

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
GEOD 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

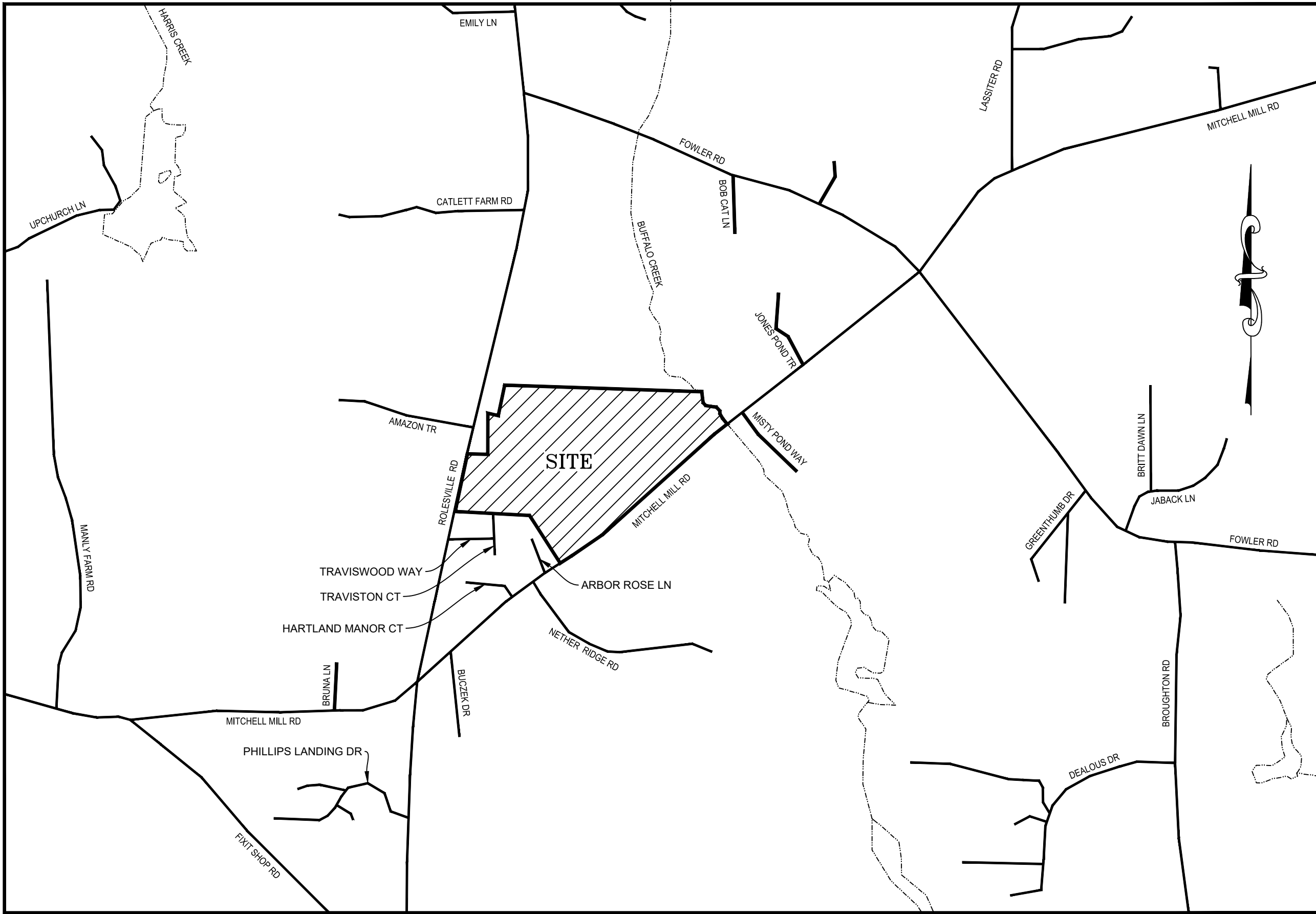
I, _____ REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____

DATE _____

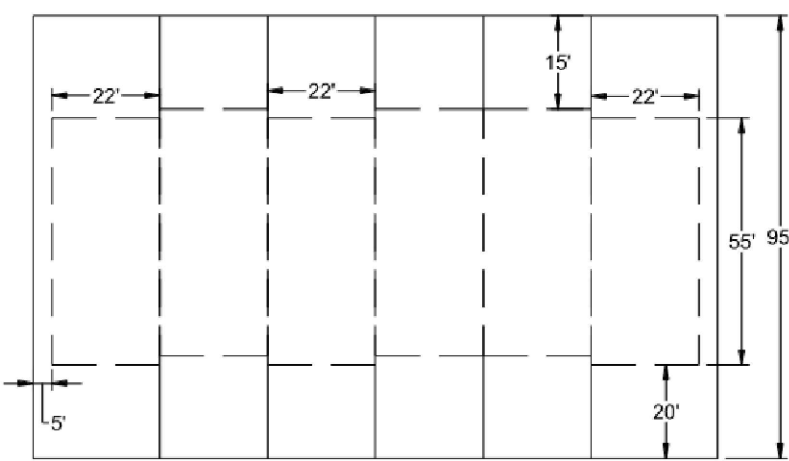


ROLESVILLE CROSSING - PHASE 1 V3-FSP-25-05 1801 ROLESVILLE ROAD & 6301 MITCHELL MILL ROAD

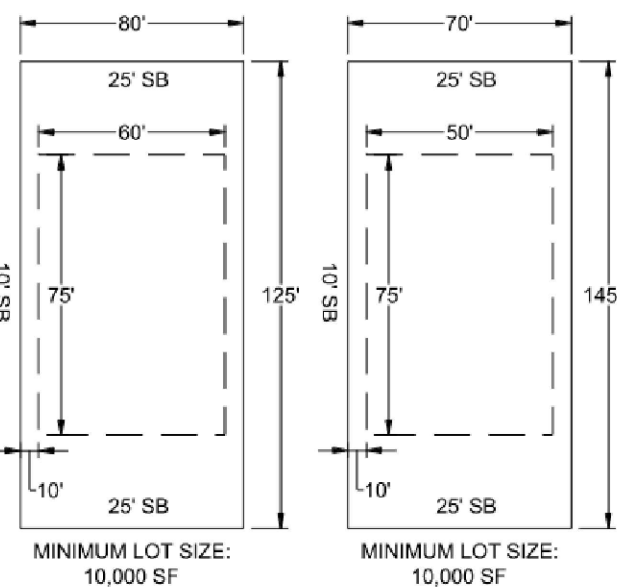


VICINITY MAP
NOT TO SCALE

TYPICAL LOT DIMENSIONS N.T.S.



TYPICAL LOT DIMENSIONS "TOWNHOMES"



TYPICAL SHALLOW LOT DIMENSIONS "SINGLE FAMILY" 3,900 SF IMPERVIOUS

TYPICAL DEEP LOT DIMENSIONS "SINGLE FAMILY" 3,900 SF IMPERVIOUS

*TYPICAL LOT DIMENSIONS EXHIBIT TAKEN FROM DRAWING BY TIMMONS GROUP ENTITLED "ROLESVILLE CROSSING; CONSTRUCTION DOCUMENTS - PHASE 1 & 2; ROLESVILLE PROJECT # CD 21-06; 1801 ROLESVILLE RD; ROLESVILLE, NORTH CAROLINA 27587; WAKE COUNTY" DATED SEPTEMBER 17, 2021, AND LAST REVISED SEPTEMBER 6, 2023.

OPEN SPACE SITE DATA TABLE

LOT #	TYPE	ADDRESS	AREA (SF / AC)	MAX IMP. ALL. (SF)
OS-298	PUMP STATION	6497 MITCHELL MILL RD	10,310 / 0.24	
OS-567	PARCEL	1536 MONTANA STONE LN	3,495 / 0.08	
OS-1000	PARCEL	1805 ROLESVILLE RD	7,005 / 0.16	
OS-1001	PARCEL	1803 ROLESVILLE RD	19,320 / 0.37	
OS-1003	ACTIVE	1601 COPPER JOHN RD	3,262 / 0.07	
OS-1004	SCM #2	-	38,110 / 0.87	
OS-1005	SCM #1	-	72,431 / 1.57	
OS-1006	ACTIVE	401 & 403 PACOLET DR	21,115 / 0.49	
OS-1007	PARCEL	409 PACOLET DR	22,998 / 0.52	
OS-579	CONSERVATION	412 PACOLET DR	49,477 / 1.14	
OS-581	GREENWAY	GREENWAY	24,945 / 0.55	
OS-1010	PARCEL	6317 MITCHELL MILL RD	22,413 / 0.52	
OS-1011	PARCEL	1338 COPPER JOHN RD	9,066 / 0.21	
OS-1014	PARCEL	-	2,895 / 0.07	
OS-1015	ACTIVE	1420 COPPER JOHN RD	15,609 / 0.29	
OS-1019	ACTIVE	1533 MONTANA STONE LN	15,638 / 0.35	
OS-1021	PARCEL	1522 MONTANA STONE LN	13,940 / 0.32	
OS-1028	GREENWAY	-	30,699 / 0.64	
OS-1036	SCM #3	-	30,616 / 0.70	
OS-1037	ACTIVE	-	3,871 / 0.09	
OPEN SPACE TOTAL			418,847 / 9.55	
CONSERVATION OPEN SPACE			49,747 / 1.14	

NEW STREET DEDICATION TABLE

ROAD NAME	LENGTH	RAW WIDTH
GREEN RIVER WAY	1,459.01 LF	63'
COPPER JOHN ROAD	1,979.21 LF	50'
PALE MORNING DRIVE	156.73 LF	50'
PACOLET DRIVE	1097.16 LF	52'
PACOLET DRIVE	174.47 LF	50'
MONTANA STONE LANE	663.56 LF	50'
WOOLLY AVENUE	172.00 LF	50'
CAMP CREEK COURT	79.15 LF	50'
TOTAL	5,528.37 LF	

SUBDIVISION SITE DATA

TOTAL SITE AREA (BEFORE DEDICATION):	92.97 ACRES (4,049,884 SQ FT)
ROLESVILLE ROAD DEDICATION:	0.77 ACRES (33,676 SQ FT)
MITCHELL MILL ROAD DEDICATION:	1.17 ACRES (51,266 SQ FT)
TOTAL SITE AREA (AFTER EXISTING ROAD DEDICATION):	91.03 ACRES (3,964,942 SQ FT)
INTERNAL ROAD DEDICATIONS:	7.09 ACRES (308,837 SQ FT)
ACTIVE OPEN SPACE DEDICATION:	2.68 ACRES (116,739 SQ FT)
CONS. OPEN SPACE DEDICATION:	1.14 ACRES (49,747 SQ FT)
TOTAL OPEN SPACE DEDICATION:	9.55 ACRES (418,847 SQ FT)
FUTURE DEVELOPMENT AREA:	53.61 ACRES (2,335,237 SQ FT)
NET SITE AREA:	20.78 ACRES (905,017 SQ FT)
TOTAL RESIDENTIAL LOTS:	121 LOTS
AVERAGE RESIDENTIAL LOT SIZE:	0.17 ACRES (7,479 SQ FT)

SITE DATA TABLE

OWNERSHIP INFORMATION	AREA
1801 ROLESVILLE ROAD SB-HS LOT OPTION POOL 02, L.P. PIN# 176748343 REID# 0023177 DB 19676, PG 2496	2,102,861 SQ FT 48.27 ACRES
6301 MITCHELL MILL ROAD SB-HS LOT OPTION POOL 02, L.P. PIN# 176756663 REID# 0044832 BM 1998, PG 1776	1,947,023 SQ FT 44.70 ACRES
DB 19676, PG 2496 ZONING: RH-CZ	4,049,884 SQ FT 92.97 ACRES

REFERENCES

WAKE COUNTY REGISTRY:

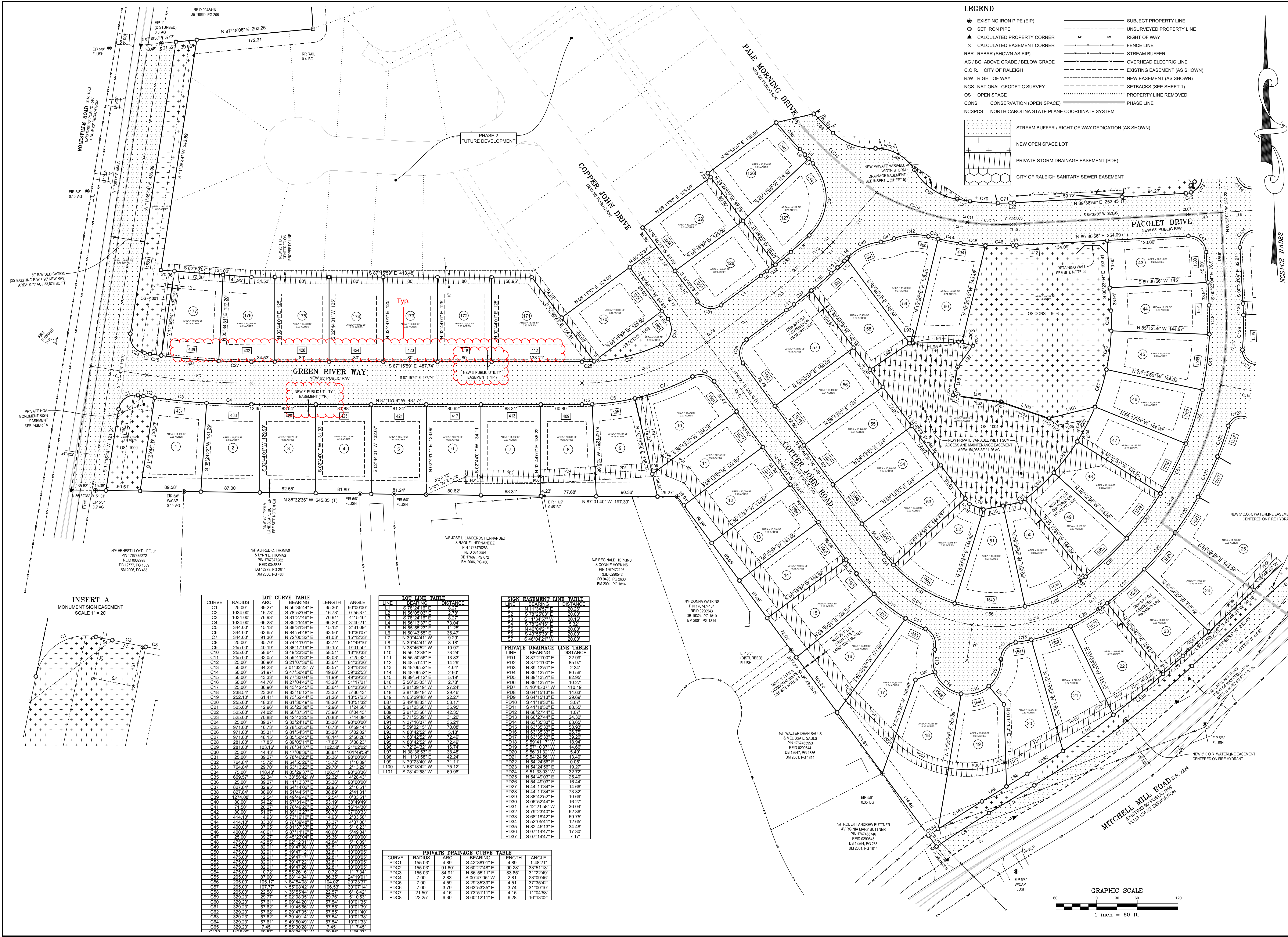
BM 1986, PG 967; BM 1998, PG 1776 BM 2001, PG 1814
BM 2006, PG 466; BM 2011, PG 84; DB 19676, PG 2496

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 ARE 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.

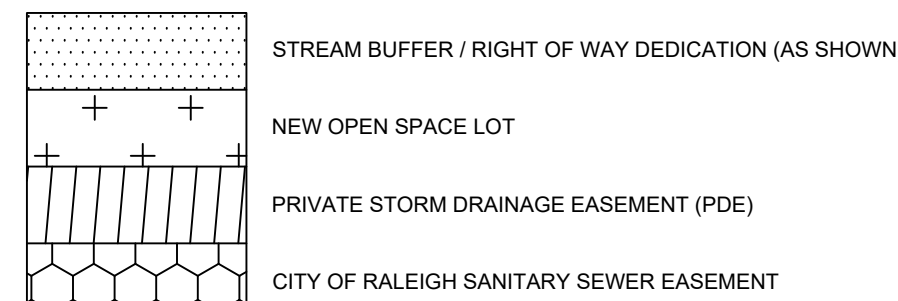
SITE NOTES

- 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.
- TOWNHOME CONDITIONS:
e. NO TOWNHOME BUILDING SHALL EXCEED SIX (6) UNITS.
f. THE MINIMUM SQUARE FOOTAGE FOR TOWNHOMES SHALL BE 1,200 SQUARE FEET.



LEGEND

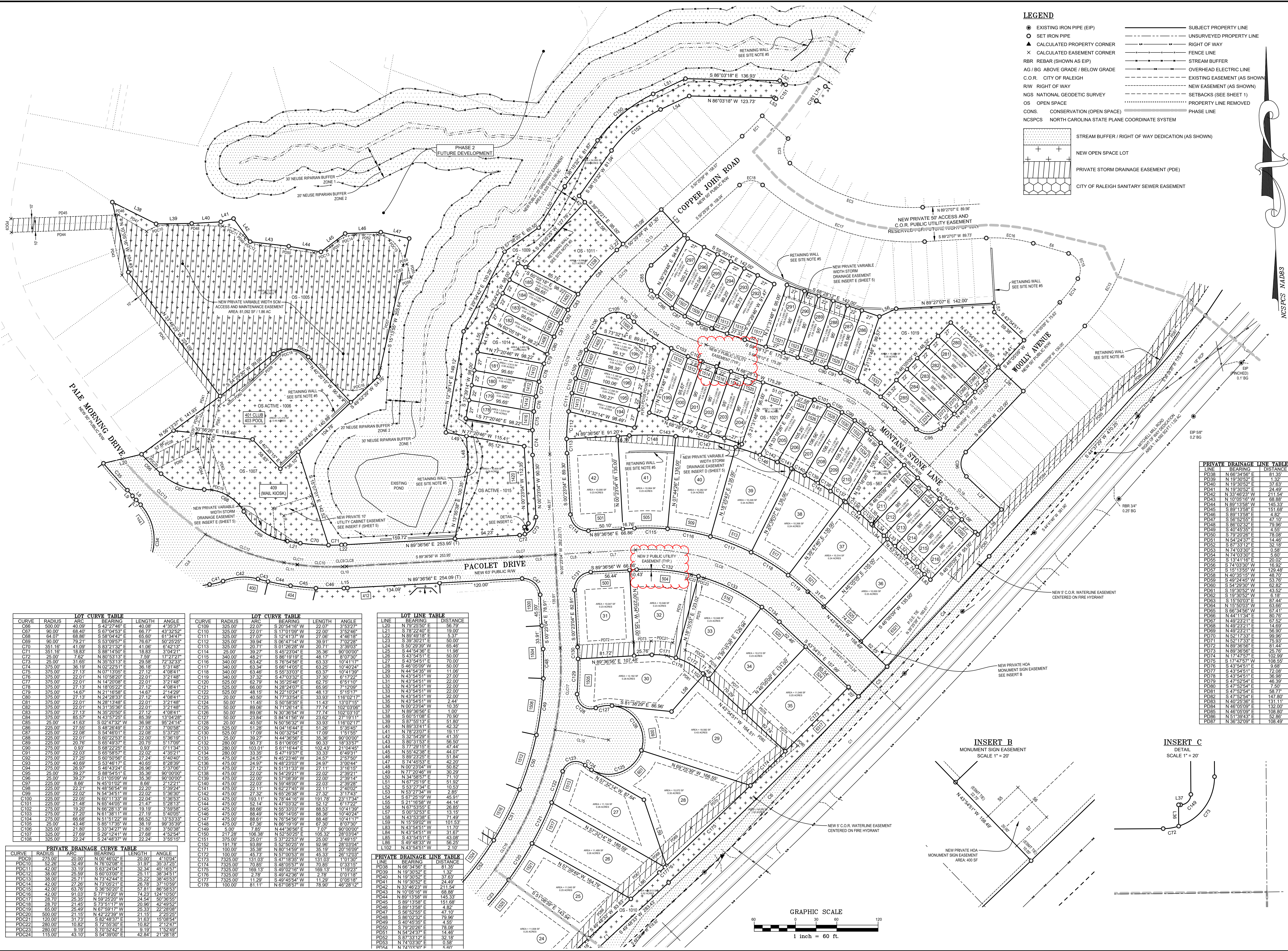
- EXISTING IRON PIPE (EIP)
- SET IRON PIPE
- CALCULATED PROPERTY CORNER
- CALCULATED EASEMENT CORNER
- RBR REBAR (SHOWN AS EIP)
- AG / BG ABOVE GRADE / BELOW GRADE
- C.O.R. CITY OF RALEIGH
- RW RIGHT OF WAY
- NGS NATIONAL GEODETIC SURVEY
- OS OPEN SPACE
- CONS CONSERVATION (OPEN SPACE)
- NCSPCS NORTH 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



INSERT A
MONUMENT SIGN EASEMENT
SCALE 1" = 20'

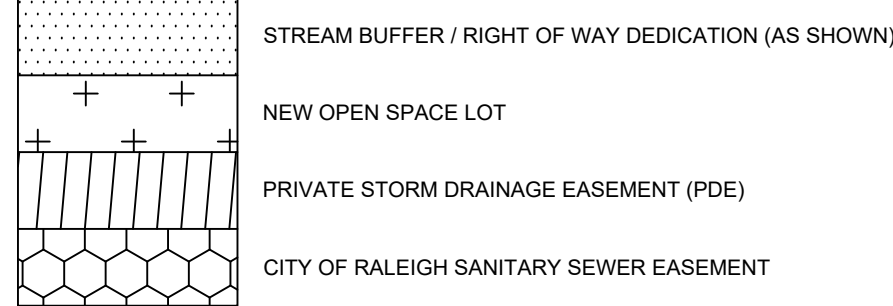
LOT CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	LENGTH
C1	25.00	39.27	N 86°35'44"E	35.36
C2	1034.00	16.73	S 78°52'04"E	16.73
C3	1034.00	76.93	S 81°27'46"E	76.93
C4	1034.00	66.26	S 85°25'49"E	66.26
C5	344.00	15.13	S 84°48'14"E	15.12
C6	344.00	63.65	N 84°54'48"E	63.65
C7	344.00	91.30	N 72°00'32"E	91.03
C8	25.00	38.70	N 74°41'01"E	32.74
C9	255.00	40.19	S 38°17'19"E	40.15
C10	255.00	58.64	S 49°23'30"E	58.51
C11	255.00	33.05	S 59°41'53"E	33.03
C12	25.00	36.90	S 21°07'36"E	33.64
C13	50.00	33.77	S 01°32'23"E	33.57
C14	50.00	51.67	S 47°50'49"E	49.66
C15	50.00	43.33	N 77°33'04"E	41.99
C16	50.00	12.96	N 27°04'12"E	12.74
C17	25.00	36.90	N 43°42'45"E	33.64
C18	238.54	23.36	N 83°16'12"E	23.35
C19	16.73	61.41	N 81°27'46"E	61.26
C20	255.00	48.33	N 61°30'49"E	48.26
C21	525.00	12.96	N 55°22'38"E	12.96
C22	525.00	74.02	N 50°37'51"E	73.86
C23	525.00	70.88	N 42°43'25"E	70.83
C24	25.00	39.27	S 33°24'16"E	35.36
C25	16.73	16.73	S 78°52'04"E	16.73
C26	971.00	85.31	S 81°54'31"E	85.28
C27	971.00	48.15	S 85°50'45"E	48.14
C28	281.00	103.16	N 78°34'36"E	102.58
C29	281.00	103.16	N 78°34'36"E	102.58
C30	25.00	44.43	N 17°08'36"E	38.81
C31	30.72	36.27	S 78°46'21"E	35.80
C32	764.84	15.72	N 54°55'26"E	15.72
C33	764.84	15.72	N 53°13'22"E	29.70
C34	75.00	116.43	N 05°06'26"E	108.51
C35	669.57	52.34	N 38°56'42"E	52.32
C36	25.00	39.27	N 11°13'37"E	35.36
C37	827.84	32.86	N 54°14'02"E	32.86
C38	827.84	38.90	N 51°44'51"E	38.89
C39	1274.08	12.54	N 49°49'46"E	12.54
C40	80.00	54.22	N 07°31'06"E	53.19
C41	71.50	20.27	N 78°49'26"E	20.20
C42	80.00	51.67	N 05°06'26"E	108.51
C43	414.10	14.93	S 73°19'16"E	14.93
C44	414.10	33.38	S 76°39'48"E	33.37
C45	400.00	37.05	S 81°37'35"E	37.03
C46	400.00	40.61	S 87°11'16"E	40.60
C47	25.00	39.27	S 45°23'04"E	35.36
C48	475.00	42.85	S 02°12'01"E	42.84
C49	475.00	82.91	S 09°47'08"E	82.81
C50	475.00	82.91	S 19°47'12"E	82.81
C51	475.00	82.91	S 29°47'12"E	82.81
C52	475.00	82.91	S 39°47'12"E	82.81
C53	475.00	82.91	S 49°47'12"E	82.81
C54	475.00	82.91	S 59°47'12"E	82.81
C55	205.00	87.00	S 68°14'34"E	86.35
C56	205.00	105.17	N 84°54'08"E	104.02
C57	205.00	105.17	N 85°08'42"E	106.53
C58	205.00	22.58	N 36°55'44"E	22.57
C59	329.23	29.77	S 02°08'05"E	29.76
C60	329.23	57.61	S 08°44'20"E	57.54
C61	329.23	57.62	S 19°45'56"E	57.55
C62	329.23	57.62	S 29°47'35"E	57.55
C63	329.23	57.62	S 39°49'14"E	57.54
C64	329.23	57.61	S 49°50'49"E	57.54
C65	329.23	7.45	S 55°30'28"E	7.45

LOT LINK TABLE		
LINE	BEARING	DISTANCE
L1	S 78°24'16"E	8.27
L2	N 56°13'35"E	73.04
L3	S 78°24'16"E	8.27
L4	N 56°13'35"E	73.04
L5	N 50°43'55"E	36.47
L6	N 39°44'41"E	9.29
L7	N 39°44'41"E	9.29
L8	N 38°46'52"E	10.97
L9	N 56°13'35"E	73.24
L10	N 56°09'56"E	13.83
L11	N 48°51'41"E	14.29
L12	N 48°06'52"E	4.64
L13	N 48°06'52"E	2.90
L14	N 89°54'12"E	5.19
L15	S 56°05'03"E	2.78
L16	S 81°39'19"E	27.24
L17	S 81°39'19"E	29.46
L18	N 65°29'48"E	22.73
L19	S 49°48'33"E	53.17
L20	S 49°48'33"E	53.17
L21	S 61°23'56"E	35.95
L22	S 61°23'56"E	35.95
L23	S 61°23'56"E	35.95
L24	S 61°23'56"E	35.95
L25	S 61°23'56"E	35.95
L26	S 61°23'56"E	35.95
L27	S 61°23'56"E	35.95
L28	S 61°23'56"E	35.95
L29	S 61°23'56"E	35.95
L30	S 61°23'56"E	35.95
L31	S 61°23'56"E	35.95
L32	S 61°23'56"E	35.95
L33	S 61°23'56"E	35.95
L34	S 61°23'56"E	35.95
L35	S 61°23'56"E	35.95
L36	S 61°23'56"E	35.95
L37	S 61°23'56"E	35.95
L38	S 61°23'56"E	35.95
L39	S 61°23'56"E	35.95
L40	S 61°23'56"E	35.95
L41	S 61°23'56"E	35.95
L42	S 61°23'56"E	35.95
L43	S 61°23'56"E	35.95
L44	S 61°23'56"E	35.95
L45	S 61°23'56"E	35.95
L46	S 61°23'56"E	35.95
L47	S 61°23'56"E	35.95
L48	S 61°23'56"E	35.95
L49	S 61°23'56"E	35.95
L50	S 61°23'56"E	35.95
L51	S 61°23'56"E	35.95
L52	S 61°23'56"E	35.95
L53	S 61°23'56"E	35.95
L54	S 61°23'56"E	35.95
L55	S 61°23'56"E	35.95
L56	S 61°23'56"E	35.95
L57	S 61°23'56"E	35.95
L58	S 61°23'56"E	35.95
L59	S 61°23'56"E	35.95
L60	S 61°23'56"E	35.95
L61	S 61°23'56"E	35.95
L62	S 61°23'56"E	35.95
L63	S 61°23'56"E	35.95
L64	S 61°23'56"E	35.95
L65	S 61°23'56"E	35.95
L66	S 61°23'56"E	35.95
L67	S 61°23'56"E	35.95
L68	S 61°23'56"E	35.95
L69	S 61°23'56"E	35.95
L70	S 61°23'56"E	35.95
L71	S 61°23'56"E	35.95
L72	S 61°23'56"E	35.95
L73	S 61°23'56"E	35.95
L74	S 61°23'56"E	35.95
L75	S 61°23'56"E	35.95
L76	S 61°23'56"E	35.95
L77	S 61°23'56"E	35.95
L78	S 61°23'56"E	35.95
L79	S 61°23'56"E	35.95
L80	S 61°23'56"E	35.95
L81	S 61°23'56"E	35.95
L82	S 61°23'56"E	35.95
L83	S 61°23'56"E	35.95
L84	S 61°23'56"E	35.95
L85	S 61°23'56"E	35.95
L86	S 61°23'56"E	35.95
L87	S 61°23'56"E	35.95
L88	S 61°23'56"E	35.95
L89	S 61°23'56"E	35.95
L90	S 61°23'56"E	35.95
L91	S 61°23'56"E	35.95
L92	S 61°23'56"E	35.95
L93	S 61°23'56"E	35.95
L94	S 61°23'56"E	35.95
L95	S 61°23'56"E	35.95
L96	S 61°23'56"E	35.95
L97	S 61°23'56"E	35.95
L98	S 61°23'56"E	35.95
L99	S 61°23'56"E	35.95
L100	S 61°23'56"E	35.95
L101	S 78°42'58"E	69.98



LEGEND

- EXISTING IRON PIPE (EIP)
- SET IRON PIPE
- CALCULATED PROPERTY CORNER
- CALCULATED EASEMENT CORNER
- RBR REBAR (SHOWN AS EIP)
- AG / BG ABOVE GRADE / BELOW GRADE
- C.O.R. CITY OF RALEIGH
- RW RIGHT OF WAY
- NGS NATIONAL GEODETTIC 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



NCSPCS NAD83

DATE	REVISIONS	DATE
01 MAY 25	PER TOWN REVIEW COMMENTS	01 MAY 25
01 AUG 25	PER TOWN REVIEW COMMENTS	01 AUG 25

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
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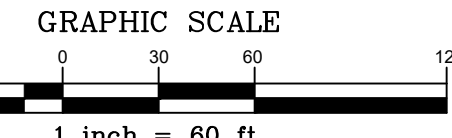
DATE	
31 JAN 25	
01 MAY 25	
01 AUG 25	

LOT CURVE TABLE				
CURVE	RADIUS	ARC BEARING	LENGTH	ANGLE
C66	500.00	S 42° 27' 46" E	40.08	4° 35' 37"
C67	90.00	S 67° 04' 53" E	36.77	3° 22' 00"
C68	64.07	S 58° 04' 42" E	55.60	81° 34' 47"
C69	90.00	S 53° 09' 57" E	76.67	50° 25' 25"
C70	851.15	S 33° 21' 32" E	141.92	6° 12' 32"
C71	351.16	S 88° 14' 50" E	18.93	3° 04' 21"
C72	25.00	N 80° 53' 13" E	7.59	17° 27' 27"
C73	25.00	N 39° 53' 13" E	29.19	22° 32' 32"
C74	375.00	N 02° 22' 51" E	36.18	5° 31' 48"
C75	375.00	N 07° 13' 05" E	27.12	4° 08' 41"
C76	375.00	N 10° 56' 20" E	22.01	3° 14' 48"
C77	375.00	N 14° 20' 08" E	22.01	3° 14' 48"
C78	375.00	N 18° 05' 22" E	27.12	4° 08' 41"
C79	375.00	N 21° 16' 58" E	14.67	2° 12' 23"
C80	375.00	N 24° 28' 33" E	27.12	4° 08' 41"
C81	375.00	N 28° 13' 48" E	22.01	3° 14' 48"
C82	375.00	N 31° 58' 36" E	22.01	3° 14' 48"
C83	375.00	N 35° 20' 50" E	27.12	4° 08' 41"
C84	375.00	N 38° 57' 25" E	85.39	13° 04' 28"
C85	25.00	S 02° 47' 32" W	36.98	86° 24' 18"
C86	225.00	S 48° 26' 49" E	27.53	7° 00' 58"
C87	225.00	S 54° 46' 01" E	22.08	5° 37' 25"
C88	225.00	S 60° 22' 53" E	22.00	5° 36' 19"
C89	225.00	S 65° 49' 37" E	20.75	5° 17' 09"
C90	275.00	S 68° 22' 25" E	0.93	0° 11' 34"
C91	275.00	S 68° 56' 57" E	22.02	4° 32' 11"
C92	275.00	S 60° 50' 56" E	27.24	5° 40' 40"
C93	275.00	S 54° 54' 51" E	40.65	5° 37' 59"
C94	275.00	S 46° 43' 24" E	28.36	5° 37' 59"
C95	25.00	S 88° 54' 51" E	35.36	90° 00' 00"
C96	25.00	S 01° 05' 09" W	35.36	90° 00' 00"
C97	225.00	N 45° 01' 02" W	8.86	2° 12' 21"
C98	225.00	N 48° 56' 54" W	22.20	5° 36' 24"
C99	225.00	N 54° 54' 51" W	22.02	5° 36' 24"
C100	225.00	N 60° 11' 33" W	22.04	5° 36' 53"
C101	225.00	N 65° 44' 05" W	21.47	5° 28' 13"
C102	275.00	N 70° 08' 19" W	19.20	5° 16' 47"
C103	275.00	N 74° 36' 11" W	27.19	5° 40' 05"
C104	275.00	N 78° 51' 22" W	66.52	13° 53' 33"
C105	25.00	N 83° 12' 40" W	10.82	2° 12' 47"
C106	325.00	N 83° 34' 27" W	21.80	3° 50' 38"
C107	325.00	N 87° 12' 41" W	22.68	4° 52' 24"
C108	325.00	N 90° 46' 57" W	27.24	5° 36' 18"

LOT CURVE TABLE				
CURVE	RADIUS	ARC BEARING	LENGTH	ANGLE
C109	325.00	S 20° 54' 16" W	22.07	3° 53' 27"
C110	325.00	S 26° 04' 53" W	22.00	3° 22' 00"
C111	325.00	S 31° 12' 41" W	22.00	3° 22' 00"
C112	325.00	S 36° 21' 14" W	39.91	7° 02' 28"
C113	325.00	S 41° 29' 52" W	77.06	14° 46' 18"
C114	35.00	S 45° 23' 04" E	35.36	90° 00' 00"
C115	340.00	S 48° 19' 19" E	48.17	8° 07' 30"
C116	340.00	S 51° 13' 53" E	63.39	10° 41' 17"
C117	340.00	S 54° 08' 53" E	63.39	10° 41' 17"
C118	340.00	S 56° 53' 33" E	63.37	10° 41' 39"
C119	340.00	S 59° 38' 32" E	37.80	6° 17' 22"
C120	525.00	S 62° 23' 45" E	62.75	6° 51' 10"
C121	525.00	S 65° 08' 57" E	65.95	7° 12' 09"
C122	525.00	S 67° 54' 08" E	48.13	5° 15' 17"
C123	20.00	N 77° 33' 54" E	33.93	116° 02' 17"
C124	50.00	N 77° 33' 54" E	33.93	116° 02' 17"
C125	50.00	N 77° 33' 54" E	33.93	116° 02' 17"
C126	50.00	N 77° 33' 54" E	33.93	116° 02' 17"
C127	50.00	N 77° 33' 54" E	33.93	116° 02' 17"
C128	50.00	N 77° 33' 54" E	33.93	116° 02' 17"
C129	525.00	S 62° 23' 45" E	62.75	6° 51' 10"
C130	525.00	S 65° 08' 57" E	65.95	7° 12' 09"
C131	525.00	S 67° 54' 08" E	48.13	5° 15' 17"
C132	280.00	S 70° 38' 53" E	90.33	18° 33' 57"
C133	280.00	S 73° 24' 04" E	102.43	21° 04' 45"
C134	280.00	S 76° 09' 15" E	35.37	6° 49' 31"
C135	475.00	N 45° 23' 48" W	24.57	2° 57' 50"
C136	475.00	N 48° 18' 59" W	24.97	3° 00' 44"
C137	475.00	N 51° 14' 10" W	27.11	3° 16' 15"
C138	475.00	N 54° 09' 21" W	22.02	2° 39' 21"
C139	475.00	N 57° 04' 32" W	22.00	2° 39' 21"
C140	475.00	N 60° 00' 00" W	22.03	2° 39' 28"
C141	475.00	N 62° 55' 12" W	22.11	2° 40' 02"
C142	475.00	N 65° 50' 23" W	22.02	2° 39' 21"
C143	475.00	N 68° 45' 34" W	191.78	23° 17' 34"
C144	475.00	N 71° 40' 45" W	52.12	6° 17' 22"
C145	475.00	N 74° 35' 55" W	66.52	13° 53' 33"
C146	475.00	N 77° 31' 06" W	88.36	10° 40' 24"
C147	475.00	N 80° 26' 17" W	88.48	10° 41' 17"
C148	475.00	N 83° 21' 28" W	92.20	11° 07' 15"
C149	5.00	N 84° 36' 56" E	0.67	90° 00' 00"
C150	217.28	N 87° 32' 55" E	105.32	28° 03' 04"
C151	375.00	N 90° 28' 06" E	25.07	2° 39' 21"
C152	191.78	N 93° 23' 17" E	92.96	28° 03' 04"
C153	100.00	N 96° 18' 28" E	35.19	20° 16' 09"
C154	100.00	N 99° 13' 39" E	45.37	28° 12' 03"
C155	7325.00	S 47° 18' 35" W	131.03	1° 01' 30"
C156	7325.00	S 48° 05' 57" W	70.85	0° 33' 15"
C157	7325.00	S 48° 53' 19" W	169.13	1° 19' 22"
C158	7325.00	S 49° 40' 41" W	169.13	1° 19' 22"
C159	7325.00	S 50° 28' 03" W	2.78	0° 01' 18"
C160	7325.00	S 51° 15' 25" W	11.29	0° 05' 18"
C161	100.00	N 87° 08' 57" E	71.80	42° 28' 12"

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L20	N 79° 25' 50" E	56.79
L21	S 78° 22' 40" E	19.00
L22	N 89° 49' 18" E	5.37
L23	S 39° 30' 21" E	50.00
L24	S 50° 29' 50" W	65.46
L25	S 44° 54' 36" E	11.98
L26	S 43° 54' 51" E	50.00
L27	S 43° 54' 51" E	70.00
L28	S 46° 05' 09" W	50.00
L29	N 44° 54' 35" W	11.06
L30	N 43° 54' 51" W	22.00
L31	N 43° 54' 51" W	22.00
L32	N 43° 54' 51" W	22.00
L33	N 43° 54' 51" W	22.00
L34	N 43° 54' 51" W	22.00
L35	N 43° 54' 51" W	2.44
L36	N 00° 23' 04" W	10.35
L37	N 89° 36' 56" E	1.00
L38	S 60° 51' 08" E	70.90
L39	S 87° 55' 13" E	51.80
L40	N 89° 33' 41" E	42.37
L41	N 78° 23' 07" E	19.11
L42	S 32° 54' 29" E	41.35
L43	S 80° 31' 53" E	56.50
L44	N 103° 29' 54" W	47.44
L45	N 56° 42' 38" E	44.07
L46	S 89° 23' 25" E	51.84
L47	N 77° 25' 50" E	42.20
L48	N 00° 23' 04" W	42.20
L49	N 77° 25' 50" E	30.29
L50	N 34° 54' 51" W	22.00
L51	N 67° 25' 19" E	51.92
L52	S 53° 27' 34" E	10.33
L53	N 103° 29' 54" W	2.85
L54	S 67° 25' 19" E	45.91
L55	S 21° 16' 58" W	44.14
L56	S 60° 51' 08" E	26.85
L57	S 60° 32' 53" E	13.15
L58	N 43° 54' 51" W	21.49
L59	N 15° 59' 02" W	101.33
L60	N 43° 54' 51" W	31.07
L61	N 43° 54' 51" W	31.07
L62	N 43° 54' 51" W	43.08
L63	N 43° 54' 51" W	5.86
L64	N 43° 54' 51" W	2.10
L65	N 43° 54' 51" W	2.10

PRIVATE DRAINAGE LINE TABLE		
LINE	BEARING	DISTANCE
PD38	N 66° 34' 56" E	81.35
PD39	N 19° 30' 52" E	1.32
PD40	N 19° 30' 52" E	37.63
PD41	N 19° 30' 52" E	24.49
PD42	N 33° 46' 23" W	211.54
PD43	N 10° 05' 18" W	68.88
PD44	N 89° 13' 58" W	145.33
PD45	S 89° 13' 58" E	151.68
PD46	N 89° 13' 58" E	4.82
PD47	S 56° 23' 58" E	40.70
PD48	S 86° 02' 32" E	79.96
PD49	S 40° 45' 35" E	4.55
PD50	N 79° 20' 26" E	78.08
PD51	S 54° 24' 37" E	14.46
PD52	S 87° 34' 30" E	33.88
PD53	N 74° 03' 30" E	0.58
PD54	N 74° 03' 30" E	5.8Y



LOT CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	LENGTH
C153	22.50'	14.46'	N 30°43'07" W	14.22'
C154	12.50'	6.37'	S 26°53'42" W	6.30'
C155	2.50'	1.26'	S 87°06'12" W	1.25'
C156	12.50'	6.37'	S 53°09'17" W	6.33'
C157	100.00'	35.79'	S 67°17'37" W	35.60'
C158	100.00'	51.09'	S 62°34'34" W	50.54'
C159	100.00'	71.87'	S 68°51'48" W	70.33'
C160	100.00'	54.01'	N 75°04'34" W	53.35'
C161	307.02'	0.90'	N 34°50'37" E	0.86'
C162	75.00'	40.51'	S 75°04'34" E	40.01'
C163	75.00'	53.90'	N 68°51'48" E	52.75'
C164	125.00'	63.86'	N 62°54'38" E	63.17'
C165	75.00'	26.84'	N 67°17'37" E	26.70'
C166	47.50'	40.00'	N 41°30'45" W	38.83'
C167	72.50'	26.35'	N 55°13'34" W	26.11'
C168	47.50'	17.27'	S 55°13'34" E	17.17'
C169	72.50'	61.06'	S 41°30'45" E	59.27'
C170	22.50'	11.49'	S 63°46'17" E	11.37'

UTILITY EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	LENGTH
UC1	88.45'	2.78'	N 77°29'33" W	2.78'
UC2	88.41'	15.94'	N 71°32'05" W	15.92'

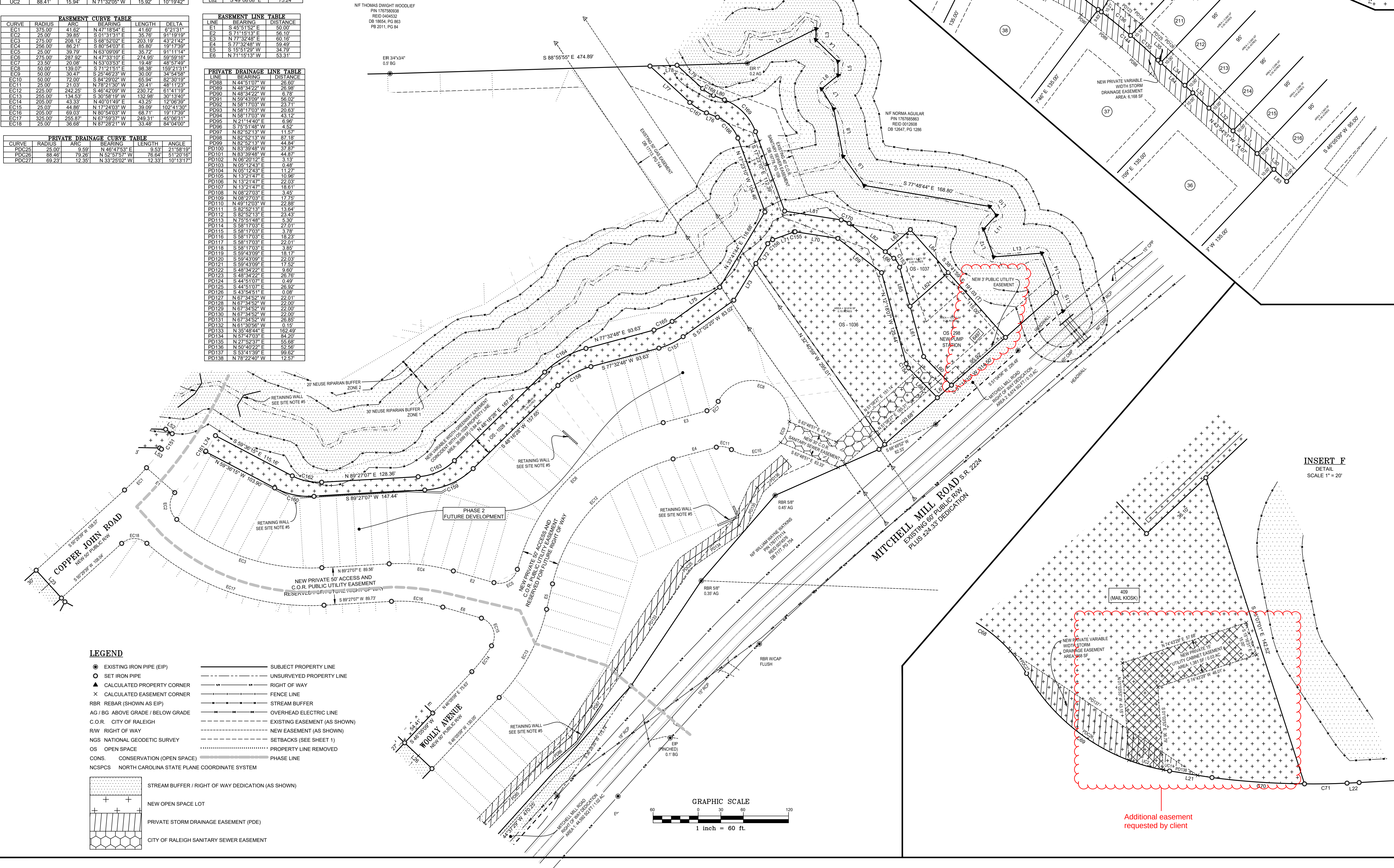
EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	LENGTH
EC1	375.00'	41.62'	N 47°18'54" E	41.60'
EC2	25.00'	39.85'	S 01°31'31" E	35.76'
EC3	275.00'	208.12'	S 08°52'02" E	203.19'
EC4	255.00'	86.21'	S 80°54'03" E	85.80'
EC5	25.00'	39.79'	N 63°09'09" E	35.72'
EC6	275.00'	281.92'	N 47°33'10" E	274.95'
EC7	23.50'	20.08'	N 53°03'53" E	19.48'
EC8	50.00'	139.07'	S 71°21'51" E	98.38'
EC9	50.00'	30.47'	S 26°46'23" W	30.00'
EC10	50.00'	72.00'	S 84°29'02" W	65.94'
EC11	25.00'	21.03'	N 78°21'30" W	20.41'
EC12	225.00'	242.25'	S 46°42'09" W	236.72'
EC13	255.00'	134.53'	S 30°58'19" W	132.98'
EC14	205.00'	43.33'	N 40°01'49" E	43.25'
EC15	25.00'	44.86'	N 17°24'03" W	39.09'
EC16	205.00'	69.03'	N 80°54'03" W	68.71'
EC17	325.00'	255.87'	N 67°59'37" W	249.31'
EC18	25.00'	39.68'	N 87°28'21" W	33.49'

PRIVATE DRAINAGE CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	LENGTH
PDC25	25.00'	9.59'	N 46°47'53" E	9.53'
PDC26	88.46'	79.26'	N 52°57'57" W	76.84'
PDC27	69.23'	12.35'	N 33°28'02" W	12.33'

LOT LINE TABLE				
LINE	BEARING	DISTANCE	LINE	BEARING
L60	N 41°29'17" W	53.12'	L61	N 12°18'07" W
L61	N 12°18'07" W	69.31'	L62	N 51°18'01" E
L62	N 51°18'01" E	67.69'	L63	N 51°18'01" E
L63	N 51°18'01" E	44.39'	L64	S 38°41'59" E
L64	S 38°41'59" E	76.03'	L65	N 12°18'07" W
L65	N 12°18'07" W	53.71'	L66	N 49°08'08" W
L66	N 49°08'08" W	14.07'	L67	S 51°13'10" W
L67	S 51°13'10" W	25.03'	L68	N 41°29'17" W
L68	N 41°29'17" W	56.19'	L69	N 49°08'08" W
L69	N 49°08'08" W	73.76'	L70	N 78°24'26" W
L70	N 78°24'26" W	57.56'	L71	S 72°36'50" E
L71	S 72°36'50" E	30.47'	L72	S 33°41'44" W
L72	S 33°41'44" W	30.72'	L73	S 33°41'44" W
L73	S 33°41'44" W	56.88'	L74	N 34°50'37" E
L74	N 34°50'37" E	27.27'	L75	N 57°02'25" E
L75	N 57°02'25" E	77.86'	L76	N 65°38'21" W
L76	N 65°38'21" W	15.85'	L77	N 44°48'57" W
L77	N 44°48'57" W	71.62'	L78	S 88°55'55" E
L78	S 88°55'55" E	35.91'	L79	S 44°48'57" E
L79	S 44°48'57" E	45.84'	L80	S 65°48'21" E
L80	S 65°48'21" E	15.65'	L81	S 78°24'26" E
L81	S 78°24'26" E	76.16'	L82	S 49°08'08" E
L82	S 49°08'08" E	75.24'		

EASEMENT LINE TABLE				
LINE	BEARING	DISTANCE	LINE	BEARING
E1	S 45°51'52" E	50.00'	E2	S 76°16'13" E
E2	S 76°16'13" E	56.10'	E3	N 77°32'48" E
E3	N 77°32'48" E	80.16'	E4	S 77°32'48" W
E4	S 77°32'48" W	59.49'	E5	S 15°51'29" W
E5	S 15°51'29" W	34.79'	E6	N 71°15'13" W
E6	N 71°15'13" W	53.31'		

PRIVATE DRAINAGE LINE TABLE				
LINE	BEARING	DISTANCE	LINE	BEARING
PD88	N 44°51'07" W	26.97'	PD89	N 48°34'22" W
PD89	N 48°34'22" W	26.98'	PD90	N 48°34'22" W
PD90	N 48°34'22" W	6.78'	PD91	N 59°43'09" W
PD91	N 59°43'09" W	56.02'	PD92	N 58°17'03" W
PD92	N 58°17'03" W	23.71'	PD93	N 58°17'03" W
PD93	N 58°17'03" W	28.63'	PD94	N 58°17'03" W
PD94	N 58°17'03" W	43.12'	PD95	N 21°14'40" E
PD95	N 21°14'40" E	6.96'	PD96	S 75°51'48" W
PD96	S 75°51'48" W	4.52'	PD97	N 82°52'13" W
PD97	N 82°52'13" W	11.57'	PD98	N 82°52'13" W
PD98	N 82°52'13" W	87.19'	PD99	N 82°52'13" W
PD99	N 82°52'13" W	44.84'	PD100	N 83°39'48" W
PD100	N 83°39'48" W	37.87'	PD101	N 83°39'48" W
PD101	N 83°39'48" W	44.87'	PD102	N 08°20'12" E
PD102	N 08°20'12" E	3.13'	PD103	N 05°12'43" E
PD103	N 05°12'43" E	0.48'	PD104	N 05°12'43" E
PD104	N 05°12'43" E	11.27'	PD105	N 13°21'47" E
PD105	N 13°21'47" E	10.86'	PD106	N 13°21'47" E
PD106	N 13°21'47" E	22.03'	PD107	N 13°21'47" E
PD107	N 13°21'47" E	18.61'	PD108	N 08°27'03" E
PD108	N 08°27'03" E	3.45'	PD109	N 08°27'03" E
PD109	N 08°27'03" E	17.75'	PD110	N 48°12'03" W
PD110	N 48°12'03" W	22.88'	PD111	S 82°52'13" E
PD111	S 82°52'13" E	13.64'	PD112	S 82°52'13" E
PD112	S 82°52'13" E	23.43'	PD113	N 78°51'48" E
PD113	N 78°51'48" E	5.30'	PD114	S 58°17'03" E
PD114	S 58°17'03" E	27.01'	PD115	S 58°17'03" E
PD115	S 58°17'03" E	3.78'	PD116	S 58°17'03" E
PD116	S 58°17'03" E	18.23'	PD117	S 58°17'03" E
PD117	S 58°17'03" E	22.01'	PD118	S 58°17'03" E
PD118	S 58°17'03" E	3.85'	PD119	S 59°43'09" E
PD119	S 59°43'09" E	18.17'	PD120	S 59°43'09" E
PD120	S 59°43'09" E	22.03'	PD121	S 59°43'09" E
PD121	S 59°43'09" E	17.52'	PD122	S 48°34'22" W
PD122	S 48°34'22" W	6.60'	PD123	S 48°34'22" W
PD123	S 48°34'22" W	26.76'	PD124	S 44°51'07" E
PD124	S 44°51'07" E	0.49'	PD125	S 44°51'07" E
PD125	S 44°51'07" E	28.92'	PD126	S 43°54'51" E
PD126	S 43°54'51" E	0.08'	PD127	N 67°34'52" W
PD127	N 67°34'52" W	22.01'	PD128	N 67°34'52" W
PD128	N 67°34'52" W	22.00'	PD129	N 67°34'52" W
PD129	N 67°34'52" W	22.00'	PD130	N 67°34'52" W
PD130	N 67°34'52" W	22.00'	PD131	N 67°34'52" W
PD131	N 67°34'52" W	22.00'	PD132	N 61°30'56" W
PD132	N 61°30'56" W	0.15'	PD133	N 35°48'44" W
PD133	N 35°48'44" W	162.49'	PD134	N 51°47'03" E
PD134	N 51°47'03" E	84.20'	PD135	N 27°52'37" E
PD135	N 27°52'37" E	55.68'	PD136	N 40°02'22" E
PD136	N 40°02'22" E	22.00'	PD137	S 53°41'39" E
PD137	S 53°41'39" E	99.62'	PD138	N 78°22'40" W
PD138	N 78°22'40" W	12.57'		



INSERT D
DETAIL
SCALE 1" = 30'

INSERT E
DETAIL
SCALE 1" = 30'

INSERT F
DETAIL
SCALE 1" = 20'

LEGEND

- EXISTING IRON PIPE (EIP)
- SET IRON PIPE
- ▲ CALCULATED PROPERTY CORNER
- X CALCULATED EASEMENT CORNER
- RBR REBAR (SHOWN AS EIP)
- AG / BG ABOVE GRADE / BELOW GRADE
- C.O.R. CITY OF RALEIGH
- RAW 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

Ballentine
Associates, PA
24 Parkside Road
Charlotte, NC 27914
919.890.0447
ballentinepa.com

Seal of the State of North Carolina
CORPORATE
SEAL
C328
NORTH CAROLINA
CHARTERED
1790

PRELIMINARY
SURVEY FOR
BOWERS

ROLESVILLE CROSSING - PHASE 1
1801 ROLESVILLE ROAD &
6301 MITCHELL MILL ROAD
ROLESVILLE, NC 27587
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
SUBDIVISION PLAT

DATE
31 JAN 25
01 MAY 25
01 AUG 25

ISSUED
FOR REVIEW
FOR REVIEW
FOR REVIEW

REVISIONS

DATE	PER TOWN REVIEW COMMENTS	PER TOWN REVIEW COMMENTS
01 MAY 25		
01 AUG 25		

OWNER INFORMATION
SEHS 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

JOB NUMBER: 223070.00
DATE: 31 JAN 25
SCALE: 1" = 60'
DRAWN BY: EJS / SAV
REVIEWED BY: DEB

SHEET
5 OF 5