







**LEGEND**

- EXISTING IRON PIPE (EIP)
- SET IRON PIPE
- ▲ CALCULATED PROPERTY CORNER
- × CALCULATED EASEMENT CORNER
- RBR REBAR (SHOWN AS EIP)
- AG ABOVE GRADE
- BG BELOW GRADE
- RW RIGHT OF WAY
- NCS 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

NF CHARLES T. CLARK & PATRICIA H. CLARK  
 PIN 17838313  
 REID 041607  
 DB 4572, PG 246

EIP FINCHED  
 0.25' B5  
 S 86°50'0" W 4.71'  
 FROM CORNER

PROP CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	38.00'	55.17'	N 82°10'49" W	50.45'

PROP LINE TABLE		
LINE	BEARING	DISTANCE
L7	N 10°05'16" W	104.45'
L8	S 80°51'08" E	70.90'
L9	S 87°46'13" E	51.80'
L10	N 89°33'41" E	42.32'
L11	N 78°23'07" E	19.11'
L12	S 34°54'29" E	41.35'
L13	S 80°31'53" E	56.50'
L14	S 77°29'15" E	47.44'
L15	N 55°42'38" E	44.07'
L16	S 89°23'25" E	51.84'
L17	S 74°46'53" E	42.20'

ACCESS EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
AC14	25.00'	39.27'	S 58°39'51" W	35.36'
AC15	25.00'	39.27'	N 31°24'09" W	35.36'
AC16	25.00'	39.27'	S 31°24'09" E	35.36'
AC17	25.00'	31.95'	N 66°58'54" E	29.82'
AC18	255.00'	272.89'	S 61°01'24" W	260.05'
AC19	205.00'	276.38'	S 52°38'21" W	258.25'
AC20	25.00'	39.27'	N 43°18'59" W	35.36'
AC21	23.50'	19.97'	N 26°10'04" E	19.38'
AC22	50.00'	242.10'	S 88°19'41" E	65.99'
AC23	23.50'	19.98'	S 22°40'34" E	19.39'
AC24	25.00'	39.27'	S 49°41'01" W	35.35'

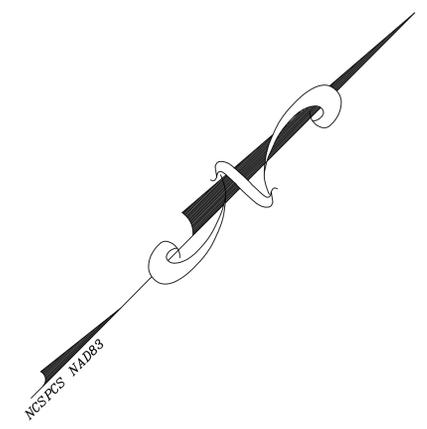
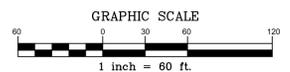
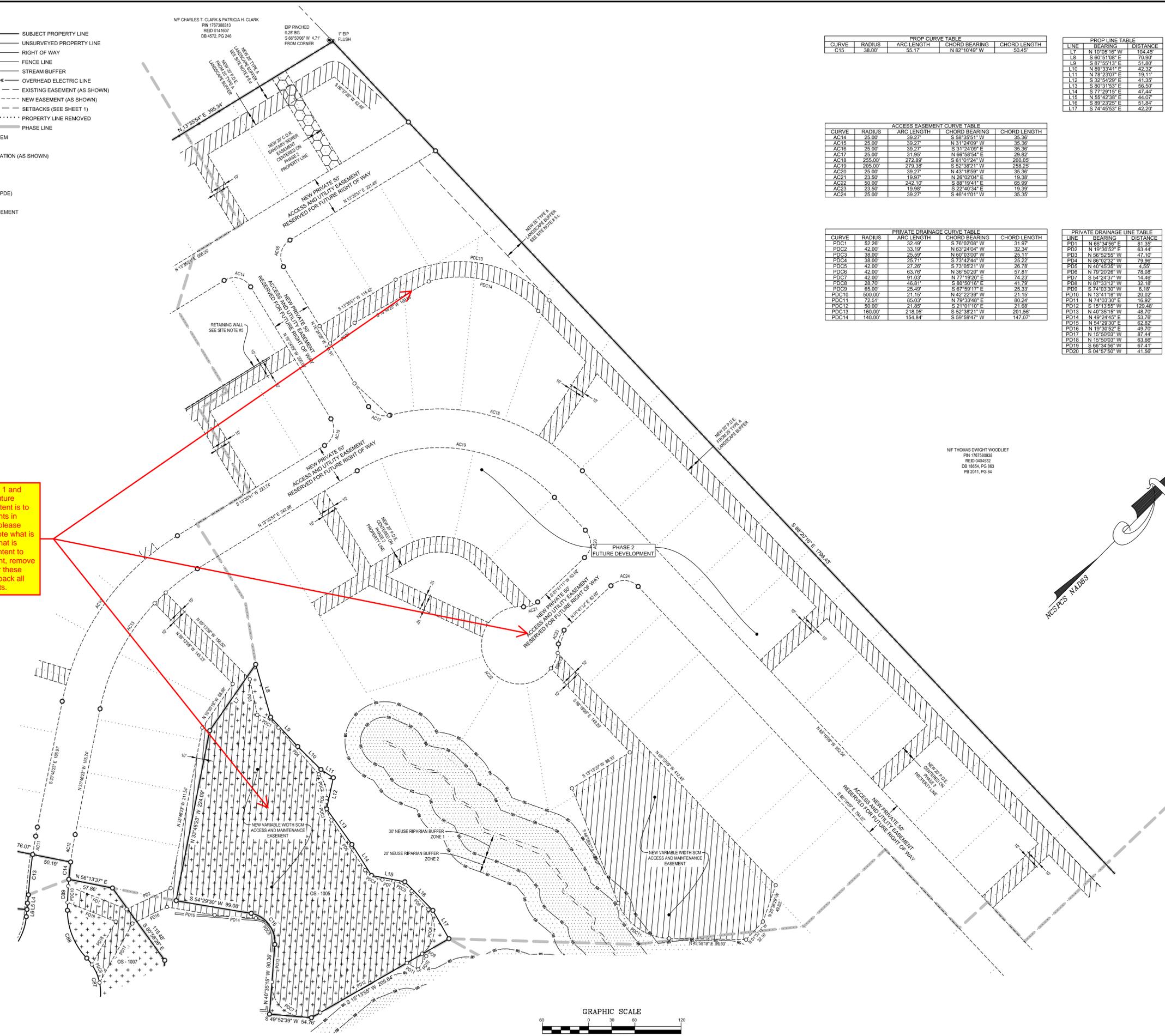
PRIVATE DRAINAGE CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
PDC1	52.26'	32.49'	S 78°02'08" W	31.97'
PDC2	42.00'	33.19'	N 63°24'04" W	32.34'
PDC3	38.00'	26.59'	N 60°03'00" W	25.11'
PDC4	38.00'	25.71'	S 73°42'44" W	25.22'
PDC5	42.00'	27.86'	S 73°05'21" W	26.76'
PDC6	42.00'	63.74'	N 38°50'20" W	57.91'
PDC7	42.00'	91.03'	N 77°19'20" E	74.23'
PDC8	28.70'	46.81'	S 80°50'16" E	41.79'
PDC9	65.00'	25.49'	S 97°59'17" E	25.33'
PDC10	500.00'	21.15'	N 42°22'39" W	21.15'
PDC11	72.51'	85.03'	N 79°33'48" E	80.24'
PDC12	50.00'	21.85'	S 21°01'10" E	21.68'
PDC13	160.00'	218.05'	S 52°38'21" W	201.56'
PDC14	140.00'	154.84'	S 58°59'47" W	147.07'

PRIVATE DRAINAGE LINE TABLE		
LINE	BEARING	DISTANCE
PD1	N 66°34'56" E	81.35'
PD2	N 19°30'52" E	63.44'
PD3	N 56°42'56" W	47.10'
PD4	N 86°02'32" W	79.96'
PD5	N 40°45'56" W	4.85'
PD6	N 75°20'08" W	75.08'
PD7	S 54°24'37" W	14.46'
PD8	N 87°33'12" W	32.18'
PD9	S 74°03'30" W	6.18'
PD10	N 13°41'18" W	20.02'
PD11	N 74°03'30" E	16.92'
PD12	S 15°13'55" W	129.48'
PD13	N 40°35'15" W	48.70'
PD14	N 49°24'45" E	53.76'
PD15	N 54°29'30" E	62.82'
PD16	N 19°30'52" E	49.70'
PD17	N 15°50'03" W	87.44'
PD18	N 15°50'03" W	63.66'
PD19	S 66°34'56" W	67.41'
PD20	S 04°57'50" W	41.96'

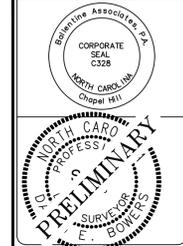
NF THOMAS DWIGHT WOODLIEF  
 PIN 17578808  
 REID 040432  
 DB 1865, PG 163  
 PB 2011, PG 84

The plat title is Phase 1 and Phase 2 is listed as future development. If the intent is to record these easements in Phase 2 on this plat, please note so and clearly note what is to be recorded and what is future. If it is not the intent to record these easement, remove metes and bounds for these easements and fade back all Phase 2 improvements.

PRELIMINARY PLAT NOT FOR RECORDATION CONVEYANCES OR SALES



**Ballentine Associates, PA**  
 919.820.9707  
 21 Park Plaza, Suite 200  
 Charlotte, NC 27701  
 www.ballentine.com



**PRELIMINARY**  
 CURVE OR BOWTIES

DATE	REVISIONS	NUM
31 JAN 25 <td></td> <td>1</td>		1

**OWNER INFORMATION**  
 SEBHS LOT OPTION POOL 02 L.P.  
 60 HEATHSTONE, INC.  
 23975 PARK SORRENTO, SUITE 220  
 CALABASAS, CA 91302  
**OWNER REPRESENTATIVE**  
 LENMAR CORPORATION  
 JOHN NABERS, MPA  
 P: 919.820.9707  
 E: John.Nabers@lenmar.com

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

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

PRELIMINARY PLAT NOT FOR RECORDATION CONVEYANCES OR SALES

PROP CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C16	344.00	63.65	S 84°54'48" W	63.56
C17	344.00	91.90	S 72°02'35" W	91.03
C18	25.00	35.70	N 74°41'01" W	32.74
C19	255.00	40.19	N 38°17'19" W	40.15
C20	255.00	58.64	N 49°23'38" W	58.51
C21	255.00	33.05	N 59°41'33" W	33.03
C22	25.00	36.90	N 21°07'36" W	33.84
C23	50.00	34.23	N 01°32'37" E	33.37
C24	50.00	51.97	N 47°50'48" W	49.86
C25	50.00	43.33	S 77°33'04" W	41.99
C26	50.00	44.78	S 77°34'22" W	43.28
C27	25.00	36.90	S 43°42'45" W	33.84
C28	255.00	23.37	S 83°21'58" W	23.36
C29	255.00	61.41	S 72°02'35" W	61.29
C30	255.00	42.86	S 61°30'49" W	42.80
C31	525.00	12.96	S 55°22'38" W	12.96
C32	525.00	74.02	S 72°02'35" W	73.96
C33	525.00	70.88	S 42°42'23" W	70.83
C34	525.00	62.79	S 35°23'46" W	62.75
C35	525.00	66.00	S 35°44'20" W	65.95
C36	525.00	48.15	S 22°10'24" W	48.13
C37	50.00	11.44	N 50°58'36" W	11.43
C38	50.00	89.06	S 71°26'14" W	77.74
C39	50.00	89.06	S 30°45'54" E	77.74
C40	50.00	23.84	N 84°41'56" E	23.82
C41	20.00	40.50	S 50°56'32" E	33.93
C42	525.00	51.28	S 04°13'44" W	51.25
C43	525.00	17.09	S 00°32'54" E	17.09
C44	25.00	39.27	S 44°38'56" W	35.36
C45	280.00	90.73	N 81°00'00" W	90.73
C46	280.00	103.01	N 61°18'44" W	102.43
C47	280.00	33.35	N 47°19'37" W	33.33
C48	340.00	37.32	S 17°03'33" W	37.30
C49	340.00	63.46	S 55°33'03" E	63.37
C50	340.00	63.34	S 68°14'05" E	63.25
C51	340.00	63.42	S 83°45'42" E	63.33
C52	340.00	48.21	S 86°19'18" E	48.17
C53	25.00	39.27	S 45°23'04" E	35.36
C54	325.00	20.71	S 10°12'11" W	20.71
C55	325.00	39.94	S 06°47'14" W	39.91
C56	325.00	27.07	S 12°41'37" W	27.06
C57	325.00	22.01	S 17°03'33" W	22.00
C58	325.00	22.07	S 20°54'16" W	22.07
C59	325.00	22.24	S 24°46'37" W	22.24
C60	325.00	21.89	S 29°34'27" W	21.89
C61	25.00	43.48	S 65°17'35" W	38.19
C62	25.00	66.88	N 81°38'11" W	66.82
C63	275.00	27.20	N 81°38'11" W	27.20
C64	275.00	19.30	N 81°38'11" W	19.30
C65	275.00	22.29	N 85°50'18" W	22.28
C66	275.00	22.09	N 80°11'33" W	22.04
C67	275.00	22.02	N 84°54'54" W	22.02
C68	275.00	22.21	N 89°56'24" W	22.20
C69	275.00	8.66	N 45°01'02" W	8.66
C70	375.00	85.39	S 35°20'50" W	85.39
C71	375.00	27.13	S 35°20'50" W	27.12
C72	375.00	22.01	S 31°38'36" W	22.01
C73	375.00	22.12	S 27°12'12" W	22.12
C74	375.00	21.13	S 24°28'33" W	21.12
C75	375.00	14.67	S 21°18'58" W	14.67
C76	375.00	22.12	S 18°02'22" W	22.12
C77	375.00	22.01	S 14°20'08" W	22.01
C78	375.00	22.01	S 10°58'20" W	22.01
C79	375.00	22.12	S 07°02'52" W	22.12
C80	375.00	22.01	S 03°26'51" E	22.01
C81	25.00	39.27	N 44°38'56" W	35.36
C82	25.00	18.93	N 88°35'21" W	18.93
C83	25.00	45.41	N 88°35'21" W	44.93
C84	25.00	65.93	N 88°35'21" W	65.45
C85	90.00	68.40	N 87°04'53" W	66.77
C86	500.00	40.09	N 42°27'46" W	40.08
C87	75.00	118.43	N 02°12'01" E	108.51
C88	75.00	29.70	N 53°13'22" E	29.70
C89	75.00	15.72	N 53°13'22" E	15.72
C90	75.00	39.27	S 78°45'24" W	35.36
C91	25.00	39.27	S 78°45'24" W	35.36
C92	827.84	32.95	S 54°14'02" W	32.95
C93	827.84	38.90	S 54°14'02" W	38.90
C94	827.84	12.54	S 49°49'46" W	12.54
C95	80.00	54.22	S 67°31'48" W	53.19
C96	71.80	20.29	S 67°31'48" W	20.29
C97	80.00	51.67	S 59°12'27" W	50.76
C98	414.10	14.93	N 73°18'18" W	14.93
C99	414.10	33.38	N 73°18'18" W	33.37
C100	400.00	37.05	N 67°11'16" W	37.05
C101	400.00	40.61	N 67°11'16" W	40.60
C102	400.00	25.00	N 62°12'01" E	25.00
C103	475.00	42.85	N 02°12'01" E	42.84
C104	475.00	82.91	N 09°47'08" E	82.81
C105	475.00	82.91	N 19°47'17" E	82.81
C106	475.00	82.91	N 29°47'17" E	82.81
C107	475.00	82.91	N 39°47'26" E	82.81
C108	475.00	82.91	N 49°47'35" E	82.81
C109	475.00	12.39	N 55°32'20" E	12.39
C110	205.00	88.11	N 68°05'20" E	87.43
C111	205.00	105.17	N 68°05'20" E	104.52
C112	205.00	107.77	N 65°08'42" E	106.53
C113	205.00	22.58	S 36°25'44" E	22.57
C114	205.00	39.27	S 36°25'44" E	39.26
C115	329.23	29.77	S 02°08'05" W	29.76
C116	329.23	57.61	S 04°42'00" W	57.54
C117	329.23	57.62	S 09°42'36" W	57.55
C118	329.23	57.62	S 14°42'52" W	57.55
C119	329.23	57.62	S 19°43'08" W	57.55
C120	329.23	57.61	S 24°43'24" W	57.54
C121	329.23	57.61	S 29°43'40" W	57.54
C122	329.23	57.61	S 34°43'56" W	57.54
C123	329.23	7.45	S 55°30'28" W	7.45
C124	100.00	35.36	S 80°14'50" W	35.36
C125	100.00	45.73	S 57°00'53" E	45.33
C126	475.00	67.36	N 86°19'19" W	67.30
C127	475.00	88.61	N 86°19'19" W	88.49
C128	475.00	88.49	N 86°14'05" W	88.36
C129	475.00	88.66	N 85°33'03" W	88.53
C130	475.00	21.14	N 47°03'32" W	21.12
C131	7345.00	218.27	N 45°28'33" E	218.26
C132	7345.00	386.37	N 48°18'08" E	386.33
C133	7345.00	292.29	N 48°18'08" E	291.74
C134	2055.00	91.84	N 60°07'07" E	91.84
C135	7325.00	131.03	N 47°18'35" E	131.03
C136	7325.00	70.85	N 48°05'24" E	70.85
C137	7325.00	169.13	N 49°02'16" E	169.13
C138	7325.00	2.78	N 49°42'36" E	2.78
C139	7325.00	11.29	N 49°43'54" E	11.29
C140	1425.00	39.57	N 50°36'17" E	39.56
C141	1425.00	84.54	N 53°18'02" E	84.52
C142	1425.00	91.43	N 57°02'24" E	91.41
C143	1425.00	62.72	N 60°08'17" E	62.71
C144	1901.67	76.49	N 60°22'04" E	76.49
C145	1901.67	17.16	N 58°17'25" E	17.16

PROP LINE TABLE		
LINE	BEARING	DISTANCE
L18	S 56°05'03" W	2.78
L19	S 71°55'39" W	31.20
L20	N 37°16'37" W	35.21
L21	N 89°49'18" E	5.37
L22	N 78°22'40" W	19.00
L23	N 50°43'50" E	36.47
L24	N 56°55'23" E	11.25
L25	S 55°50'56" W	13.63
L26	S 48°51'14" W	14.29
L27	S 48°06'52" W	4.64
L28	S 45°03'52" W	58.83
L29	S 89°54'12" W	5.19
L30	S 72°24'32" E	21.74
L31	S 39°36'52" W	38.49
L32	S 11°31'58" W	42.24
L33	S 79°23'40" E	71.11
L34	S 68°18'22" E	75.17
L35	N 78°42'58" E	69.98
L36	N 65°29'48" W	22.27
L37	S 40°35'15" E	58.83
L38	N 49°24'45" E	36.10
L39	N 21°16'58" E	44.14
L40	S 44°54'35" E	11.06

LEGEND

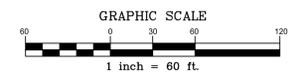
- EXISTING IRON PIPE (EIP)
- SET IRON PIPE
- ▲ CALCULATED PROPERTY CORNER
- × CALCULATED EASEMENT CORNER
- RBR REBAR (SHOWN AS EIP)
- AG ABOVE GRADE
- BG BELOW GRADE
- R/W RIGHT OF WAY
- NGS NATIONAL GEODETIC SURVEY
- OS OPEN SPACE
- CONS. CONSERVATION (OPEN SPACE)
- NCSPCS NORTH CAROLINA STATE PLANE COORDINATE SYSTEM
- SUBJECT PROPERTY LINE
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- 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

PRIVATE DRAINAGE CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
PDC15	155.03	161.40	N 75°15'02" W	171.23
PDC16	115.00	43.10	S 54°39'00" E	42.84
PDC17	110.00	38.56	S 60°20'34" E	38.36

PRIVATE DRAINAGE LINE TABLE		
LINE	BEARING	DISTANCE
PD01	N 10°45'07" W	110.19
PD02	S 64°15'13" E	44.32
PD03	N 64°15'13" W	27.81
PD04	N 41°19'32" W	91.82
PD05	S 66°27'44" W	25.37
PD06	S 63°35'33" W	122.57
PD07	S 63°35'33" W	66.01
PD08	S 59°41'17" W	18.94
PD09	S 57°10'57" W	14.66
PD10	S 56°01'32" W	5.49
PD11	S 54°24'56" W	13.40
PD12	S 51°33'03" W	32.72
PD13	S 54°49'03" W	41.84
PD14	S 54°24'56" W	18.94
PD15	S 49°23'21" W	139.10
PD16	S 52°17'33" W	177.89
PD17	S 47°02'54" E	53.99
PD18	S 43°54'51" E	118.75
PD19	N 17°47'57" E	113.02
PD20	N 06°30'44" W	19.27
PD21	N 47°52'54" W	206.57
PD22	N 83°14'42" E	59.93
PD23	N 89°36'56" E	101.29
PD24	N 12°21'58" E	36.04
PD25	N 19°23'51" W	62.36
PD26	N 68°18'42" W	69.75
PD27	N 52°05'41" W	12.65
PD28	N 07°14'37" W	24.47
PD29	N 40°25'36" E	131.11



MITCHELL MILL ROAD S.R. 2224  
EXISTING 60' PUBLIC R/W  
PLUS ±24.33' DEDICATION



**Ballentine Associates, PA**  
2415 Providence Road, Chapel Hill, NC 27514  
919.986.8888  
ballentine.com

**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

OWNER INFORMATION  
SEBHS LOT OPTION POOL L.P.  
60 HEATHSTONE, INC.  
23975 PARK SORRENTO, SUITE 220  
CALABASAS, CA 91302  
OWNER REPRESENTATIVE  
JENNAR CORPORATION  
JOHN NABERS, MPA  
P: 919.820.9707  
E: John.Nabers@jennar.com

DATE: 31 JAN 25  
ISSUED FOR REVIEW: 31 JAN 25

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

SHEET 5 OF 6

PRELIMINARY PLAT  
NOT FOR RECORDATION  
CONVEYANCES OR SALES

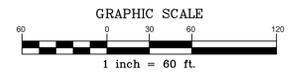
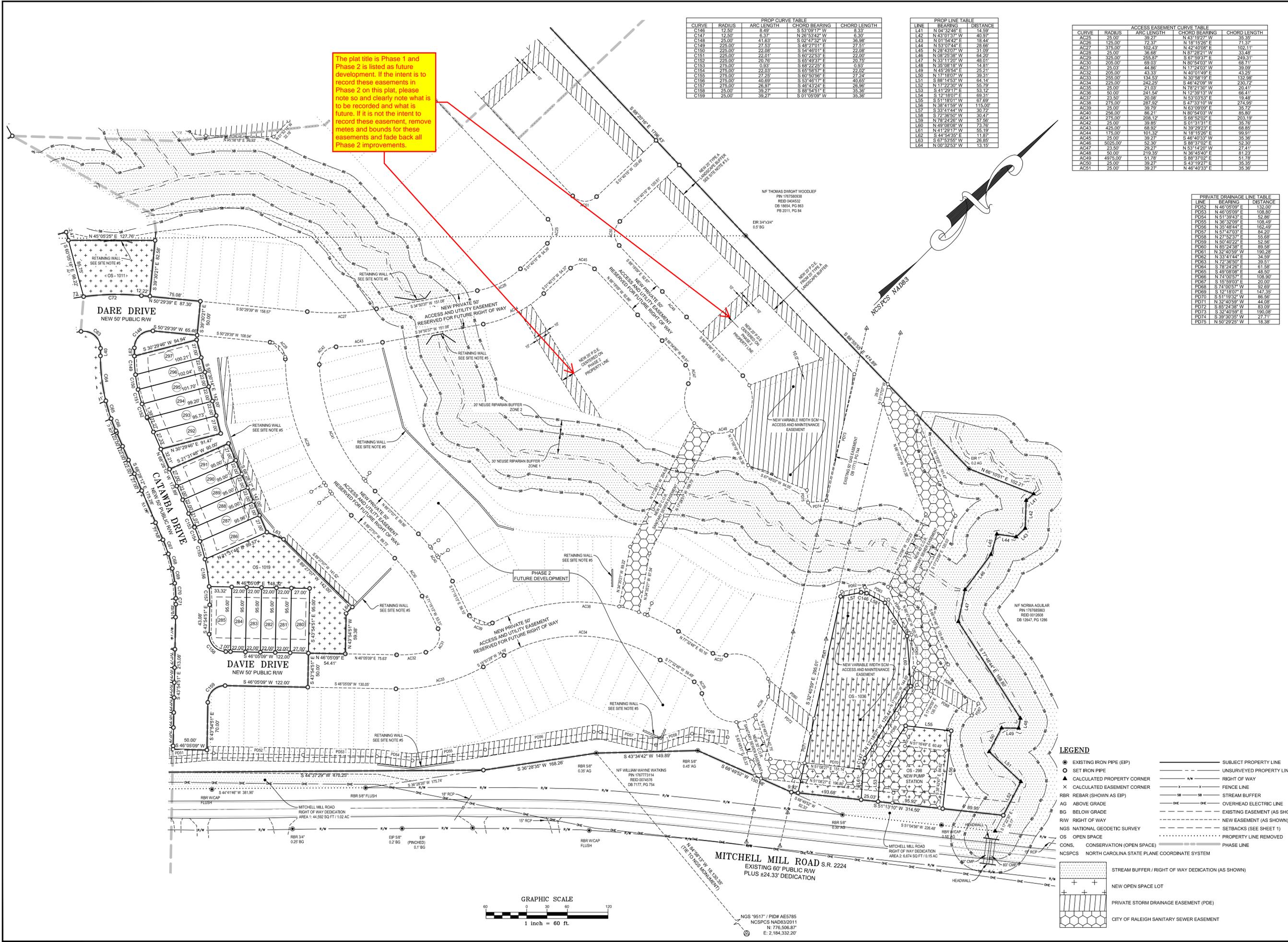
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CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C146	12.50'	8.49'	S 53°09'17" W	8.33'
C147	12.50'	8.37'	N 26°53'42" W	6.30'
C148	25.00'	41.03'	S 0°41'24" W	36.98'
C149	225.00'	27.53'	S 48°27'01" E	27.51'
C150	225.00'	22.08'	S 54°46'01" E	22.08'
C151	225.00'	24.01'	S 60°24'33" E	24.00'
C152	225.00'	20.76'	S 65°49'37" E	20.75'
C153	225.00'	22.03'	S 68°27'24" E	22.02'
C154	225.00'	24.03'	S 65°26'57" E	24.02'
C155	275.00'	27.25'	S 60°50'56" E	27.24'
C156	275.00'	40.89'	S 53°46'17" E	40.85'
C157	275.00'	26.97'	S 46°43'24" E	26.96'
C158	25.00'	39.27'	S 88°54'51" E	35.36'
C159	25.00'	39.27'	S 01°05'09" W	35.36'

LINE	BEARING	DISTANCE
L41	N 04°32'46" E	14.59'
L42	N 43°01'37" W	40.97'
L43	N 01°54'49" E	18.44'
L44	N 53°07'44" E	28.66'
L45	N 28°43'07" W	31.09'
L46	N 08°29'38" W	64.20'
L47	N 33°11'20" W	48.01'
L48	N 35°08'18" W	14.81'
L49	N 45°26'54" E	25.21'
L50	N 17°18'07" W	39.31'
L51	S 88°14'33" W	64.14'
L52	N 17°22'30" W	55.79'
L53	S 41°29'17" E	53.12'
L54	S 12°18'07" E	69.31'
L55	S 51°18'01" W	67.69'
L56	N 38°41'59" W	115.00'
L57	S 33°41'44" W	30.72'
L58	S 72°38'50" W	30.47'
L59	N 78°24'26" W	57.96'
L60	N 49°09'59" W	73.76'
L61	N 41°29'17" W	55.19'
L62	S 44°54'35" E	11.87'
L63	S 67°53'55" W	26.85'
L64	N 00°32'53" W	13.15'

CURVE	RADIUS	ACCESS EASEMENT	CURVE TABLE	CHORD BEARING	CHORD LENGTH
AC25	25.00'	39.27'	N 43°19'27" W	35.35'	
AC26	25.00'	72.37'	N 18°15'26" E	71.37'	
AC27	375.00'	102.43'	N 62°40'08" E	102.11'	
AC28	25.00'	36.68'	N 87°26'21" W	33.48'	
AC29	325.00'	255.87'	S 0°41'24" W	249.31'	
AC30	205.00'	69.03'	N 50°24'03" W	68.71'	
AC31	25.00'	44.86'	N 17°24'03" W	39.09'	
AC32	205.00'	43.33'	N 40°14'49" E	43.25'	
AC33	255.00'	134.53'	N 30°58'19" E	132.98'	
AC34	225.00'	242.25'	S 46°42'09" W	230.72'	
AC35	25.00'	21.03'	N 18°14'30" W	20.41'	
AC36	50.00'	241.54'	N 12°39'13" W	66.41'	
AC37	23.50'	20.08'	N 53°03'33" E	19.48'	
AC38	275.00'	287.92'	S 47°33'10" W	274.95'	
AC39	25.00'	39.79'	N 63°08'09" E	35.72'	
AC40	256.00'	86.21'	N 60°54'03" W	85.80'	
AC41	275.00'	208.12'	S 68°52'02" E	203.19'	
AC42	425.00'	39.85'	S 01°31'31" E	35.76'	
AC43	425.00'	68.92'	N 39°29'23" E	68.85'	
AC44	175.00'	101.32'	N 18°15'26" E	98.91'	
AC45	25.00'	39.27'	S 46°40'33" W	35.36'	
AC46	5025.00'	52.30'	S 88°37'02" E	52.30'	
AC47	23.50'	29.27'	N 53°14'20" W	27.41'	
AC48	50.00'	219.35'	N 36°45'40" E	81.23'	
AC49	4875.00'	51.78'	S 88°37'02" E	51.78'	
AC50	25.00'	39.27'	S 53°19'27" E	35.35'	
AC51	25.00'	39.27'	N 46°40'33" E	35.36'	

LINE	BEARING	DISTANCE
PD52	N 46°05'09" E	132.00'
PD53	N 46°05'09" E	108.80'
PD54	N 51°59'45" E	92.86'
PD55	N 36°32'09" E	108.49'
PD56	N 35°48'44" E	162.49'
PD57	N 57°43'23" E	94.20'
PD58	N 27°52'31" E	55.68'
PD59	N 50°40'22" E	52.56'
PD60	N 85°24'38" E	89.58'
PD61	N 32°40'59" W	190.28'
PD62	N 33°41'44" E	34.58'
PD63	N 72°36'50" E	39.51'
PD64	S 78°24'26" E	61.58'
PD65	S 49°09'59" W	48.50'
PD66	N 74°00'57" E	108.90'
PD67	S 15°59'03" E	20.00'
PD68	S 74°00'57" W	92.69'
PD69	S 12°18'07" E	147.35'
PD70	S 51°19'32" W	86.56'
PD71	N 50°40'59" W	44.08'
PD72	S 85°24'38" W	83.09'
PD73	S 32°40'59" E	190.08'
PD74	S 38°02'25" W	27.71'
PD75	N 50°29'25" W	18.38'



- LEGEND**
- EXISTING IRON PIPE (EIP)
  - SET IRON PIPE
  - ▲ CALCULATED PROPERTY CORNER
  - × CALCULATED EASEMENT CORNER
  - RBR REBAR (SHOWN AS EIP)
  - AG ABOVE GRADE
  - BG BELOW GRADE
  - 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
  - ▨ 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 Providence Park, Chapel Hill, NC 27514  
919.820.9707  
www.ballentine.com

**PRELIMINARY**  
SURVEYOR  
JOHN NABERS, MPA  
NORTH CAROLINA PROFESSIONAL SURVEYOR  
SEAL C328  
CHapel Hill

DATE	REVISIONS	NUM
31 JAN 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

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

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

**SHEET**  
6 OF 6