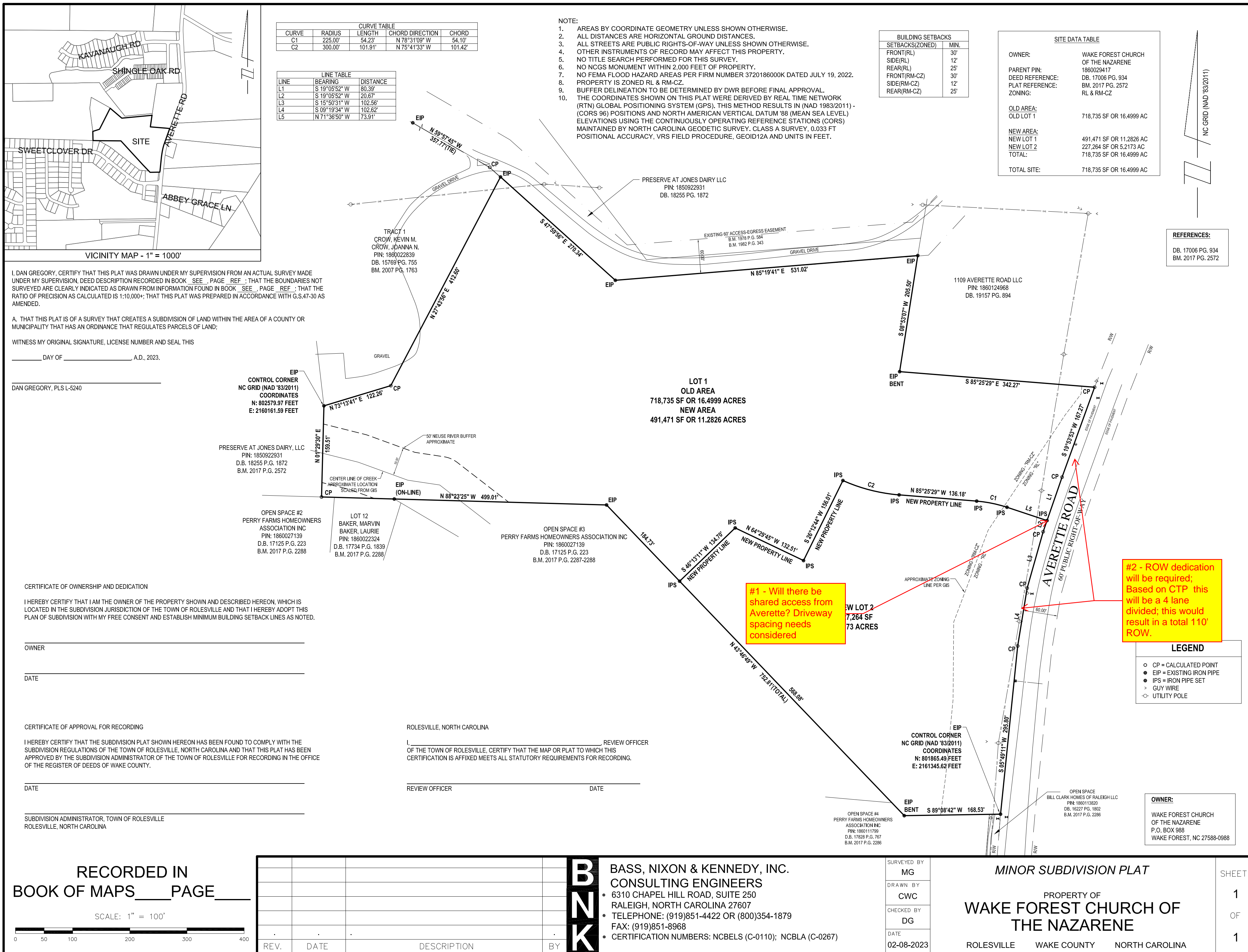


FSP-23-03 -- V1 Submittal



CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C1	225.00'	54.23'	N 78°31'09" W
C2	300.00'	101.91'	N 75°41'33" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 19°05'52" W	80.39'
L2	S 19°05'52" W	20.67'
L3	S 15°50'31" W	102.56'
L4	S 09°19'34" W	102.62'
L5	N 71°36'50" W	73.91'

NOTE:
 1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
 5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
 6. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTY.
 7. NO FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 3720186000K DATED JULY 19, 2022.
 8. PROPERTY IS ZONED RL & RM-CZ.
 9. BUFFER DELINEATION TO BE DETERMINED BY DWR BEFORE FINAL APPROVAL.
 10. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 98) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY, CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.

BUILDING SETBACKS	
SETBACKS(ZONED)	MIN.
FRONT(RL)	30'
SIDE(RL)	12'
REAR(RL)	25'
FRONT(RM-CZ)	30'
SIDE(RM-CZ)	12'
REAR(RM-CZ)	25'

SITE DATA TABLE	
OWNER:	WAKE FOREST CHURCH OF THE NAZARENE
PARENT PIN:	1860029417
DEED REFERENCE:	DB. 17006 PG. 934
PLAT REFERENCE:	BM. 2017 PG. 2572
ZONING:	RL & RM-CZ
OLD AREA:	
OLD LOT 1	718,735 SF OR 16.4999 AC
NEW AREA:	
NEW LOT 1	491,471 SF OR 11.2826 AC
NEW LOT 2	227,264 SF OR 5.2173 AC
TOTAL:	718,735 SF OR 16.4999 AC
TOTAL SITE:	718,735 SF OR 16.4999 AC

REFERENCES:
 DB. 17006 PG. 934
 BM. 2017 PG. 2572

I, DAN GREGORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK SEE PAGE REF.; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK SEE PAGE REF.; 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.

A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS
 _____ DAY OF _____ A.D., 2023.

DAN GREGORY, PLS L-5240

EIP CONTROL CORNER
 NC GRID (NAD '83/2011)
 COORDINATES
 N: 802579.97 FEET
 E: 2160161.59 FEET

PRESERVE AT JONES DAIRY, LLC
 PIN: 1850922931
 D.B. 18255 P.G. 1872
 B.M. 2017 P.G. 2572

OPEN SPACE #2
 PERRY FARMS HOMEOWNERS
 ASSOCIATION INC
 PIN: 1860027139
 D.B. 17125 P.G. 223
 B.M. 2017 P.G. 2288

LOT 12
 BAKER, MARVIN
 BAKER, LAURIE
 PIN: 1860022324
 D.B. 17734 P.G. 1839
 B.M. 2017 P.G. 2288

OPEN SPACE #3
 PERRY FARMS HOMEOWNERS ASSOCIATION INC
 PIN: 1860027139
 D.B. 17125 P.G. 223
 B.M. 2017 P.G. 2287-2288

LOT 1
 OLD AREA
 718,735 SF OR 16.4999 ACRES
 NEW AREA
 491,471 SF OR 11.2826 ACRES

1109 AVERETTE ROAD LLC
 PIN: 1860124968
 DB. 19157 PG. 894

NEW PROPERTY LINE
 S 48°12'11" W 134.70'
 NEW PROPERTY LINE
 N 64°29'45" W 132.51'
 NEW PROPERTY LINE
 S 20°12'24" W 150.01'
 NEW PROPERTY LINE
 N 43°46'49" W 732.81(TOTAL)
 NEW PROPERTY LINE
 N 85°25'29" W 136.18'
 NEW PROPERTY LINE
 S 19°53'33" W 167.27'
 NEW PROPERTY LINE
 S 05°49'11" W 295.80'
 NEW PROPERTY LINE
 S 89°08'42" W 168.53'

#1 - Will there be shared access from Awerette? Driveway spacing needs considered

#2 - ROW dedication will be required; Based on CTP this will be a 4 lane divided; this would result in a total 110' ROW.

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 AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

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 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

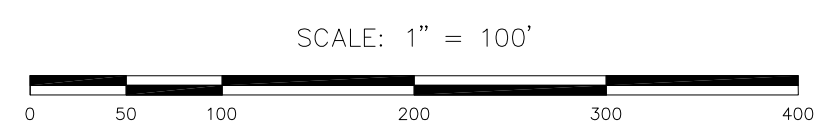
ROLESVILLE, NORTH CAROLINA
 _____ REVIEW OFFICER
 OF THE TOWN OF ROLESVILLE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

LEGEND	
○	CP = CALCULATED POINT
●	EIP = EXISTING IRON PIPE
●	IPS = IRON PIPE SET
>	GUY WIRE
○	UTILITY POLE

OWNER:
 WAKE FOREST CHURCH OF THE NAZARENE
 P.O. BOX 988
 WAKE FOREST, NC 27588-0988

RECORDED IN
 BOOK OF MAPS _____ PAGE _____



REV.	DATE	DESCRIPTION	BY



BASS, NIXON & KENNEDY, INC.
 CONSULTING ENGINEERS
 • 6310 CHAPEL HILL ROAD, SUITE 250
 RALEIGH, NORTH CAROLINA 27607
 • TELEPHONE: (919)851-4422 OR (800)354-1879
 FAX: (919)851-8968
 • CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY	MG
DRAWN BY	CWC
CHECKED BY	DG
DATE	02-08-2023

MINOR SUBDIVISION PLAT
 PROPERTY OF
WAKE FOREST CHURCH OF THE NAZARENE
 ROLESVILLE WAKE COUNTY NORTH CAROLINA

SHEET
 1
 OF
 1