

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT HORIZONTAL POSITIONAL ACCURACY AS CALCULATED .05'; THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM(GNSS) SURVEY OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONAL ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 1-CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING REAL TIME KINEMATIC FIELD PROCEDURES; 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. 2023.

CLASS OF SURVEY: AA
 POSITIONAL ACCURACY: HORIZONTAL 0.05 US SURVEY FEET
 TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK (RTS)
 DATES OF SURVEY:
 DATUM/EPOCH: NAD 83(2011) 2010.00
 PUBLISHED/FIXED CONTROL USE: RALEIGH DOT CORS ARP
 LAT: 35°45'49.50795"
 LONG: 78°34'44.39448"
 GEIOD MODEL: GEIOD12B
 COMBINED GRID FACTORS: 1.00007411132077
 UNITS: US SURVEY FOOT

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 (TOY STORAGE, LLC) _____ DATE _____

OWNER (STORAGE MAX VIII, LLC) _____ DATE _____

ROLESVILLE, NORTH CAROLINA

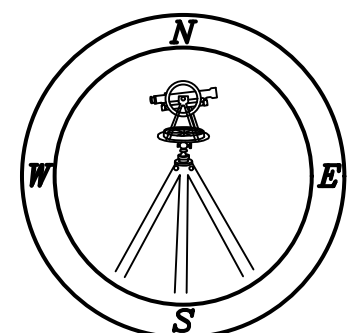
I, _____, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

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.

DATE _____ SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE
 ROLESVILLE, NORTH CAROLINA



PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

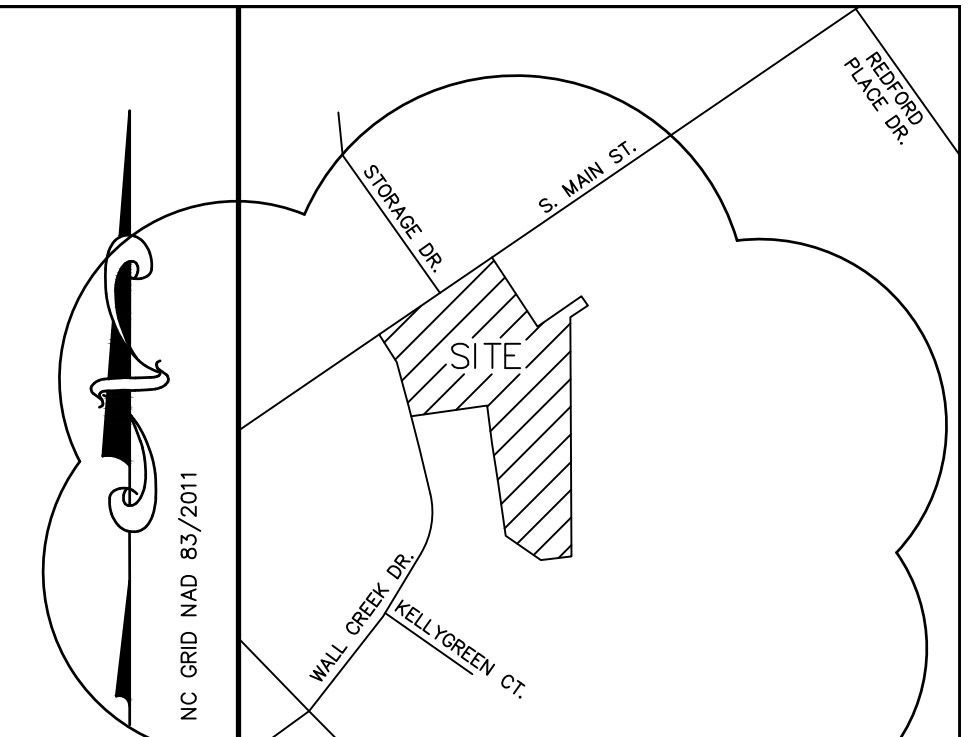
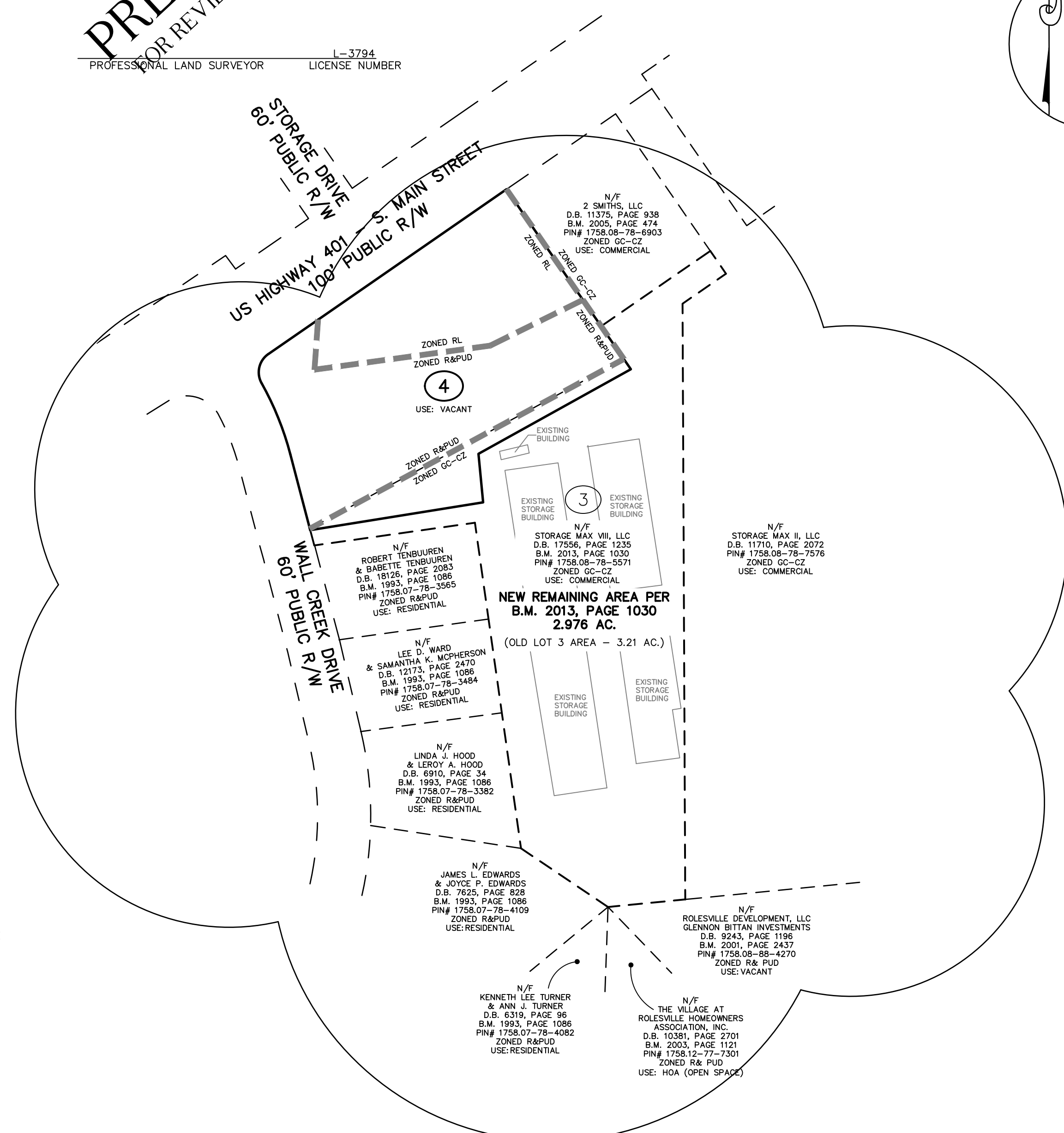
THIS _____ DAY OF _____ A.D. 2023.

PROFESSIONAL LAND SURVEYOR _____ L-3794
 LICENSE NUMBER

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.

PROFESSIONAL LAND SURVEYOR _____ L-3794
 LICENSE NUMBER

V2



VICINITY MAP

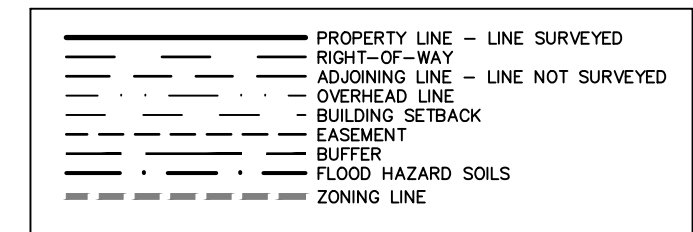
LEGEND:

- EIF - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- MH - MANHOLE
- FH - FIRE HYDRANT

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) NORTH ROTATION WAS OBTAINED VIA NC-VRS.

LINE TYPE LEGEND



SHEET 1 OF 2
 RECOMBINATION PLAT FOR
TOY STORAGE, LLC

503 S. MAIN STREET
 LOT 4, HESS INC.
 OWNER: TOY STORAGE, LLC
 REF: D.B. 18244, PAGE 2611
 REF: B.M. 2013, PAGE 1030
 TOWN OF ROLESVILLE
 WAKE COUNTY, NORTH CAROLINA



SCALE 1"=100'

DATE OF SURVEY
 AUGUST 4, 2022
 ZONED RL/R&PUD/GC-CZ
 PIN #1758.07-78-4708
 FP22-20

NO.	DATE	DESCRIPTION
1	01/13/23	V1 REVIEW COMMENTS

X:\PROJECTS\NMAIN503-TOY STORAGE - JC

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L-3794
 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

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L-3794
 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

SITE DATA

OLD LOT 3 TOTAL AREA - (PER B.M. 2013, PG. 1030)	3.21 AC.
LESS AREA -	0.234 AC.
NEW REMAINING AREA	2.976 AC.
OLD LOT 4 TOTAL AREA -	1.800 AC.
PLUS PORTION OF OLD LOT 3 -	0.234 AC.
NEW LOT 4 AREA	2.034 AC.

RESIDENTIAL LOW DENSITY (RL) MINIMUM BUILDING SETBACKS	GENERAL COMMERCIAL (GC) MINIMUM BUILDING SETBACKS
FRONT 30'	FRONT 20'
SIDE 12'	SIDE 15'
REAR 5'(CLUSTER)	REAR 35'
REAR 25'	CORNER 25'
CORNER 10'(CLUSTER)	WIDTH(MIN) 100'
WIDTH(MIN) 50'(CLUSTER)	

IMPERVIOUS SURFACE TABLE

CONCRETE SLAB	1,135 S.F.
CONCRETE DRIVEWAY/PARKING	3,012 S.F.
RETAINING WALL	163 S.F.
TOTAL IMPERVIOUS AREA	4,310 S.F.
TOTAL LOT AREA	88,608 S.F.
PERCENTAGE OF IMPERVIOUS AREA	= 4.86%

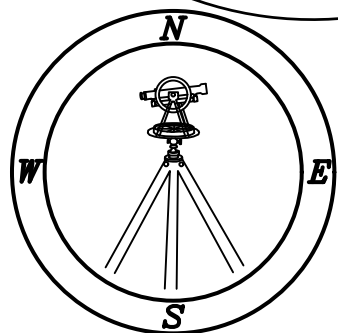
LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 82°46'12" E	69.41'
L-2	N 55°19'04" E	68.15'

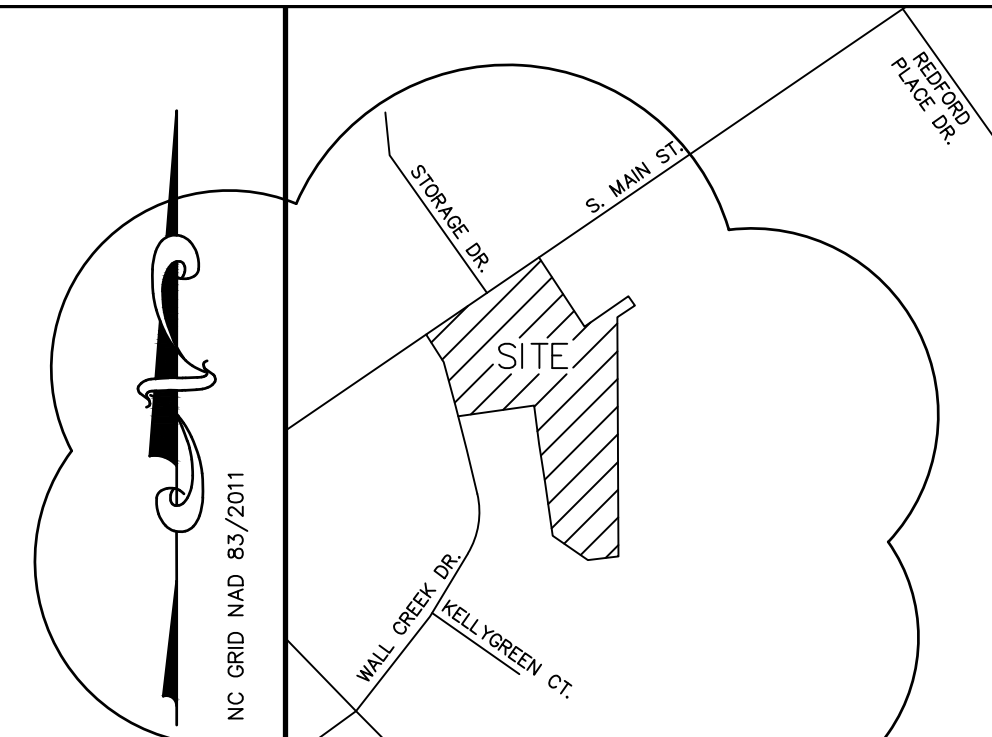
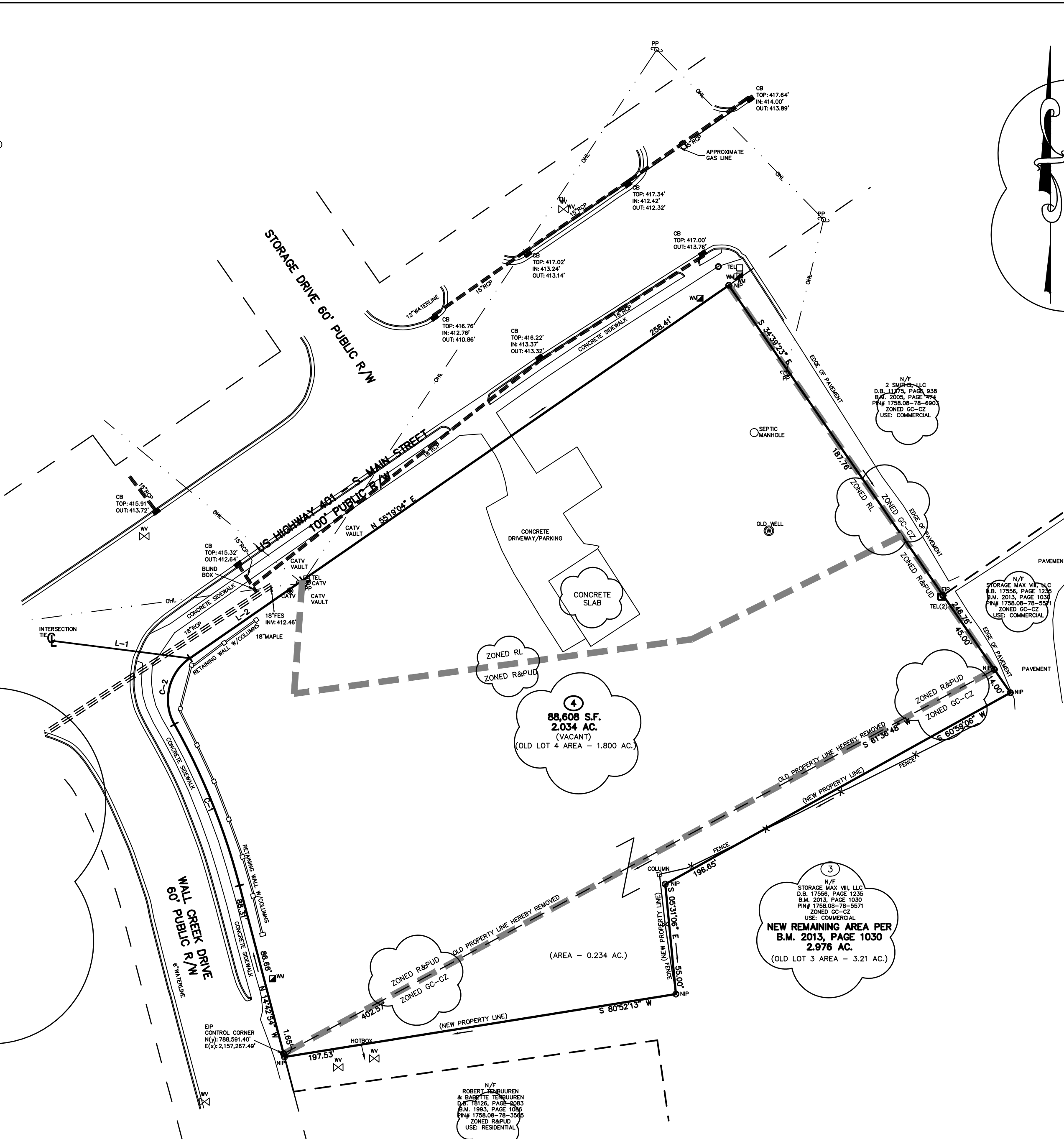
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	86.82'	340.00'	86.58'	N 21°57'55" W
C-2	37.12'	25.00'	33.80'	N 13°06'36" E

NO.	DATE	DESCRIPTION
1	01/13/23	V1 REVIEW COMMENTS



PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



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- NOTES:**
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LINE TYPE LEGEND

	PROPERTY LINE - LINE SURVEYED
	RIGHT-OF-WAY
	ADJOINING LINE - LINE NOT SURVEYED
	OVERHEAD LINE
	BUILDING SETBACK
	EASEMENT
	BUFFER
	FLOOD HAZARD SOILS
	ZONING LINE

SHEET 2 OF 2
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TOY STORAGE, LLC
 503 S. MAIN STREET
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 TOWN OF ROLESVILLE
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SCALE 1"=40'
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 PIN #1758.07-78-4708
 FP22-20

PROJECTS \ MAINS03 - TOYSTORAGE - JC