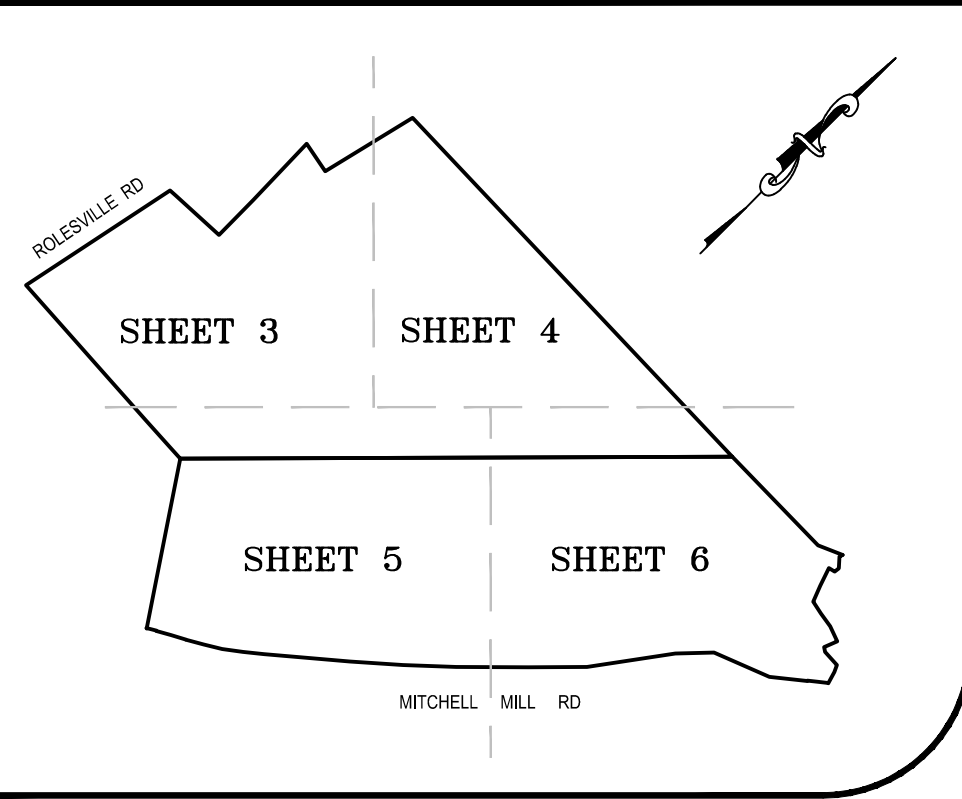


# V1 - FSP-25-05



**SHEET INDEX**  
NOT TO SCALE

I, DAVID E. BOWERS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN DEED BOOK 18857, PG 2126. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY:	CLASS A
POSITIONAL ACCURACY:	0.01'
TYPE OF GPS FIELD PROCEDURE:	RTK
DATES OF SURVEY:	OCTOBER 19, 2023
DATUM/EPOCH:	NAD83/2011
PUBLISHED/FIXED-CONTROL USE:	VRS
GEOD MODEL:	2011
COMBINED GRID FACTOR(S):	1.00007979
UNITS:	US SURVEY FEET



I FURTHER CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:  
G.S. 47-30 (F)(1)(C)(1), THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

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

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DAVID E. BOWERS PLS L-4966

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBE HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ROLESVILLE, NORTH CAROLINA 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 LDA OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

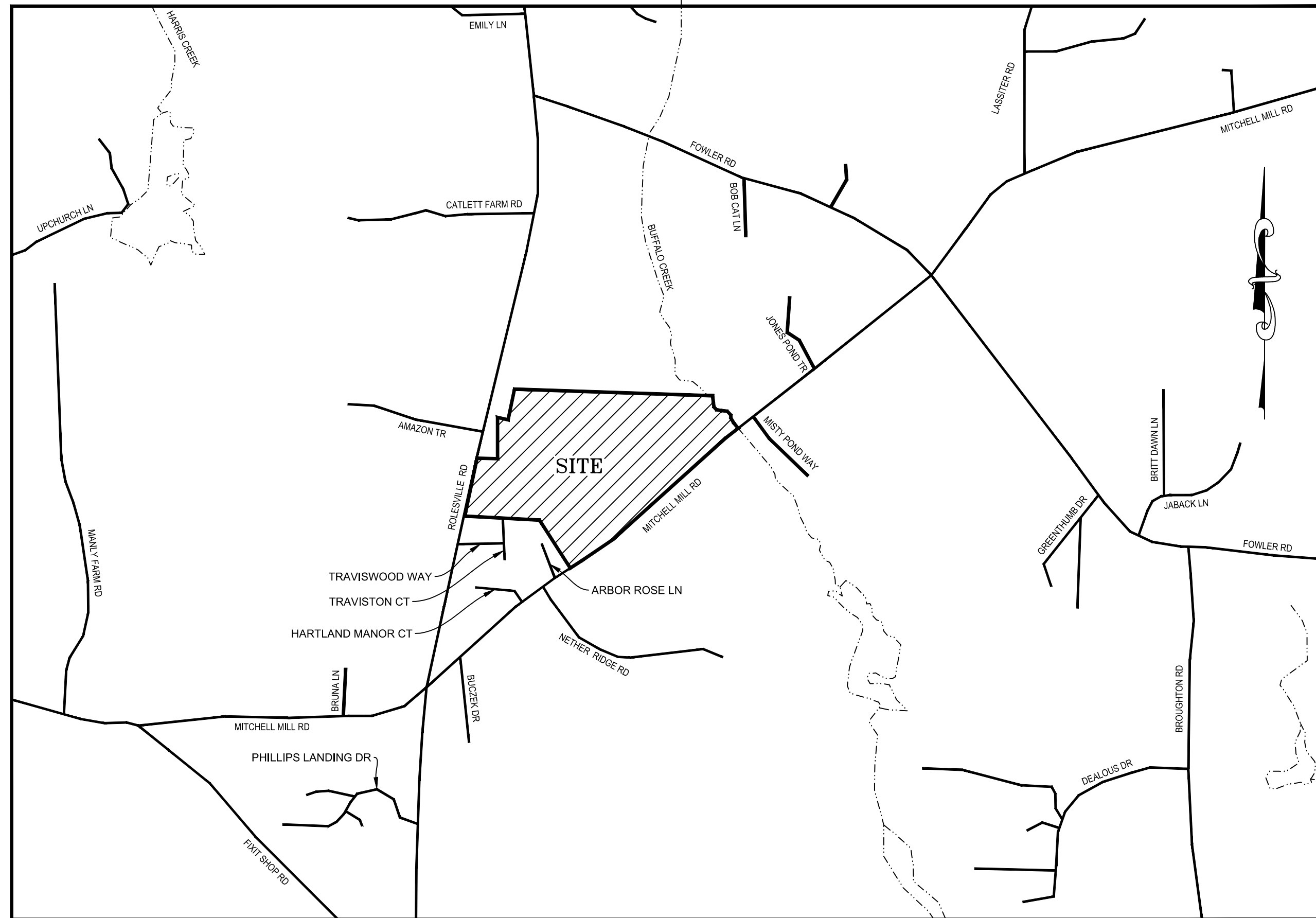
LDA, TOWN OF ROLESVILLE \_\_\_\_\_ DATE \_\_\_\_\_  
ROLESVILLE, NORTH CAROLINA

**REVIEW OFFICER CERTIFICATE**

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.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**ROLESVILLE CROSSING - PHASE 1**  
1801 ROLESVILLE ROAD &  
6301 MITCHELL MILL ROAD



**VICINITY MAP**  
NOT TO SCALE

**SITE DATA TABLE**

OWNERSHIP INFORMATION	AREA
1801 ROLESVILLE ROAD SB-HS LOT OPTION POOL 02, L.P. PIN# 1767483143 REID# 0023177 DB 19676, PG 2496	2,102,861 SQ FT 48.27 ACRES
6301 MITCHELL MILL ROAD SB-HS LOT OPTION POOL 02, L.P. PIN# 1767586883 REID# 0044832 BM 1998, PG 1776	1,947,033 SQ FT 44.70 ACRES
DB 19676, PG 2496 ZONING: RH-CZ	4,049,884 SQ FT 92.97 ACRES

**SUBDIVISION SITE DATA**

TOTAL SITE AREA:	92.97 ACRES (4,049,884 SQ FT)
ROLESVILLE ROAD DEDICATION:	0.17 ACRES (37,376 SQ FT)
MITCHELL MILL ROAD DEDICATION:	1.17 ACRES (51,266 SQ FT)
INTERNAL ROAD DEDICATIONS:	7.14 ACRES (311,190 SQ FT)
ACTIVE OPEN SPACE DEDICATION:	0.42 ACRES (18,300 SQ FT)
CONS. OPEN SPACE DEDICATION:	1.14 ACRES (49,747 SQ FT)
OPEN SPACE DEDICATION:	5.73 ACRES (249,360 SQ FT)
FUTURE DEVELOPMENT AREA:	55.88 ACRES (2,433,972 SQ FT)
NET SITE AREA:	20.72 ACRES (902,373 SQ FT)
TOTAL RESIDENTIAL LOTS:	121 LOTS
AVERAGE RESIDENTIAL LOT SIZE:	0.17 ACRES (7,458 SQ FT)

**REFERENCES**

WAKE COUNTY REGISTRY:  
BM 1986, PG 967; BM 1998, PG 1776; BM 2001, PG 1814  
BM 2006, PG 466; BM 2011, PG 84; DB 19676, PG 2496

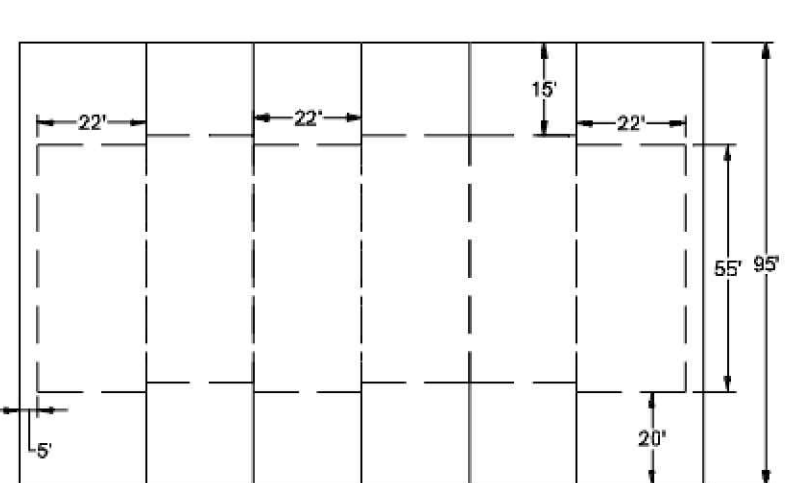
**GENERAL NOTES**

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A SUBDIVISION PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPCS) NAD83/2011 BASED ON VRS REAL TIME KINEMATIC OBSERVATIONS. SEE SURVEYORS CERTIFICATE FOR NOTES.
- ALL DISTANCES ARE HORIZONTAL GRID DISTANCES, UNLESS OTHERWISE NOTED.
- AREA BY COORDINATE GEOMETRY.
- SITE ADDRESS: 1801 ROLESVILLE ROAD & 6301 MITCHELL MILL ROAD, ROLESVILLE, NORTH CAROLINA 27587
- FLOOD NOTE: THIS SITE IS LOCATED IN ZONE 'X', MINIMAL FLOOD RISK. FLOOD HAZARD AREA OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON:  
FIRM PANEL: 3720176600K  
EFFECTIVE DATE: JULY 19, 2022
- UTILITY STATEMENT:  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM DATA PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.  
SPECIFIC GOVERNMENT AGENCY REQUIREMENTS WERE REQUESTED FOR THIS SURVEY.
- ADJOINER INFORMATION SHOWN PER WAKE COUNTY GIS AS OF JANUARY 29, 2025.
- STREAMS AND WETLANDS:  
WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL, STATE, OR LOCAL AGENCIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. WETLAND OR RIPARIAN BUFFERS MAY AFFECT THE SUBJECT PROPERTY.

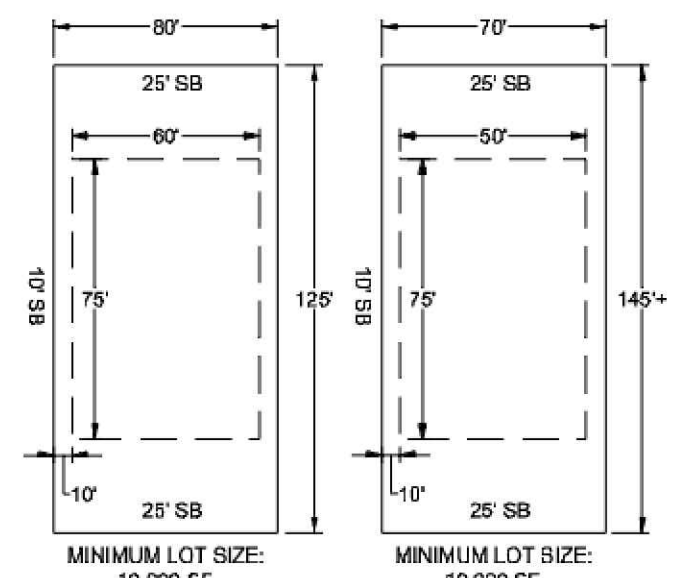
**SITE NOTES**

- A THREE FEET WIDE (3') UTILITY EASEMENT IS DEDICATED TO THE FRONTAGE OF ALL RESIDENTIAL LOTS TO PROVIDE COVERAGE FOR ANY UTILITIES BUILT OUTSIDE OF THE RIGHT OF WAY.
- OPEN SPACE LOTS ARE TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.
- PERMANENT DRAINAGE EASEMENTS ARE CENTERED ON STORM WATER CONVEYANCE STRUCTURES, INCLUDING PIPES, STRUCTURES, AND DITCHES.
- A TWENTY FEET WIDE (20') TYPE A LANDSCAPE BUFFER SHALL BE INSTALLED ALONG THE SUBJECT PROPERTY'S FRONTAGE ON ROLESVILLE ROAD AND ALONG MITCHELL MILL ROAD. THIS BUFFER SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, AND IS LOCATED IN OPEN SPACE LOTS.
- A BLANKET EASEMENT IS DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE INSPECTION, MAINTENANCE, AND REPAIR OF RETAINING WALLS SHOWN ON THIS PLAT.
- SINGLE FAMILY HOME CONDITIONS:  
a. ALL HOMES SHALL INCLUDE EITHER CRAWL, SPACE FOUNDATIONS OR STEM WALL FOUNDATIONS. ANY STEM WALL FOUNDATIONS SHALL HAVE A BRICK OR STONE VENEER ON ALL SIDES FACING A PUBLIC STREET.  
b. THE MINIMUM SQUARE FOOTAGE FOR TWO-STORY HOMES SHALL BE 2,200 SQUARE FEET. THE MINIMUM SQUARE FOOTAGE FOR ONE-STORY HOMES SHALL BE 1,800 SQUARE FEET.  
c. A TWENTY-FIVE FOOT (25') WIDE TYPE A LANDSCAPE BUFFER SHALL BE INSTALLED ADJACENT TO THE PROPERTY TO THE NORTH OF THIS SUBDIVISION, DEPICTED AS LOT 6 ON BOOK OF MAPS 2011, PAGE 84, WAKE COUNTY REGISTRY. THIS BUFFER IS LOCATED WITHIN AN EASEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
d. A TWENTY FOOT (20') WIDE TYPE A LANDSCAPE BUFFER SHALL BE INSTALLED ADJACENT TO THE PROPERTIES WEST AND SOUTHWEST OF THIS SUBDIVISION. THIS BUFFER IS LOCATED WITHIN AN EASEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TOWNHOME CONDITIONS:  
e. NO TOWNHOME BUILDING SHALL EXCEED SIX (6) UNITS.  
f. THE MINIMUM SQUARE FOOTAGE FOR TOWNHOMES SHALL BE 1,200 SQUARE FEET.

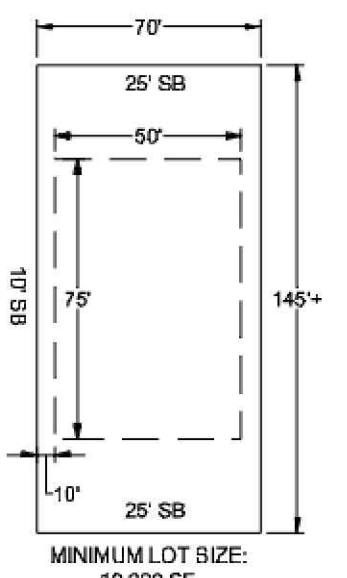
**TYPICAL LOT DIMENSIONS**  
N.T.S.



**TYPICAL LOT DIMENSIONS**  
"TOWNHOMES"



**TYPICAL SHALLOW LOT DIMENSIONS**  
"SINGLE FAMILY"  
3,900 SF IMPERVIOUS



**TYPICAL DEEP LOT DIMENSIONS**  
"SINGLE FAMILY"  
3,900 SF IMPERVIOUS

**PRELIMINARY PLAT**  
NOT FOR RECORDATION  
CONVEYANCES OR SALES

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

**SUBDIVISION PLAT**

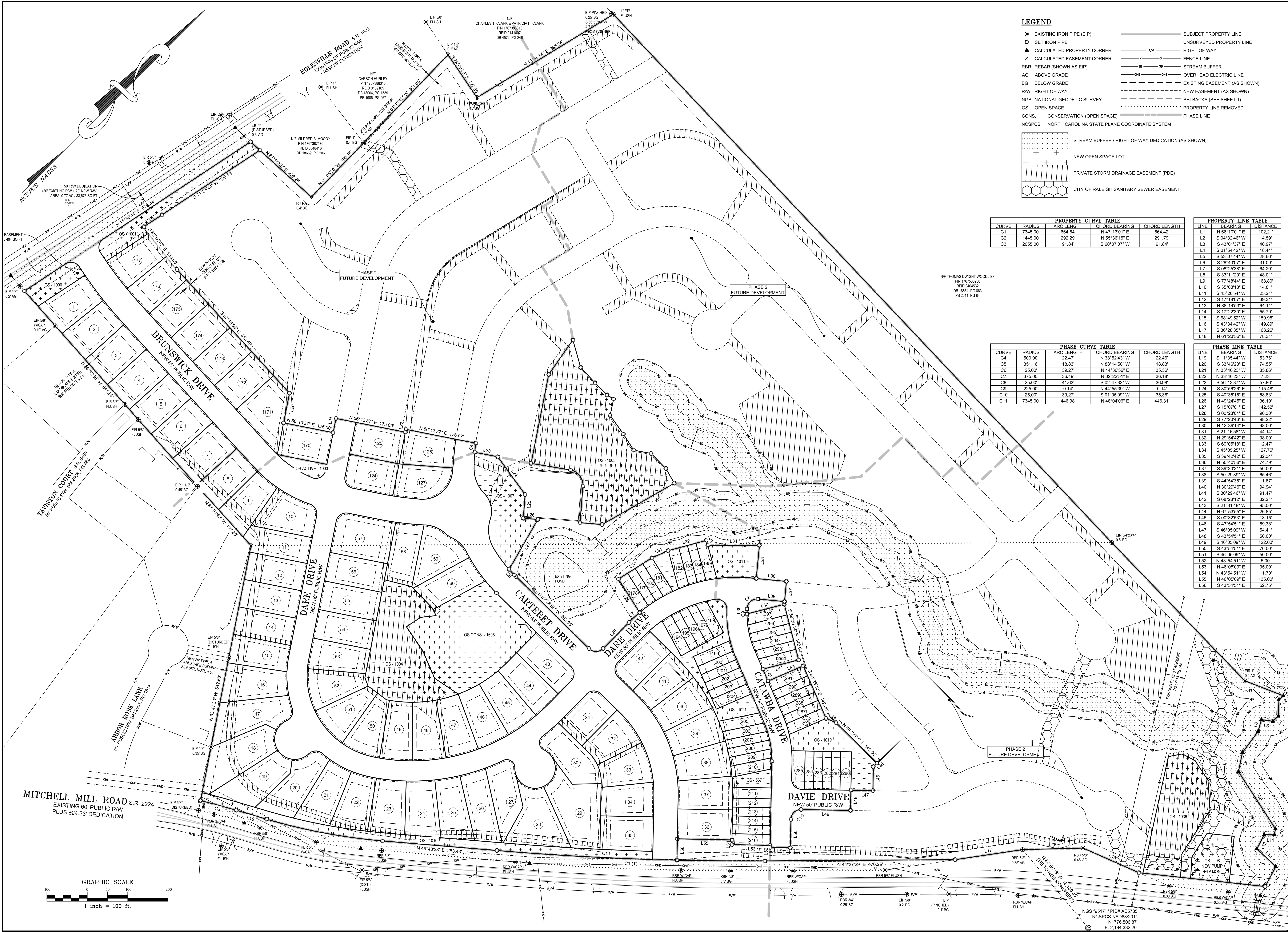
JOB NUMBER: 223070.00  
DATE: 31 JAN 25  
SCALE: AS SHOWN  
DRAWN BY: EJS / SAV  
REVIEWED BY: DEB

SHEET  
**1 OF 6**

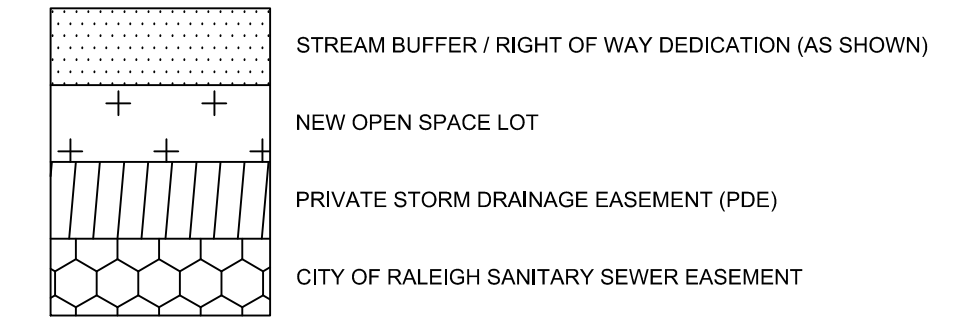
**Ballentine Associates, PA**  
CORPORATE SEAL C328  
NORTH CAROLINA  
Chapel Hill

**PRELIMINARY**  
SURVEYOR  
DAVID E. BOWERS

PRELIMINARY PLAT  
NOT FOR RECORDATION  
CONVEYANCES OR SALES



- 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



PROPERTY CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	7345.00'	964.64'	N 47°13'01" E	964.42'
C2	1445.00'	292.29'	N 55°38'13" E	291.73'
C3	2055.00'	91.64'	S 60°07'07" W	91.64'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 96°10'01" E	102.21'
L2	S 04°32'46" W	14.59'
L3	S 43°01'37" E	40.97'
L4	S 01°54'42" W	18.44'
L5	S 53°07'44" W	28.66'
L6	S 28°43'07" E	31.09'
L7	S 08°25'38" E	64.20'
L8	S 33°11'20" E	48.01'
L9	S 77°48'44" E	168.80'
L10	S 35°08'18" E	14.81'
L11	S 45°28'54" W	25.21'
L12	S 17°18'07" E	39.31'
L13	N 88°14'53" E	64.14'
L14	S 17°22'30" E	55.79'
L15	S 68°49'52" W	150.98'
L16	S 43°34'42" W	149.89'
L17	S 36°28'35" W	168.28'
L18	N 61°23'56" E	78.31'

PHASE CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	500.00'	22.47'	N 38°52'43" W	22.49'
C5	351.16'	18.83'	N 88°14'50" W	18.83'
C6	25.00'	39.27'	N 44°36'56" E	35.36'
C7	375.00'	36.19'	N 02°22'51" E	36.19'
C8	25.00'	41.63'	S 02°47'32" W	36.98'
C9	225.00'	0.14'	N 44°55'38" W	0.14'
C10	25.00'	39.27'	S 01°05'09" W	35.36'
C11	7345.00'	446.38'	N 48°04'06" E	446.31'

PHASE LINE TABLE		
LINE	BEARING	DISTANCE
L19	S 11°30'44" W	53.76'
L20	S 33°46'23" E	74.55'
L21	N 33°46'23" W	35.86'
L22	S 33°46'23" E	7.23'
L23	S 56°13'37" W	57.86'
L24	S 80°56'26" E	115.46'
L25	S 40°35'15" E	58.83'
L26	N 49°24'45" E	36.10'
L27	S 15°07'01" E	142.52'
L28	S 00°23'04" E	90.30'
L29	S 77°20'46" E	98.22'
L30	N 12°39'14" E	98.00'
L31	S 21°16'58" W	44.14'
L32	N 29°54'42" E	98.00'
L33	S 60°05'09" E	12.47'
L34	S 45°02'25" W	127.76'
L35	S 39°42'42" E	82.34'
L36	N 50°40'56" E	74.79'
L37	S 39°30'21" E	50.00'
L38	S 50°29'39" W	65.46'
L39	S 44°54'45" E	14.87'
L40	N 30°29'46" E	94.94'
L41	S 30°29'46" W	91.47'
L42	S 68°28'12" E	32.21'
L43	S 21°31'48" W	95.00'
L44	N 67°53'58" E	26.85'
L45	S 00°32'53" E	13.15'
L46	S 43°54'51" E	59.38'
L47	S 46°05'09" W	54.41'
L48	S 43°54'51" E	50.00'
L49	S 46°05'09" W	122.00'
L50	S 43°54'51" E	70.00'
L51	S 46°05'09" W	50.00'
L52	N 43°54'51" W	5.00'
L53	N 46°05'09" E	95.00'
L54	N 43°54'51" W	11.70'
L55	N 46°05'09" E	135.00'
L56	S 43°54'51" E	52.75'

**Ballentine Associates, PA**  
 919.820.9707  
 21 Parkside Place  
 Cary, NC 27513  
 www.ballentine.com

Professional Seal  
 JOHN NABERS, MPA  
 Surveyor  
 No. 10007  
 State of North Carolina

**OWNER INFORMATION**  
 SBHS LOT OPTION POOL 02 L.P.  
 23975 PARK SORRENTO, SUITE 220  
 CALABASAS, CA 91302

**OWNER REPRESENTATIVE**  
 LENMAR CORPORATION  
 JOHN NABERS, MPA  
 P: 919.820.9707  
 E: John.Nabers@lenmar.com

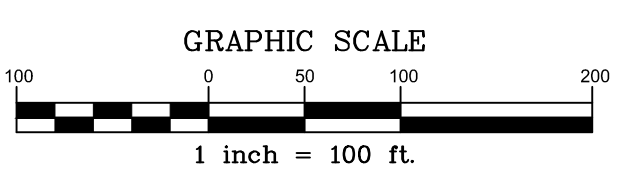
DATE	ISSUED FOR REVIEW	REVISIONS	DATE
31 JAN 25			

**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" = 100'  
 DRAWN BY: EJS / SAV  
 REVIEWED BY: DEB

**SHEET**  
 2 OF 6



NGS '9517 / PID# AES785  
 NCSPCS NAD83/2011  
 N: 776,506.87  
 E: 2,184,332.20

PRELIMINARY PLAT  
NOT FOR RECORDATION  
CONVEYANCES OR SALES

**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
- 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

**PROP LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 78°24'16" W	8.27
L2	N 33°46'23" W	7.23
L3	S 78°24'16" E	8.27
L4	N 38°46'52" W	10.97
L5	N 39°44'41" W	8.18
L6	N 39°44'41" W	9.29

**MONUMENT SIGN LINE TABLE**

LINE	BEARING	DISTANCE
S1	S 78°24'16" E	4.37
S2	N 11°34'57" E	20.26
S3	S 78°25'03" E	20.00
S4	S 11°34'57" W	20.16

**PROP CURVE TABLE**

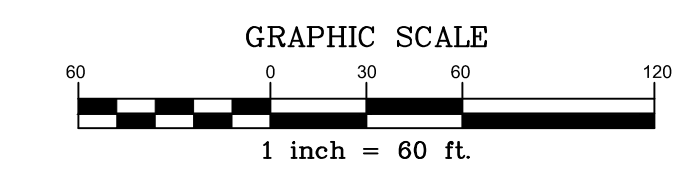
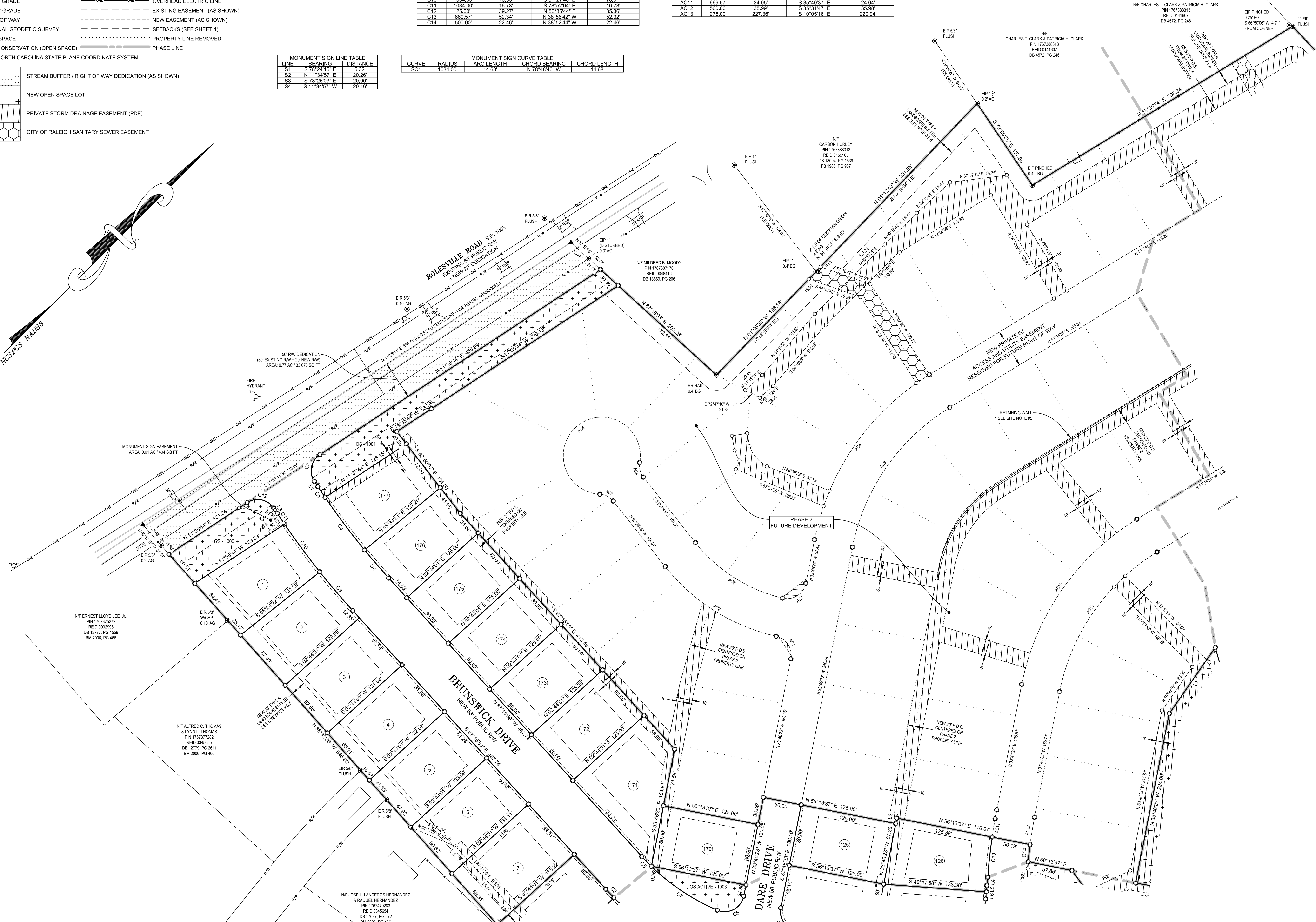
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	971.00	16.72	N 78°53'52" W	16.72
C2	25.00	39.27	N 33°24'16" W	35.36
C3	971.00	85.31	N 81°54'31" W	85.28
C4	971.00	48.19	N 85°04'54" W	48.14
C5	281.00	17.85	N 89°05'11" W	17.85
C6	25.00	44.43	N 17°06'36" E	38.81
C7	281.00	103.94	N 78°37'24" E	103.95
C8	344.00	15.13	S 88°31'34" E	15.12
C9	1034.00	66.26	S 85°25'48" E	66.26
C10	1034.00	76.92	S 81°17'46" E	76.91
C11	1034.00	16.73	S 78°52'04" E	16.73
C12	25.00	39.27	N 38°54'44" E	35.36
C13	669.57	52.34	N 38°56'42" W	52.32
C14	500.00	22.46	N 38°52'44" W	22.46

**MONUMENT SIGN CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
SC1	1034.00	14.68	N 78°48'40" W	14.68

**ACCESS ESMT CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
AC1	25.00	38.85	N 78°03'57" W	34.92
AC2	255.00	173.18	N 77°05'52" E	168.88
AC3	23.50	19.88	S 72°11'56" W	19.38
AC4	50.00	242.10	S 06°33'15" W	65.99
AC5	23.50	19.88	S 59°05'26" E	19.38
AC6	205.00	136.41	N 77°52'27" E	133.91
AC7	25.00	40.23	N 12°19'38" E	36.03
AC8	325.00	268.70	S 10°05'16" E	261.11
AC9	275.00	227.96	S 10°05'16" E	220.84
AC10	325.00	268.70	S 10°05'16" E	261.11
AC11	669.57	24.05	S 35°40'37" E	24.04
AC12	500.00	35.99	S 33°31'47" E	35.98
AC13	275.00	227.36	S 10°05'16" E	220.84



**Ballentine Associates, PA**  
 919.820.9707  
 2417 Park Sorrento, Suite 220, Calabasas, CA 91302  
 JOHN NABERS, MPA  
 P: 919.820.9707  
 E: John.Nabers@jenmar.com

**PROFESSIONAL SEAL**  
 JOHN NABERS, MPA  
 NORTH CAROLINA  
 PROFESSIONAL SURVEYOR  
 NO. 12345

**REVISIONS**

DATE	REVISIONS

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

**DATE** 31 JAN 25

**ISSUED FOR REVIEW**

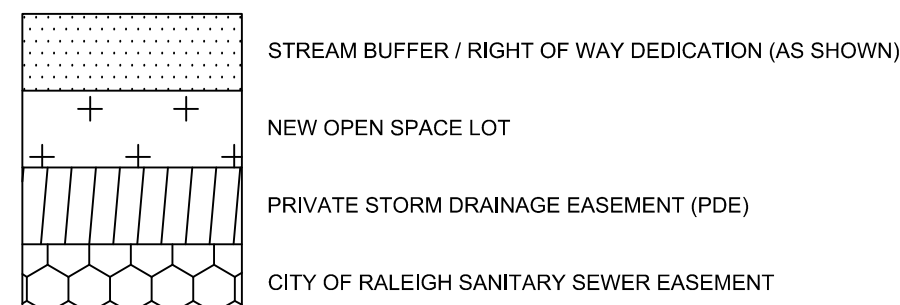
**ROLESVILLE CROSSING - PHASE 1**  
 1801 ROLESVILLE ROAD &  
 6301 MITCHELL MILL ROAD  
 ROLESVILLE, NC 27587  
 WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA  
 SUBDIVISION PLAT

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

**SHEET**  
**3 OF 6**

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
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- OVERHEAD ELECTRIC LINE
- EXISTING EASEMENT (AS SHOWN)
- NEW EASEMENT (AS SHOWN)
- SETBACKS (SEE SHEET 1)
- PROPERTY LINE REMOVED
- PHASE LINE



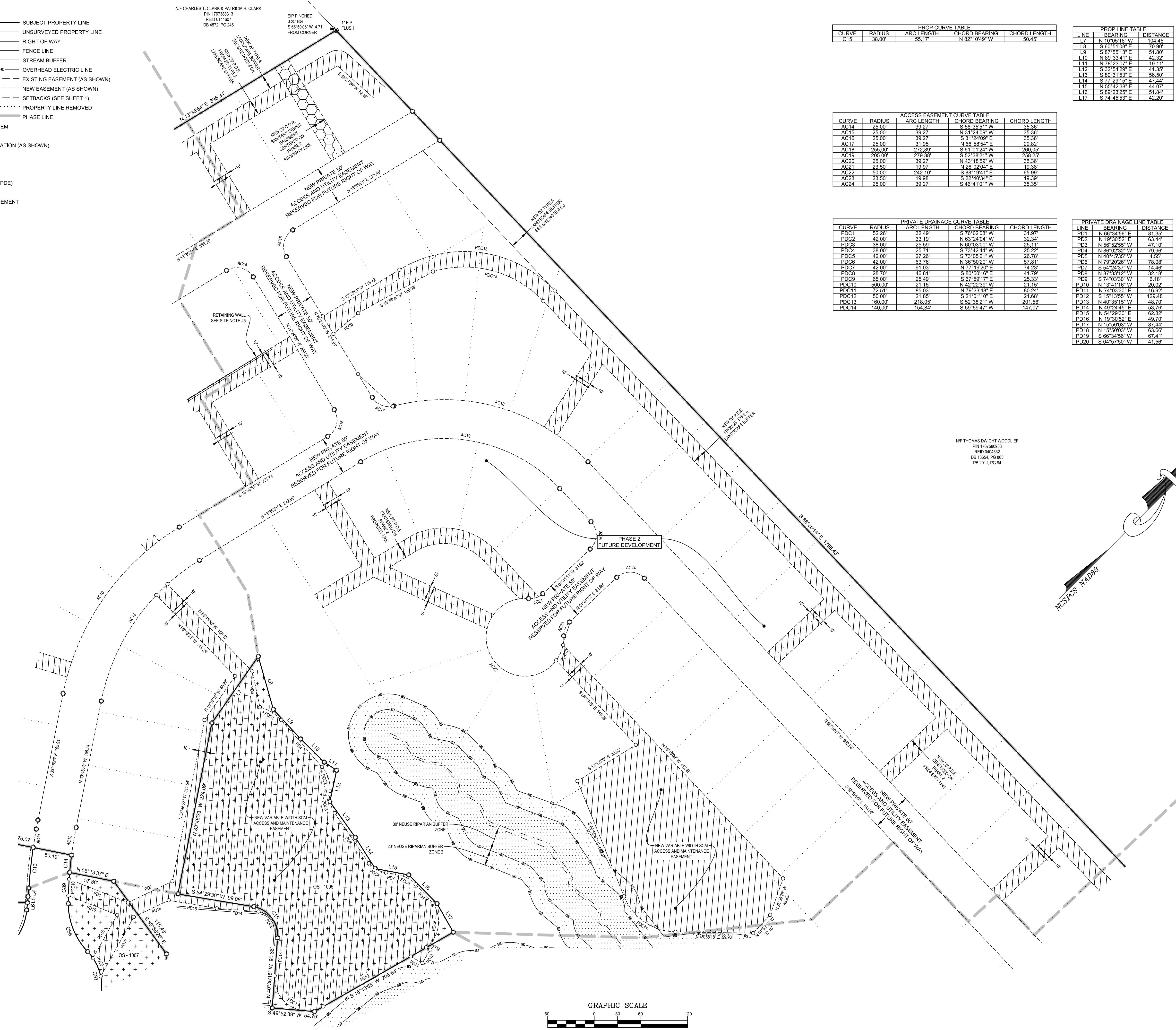
PROP CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	38.00'	55.17'	N 82°10'49" W	50.45'

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	51.20'
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'

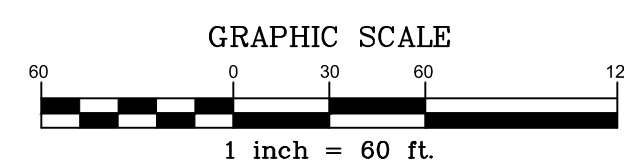
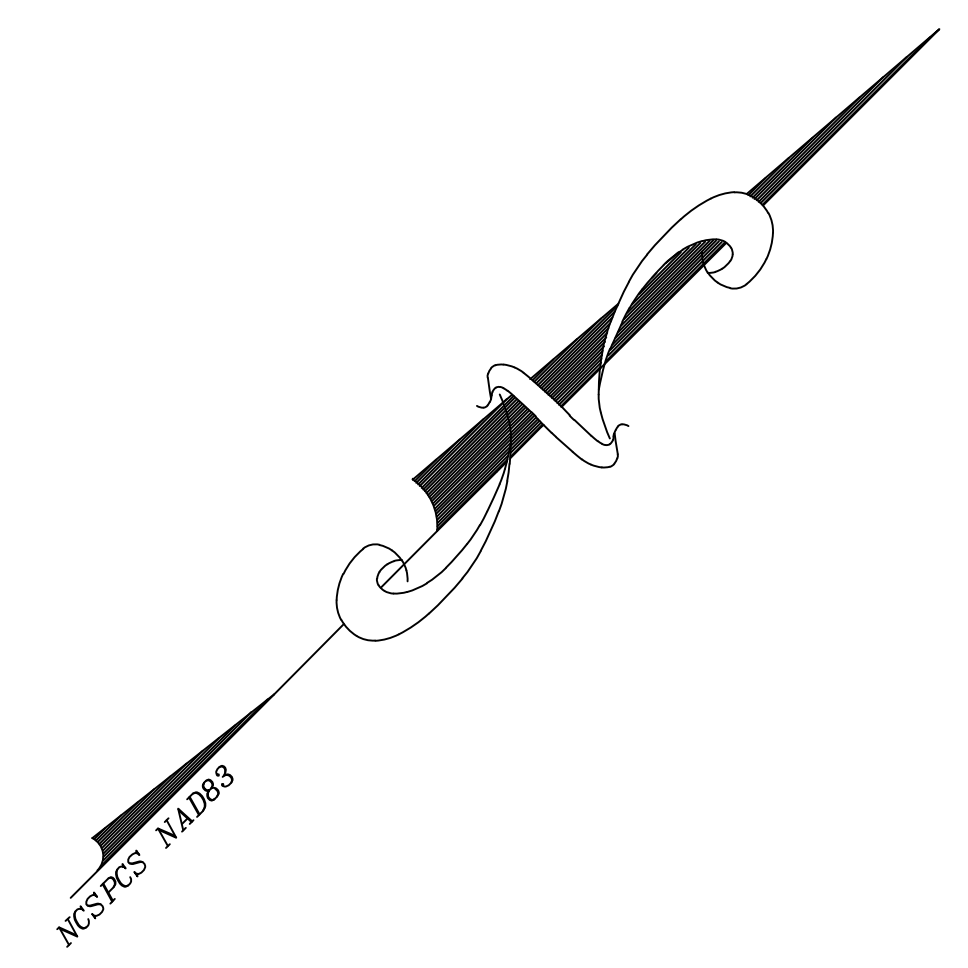
ACCESS EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
AC14	25.00'	39.27'	S 58°39'51" W	35.36'
AC15	25.00'	39.27'	N 31°24'09" W	35.36'
AC16	25.00'	39.27'	S 31°24'09" E	35.36'
AC17	25.00'	31.95'	N 66°58'54" E	29.82'
AC18	255.00'	272.89'	S 61°01'24" W	260.05'
AC19	205.00'	276.38'	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	62.26'	32.49'	S 78°02'08" W	31.97'
PDC2	42.00'	33.19'	N 63°24'04" W	32.34'
PDC3	38.00'	26.89'	N 60°03'00" W	26.11'
PDC4	38.00'	25.71'	S 73°42'44" W	25.22'
PDC5	42.00'	27.68'	S 73°05'21" W	26.78'
PDC6	42.00'	63.70'	N 58°50'20" W	57.91'
PDC7	42.00'	91.03'	N 77°19'20" E	74.23'
PDC8	28.70'	46.61'	S 80°50'16" E	41.79'
PDC9	65.00'	25.49'	S 87°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'

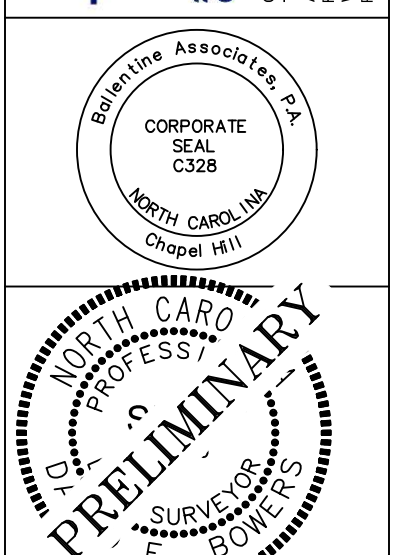
PRIVATE DRAINAGE LINE TABLE		
LINE	BEARING	DISTANCE
PD1	N 66°34'66" E	81.35'
PD2	N 19°30'52" E	83.44'
PD3	N 58°42'56" W	47.10'
PD4	N 86°02'32" W	79.96'
PD5	N 40°45'56" W	4.85'
PD6	N 75°20'68" W	75.08'
PD7	S 54°24'37" W	14.46'
PD8	N 87°33'12" W	32.15'
PD9	S 74°03'30" W	6.18'
PD10	N 13°41'18" W	20.02'
PD11	N 74°03'30" E	16.92'
PD12	S 15°13'55" W	128.48'
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 170738038  
 REID 044532  
 DB 1865, PG 163  
 PB 2011, PG 84



**Ballentine**  
 Associates, PA  
 919.820.9707  
 21 Parkway Park  
 Cary, NC 27513  
 www.ballentine.com



**PRELIMINARY**  
 CURVE OR  
 BOWTIE'S

DATE	REVISIONS

**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

DATE	ISSUED FOR REVIEW
31 JAN 25	

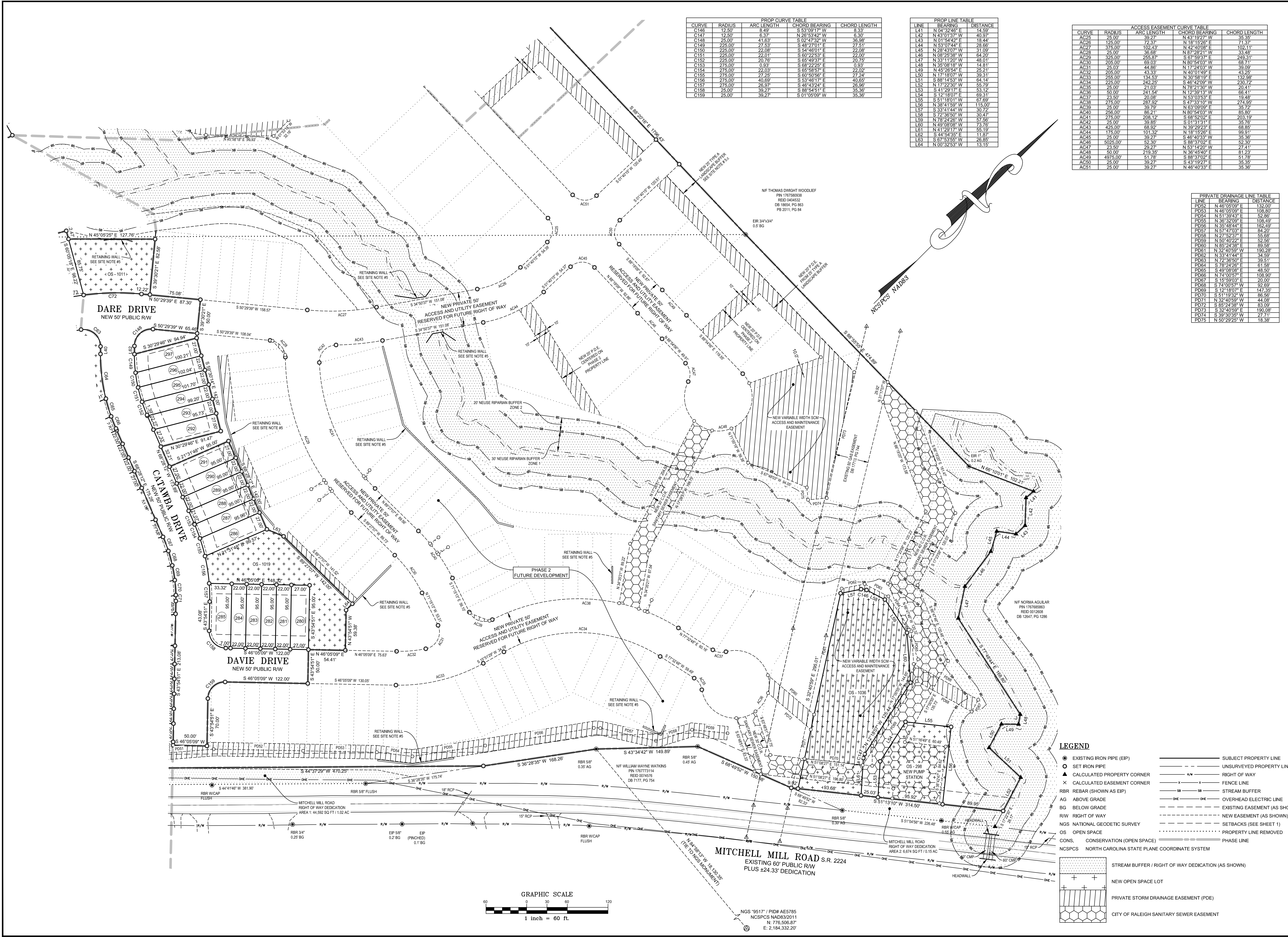
**ROLESVILLE CROSSING - PHASE 1**  
 1801 ROLESVILLE ROAD &  
 6301 MITCHELL MILL ROAD  
 ROLESVILLE, NC 27587  
 WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA  
**SUBDIVISION PLAT**

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**



PRELIMINARY PLAN  
NOT FOR RECORDATION  
CONVEYANCES OR SALES



PROP CURVE TABLE

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°22'53" E	22.00'
C152	225.00'	20.76'	S 65°49'37" E	20.75'
C153	225.00'	9.28'	S 68°22'24" E	0.83'
C154	225.00'	24.03'	S 65°26'57" E	22.02'
C155	275.00'	27.25'	S 60°50'56" E	27.24'
C156	275.00'	40.89'	S 53°43'17" 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'

PROP LINE TABLE

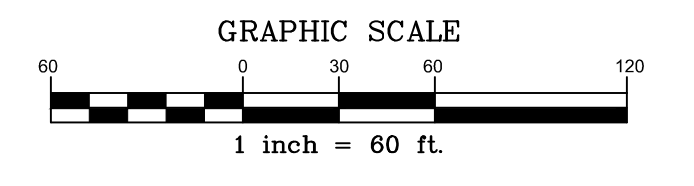
LINE	BEARING	DISTANCE
L41	N 04°32'46" E	14.59'
L42	N 43°01'37" W	40.97'
L43	N 01°54'49" E	18.44'
L44	N 53°07'44" E	28.66'
L45	N 28°43'07" W	31.09'
L46	N 08°25'36" W	64.20'
L47	N 33°11'20" W	48.01'
L48	N 35°08'18" W	14.81'
L49	N 45°26'54" E	25.21'
L50	N 17°18'07" W	39.31'
L51	S 88°13'33" W	64.14'
L52	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°36'50" W	30.47'
L59	N 78°24'26" W	57.96'
L60	N 49°09'58" 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'

ACCESS EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
AC25	25.00'	39.27'	N 43°19'27" W	35.35'
AC26	125.00'	72.37'	N 18°15'26" E	71.37'
AC27	375.00'	102.43'	N 42°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 80°54'03" 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°13'30" W	20.41'
AC36	50.00'	241.54'	N 12°39'13" W	66.41'
AC37	23.50'	20.08'	N 53°03'53" 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 80°54'03" W	85.80'
AC41	275.00'	208.12'	S 68°52'02" E	203.19'
AC42	25.00'	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 51°14'20" W	27.41'
AC48	50.00'	219.35'	N 36°45'40" E	81.23'
AC49	4975.00'	51.78'	S 88°37'02" E	51.78'
AC50	25.00'	39.27'	S 43°19'27" E	35.35'
AC51	25.00'	39.27'	N 46°40'33" E	35.36'

PRIVATE DRAINAGE LINE TABLE

LINE	BEARING	DISTANCE
PD52	N 46°05'09" E	132.00'
PD53	N 46°05'09" E	108.80'
PD54	N 51°39'43" E	92.86'
PD55	N 36°32'09" E	108.49'
PD56	N 35°48'44" E	162.49'
PD57	N 57°43'27" E	94.20'
PD58	N 27°52'31" E	55.68'
PD59	N 50°40'22" E	52.56'
PD60	N 85°24'36" E	89.58'
PD61	N 32°40'58" W	190.28'
PD62	N 33°41'44" E	34.58'
PD63	N 72°36'50" E	39.51'
PD64	S 78°24'26" W	61.58'
PD65	S 49°09'58" 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	44.06'
PD72	S 85°24'38" W	83.09'
PD73	S 32°40'58" 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  
ballentine.com

**PRELIMINARY**  
SURVEYOR  
JOHN NABERS

**OWNER INFORMATION**  
SEBHS LOT OPTION POOL 02 L.P.  
60 HEATHSTONE, INC.  
23975 PARK SORRENTO, SUITE 220  
CALABASAS, CA 91302  
**OWNER REPRESENTATIVE**  
LENNAR CORPORATION  
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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