

- 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 FEMA FLOOD HAZARD AREA(S) PER FIRM NUMBER(S) 3720176900J DATED MAY 2, 2006 AND 3720175900K DATED JULY 19, 2022.
  7. PROPERTY IS ZONED TC.
  8. BUFFER DELINEATION TO BE DETERMINED BY DWR BEFORE FINAL APPROVAL.
  9. 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 96) 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.

SETBACKS	MIN	MAX
FRONT	0'	20'
SIDE	0'	15'
REAR	0'	45'

OWNER:	COBBLESTONE CROSSING SPE, LLC
PIN:	1769011435
DEED REFERENCE:	DB. 19433 PG. 2267 DB. 19433 PG. 2270
PLAT REFERENCE:	BM. 2021 PG. 1208
TOTAL SITE AREA:	471,998 SF OR 10.8356 AC

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, REFERENCES, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK, SEE, PAGE, REFERENCES, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-36 AS AMENDED.

D. THAT THIS PLAT IS A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

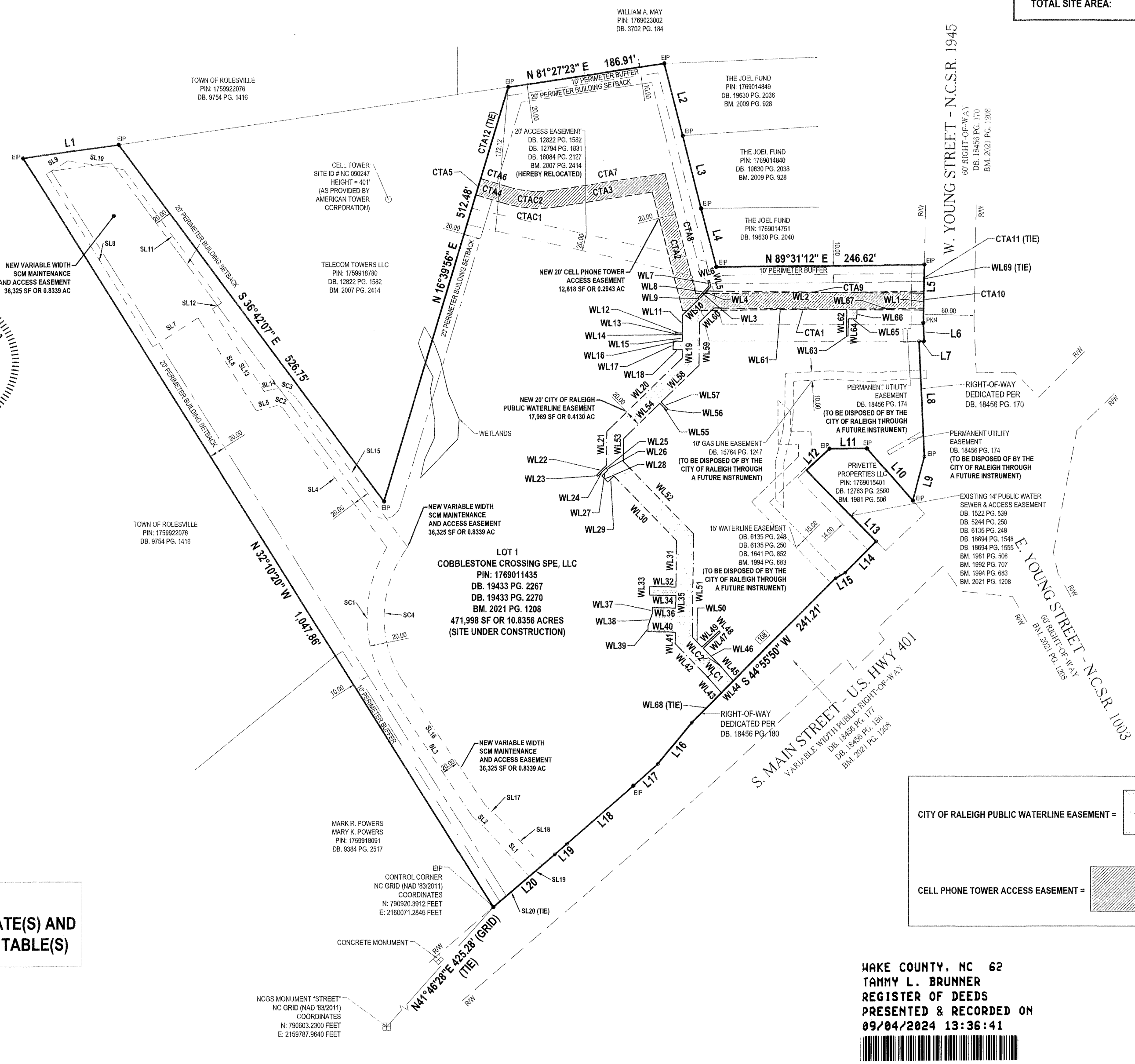
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS

22 DAY OF AUGUST A.D., 2024.

DAN GREGORY, PLS L-5240

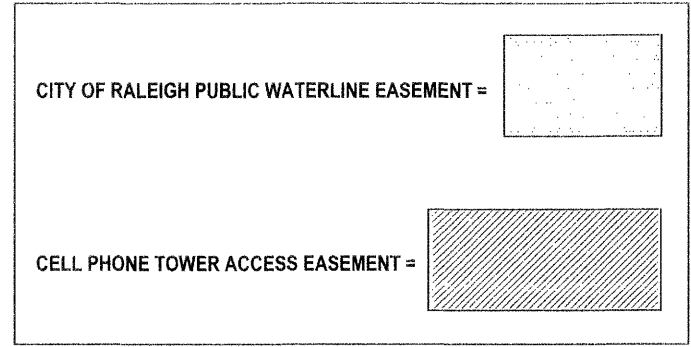


LINE	BEARING	DISTANCE
L1	N 81°56'53" E	114.61'
L2	S 14°20'45" E	88.05'
L3	S 14°12'54" E	89.02'
L4	S 14°33'55" E	71.61'
L5	S 01°08'18" W	69.02'
L6	S 02°39'27" E	21.60'
L7	S 88°23'11" W	5.88'
L8	S 02°37'58" E	136.92'
L9	S 15°01'50" W	53.54'
L10	N 41°07'47" W	82.24'
L11	S 89°51'12" W	44.50'
L12	S 47°03'35" W	37.60'
L13	S 44°30'19" E	118.28'
L14	S 44°51'31" W	51.93'
L15	S 59°25'16" W	13.29'
L16	S 39°07'45" W	63.67'
L17	S 48°20'36" W	38.98'
L18	S 48°55'45" W	104.14'
L19	S 48°59'00" W	19.07'
L20	S 49°16'35" W	96.02'



- REFERENCES
- DB. 5741 PG. 921
  - DB. 12763 PG. 2560
  - DB. 12794 PG. 1827
  - DB. 14688 PG. 212
  - DB. 15827 PG. 426
  - DB. 16026 PG. 705
  - DB. 16074 PG. 1997
  - DB. 16084 PG. 2121
  - DB. 16566 PG. 1875
  - DB. 18456 PG. 170
  - DB. 18456 PG. 177
  - DB. 18456 PG. 180
  - DB. 19341 PG. 2455
  - DB. 19433 PG. 2267
  - DB. 19433 PG. 2270
  - BM. 1958 PG. 95
  - BM. 1981 PG. 506
  - BM. 1999 PG. 2152
  - BM. 2007 PG. 2414
  - BM. 2021 PG. 1208

SEE SHEET 2 FOR TOWN AND OWNER CERTIFICATE(S) AND EASEMENT LINE AND CURVE TABLE(S)



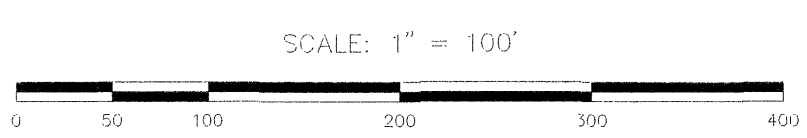
- LEGEND
- EIP = EXISTING IRON PIPE
  - CP = CALCULATED POINT
  - IPS = IRON PIPE SET
  - RW = RIGHT-OF-WAY
  - XXX DENOTES ADDRESS

WAKE COUNTY, NC 62  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
09/04/2024 13:36:41

BOOK: BM2024 PAGE: 01785

OWNER:  
COBBLESTONE CROSSING SPE, LLC  
8480 HONEYCUTT RD STE 200  
RALEIGH NC 27615-2261

FSP-23-17



REV.	DATE	DESCRIPTION	BY
2	07-11-2024	REVISED PER COMMENTS #2	AMH
1	05-13-2024	REVISED PER COMMENTS #1	AMH

**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 GS	<b>EASEMENT PLAT</b> PROPERTY OF <b>COBBLESTONE CROSSING SPE, LLC</b>	SHEET
DRAWN BY AMH		1
CHECKED BY DG		OF
DATE 09-01-2023		2
ROLESVILLE	WAKE COUNTY	NORTH CAROLINA

WATERLINE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WL1	S 01°08'18" W	20.00'
WL2	S 89°16'32" E	256.63'
WL3	N 45°43'28" E	11.56'
WL4	S 42°45'01" W	18.39'
WL5	S 14°21'46" E	7.43'
WL6	N 75°38'14" E	2.00'
WL7	N 14°21'46" W	6.34'
WL8	N 42°45'01" E	19.22'
WL9	N 44°16'32" W	1.90'
WL10	N 45°43'28" E	27.09'
WL11	N 00°43'28" E	21.55'
WL12	S 89°16'32" E	8.69'
WL13	N 00°43'28" E	2.00'
WL14	N 89°16'32" W	8.69'
WL15	N 00°43'28" E	7.69'
WL16	S 89°16'32" E	10.92'
WL17	N 00°43'28" E	10.00'
WL18	N 89°16'32" W	10.92'
WL19	N 00°43'28" E	10.12'
WL20	N 45°43'28" E	124.70'
WL21	N 00°43'28" E	40.20'
WL22	N 46°05'18" E	15.99'
WL23	N 43°54'42" W	2.00'
WL24	S 46°05'18" W	14.02'
WL25	N 00°43'28" E	0.63'
WL26	N 44°16'32" W	2.78'
WL27	N 45°37'55" E	10.01'
WL28	N 44°22'05" W	10.00'
WL29	S 45°37'55" W	9.99'
WL30	N 44°16'32" W	106.54'
WL31	N 00°43'28" E	54.90'
WL32	S 89°16'32" E	31.08'
WL33	N 00°43'28" E	10.00'
WL34	N 89°16'32" W	31.08'
WL35	N 00°43'28" E	14.86'
WL36	S 89°16'32" E	27.66'
WL37	N 00°43'28" E	7.00'
WL38	N 19°00'31" E	15.27'
WL39	N 00°43'28" E	7.00'
WL40	N 89°16'32" W	32.45'
WL41	N 00°43'28" E	13.78'
WL42	N 44°16'32" W	52.92'
WL43	N 41°34'48" W	22.63'
WL44	S 44°55'50" W	20.04'
WL45	S 41°34'48" E	21.41'
WL46	S 44°16'32" E	26.00'
WL47	S 46°42'07" W	27.84'
WL48	S 43°17'53" E	2.00'
WL49	N 46°42'07" E	27.87'
WL50	S 44°16'32" E	16.64'
WL51	S 00°43'28" W	122.03'
WL52	S 44°16'32" E	119.32'
WL53	S 00°43'28" W	27.07'
WL54	S 45°43'28" W	60.11'
WL55	N 44°16'32" W	11.39'
WL56	S 45°43'28" W	2.00'
WL57	S 44°16'32" E	11.39'
WL58	S 45°43'28" W	62.58'
WL59	S 00°43'28" W	51.36'
WL60	S 45°43'28" W	24.10'
WL61	N 89°16'32" W	157.30'
WL62	N 00°43'28" E	31.35'
WL63	N 89°16'32" W	2.00'
WL64	S 00°43'28" W	20.42'
WL65	N 89°16'32" W	10.00'
WL66	S 00°43'28" W	10.92'
WL67	N 89°16'32" W	78.90'
WL68 (TIE)	S 44°55'50" W	49.81'
WL69 (TIE)	S 01°08'18" W	33.88'

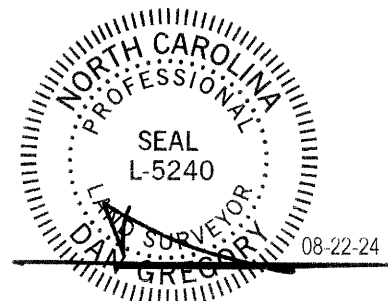
WATERLINE EASEMENT CURVE TABLE			
CURVE	ARC LENGTH	DELTA ANGLE	CHORD BEARING
WLC1	4.23'	2°41'44"	N 42°55'40" W
WLC2	5.18'	2°41'44"	N 42°55'40" W

CELL PHONE TOWER ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
CTA1	N 89°31'12" E	285.49'
CTA2	N 14°21'46" W	144.79'
CTA3	S 81°27'23" W	115.77'
CTA4	N 73°20'04" W	34.29'
CTA5	N 16°39'56" E	20.00'
CTA6	N 73°20'04" W	34.29'
CTA7	S 81°27'23" W	133.84'
CTA8	N 14°21'46" W	147.20'
CTA9	N 89°31'12" E	270.39'
CTA10	S 01°08'18" W	20.01'
CTA11 (TIE)	S 01°08'18" W	31.51'

CELL PHONE TOWER ACCESS EASEMENT CURVE TABLE			
CURVE	ARC LENGTH	DELTA ANGLE	CHORD BEARING
CTAC1	62.26'	25°12'33"	S 85°56'20" E
CTAC2	53.46'	25°12'33"	S 85°56'20" E

SCM EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SL1	N 42°20'10" W	75.39'
SL2	N 46°50'51" W	22.76'
SL3	N 33°36'40" W	180.42'
SL4	N 36°52'52" W	205.72'
SL5	S 75°42'56" W	22.49'
SL6	N 32°10'20" W	129.75'
SL7	S 57°20'04" W	63.59'
SL8	N 31°47'37" W	240.27'
SL9	N 57°52'41" E	30.10'
SL10	S 81°18'57" E	67.03'
SL11	S 36°22'04" E	196.08'
SL12	S 56°57'32" W	13.14'
SL13	S 32°10'20" E	115.27'
SL14	N 75°42'56" E	6.96'
SL15	S 36°52'52" E	219.90'
SL16	S 33°36'47" E	177.60'
SL17	S 46°50'51" E	21.22'
SL18	S 42°20'10" E	76.74'
SL19	S 49°16'35" W	20.01'
SL20	S 49°16'35" W	55.72'

SCM EASEMENT CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
SC1	160.00'	177.25'	N 00°26'05" W	168.33'
SC2	8.21'	10.83'	N 74°20'39" W	10.06'
SC3	28.21'	35.36'	S 72°36'39" E	33.09'
SC4	140.00'	168.40'	S 02°17'16" W	158.43'



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBE 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 - COBBLESTONE CROSSING SPE, LLC  
 DATE 8-29-24

NORTH CAROLINA

Wake COUNTY

Shannon Howell, A NOTARY PUBLIC FOR SAID COUNTY AND STATE,

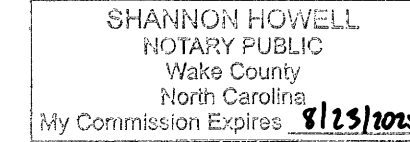
DO HEREBY CERTIFY THAT Kenneth C. Burnham PERSONALLY APPEARED

BEFORE ME THIS DAY AND ACKNOWLEDGE THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE 29th DAY OF August, 2024.

Shannon Howell, SEAL

MY COMMISSION EXPIRES: 8/23/2025



ROLESVILLE, NORTH CAROLINA

Meredith Gruber, 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.

Meredith Gruber, 9/3/2024, 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.

9/3/2024, Meredith Gruber, SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE, ROLESVILLE, NORTH CAROLINA

WAKE COUNTY, NC 63  
 TAMMY L. BRUNNER  
 REGISTER OF DEEDS  
 PRESENTED & RECORDED ON  
 09/04/2024 13:36:41



BOOK: BM2024 PAGE: 01786

FSP-23-17

2	07-11-2024	REVISED PER COMMENTS #2	AMH	<b>BASS, NIXON &amp; KENNEDY, INC.</b> 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 GS	<b>EASEMENT PLAT</b> PROPERTY OF <b>COBBLESTONE CROSSING SPE, LLC</b>	SHEET 2
1	05-13-2024	REVISED PER COMMENTS #1	AMH		CHECKED BY DG		OF 2
REV.	DATE	DESCRIPTION	BY		DATE 09-01-2023	ROLESVILLE WAKE COUNTY NORTH CAROLINA	