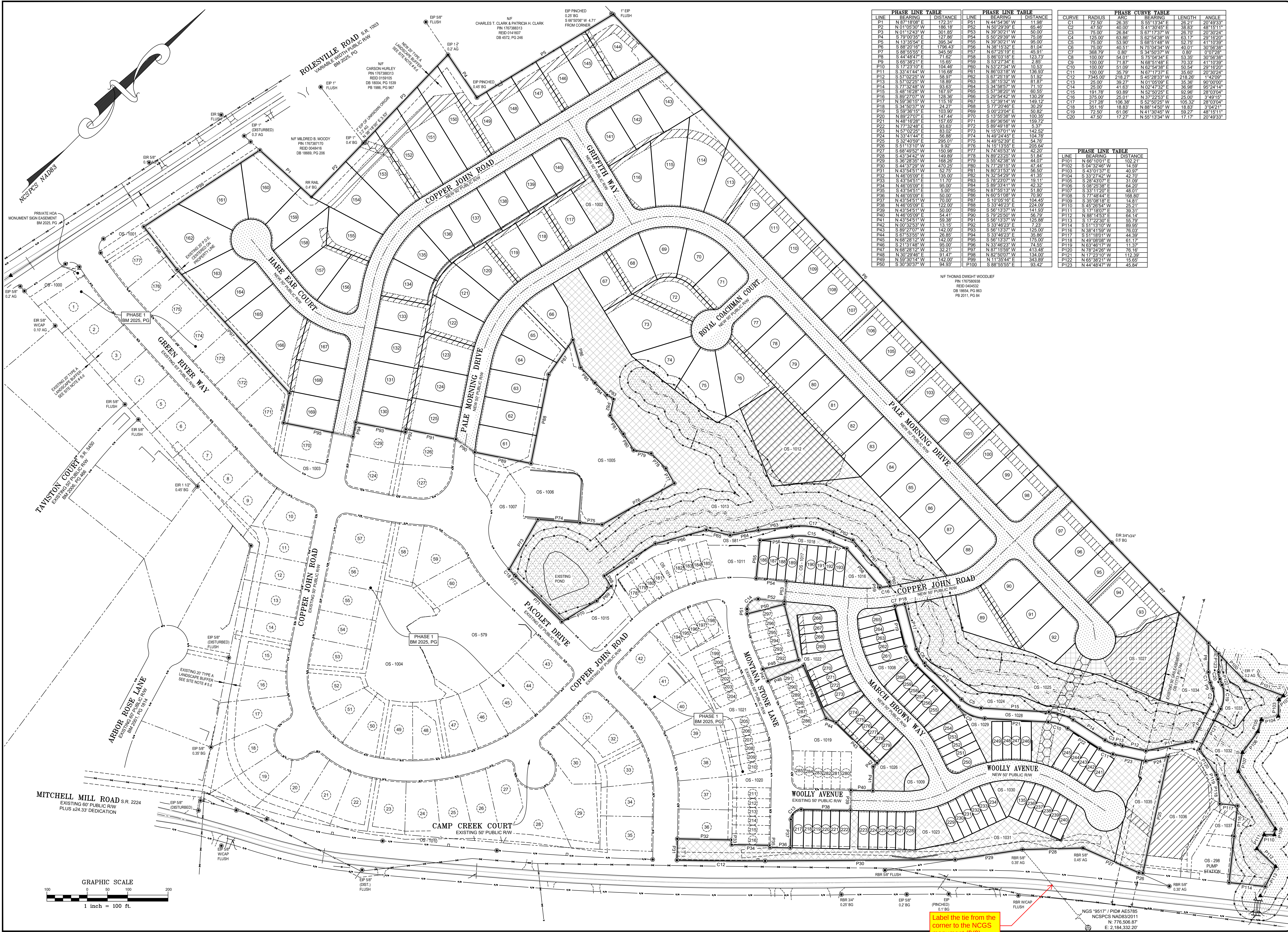


TYPICAL LOT DIMENSIONS "TOWNHOMES"



TYPICAL SHALLOW LOT DIMENSIONS "SINGLE FAMILY" 3,600 SF IMPERVIOUS

TYPICAL DEEP LOT DIMENSIONS "SINGLE FAMILY" 3,6



PHASE LINE TABLE			PHASE LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
P1	N 87°18'08\"	172.31	P51	N 44°54'36\"	11.88
P2	N 01°05'30\"	186.16	P52	N 50°29'39\"	85.46
P3	N 01°12'43\"	301.85	P53	N 39°50'21\"	50.00
P4	S 79°00'35\"	127.86	P54	S 50°29'39\"	75.08
P5	N 13°35'54\"	985.34	P55	N 39°50'21\"	50.00
P6	S 88°20'10\"	1798.43	P56	N 38°15'32\"	81.94
P7	S 88°55'55\"	345.56	P57	N 67°25'19\"	45.91
P8	S 44°49'07\"	71.02	P58	S 80°33'18\"	123.73
P9	S 65°38'21\"	15.65	P59	S 53°27'34\"	2.85
P10	S 17°29'10\"	104.46	P60	N 53°27'34\"	10.53
P11	S 33°41'44\"	116.86	P61	N 80°03'19\"	136.93
P12	S 57°02'25\"	58.97	P62	S 67°25'19\"	51.92
P13	S 57°02'25\"	18.89	P63	S 38°15'32\"	81.87
P14	S 77°32'48\"	93.63	P64	S 34°05'51\"	71.10
P15	S 48°16'28\"	167.97	P65	S 29°54'42\"	60.55
P16	S 89°27'07\"	128.36	P66	S 29°54'42\"	130.29
P17	N 59°36'15\"	115.19	P67	S 12°04'14\"	149.12
P18	S 34°50'37\"	24.27	P68	S 77°20'46\"	30.29
P19	S 59°36'15\"	103.90	P69	S 00°23'04\"	50.82
P20	N 89°27'07\"	147.44	P70	S 15°05'09\"	100.93
P21	N 48°16'28\"	157.65	P71	S 89°36'56\"	159.72
P22	N 77°32'48\"	83.63	P72	S 89°36'56\"	5.37
P23	N 57°02'25\"	83.02	P73	N 15°07'01\"	142.52
P24	N 33°41'44\"	56.88	P74	N 49°24'55\"	104.78
P25	S 32°40'58\"	295.01	P75	N 49°24'55\"	54.78
P26	S 51°13'10\"	9.92	P76	N 15°13'55\"	205.64
P27	S 68°49'52\"	150.98	P77	N 74°45'53\"	42.20
P28	S 43°34'42\"	149.89	P78	N 82°23'25\"	51.84
P29	S 38°28'55\"	168.26	P79	N 82°23'25\"	44.07
P30	S 44°37'29\"	470.25	P80	N 77°29'15\"	47.44
P31	N 43°54'51\"	52.75	P81	N 80°11'53\"	56.50
P32	N 46°05'09\"	135.00	P82	N 32°54'29\"	41.35
P33	S 43°54'51\"	11.70	P83	S 78°23'07\"	19.11
P34	N 46°05'09\"	50.00	P84	N 60°51'08\"	42.32
P35	S 43°54'51\"	5.00	P85	N 87°55'13\"	51.80
P36	N 46°05'09\"	50.00	P86	N 60°51'08\"	70.80
P37	N 46°05'09\"	104.05	P87	N 43°54'51\"	104.45
P38	N 46°05'09\"	122.00	P88	S 33°46'23\"	224.09
P39	N 43°54'51\"	50.00	P89	S 56°13'37\"	141.93
P40	N 46°05'09\"	54.44	P90	N 88°14'33\"	58.72
P41	N 43°54'51\"	59.38	P91	S 68°13'37\"	125.88
P42	N 00°32'53\"	13.15	P92	S 33°46'23\"	7.23
P43	S 89°27'07\"	142.00	P93	S 68°13'37\"	125.00
P44	S 67°53'55\"	26.85	P94	S 33°46'23\"	35.86
P45	N 68°28'12\"	142.00	P95	S 56°13'37\"	175.00
P46	N 51°14'48\"	56.00	P96	N 33°46'23\"	74.55
P47	N 68°28'12\"	32.21	P97	N 87°15'59\"	413.48
P48	N 30°29'46\"	81.47	P98	N 82°20'07\"	134.00
P49	N 59°30'14\"	142.00	P99	N 11°55'44\"	243.89
P50	S 30°30'37\"	94.93	P100	S 88°55'55\"	93.42

PHASE CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	LENGTH
C1	72.50	26.35	S 55°13'34\"	26.21
C2	47.50	40.00	S 41°30'45\"	38.83
C3	75.00	26.84	S 67°17'37\"	26.70
C4	125.00	63.86	S 62°54'38\"	63.17
C5	75.00	53.90	S 68°51'48\"	52.75
C6	75.00	40.51	N 75°04'54\"	40.01
C7	368.79	0.80	S 34°50'37\"	0.80
C8	100.00	54.01	S 75°04'54\"	53.35
C9	100.00	71.87	N 68°51'48\"	70.33
C10	100.00	51.09	N 62°54'38\"	50.54
C11	100.00	35.79	N 67°17'37\"	35.60
C12	7345.00	218.27	S 45°28'33\"	218.46
C13	25.00	39.27	N 01°05'09\"	35.36
C14	25.00	41.83	N 02°42'32\"	36.58
C15	191.78	93.89	N 52°50'25\"	92.96
C16	375.00	25.01	N 37°22'33\"	25.00
C17	517.26	106.38	S 52°50'25\"	105.32
C18	351.16	18.83	N 88°14'50\"	18.83
C19	72.50	61.06	N 41°30'45\"	59.27
C20	47.50	17.27	N 55°13'34\"	17.17

PHASE LINE TABLE		
LINE	BEARING	DISTANCE
P101	N 66°10'01\"	102.21
P102	S 04°32'46\"	14.59
P103	S 43°01'37\"	40.97
P104	S 33°27'42\"	42.70
P105	S 28°43'07\"	31.09
P106	S 08°25'38\"	64.20
P107	S 33°11'20\"	48.01
P108	S 77°48'44\"	168.80
P109	S 35°08'18\"	14.81
P110	S 45°26'54\"	25.21
P111	S 17°18'07\"	39.31
P112	N 68°14'33\"	64.14
P113	S 17°22'30\"	55.79
P114	S 51°13'10\"	89.95
P115	N 36°41'59\"	75.03
P116	S 11°18'01\"	44.39
P117	N 49°08'08\"	61.17
P118	N 63°46'17\"	11.37
P119	N 78°24'26\"	76.16
P120	N 17°23'10\"	112.39
P121	N 65°39'21\"	15.65
P122	N 44°48'47\"	45.84

Label the tie from the corner to the NCGS monument (f)(9).

Ballentine
Associates, PA
24 Parkside Road
Charlotte, NC 27514
919.939.0447
ballentine.com

PRELIMINARY
SURVEY FOR
BOWERS

OWNER INFORMATION
SEBHS LOT OPTION POOL 02 L.P.
60 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

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" = 100'
DRAWN BY: EJS
REVIEWED BY: DEB

SHEET
2 OF 4



Ballentine
Associates, PA
24 Parkside Road
Chapel Hill, NC 27514
919.820.0401
ballentine.com

Sealing Associates, PA
CORPORATE
SEAL
C328
NORTH CAROLINA
Chapel Hill

CL. NORTH CAROLINA
PROFESSIONAL
SURVEYOR
BOWEN

DATE	REVISIONS	NUM
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Legend

- EXISTING IRON PIPE (EIP)
- SET IRON PIPE
- CALCULATED PROPERTY CORNER
- CALCULATED EASEMENT CORNER
- RBR REBAR (SHOWN AS EIP)
- AG ABOVE GRADE
- BG BELOW GRADE
- 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

GRAPHIC SCALE

1 inch = 60 ft.

Label bearing and distance of all property lines (1)(2) and (1)(5)

ROLESVILLE CROSSING – PHASE 2 1801 ROLESVILLE ROAD & 6301 MITCHELL MILL ROAD ROLESVILLE, NC 27587 WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA SUBDIVISION PLAT		 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. NO PART OF THIS DOCUMENT OR REPRODUCTION OF THIS DOCUMENT OR POSSESSION OF THIS DOCUMENT OR ANY INSTRUMENTS PA. WILL BE SUBJECT TO LEGAL ACTION.	
			
DATE ..		DATE ..	
REVISIONS ..		REVISIONS ..	
NUM		NUM	
SB-HS LOT OPTION POOL 02, L.P.		SB-HS LOT OPTION POOL 02, L.P.	
23975 PARK SORRENTO, SUITE 220		23975 PARK SORRENTO, SUITE 220	
CALABASAS, CA 91302		CALABASAS, CA 91302	
OWNER REPRESENTATIVE		OWNER REPRESENTATIVE	
LENNAR CORPORATION		LENNAR CORPORATION	
JOHN NABERS, MPA		JOHN NABERS, MPA	
P: 919.820-9707		P: 919.820-9707	
E: John.Nabers@lennar.com		E: John.Nabers@lennar.com	
DATE 01 AUG 25		DATE 01 AUG 25	
ISSUED FOR REVIEW		ISSUED FOR REVIEW	
JOB NUMBER: 223070.00		JOB NUMBER: 223070.00	
DATE: 01 AUG 25		DATE: 01 AUG 25	
SCALE: 1" = 60'		SCALE: 1" = 60'	
DRAWN BY: EJS		DRAWN BY: EJS	
REVIEWED BY: DEB		REVIEWED BY: DEB	
SHEET		SHEET	
4 OF 4		4 OF 4	