

TABLE with columns: LOT #, AREA (SF / AC), MAX IMP. ALL. (SF)

SUBDIVISION SITE DATA table with columns: LOT #, TYPE, AREA (SF / AC)

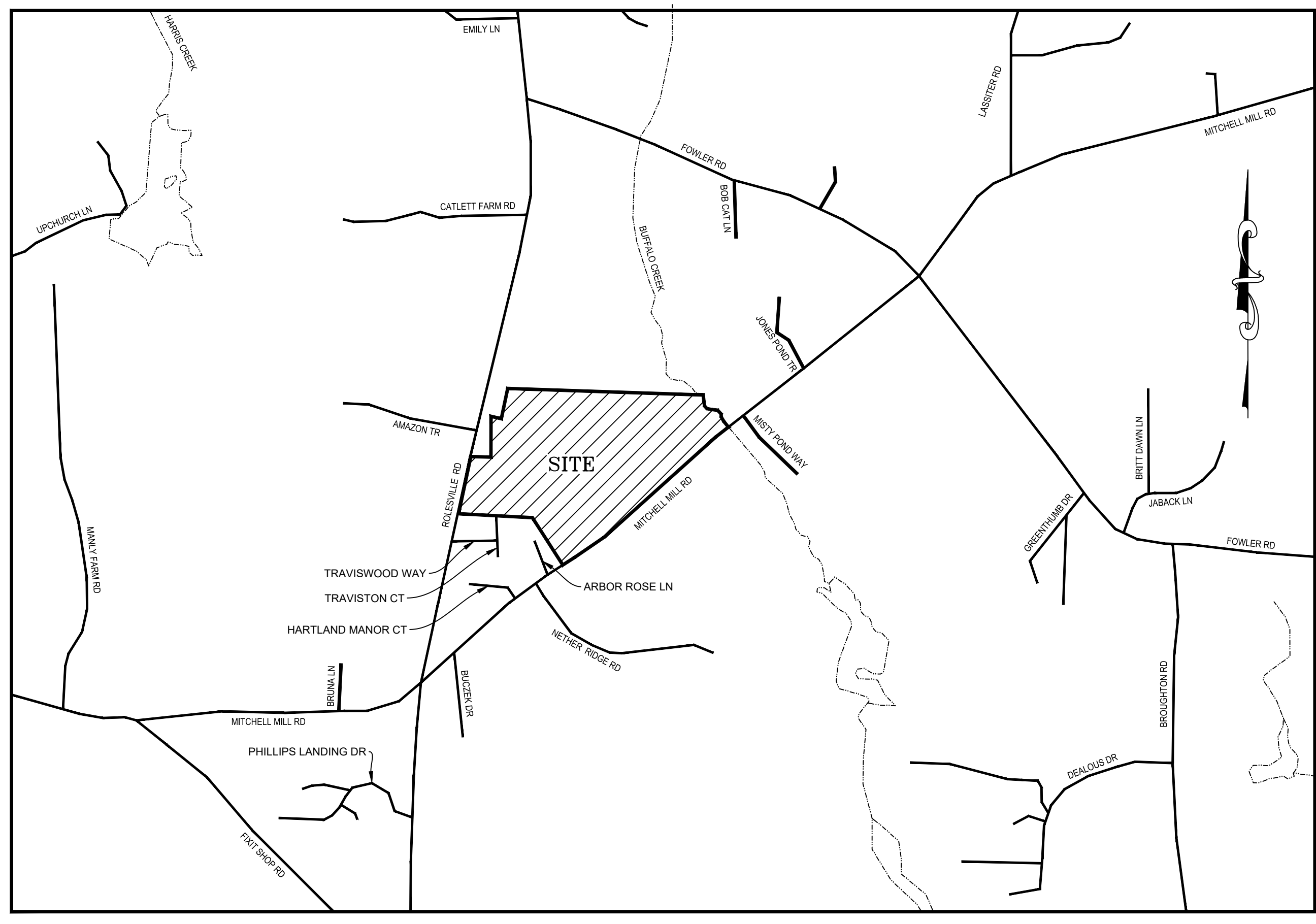
NEW STREET DEDICATION TABLE with columns: ROAD NAME, LENGTH, RW WIDTH

SUBDIVISION SITE DATA table with columns: TOTAL SITE AREA, INTERNAL ROAD DEDICATIONS, etc.

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...



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



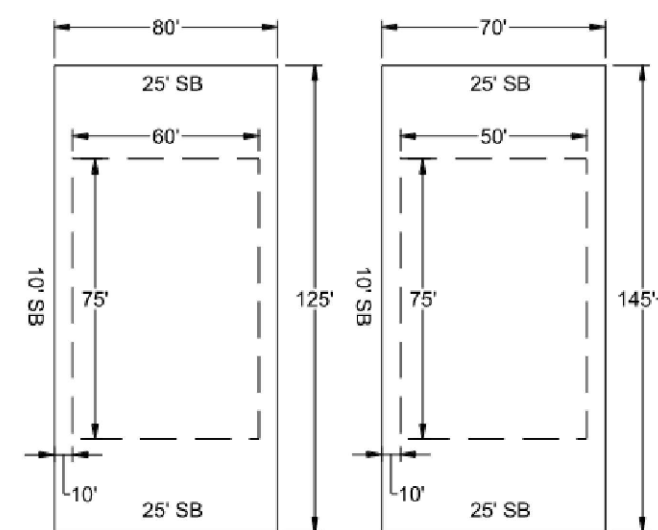
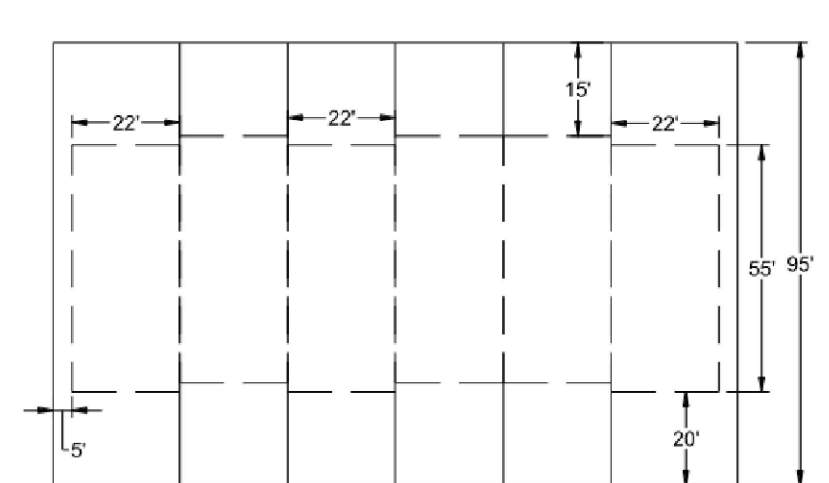
SITE DATA TABLE with columns: OWNERSHIP INFORMATION, AREA

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...

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...

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.

TYPICAL LOT DIMENSIONS T.O.S.



TYPICAL SHALLOW LOT DIMENSIONS 'SINGLE FAMILY' 3,800 SF IMPERVIOUS

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.

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 19676, PG 2496

GENERAL NOTES

- 1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A SUBDIVISION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCPSCS) NAD83/2011...
7. 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...

SITE NOTES

- 1. 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.
2. OPEN SPACE LOTS ARE TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.
3. PERMANENT DRAINAGE EASEMENTS ARE CENTERED ON STORM WATER CONVEYANCE STRUCTURES, INCLUDING PIPES, STRUCTURES, AND DITCHES.
4. A TWENTY-FIVE FOOT (25') TYPE A LANDSCAPE BUFFER SHALL BE INSTALLED ALONG THE SUBJECT PROPERTY'S FRONTAGE ON ROLESVILLE ROAD AND ALONG MITCHELL MILL ROAD...

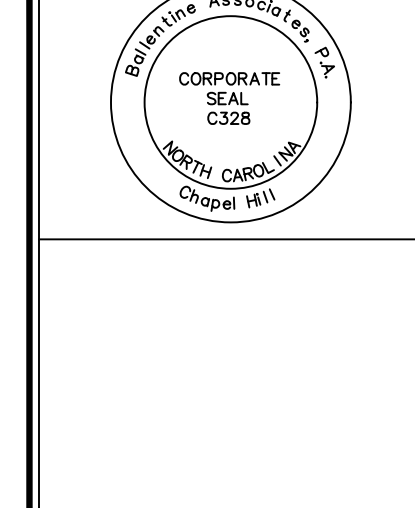


Table with columns: DATE, REVISIONS, NUM

OWNER INFORMATION
SB-HS LOT OPTION POOL 02, L.P.
610 HEALTHSTONE, INC
23975 PARK SORRENTO, SUITE 220
CALABASAS, CA 91302

DATE: 07 AUG 23
ISSUED FOR REVIEW

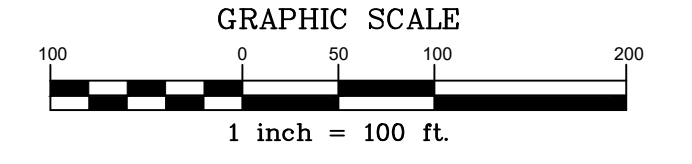
ROLESVILLE CROSSING - PHASE 2
1801 ROLESVILLE ROAD &
6301 MITCHELL MILL ROAD
ROLESVILLE, NC 27587
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
SUBDIVISION PLAT

JOB NUMBER: 223070.00
DATE: 01 AUG 25
SCALE: AS SHOWN
DRAWN BY: EJS
REVIEWED BY: DEB



PHASE LINE TABLE			PHASE LINE TABLE			PHASE CURVE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	RADIUS	ANGLE
P1	N 87° 18' 08" E	172.31	P41	N 44° 54' 36" W	11.88	C1	72.50	26.35
P2	N 01° 05' 30" W	166.18	P42	N 50° 29' 39" W	85.90	C2	47.50	40.00
P3	N 01° 12' 43" W	301.85	P43	N 38° 02' 11" W	50.00	C3	74.00	26.84
P4	S 79° 00' 33" W	127.86	P44	S 50° 29' 39" W	75.08	C4	125.00	63.86
P5	N 13° 33' 54" E	395.34	P45	N 38° 02' 11" W	50.00	C5	75.00	53.90
P6	S 88° 20' 10" E	1798.43	P46	N 38° 15' 32" E	81.04	C6	75.00	40.51
P7	S 88° 55' 55" E	345.56	P47	N 67° 25' 19" E	45.91	C7	368.79	0.80
P8	S 44° 49' 47" E	71.02	P48	S 89° 33' 18" E	123.73	C8	100.00	54.01
P9	S 65° 38' 21" E	15.65	P49	S 53° 27' 34" E	2.85	C9	100.00	71.87
P10	S 17° 29' 10" E	104.46	P50	N 53° 27' 34" W	10.53	C10	100.00	51.09
P11	S 33° 41' 44" W	116.68	P51	N 89° 03' 18" E	136.93	C11	100.00	35.79
P12	S 57° 02' 25" W	58.97	P52	S 67° 25' 19" W	51.82	C12	7345.00	218.27
P13	S 57° 02' 25" W	18.89	P53	S 38° 15' 32" W	81.87	C13	25.00	39.27
P14	S 77° 02' 48" W	93.02	P54	S 34° 05' 11" W	71.10	C14	25.00	41.83
P15	S 48° 16' 28" W	167.97	P55	S 57° 38' 20" W	60.55	C15	191.78	93.89
P16	S 89° 27' 07" W	128.36	P56	S 29° 54' 42" W	130.29	C16	375.00	25.01
P17	N 59° 38' 15" E	115.19	P57	S 12° 07' 14" W	149.12	C17	117.28	106.38
P18	S 34° 50' 37" W	24.27	P58	S 77° 20' 46" E	30.29	C18	351.16	18.83
P19	S 59° 38' 15" E	103.90	P59	S 00° 23' 04" E	50.82	C19	72.50	81.06
P20	N 89° 27' 07" E	147.44	P60	S 13° 45' 58" W	100.95	C20	47.50	17.27
P21	N 48° 16' 28" W	157.55	P61	S 89° 38' 56" W	159.72			
P22	N 77° 32' 48" E	93.63	P62	S 89° 49' 18" W	53.87			
P23	S 57° 02' 25" W	83.02	P63	N 19° 07' 01" W	142.52			
P24	N 33° 41' 44" E	56.88	P64	N 49° 24' 45" E	104.78			
P25	S 32° 40' 30" E	295.01	P65	N 49° 52' 35" E	54.78			
P26	S 51° 19' 10" W	9.92	P66	N 19° 13' 35" E	205.94			
P27	S 68° 49' 52" W	150.98	P67	N 74° 55' 31" W	42.20			
P28	S 43° 34' 42" E	149.89	P68	N 89° 22' 28" W	51.84			
P29	N 38° 02' 11" W	169.26	P69	N 89° 15' 51" W	56.50			
P30	S 44° 37' 29" W	470.25	P70	N 77° 29' 15" W	47.44			
P31	N 46° 05' 09" E	56.00	P71	N 89° 15' 51" W	56.50			
P32	N 46° 05' 09" E	135.00	P72	N 32° 54' 29" W	41.35			
P33	S 43° 54' 51" E	11.70	P73	S 78° 23' 07" W	19.11			
P34	N 46° 05' 09" E	56.00	P74	N 89° 15' 51" W	42.32			
P35	S 43° 54' 51" E	5.00	P75	N 87° 55' 13" W	51.80			
P36	N 46° 05' 09" E	50.00	P76	N 69° 51' 08" W	70.80			
P37	N 46° 05' 09" E	122.00	P77	N 33° 46' 23" E	224.09			
P38	N 43° 54' 51" W	50.00	P78	S 56° 13' 37" W	141.93			
P39	N 46° 05' 09" E	54.41	P79	N 89° 22' 28" W	56.79			
P40	N 43° 54' 51" W	59.38	P80	S 33° 46' 23" E	7.29			
P41	N 00° 32' 53" W	13.15	P81	N 89° 15' 51" W	125.00			
P42	S 89° 27' 07" E	142.00	P82	N 33° 46' 23" E	35.86			
P43	S 89° 27' 07" E	142.00	P83	S 33° 46' 23" E	35.86			
P44	S 67° 53' 55" W	26.85	P84	S 33° 46' 23" E	35.86			
P45	N 68° 28' 12" W	142.00	P85	S 56° 13' 37" W	175.00			
P46	N 59° 38' 15" E	56.00	P86	N 33° 46' 23" E	74.55			
P47	N 68° 28' 12" W	32.21	P87	N 87° 15' 58" W	413.48			
P48	N 30° 29' 46" E	81.47	P88	N 62° 50' 07" W	134.00			
P49	N 59° 38' 15" E	142.00	P89	N 11° 52' 54" E	243.89			
P50	S 30° 30' 37" W	94.93	P90	S 88° 55' 55" E	93.42			

LINE	BEARING	DISTANCE
P101	N 66° 10' 01" E	102.21
P102	S 04° 32' 46" W	14.59
P103	S 43° 01' 37" E	46.97
P104	S 33° 27' 42" W	42.70
P105	S 28° 43' 07" E	31.09
P106	S 08° 25' 38" E	64.20
P107	S 33° 11' 20" E	48.01
P108	S 77° 48' 44" E	168.80
P109	S 35° 08' 18" E	14.81
P110	S 45° 26' 54" W	25.21
P111	S 17° 18' 07" E	39.31
P112	N 88° 14' 53" E	84.14
P113	S 17° 22' 30" E	55.79
P114	S 51° 13' 10" W	89.95
P115	N 36° 41' 59" W	73.03
P116	S 11° 18' 01" W	44.39
P117	S 11° 18' 01" W	44.39
P118	N 49° 08' 08" E	61.17
P119	N 63° 46' 17" E	11.37
P120	N 78° 24' 26" W	76.16
P121	N 17° 23' 10" W	112.39
P122	N 65° 39' 21" W	156.67
P123	N 44° 48' 47" W	45.84



**Ballentine Associates, PA**  
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 Fax: 704.735.1112  
 www.ballentine.com

**North Carolina Professional Seal**  
 JOHN NABERS, MPA  
 P. 919.820.6707

**ROLESVILLE CROSSING - PHASE 2**  
 1801 ROLESVILLE ROAD &  
 6301 MITCHELL MILL ROAD  
 ROLESVILLE, NC 27587  
 WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA  
 SUBDIVISION PLAT

**OWNER INFORMATION**  
 SEHS LOT OPTION POOL, L.P.  
 c/o HEATHSTONE, INC.  
 23975 PARK SORRENTO, SUITE 220  
 CALABASAS, CA 91302

**OWNER REPRESENTATIVE**  
 LENNAR CORPORATION  
 JOHN NABERS, MPA  
 P. 919.820.6707  
 E: John.Nabers@lennar.com

**DATE:** 01 AUG 25  
**ISSUED FOR REVIEW:**  
**DATE:** 01 AUG 25  
**REVISIONS:**  
**DATE:**  
**REVISIONS:**

**JOB NUMBER:** 223070.00  
**DATE:** 01 AUG 25  
**SCALE:** 1" = 100'  
**DRAWN BY:** EJS  
**REVIEWED BY:** DEB

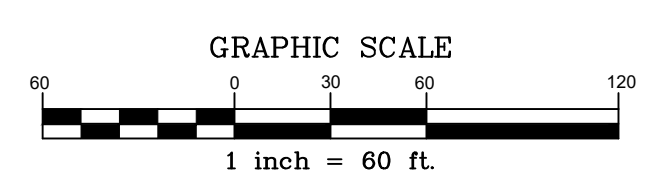
**SHEET**  
**2 OF 4**

NGS '9511 / PID# AE5785  
 NCSPCS NAD83/2011  
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 E: 2,184.332.20

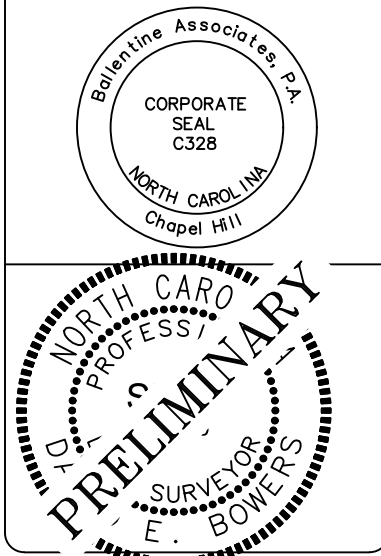


This 3' easement should be renamed to City of Raleigh Water & Sanitary Sewer Easement.

- 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
  - RW 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
  - [Symbol] STREAM BUFFER / RIGHT OF WAY DEDICATION (AS SHOWN)
  - [Symbol] NEW OPEN SPACE LOT
  - [Symbol] PRIVATE STORM DRAINAGE EASEMENT (PDE)
  - [Symbol] CITY OF RALEIGH SANITARY SEWER EASEMENT



**Ballentine**  
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24 Park Square  
Chapel Hill, NC 27514  
919.989.0001  
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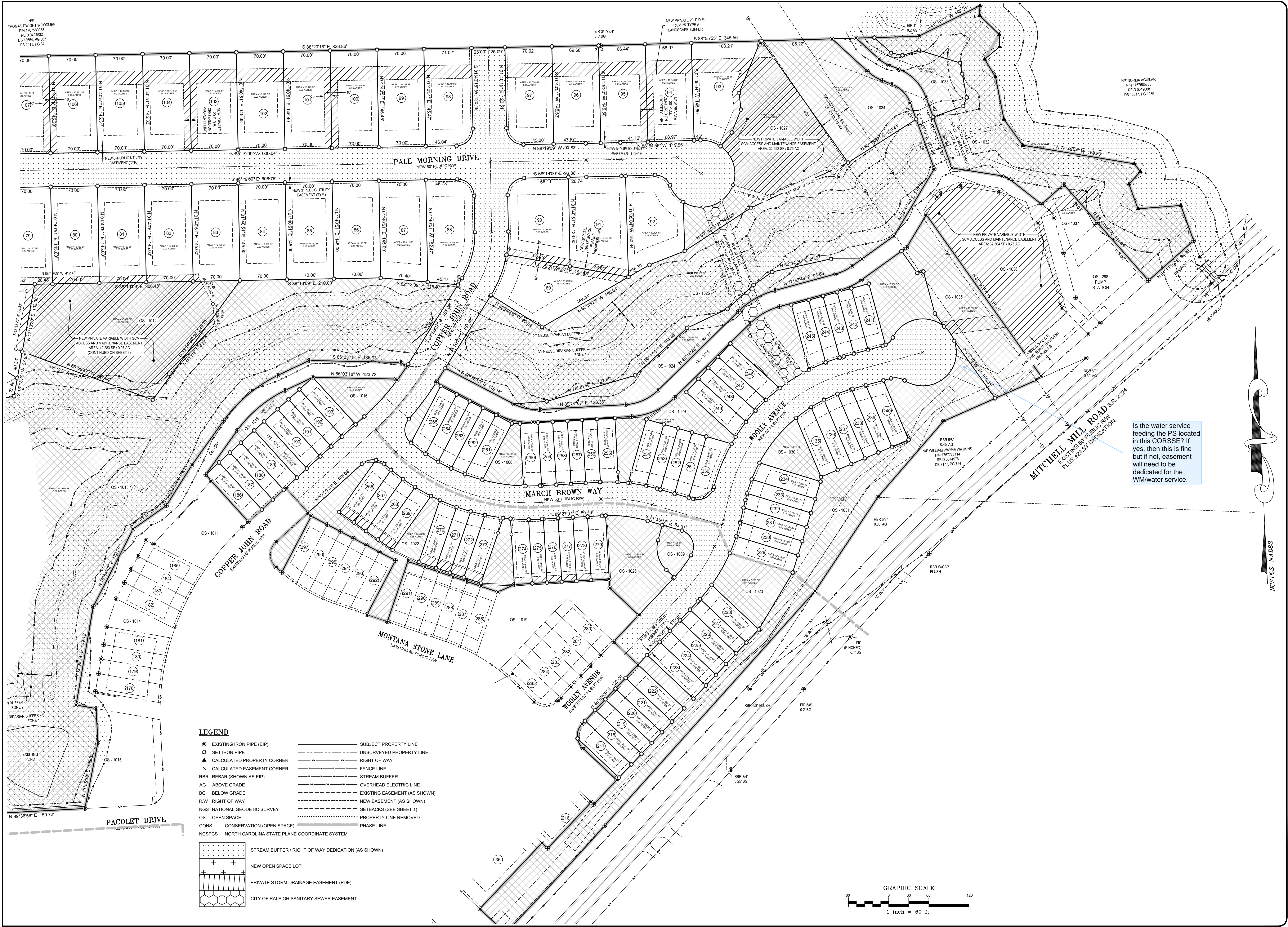
DATE	REVISIONS

**OWNER INFORMATION**  
SBI/HS 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

DATE	ISSUED FOR REVIEW
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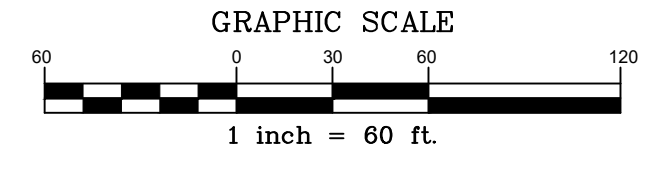
**ROLESVILLE CROSSING - PHASE 2**  
1801 ROLESVILLE ROAD &  
6301 MITCHELL MILL ROAD  
ROLESVILLE, NC 27587  
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA  
SUBDIVISION PLAT

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

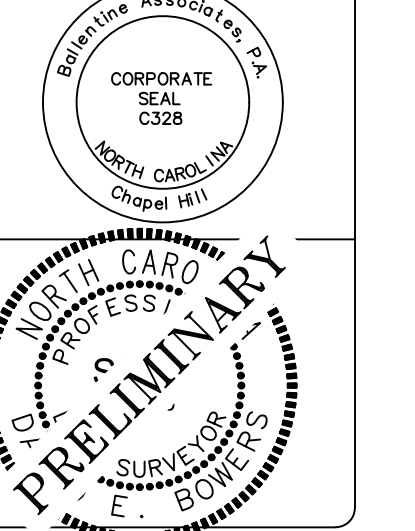


Is the water service feeding the PS located in this CORSE? If yes, then this is fine but if not, easement will need to be dedicated for the WM/water service.

- 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
  - RW 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



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 Chapel Hill, NC 27514  
 919.980.0001  
 www.ballentine.com



DATE	REVISIONS	NUM

**OWNER INFORMATION**  
 SEBHS LOT OPTION POOL 02, L.P.  
 23975 PARK SORRENTO, SUITE 220  
 CALABASAS, CA 91302  
**OWNER REPRESENTATIVE**  
 LENMAR CORPORATION  
 JOHN NABERS, MPA  
 P: 919.820.9707  
 E: John.Nabers@lenmar.com

DATE	ISSUED FOR REVIEW
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**ROLESVILLE CROSSING - PHASE 2**  
 1801 ROLESVILLE ROAD &  
 6301 MITCHELL MILL ROAD  
 ROLESVILLE, NC 27587  
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