

VICINITY MAP
Not To Scale

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES
- - - EASEMENT LINE
- IP ● - IRON PIN SET
- EIP ○ - EXISTING IRON PIPE
- DB - DEED BOOK
- BM - BOOK OF MAPS
- PG - PAGE
- #100 - STREET ADDRESS
- ⑩ - LOT NUMBER

SETBACKS

- RL ZONING
- FRONT - 30'
- SIDE - 12'
- REAR - 25'

PIN# 1769-44-5694

CERTIFICATE OF OWNERSHIP & 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, 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.

DATE _____ OWNER _____

NOTARY PUBLIC

I, _____, A NOTARY PUBLIC OF _____ COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF _____, 2024.
NOTARY SIGNATURE: _____
MY COMMISSION EXPIRES: _____

PIN# 1769-44-7615

CERTIFICATE OF OWNERSHIP & 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, 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.

DATE _____ OWNER _____

NOTARY PUBLIC

I, _____, A NOTARY PUBLIC OF _____ COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF _____, 2024.
NOTARY SIGNATURE: _____
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.

DATE _____

SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE
ROLESVILLE, NORTH CAROLINA

REVIEW OFFICER CERTIFICATION

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 _____

GENERAL NOTES

- AREAS COMPUTED BY COORDINATE METHOD.
- BASIS OF BEARINGS: BM 2023 PG 119, WAKE COUNTY REGISTRY.
- NO PORTION OF THIS TRACT IS LOCATED WITHIN THE 100-YR. FLOOD ZONE PER FEMA FIRM MAP #3720176900J EFFECTIVE DATE MAY 2, 2006.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
- ZONING: RL (ROLESVILLE ETJ), RESIDENTIAL LOW DENSITY
- NO N.C. GRID MONUMENT RECOVERED WITHIN 2,000 FT. OF SITE.
- REFERENCES
 - DB 1988 PG 170 -BM 1986 PG 1454
 - DB 8943 PG 2735 -BM 2000 PG 1971
 - DB 17889 PG 951 -BM 2023 PG 119
 - DB 18602 PG 1763
 - DB 18681 PG 1362
 - DB 18681 PG 2548
 - DB 19273 PG 2537

OWNER INFORMATION

PIN# 1769-44-5694
TIMOTHY & EMILY BRERETON
353 DEEP ROOTS DRIVE
ROLESVILLE, NC 27571
DB 17869 PG 951
BM 2023 PG 119

PIN# 1769-44-7615
E311 LLC
3816 BELLA WOODS DRIVE
ZEBULON, NC 27597
DB 18681 PG 1362
BM 2023 PG 119

SURVEYOR'S CERTIFICATION:

I, DEAN M. RHOADS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING DEED DESCRIPTIONS, AND REFERENCES AS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED USING DEED DESCRIPTIONS AND SHOWN AS BROKEN LINES.

THIS FIELD SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CLASS A) AS DEFINED WITHIN THE NORTH CAROLINA ADMINISTRATIVE CODE, TITLE 21, CHAPTER 56, SECTION .1600 "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA".

THE RATIO OF PRECISION WAS PERFORMED TO A MINIMUM LINEAR PRECISION RATIO OF 1:10,000.

MISCLOSURE WAS DISTRIBUTED BY LEAST SQUARE ADJUSTMENT.

AREAS SHOWN WERE CALCULATED BY COORDINATE COMPUTATION.

THAT ONE OF THE FOLLOWING SIX (6) CATEGORIES APPLIES TO THIS SURVEY. THE CATEGORY THAT APPLIES IS DENOTED BY ("X") THE REMAINING 5 CATEGORIES ARE NONAPPLICABLE.

- 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.
- THAT THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- THAT THIS SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
- THAT THIS SURVEY IS A CONTROL SURVEY.
- X THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

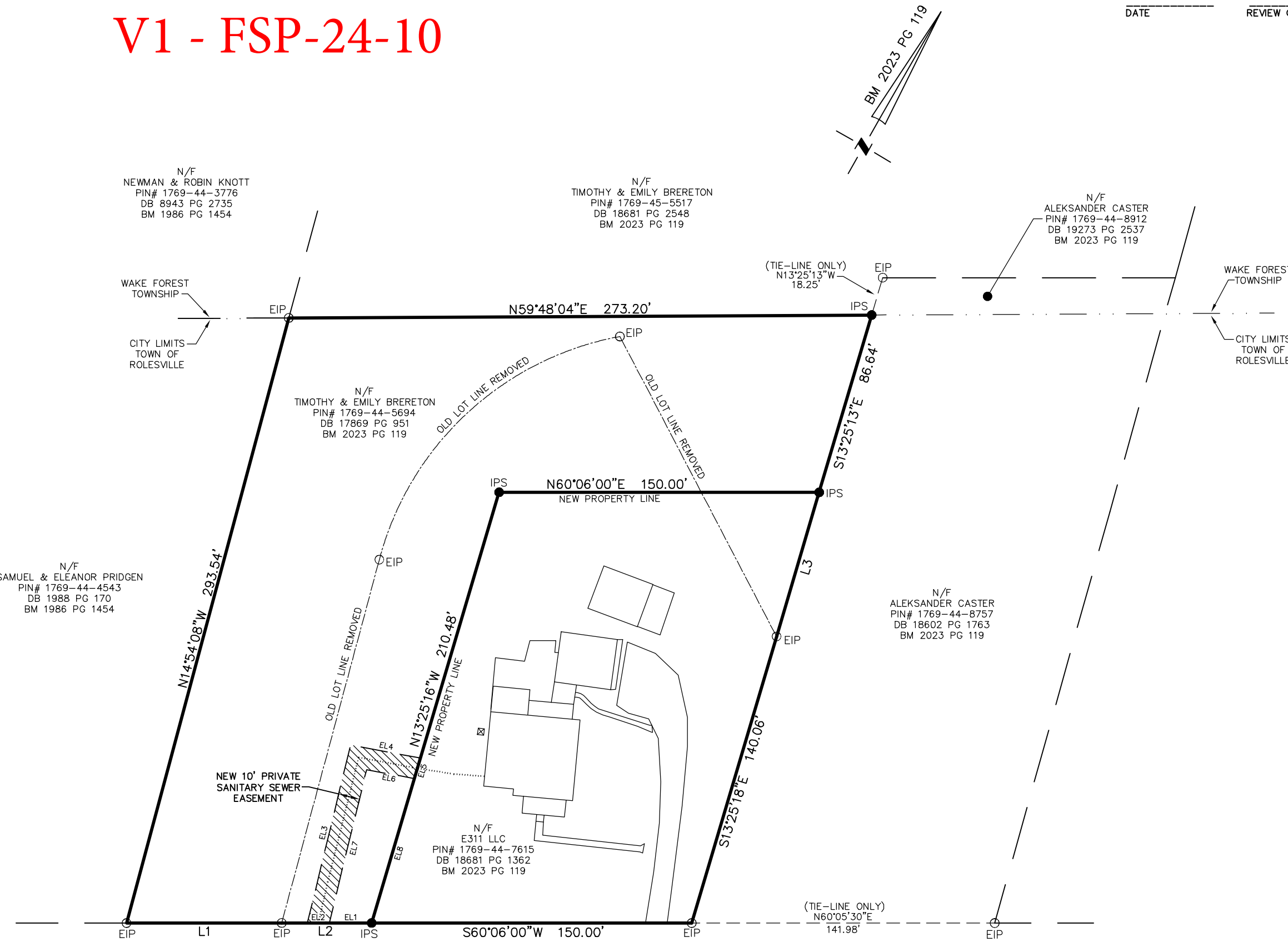
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS

DATE _____



BY _____ (PLS)
DEAN M. RHOADS, N.C. PLS L-4679

V1 - FSP-24-10



N MAIN STREET

(US 401) - 100' PUBLIC R/W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N60°03'27"E	72.72'
L2	N60°06'00"E	42.15'
L3	S13°25'13"E	70.42'

EASEMENT LINE TABLE

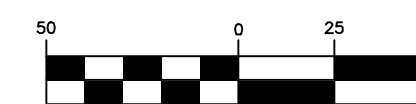
LINE	BEARING	DISTANCE
EL1	S60°06'00"W	19.83'
EL2	S60°06'00"W	10.29'
EL3	N16°15'10"W	85.79'
EL4	N70°32'55"E	33.31'
EL5	S13°25'16"E	10.06'
EL6	S70°32'55"W	22.80'
EL7	S16°15'10"E	73.90'
EL8	S13°25'16"E	70.58'

LOT AREA TABLE

PIN NUMBER	EXISTING LOT AREA	NEW LOT AREA
1769-44-5694	32,740 SF	46,128 SF
1769-44-7615	43,663 SF	30,275 SF

THE PURPOSE OF THIS MAP IS TO RECOMBINE PIN# 1769-44-5694 & PIN# 1769-44-7615 AS SHOWN.

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

RECOMBINATION PLAT FOR

PIN 1769-44-5694 &
PIN 1769-44-7615

LEGAL REFERENCE: BM 2023 PG 119
Wake Forest Township, Wake County, North Carolina

PROPERTY OF:

TIMOTHY & EMILY BRERETON
E311 LLC
3816 BELLA WOODS DRIVE
ZEBULON, NC 27597

DRAWN BY:	SMB
REVIEWED BY:	DMR
DATE:	MARCH 7, 2024
SCALE:	1" = 50'
FILE NO.:	DEEP ROOTS2.DWG
REV. NO.:	NONE

RESIDENTIAL LAND SERVICES, PLLC.
1917 EVANS ROAD
CARY, NORTH CAROLINA 27513
PHONE: (919) 378-9316
FIRM LICENSE NO. P-0873
ENGINEERS - SURVEYORS - PLANNERS