



VICINITY MAP  
NTS

I, JONATHAN R. CALLAHAN, P.L.S., certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book N/A, page N/A, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, page N/A; that the ratio of precision or positional accuracy as calculated is 1:20,000±; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2025.

Seal or Stamp: Surveyor: JONATHAN R. CALLAHAN  
License Number: L-4276  
N/F TRACT 8 WAKE COUNTY BOARD OF EDUCATION PIN: 1759-92-3868 DB 11180, PG 1829

- This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels;
- This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
- This survey is of an existing parcel or parcels of land;
- This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;

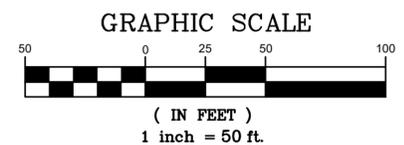
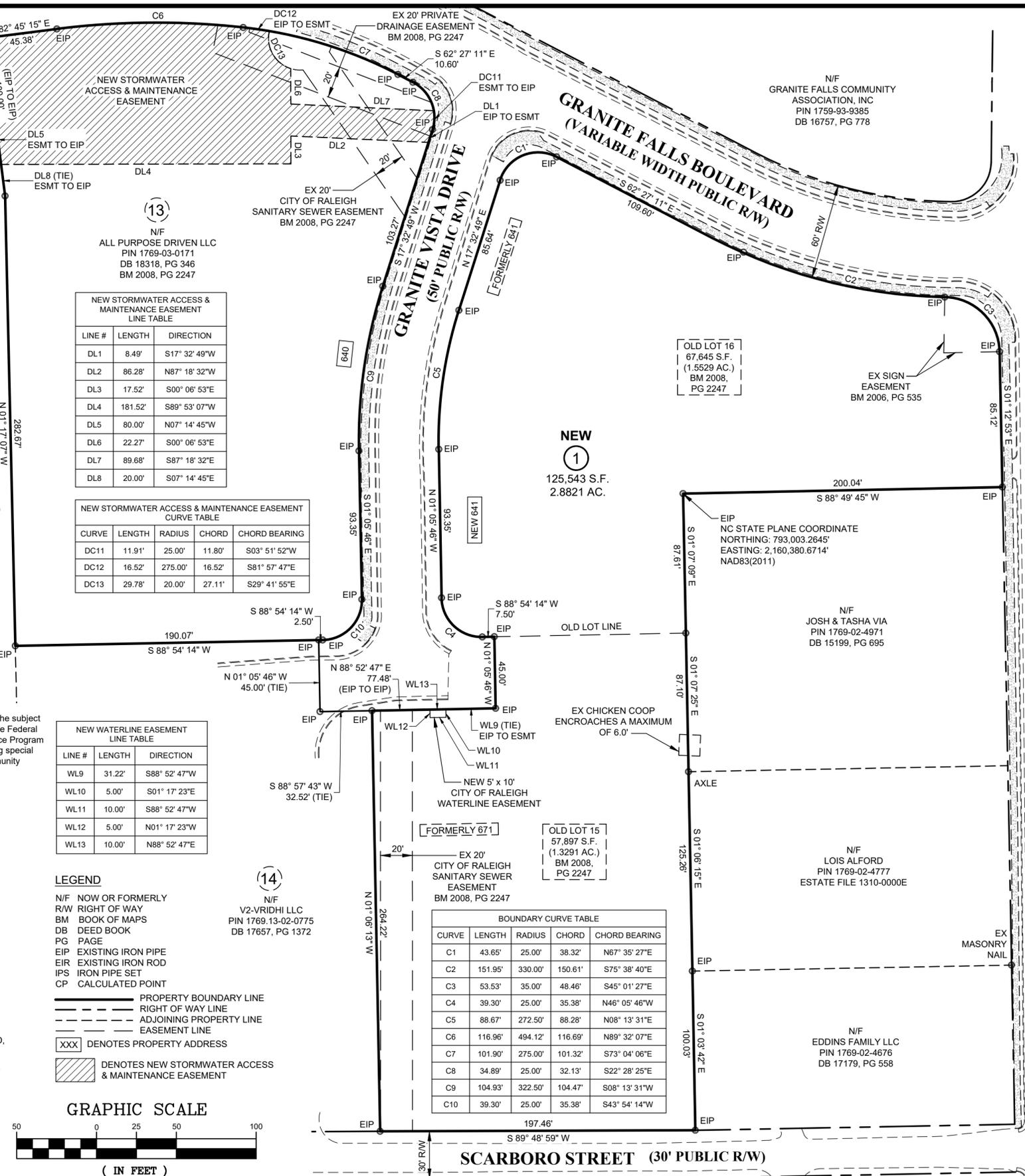
I, JONATHAN R. CALLAHAN, P.L.S., do hereby certify that the location of the subject property has been checked against area maps and information provided by the Federal Emergency Management Agency (F.E.M.A.) for the National Flood Insurance Program and that the property  is  is not located in an area designated as having special flood hazards. Property is located in Zone "X" as defined by F.I.R.M Community Panel Number 3720176900K with an effective date of July 19, 2022.

Name of Surveyor: JONATHAN R. CALLAHAN  
License Number: L-4276  
Date: \_\_\_\_\_

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.

JONATHAN R. CALLAHAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:  
(1) CLASS OF SURVEY: CLASS A  
(2) POSITIONAL ACCURACY: H: 0.05 US SURVEY FEET  
(3) TYPE OF GPS/FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK (RTK)  
(4) DATE OF SURVEY: 04-22-2020  
(5) VERTICAL DATUM: NAVD 88 HORIZONTAL DATUM: NAD 83(2011) NC GRID EPOCH: 2010.00  
(6) PUBLISHED/FIXED CONTROL USE: NAME: RALEIGH DOT CORS ARP LAT: 35° 45' 49.50795 LONG: 78° 34' 44.39448 PID: DG4687 CORS ID: NCRD  
(7) GEOID MODEL: GEOID12B  
(8) COMBINED GRID FACTOR: 0.99990429  
(9) UNITS: US SURVEY FEET



RECORDED IN BOOK OF MAPS 2025 PAGE \_\_\_\_\_ WAKE COUNTY REGISTRY

DATE	REVISION	BY
06/12/25	PER TRC COMMENTS	TT

**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: info@jaeco.com

SCALE: 1" = 50'	DATE: 08-01-2023
FILE NO.:	CHECKED BY: JRC

SURVEY FOR:  
**FINAL PLAT OF 640, 641 & 671 GRANITE VISTA DRIVE**  
ROLESVILLE WAKE COUNTY NORTH CAROLINA  
RECOMBINATION & EASEMENT MAP

SHEET 1 OF 1
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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.

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

CERTIFICATION OF OWNERSHIP  
THE UNDERSIGNED HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ROLESVILLE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH MINIMUM SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITE AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

ALL PURPOSE DRIVEN LLC DATE \_\_\_\_\_  
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:  
DATE: \_\_\_\_\_, 2025.  
Signature: \_\_\_\_\_  
Printed name: \_\_\_\_\_, Notary Public  
My commission expires: \_\_\_\_\_

**SITE DATA**

**LOT 13**  
ADDRESS: 640 GRANITE VISTA DRIVE ROLESVILLE, NC 27571  
OWNER: ALL PURPOSE DRIVEN LLC 6027 CLAPTON DRIVE WAKE FOREST, NC 27587  
PIN# 1769-03-0171  
REFERENCES: DB 18318, PG 346 BM 2008, PG 2247  
ZONING: OP-CZ

**OLD LOT 16**  
ADDRESS: 641 GRANITE VISTA DRIVE ROLESVILLE, NC 27571  
OWNER: ALL PURPOSE DRIVEN LLC 6027 CLAPTON DRIVE WAKE FOREST, NC 27587  
PIN# 1769-03-3076  
REFERENCES: DB 18318, PG 346 BM 2008, PG 2247  
ZONING: OP-CZ

**OLD LOT 15**  
ADDRESS: 671 GRANITE VISTA DRIVE ROLESVILLE, NC 27571  
OWNER: ALL PURPOSE DRIVEN LLC 6027 CLAPTON DRIVE WAKE FOREST, NC 27587  
PIN# 1769-02-2785  
REFERENCES: DB 18318, PG 346 BM 2008, PG 2247  
ZONING: OP-CZ

TOTAL LOT AREA:  
OLD AREA: \_\_\_\_\_  
OLD LOT 15 ..... 57,897 S.F. (1.3291 AC.)  
OLD LOT 16 ..... 67,645 S.F. (1.5529 AC.)  
TOTAL ..... 125,542 S.F. (2.8820 AC.)  
NEW AREA:  
NEW LOT 1 ..... 125,543 S.F. (2.8821 AC.)  
TOTAL ..... 125,543 S.F. (2.8821 AC.)



ON SITE IMPERVIOUS AREA = 2.06 AC