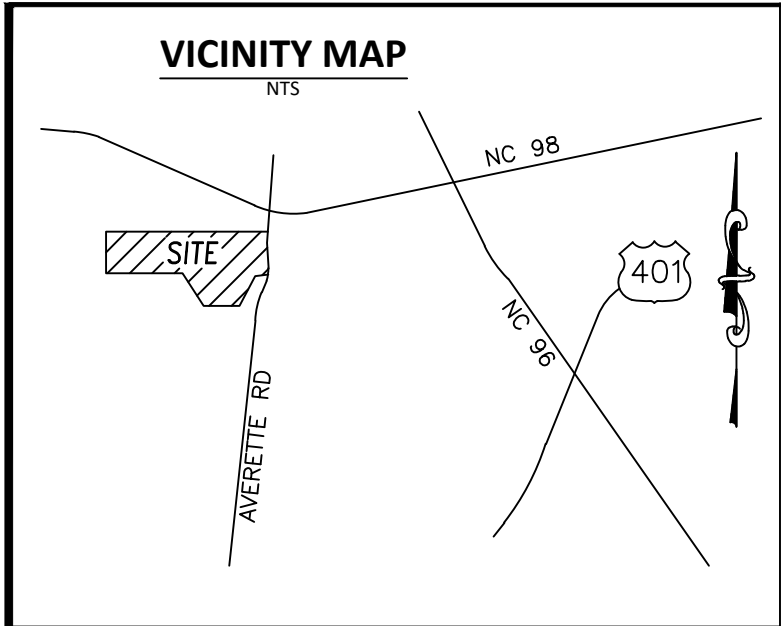




- GENERAL NOTES
1. This survey was prepared by Bateman Civil Survey Company, under the supervision of Jeffrey W. Baker, pls.
 2. Field equipment used: Trimble r8 gps and Trimble s8 robotic total station.
 3. All distances are horizontal ground distances unless otherwise noted.
 4. The property lies in Zone "X" per National Flood Insurance Program Flood Insurance Rate Map #3720185000J, dated May 02, 2006.
 5. No grid monuments found within 2000'
 6. No evidence of cemeteries were observed at the time of survey.
 7. This survey was prepared without the benefit of a title report and is subjected to any matters that a full title search would disclose.
 8. Areas by coordinate method.

SITE DATA:

Owner: ExperienceOne Homes LLC
PO Box 25509
Cary, NC, 27512
Zoning District - R & PUD
Existing Use - Agriculture
Watershed - Little River
Pin - 1850931935 Reid - 0002813
DB 17509, Pg 1101

REFERENCES

-DEED BOOK 17509 PAGE 1101
-BOOK OF MAPS 2006 PAGE 1172
-BOOK OF MAPS 2021 PAGE 109
-BOOK OF MAPS 2021 PAGE 119

Site Data:	
Overall Area:	3,589,299 sf / 82.399 ac
Existing R/W Area:	26,712 sf / 0.613 ac
Net Area:	3,562,587 sf / 81.786 ac
Phase 1 Single Family Area:	1,330,134 sf / 30.536 ac
Phase 1 Townhome Area:	565,675 sf / 12.986 ac
Phase 2A Single Family Area:	1,226,432 sf / 28.155 ac
Residual Area:	440,346 sf / 10.109 ac
Phase 2A Single Family Lots:	40
Phase 2A Single Family Lot Area:	604,263 sf / 13.872 ac
Phase 2A Single Family R/W Dedication:	149,572 sf / 3.434 ac
Phase 2A Single Family Open Space:	472,597 sf / 10.849 ac

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, storm sewer and water lines to the Town of Rolesville.

Owner: _____

Date _____

"North Carolina, _____ County.

I, _____, a Notary Public of the County and State aforesaid, certify that _____, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 2022.

Notary Public _____

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 Subdivision Administrator of the Town of Rolesville for recording in the Office of the Register of Deeds of Wake County.

Subdivision Administrator, Town of Rolesville

Date _____
Rolesville, North Carolina

"I _____ hereby certify that all streets, utilities and other required improvements have been installed in a acceptable manner and according to Town specifications and standards in the Subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Rolesville has been received and that the filing fees for this plat, in the amount of \$ _____ has been paid.

Date _____ Subdivision Administrator"

Rolesville, North Carolina

I _____ Review Officer of the Town of Rolesville, Certify that the Map or Plat to which this Certification is affixed meets all statutory requirements for recording.

Date _____ Review Officer

"I, Jeffrey W. Baker, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 17509, page 1101); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 2006, page 1172; that the ratio of precision or positional accuracy as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended. witness my original signature, license number and seal this 23rd day of February, A.D. 2022."

Professional Land Surveyor
License Number-4412

I, Jeffrey W. Baker, Professional Land Surveyor No. L-4412 certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Jeffrey W. Baker, PLS L-4412 date _____

"North Carolina, _____ County.

I, _____, a Notary Public of the County and State aforesaid, certify that _____, a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 2022.

Notary Public

My commission expires _____ "



Bateman Civil Survey Company
Engineers • Surveyors • Planners

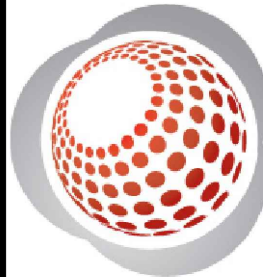
2524 Reliance Avenue, Apex, NC 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ExperienceOne Homes, LLC
PO Box 5509
Cary, NC, 27512

FINAL PLAT
ELIZABETH SPRINGS SUBDIVISION
PHASE 2A
Wake Forest Township, Rolesville
Wake County, North Carolina

Designed By: N/A
Drawn By: JCH
Checked By: JWB
Scale: N/A
Date: 12/28/2021
Project Number: 190106

SHEET
1 OF 5



Bateman Civil Survey Company
Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

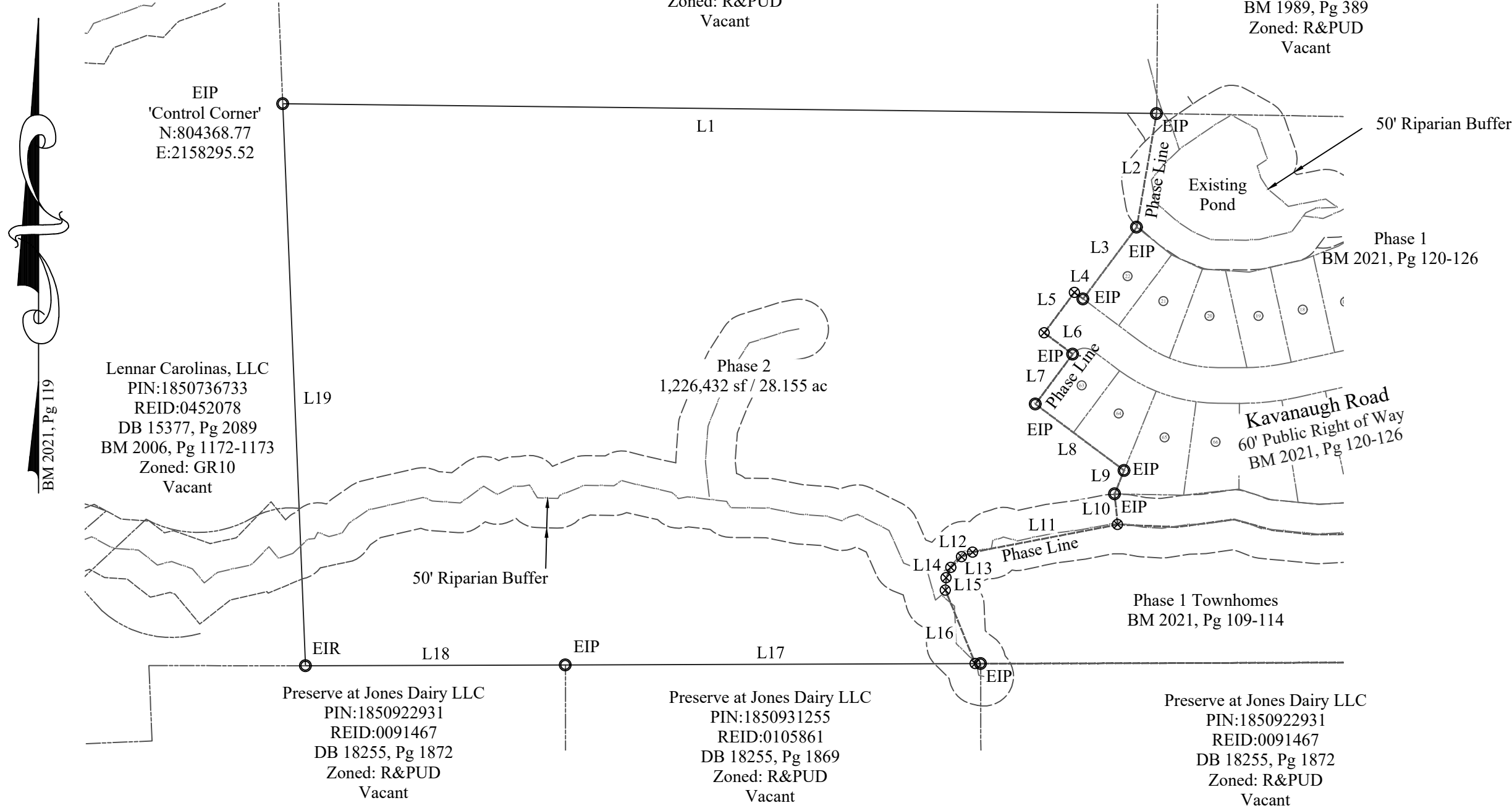
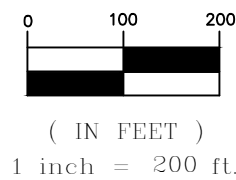
ExperienceOne Homes, LLC
PO Box 5509
Cary, NC, 27512

FINAL PLAT
ELIZABETH SPRINGS SUBDIVISION
PHASE 2A
Wake Forest Township, Rolesville
Wake County, North Carolina

Designed By: N/A
Drawn By: JCH
Checked By: JWB
Scale: 1"=200'
Date: 12/28/2021
Project Number: 190106

SHEET
2 OF 5

GRAPHIC SCALE



Line Table		
Line #	Direction	Length
L1	S89°21'21"E	1473.16
L2	S09°54'49"W	194.41
L3	S36°48'44"W	150.92
L4	N53°10'21"W	18.18
L5	S36°49'39"W	85.00
L6	S53°11'16"E	59.98
L7	S36°48'10"W	105.01
L8	S53°11'13"E	186.73
L9	S22°00'06"W	42.58
L10	S05°46'54"E	51.94
L11	S79°12'48"W	248.83
L12	S67°25'54"W	20.21
L13	S45°07'53"W	25.67
L14	S24°22'30"W	18.77
L15	S03°33'15"W	21.04
L16	S22°05'47"E	133.64
L17	S89°48'40"W	690.95
L18	S89°49'27"W	438.23
L19	N02°19'00"W	947.86

Easement Curve Table						
Curve #	Length	Radius	Delta	Direction	Chord	Tangent
EC116	20.01	1058.35	001°05'00"	N89°38'01"E	20.01	10.01
EC117	5.05	1030.00	000°16'52"	N79°27'35"E	5.05	2.53
EC147	5.04	1030.00	000°16'48"	N80°51'46"E	5.04	2.52
EC148	10.32	50.00	011°49'32"	S22°00'33"E	10.30	5.18
EC149	10.02	50.00	011°29'14"	S33°39'55"E	10.01	5.03
EC151	22.62	35.00	037°01'59"	N71°38'38"W	22.23	11.72
EC152	42.01	65.00	037°01'59"	S71°38'38"E	41.29	21.77
EC154	14.28	219.96	003°43'13"	N01°40'58"E	14.28	7.14
EC155	30.06	219.96	007°49'50"	N07°27'30"E	30.04	15.05
EC157	19.02	24.50	044°28'54"	S63°13'03"E	18.55	10.02
EC160	20.83	25.00	047°44'24"	N65°18'57"W	20.23	11.06
EC163	42.11	840.15	002°52'19"	N82°55'32"E	42.11	21.06

Easement Line Table		
Line #	Direction	Length
E202	N36°48'57"E	80.51
E204	S89°51'10"W	171.17
E205	N76°59'41"W	185.45
E206	S89°09'17"W	80.21
E207	S84°57'25"W	70.08
E208	N87°14'42"W	141.89
E209	S78°47'55"W	106.97
E210	S80°54'19"W	128.03
E211	S65°09'01"W	102.00
E212	N02°19'00"W	32.48
E213	N65°09'01"E	93.70
E214	N80°54'19"E	131.63
E215	N78°47'55"E	110.09
E216	S87°14'42"E	143.52
E217	N84°57'25"E	69.13
E218	N89°09'17"E	84.95
E219	S76°59'41"E	186.15
E220	N89°48'45"E	167.21
E222	S36°48'57"W	30.00
E223	S02°13'56"E	159.14
E224	N89°32'50"W	10.01
E225	N89°32'50"W	10.01
E226	N02°13'56"W	158.85
E228	S02°14'06"E	231.26
E229	S01°49'55"W	45.36
E230	N89°37'26"W	15.21

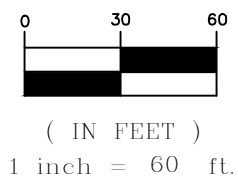
Easement Line Table		
Line #	Direction	Length
E231	N88°18'25"W	14.79
E232	N01°49'55"E	44.72
E233	N02°14'06"W	226.19
E234	S54°05'52"W	165.16
E235	N02°10'48"W	24.05
E236	N54°05'52"E	154.68
E245	N53°07'39"W	64.67
E247	S53°07'39"E	64.64
E248	S85°27'30"E	205.59
E249	S41°26'46"E	12.40
E250	S05°01'56"W	30.08
E251	N41°26'46"W	12.61
E252	N85°27'47"W	204.87
E253	N63°57'15"E	67.40
E254	N12°09'10"W	160.26
E255	N77°50'50"E	20.00
E256	S12°09'10"E	175.92
E257	S63°57'15"W	11.99
E258	S77°50'50"W	7.33
E259	N53°11'21"W	27.50
E260	N53°11'26"W	9.72
E261	N36°41'27"E	142.22
E262	S53°18'33"E	20.00
E263	S36°41'27"W	135.73
E264	S32°25'50"E	18.43

LEGEND

- IRON PIPE/REBAR FOUND
- ⊙ IRON PIPE/REBAR SET
- ⊗ COMPUTED POINT
- ⊠ MONUMENT SET/FOUND
- OS OPEN SPACE
- STE SIGHT TRIANGLE EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- MAE MAINTENANCE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- COR CITY OF RALEIGH
- TORGE TOWN OF ROLESVILLE GREENWAY EASEMENT
- PDE PRIVATE DRAINAGE EASEMENT
- # STREET ADDRESS
- - - - - NEW LOT - R/W LINE
- - - - - EXISTING LOT - R/W LINE
- - - - - EASEMENT LINE
- - - - - SETBACK LINE
- - - - - TOP OF BANK
- - - - - BUFFER LINE
- - - - - PHASE LINE
- - - - - ZONING LINE

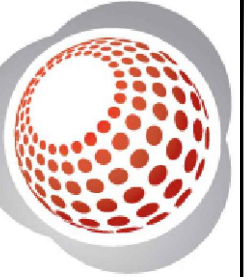


GRAPHIC SCALE



WFINV, LLC
PIN:1850950449
REID:0010865
DB 16732, Pg 2366
Zoned: R&PUD
Vacant

Thales Academy
PIN:1860045778
REID:0002811
DB 17303, Pg 1329
BM 1989, Pg 389
Zoned: R&PUD
Vacant



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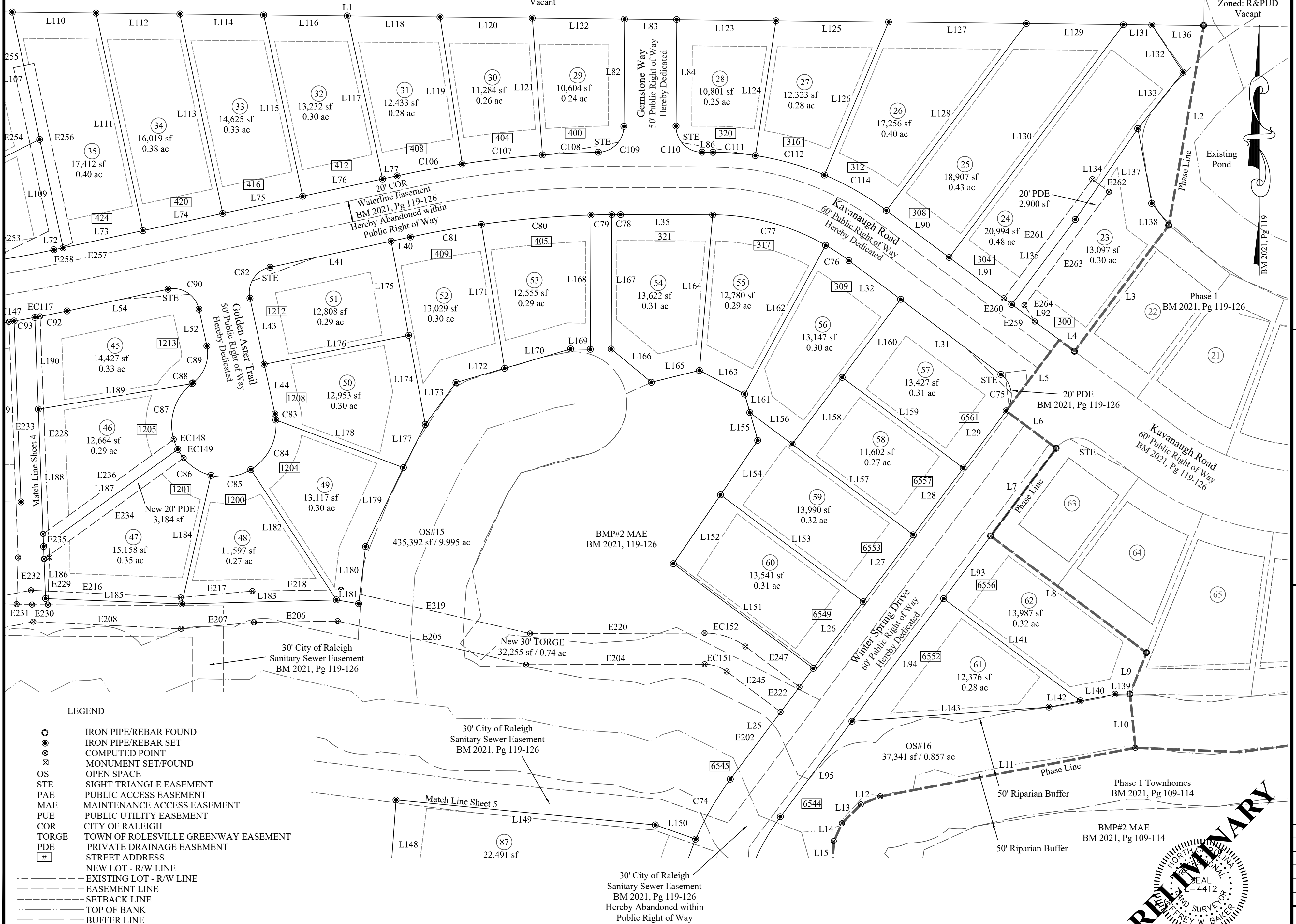
2624 Reliance Avenue, Apex, NC 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

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FINAL PLAT
ELIZABETH SPRINGS SUBDIVISION
PHASE 2A
Wake Forest Township, Rolesville
Wake County, North Carolina

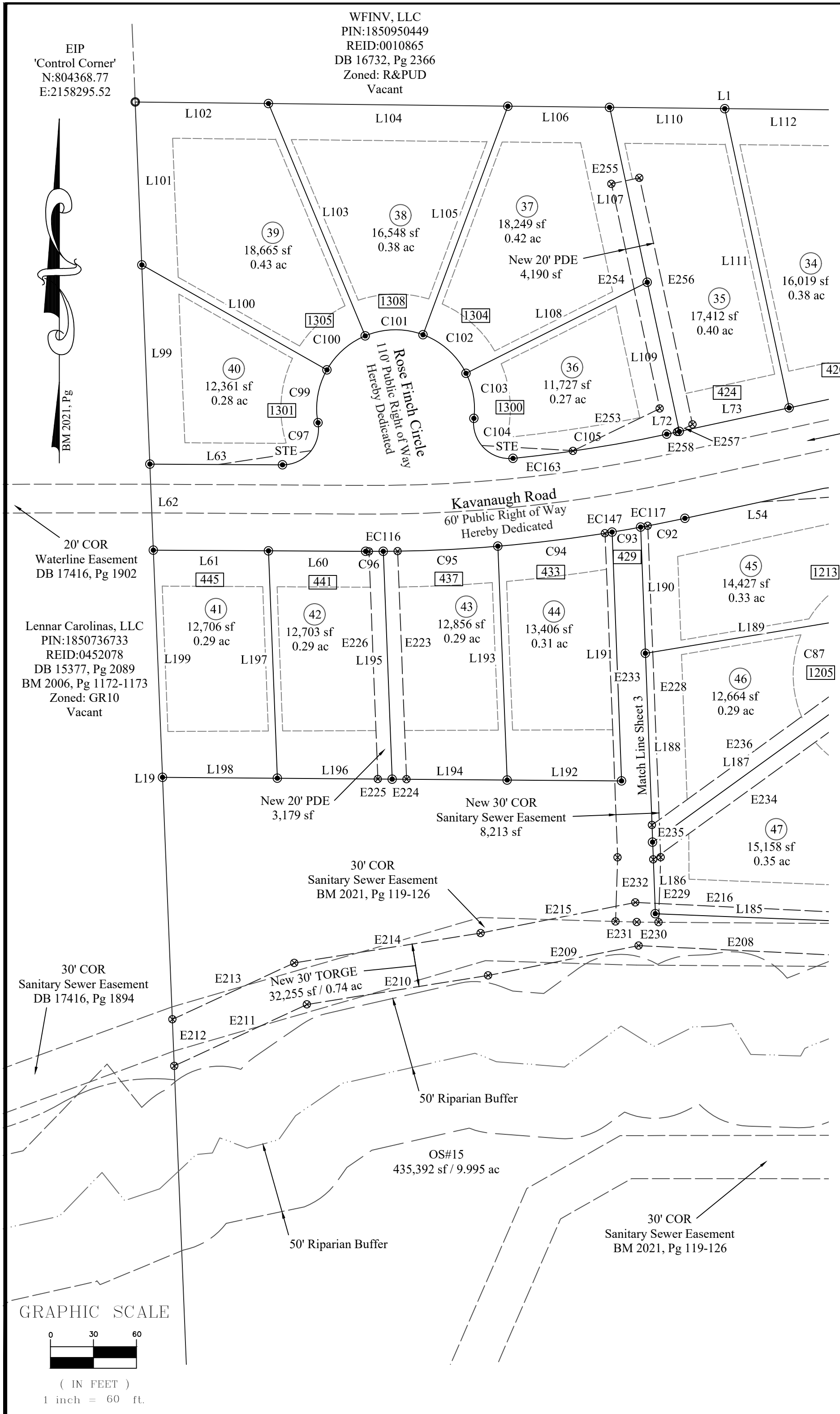
Designed By: N/A
Drawn By: JCH
Checked By: JWB
Scale: 1"=60'
Date: 12/28/2021
Project Number: 190106

SHEET
3 OF 5



LEGEND

- IRON PIPE/REBAR FOUND
- ⊗ IRON PIPE/REBAR SET
- ⊙ COMPUTED POINT
- ⊠ MONUMENT SET/FOUND
- OS OPEN SPACE
- STE SIGHT TRIANGLE EASEMENT
- PAE PUBLIC ACCESS EASEMENT
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- - - EXISTING LOT - R/W LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - TOP OF BANK
- - - BUFFER LINE
- - - PHASE LINE



Curve Table						
Curve #	Length	Radius	Delta	Direction	Chord	Tangent
C26	47.88	280.00	009°47'52"	N04°43'31"E	47.82	24.00
C38	66.37	280.00	013°34'51"	N16°24'52"E	66.21	33.34
C74	66.50	280.00	013°36'26"	N30°00'31"E	66.34	33.41
C75	39.27	25.00	090°00'13"	N08°11'10"W	35.36	25.00
C76	26.70	220.00	006°57'11"	N56°39'52"W	26.68	13.37
C77	113.40	220.00	029°31'58"	N74°54'26"W	112.15	57.99
C78	8.52	960.00	000°30'30"	S89°42'03"W	8.52	4.26
C79	20.01	960.00	001°11'39"	S88°50'59"W	20.01	10.00
C80	105.48	960.00	006°17'43"	S85°06'18"W	105.43	52.79
C81	69.16	960.00	004°07'39"	S79°53'37"W	69.14	34.59
C82	39.27	25.00	090°00'00"	S32°50'50"W	35.36	25.00
C83	5.91	50.00	006°46'22"	S08°45'59"E	5.91	2.96
C84	56.08	50.00	064°15'58"	S26°45'11"W	53.19	31.41
C85	39.62	50.00	045°24'04"	S81°35'12"W	38.59	20.92
C86	41.71	50.00	047°47'28"	N51°49'02"W	40.51	22.15
C87	70.08	50.00	080°18'19"	N12°13'51"E	64.48	42.18
C88	1.00	50.00	001°08'54"	N52°57'27"E	1.00	0.50
C89	40.12	35.00	065°41'03"	N20°41'22"E	37.96	22.59
C90	39.27	25.00	090°00'00"	N57°09'10"W	35.36	25.00
C92	31.51	1030.00	001°45'10"	S78°43'25"W	31.51	15.76
C93	20.18	1030.00	001°07'21"	S80°09'41"W	20.18	10.09
C94	80.29	1030.00	004°27'59"	S82°57'21"W	80.27	40.17
C95	80.03	1030.00	004°27'07"	S87°24'54"W	80.01	40.04
C96	12.32	1030.00	000°41'08"	S89°59'02"W	12.32	6.16
C97	43.84	25.00	100°28'00"	N40°05'36"E	38.43	30.04
C99	38.13	55.00	039°43'24"	N09°41'05"E	37.37	19.87
C100	36.32	55.00	037°50'14"	N48°27'54"E	35.66	18.85
C101	41.25	55.00	042°58'19"	N88°52'10"E	40.29	21.65
C102	41.25	55.00	042°58'19"	S48°09'31"E	40.29	21.65
C103	32.31	55.00	033°39'46"	S09°50'29"E	31.85	16.64
C104	44.82	25.00	102°43'33"	S44°22'22"E	39.06	31.28
C105	108.64	970.00	006°25'01"	N81°03'21"E	108.58	54.38
C106	63.41	1020.00	003°33'43"	N79°36'42"E	63.40	31.71
C107	77.44	1020.00	004°21'00"	N83°34'04"E	77.42	38.74
C108	53.68	1020.00	003°00'55"	N87°15'01"E	53.68	26.85
C109	38.57	25.00	088°24'15"	N44°33'22"E	34.86	24.31
C110	39.31	25.00	090°05'58"	S44°41'45"E	35.39	25.04
C111	40.77	280.00	008°20'35"	S85°30'07"E	40.74	20.42
C112	68.85	280.00	014°05'21"	S74°17'08"E	68.68	34.60
C114	68.68	280.00	014°03'12"	S60°12'52"E	68.51	34.51
C115	142.02	219.96	036°59'36"	S18°19'09"W	139.56	73.58



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PHASE 2A
Wake Forest Township, Rolesville
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SHEET
4 OF 5

