

NC GRID | NAD83 (2011)

Certificate of Ownership and Dedication:
I hereby certify that I am the owner of the property shown and describe 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 setback lines as noted.

Owner _____
Date _____

Certificate of Review Officer:
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 _____

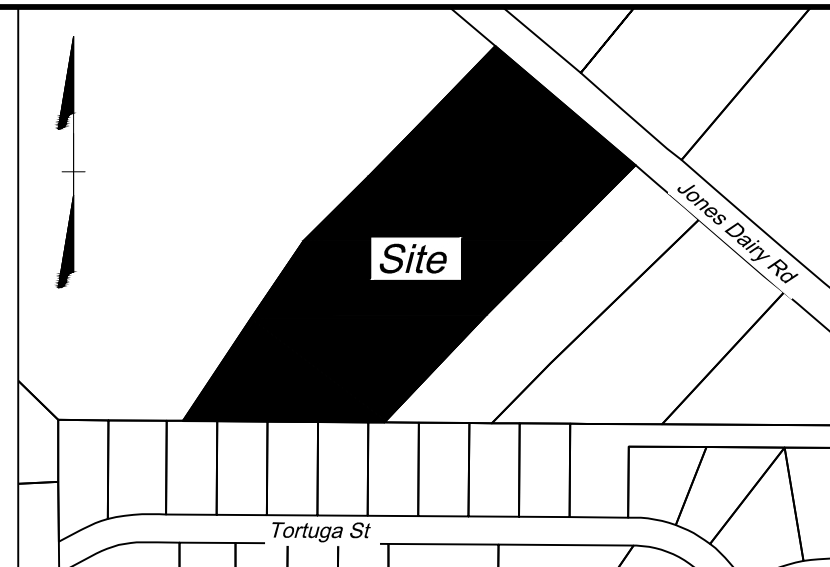
Notary Statement:
State of North Carolina
Town of Rolesville
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Date _____, 20____.
Notary Public (printed name) _____
Notary Public (signature) _____
my commission expires: _____

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 _____

- References**
DB 3539 PG 26
DB 6397 PG 408
DB 15069 PG 36
DB 15206 PG 47
DB 15456 PG 2377
DB 15533 PG 1116
DB 15682 PG 1743
DB 15766 PG 670
DB 16276 PG 328
DB 16453 PG 1779
DB 17492 PG 2660
DB 18060 PG 336
BM 1990 PG 1413
BM 1994 PG 1943
BM 2007 PG 2000



- Survey Notes:**
- Prepared for Rivercrest Realty Investors.
 - This property lies in Zone X, not a special flood hazard area, per FIRM #3720185000K, PANEL 1850, effective date July 19, 2022.
 - Horizontal control is based on NC State GRID, NAD83 (2011) as determined by GPS. All distances shown are ground distances.
 - Area computation is by the coordinate method.
 - Names of adjoining owners shown, based on public record, tax records and/or deeds, as of the original date of this plat.
 - This survey does not verify the existence of, nor certify the location of, any jurisdictional wetlands, stream buffers or any other environmental feature that may exist on this property.
 - This survey was prepared without the benefit of a title search. Other easements may exist on this site.
 - Right-of-Way and property boundary information is based on deeds and plats or record and an actual field survey performed by this firm.
 - Property shown hereon is subject to all rights-of-way, easements and restrictions of record.

Site Data Table
Owner - Rolesville (Lockbox), LLC
DB 19516 PG 589
Zone - GI-CZ (General Industrial)

Setbacks
Front - 30'
Side - 15'
Rear - 35'
Corner - 25'
Lot Width (Min) - 100'
Building Height - Max 35' without sprinklers, 60' with sprinklers

Surveyors Certificate
I, Marc Snider, PLS hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said map; that the boundaries not surveyed are clearly indicated as dashed lines, and drawn from information as indicated under references; that the ratio of precision as calculated is greater than 1:10,000+; that this plat was prepared in accordance with g.s. 47-30, as amended.
the following information was used to perform gps survey:
(1) class of survey: "class a"
(2) positional accuracy: 0.07"
(3) type of gps field procedure: NCVRS
(4) date of survey: 2/23/2023
(5) datum/epoch: nad83 (2011) - epoch 2010.00
(6) published/fixed-control use: NCVRS
(7) geoid model: 18b
(8) combined grid factor(s): 0.99994658
(9) units: US Survey Feet

That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

PRELIMINARY - NOT FOR SALE
RECORDATION OR CONVEYANCES



Right-of-Way Dedication & Easement Plat
prepared for
Rivercrest Realty Investors
Owner: Rolesville (Lockbox), LLC
DB 19516 PG 589
PIN: 1850608722
1200 Jones Dairy Road
Wake Forest, North Carolina

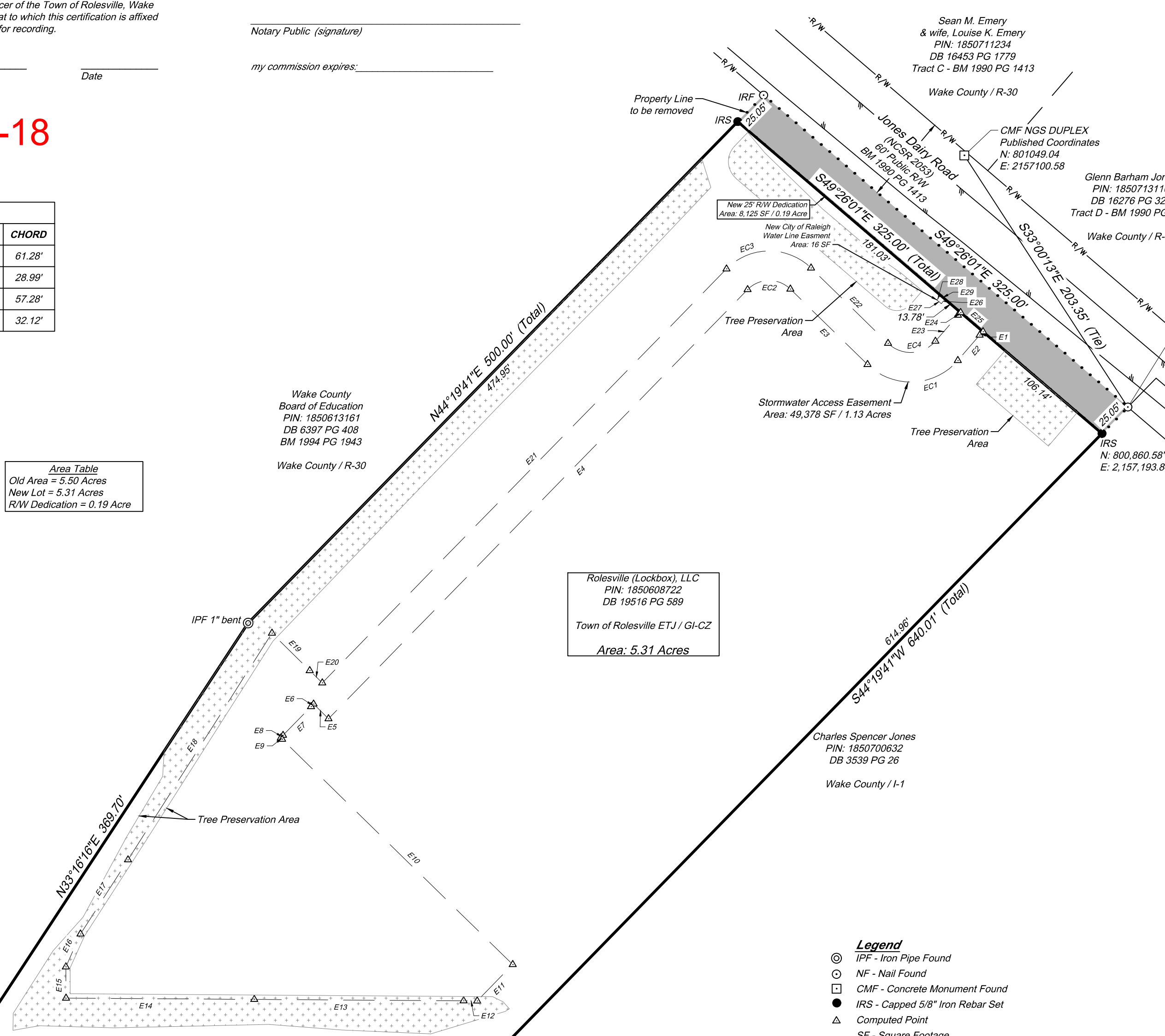
Wake Forest Township	Wake County
Date: 11/15/2023	Scale: 1" = 60'
Sheet 1 of 1	J.N.: 57960
Drawn by: GC	PLS Checked by: MCS
Field Edit by: DM on 2/23/2023	
Map Checked by: GC on 2/28/2023	
Revisions: 5/02/2024 Address comments for the 1st revision.	

V2 - FSP-23-18

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
EC1	42.00'	68.68'	S87°29'06"W	61.28'
EC2	20.50'	32.20'	S89°19'41"W	28.99'
EC3	40.50'	63.62'	N89°19'41"E	57.28'
EC4	22.00'	36.00'	N87°26'58"E	32.12'

LINE	BEARING	LENGTH
E1	S44°21'27"W	3.25'
E2	S40°49'45"W	22.66'
E3	N45°40'19"W	73.09'
E4	S44°19'41"W	406.50'
E5	N45°40'19"W	14.20'
E6	S44°19'41"W	2.41'
E7	S44°19'41"W	27.18'
E8	S40°29'07"W	2.33'
E9	S45°40'19"E	1.33'
E10	S45°40'19"E	218.44'
E11	S44°19'41"W	34.50'
E12	N89°36'23"W	9.22'
E13	N89°36'23"W	141.92'
E14	N89°36'40"W	127.52'
E15	N0°30'50"W	21.20'
E16	N24°06'37"E	24.43'
E17	N32°37'59"E	59.62'
E18	N32°25'43"E	182.04'
E19	S45°13'47"E	36.10'
E20	S45°40'19"E	11.85'
E21	N44°19'41"E	392.09'
E22	S45°40'19"E	73.09'
E23	N40°49'45"E	23.32'
E24	N44°21'27"E	2.54'
E25	S49°26'01"E	20.04'
E26	S40°43'30"W	4.00'
E27	S49°26'01"E	4.00'
E28	S40°43'30"W	4.00'
E29	S49°26'01"E	4.00'

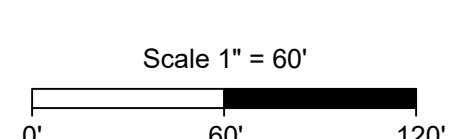
Area Table
Old Area = 5.50 Acres
New Lot = 5.31 Acres
R/W Dedication = 0.19 Acre



Rolesville (Lockbox), LLC
PIN: 1850608722
DB 19516 PG 589
Town of Rolesville ETJ / GI-CZ
Area: 5.31 Acres

- Legend**
 ⊙ IPF - Iron Pipe Found
 ○ NF - Nail Found
 □ CMF - Concrete Monument Found
 ● IRS - Capped 5/8" Iron Rebar Set
 ▲ Computed Point
 SF - Square Footage

- Surveyed Property Line
 - - - Property Line to be Removed
 ······ Line Not Surveyed
 - - - Access Easement Line
 - - - Water Easement Line
 - - - Right of Way Line
 - - - Edge of Pavement
 [Stippled] Tree Preservation Areas



Y:\902154832-Wake_Self_Storage\DWG\57960V-XFSPURV_REV.dwg | Plotted on 5/2/2024 12:47 PM | by Giovanni Canuto

THIS DRAWING PREPARED AT THE
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