

Site Data:
 Owner:
 ExperienceOne Homes LLC
 PO Box 5509
 Cary, NC, 27512
 Zoning District - R & PUD
 Existing Use - Vacant
 Watershed - Little River
 PIN: 1860039129
 REID: 0481677
 DB 17509, Pg 1101
 Tract B Phase 2 Area: 440,343 sf / 10.11 ac
 Tract B Phase 2 Lots Area: 149,814 sf / 3.44 ac
 Tract B Phase 2 R/W Area: 66,767 sf / 1.53 ac
 Tract B Phase 2 Open Space Area: 223,762 sf / 5.14 ac

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.

Owner: _____
 Date: _____

"North Carolina, _____ County.
 I, _____, a Notary Public of the County and State aforesaid, certify that _____, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this ____ day of _____, 2025.

 Notary Public
 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.
 Subdivision Administrator, Town of Rolesville

 Date
 Rolesville, North Carolina

"I _____ hereby certify that all streets, utilities and other required improvements have been installed in an acceptable manner and according to Town specifications and standards in the Subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Rolesville has been received and that the filing fees for this plat, in the amount of \$ _____ has been paid.

 Date Subdivision Administrator"

Rolesville, North Carolina
 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

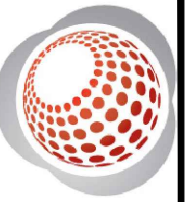
1. This survey was prepared by Bateman Civil Survey Co., under the supervision of Troy J. Klungseth, PLS.
2. Property lines shown were taken from existing field evidence, existing deeds and/or plats of public record, and information supplied to the surveyor by the client.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
4. No investigation into the existence of jurisdictional wetlands or riparian buffers performed by this firm.
5. Utility structures and other features if shown on this plat are shown at the request of the jurisdictional municipality and are approximate locations. Only certified As-builts should be used for verification.
6. All distances are horizontal ground distances and all bearings are North Carolina State Plane Coordinate System unless otherwise shown.
7. No Grid Monuments found within 2000'.
8. Areas are by coordinate computation.
9. Bearings are based from NAD83/NSRS2011/SPC
10. This plat is considered preliminary unless signed & sealed by a Licensed Surveyor.
11. Zoning and building setbacks to be verified by the appropriate authorities

REFERENCES
 -DEED BOOK 17509 PAGE 1101
 -BOOK OF MAPS 2021 PAGE 109
 -BOOK OF MAPS 2021 PAGE 1209

"I, Troy J. Klungseth, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 17509, page 1101); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 2021, page 109; that the ratio of precision or positional accuracy as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended. witness my original signature, license number _____, day of _____, A.D. 2025."

I, Troy J. Klungseth, Professional Land Surveyor, License No. L-4644 certify: a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels and parcels of land.
 Not for recordation, conveyances, or sales.

Professional Land Surveyor
 License Number L-4644



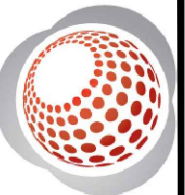
Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2524 Reliance Ave., Apex, NC 27539
 Phone: 919.577.1080 Fax: 919.577.1081
 NCBELS FIRM No. C-2378

ExperienceOne Homes, LLC
 PO Box 5509
 Cary, NC 27512

FINAL PLAT
 Elizabeth Springs Subdivision; Tract B - Phase 2
 Wake Forest Township, Rolesville, Wake County, North Carolina

Rev: 2/21/25
 Drawn By: ABB
 Checked By: JCH
 Scale: N/A
 Date: 2/19/2025
 Project #: 190106

SHEET 1
 OF 4



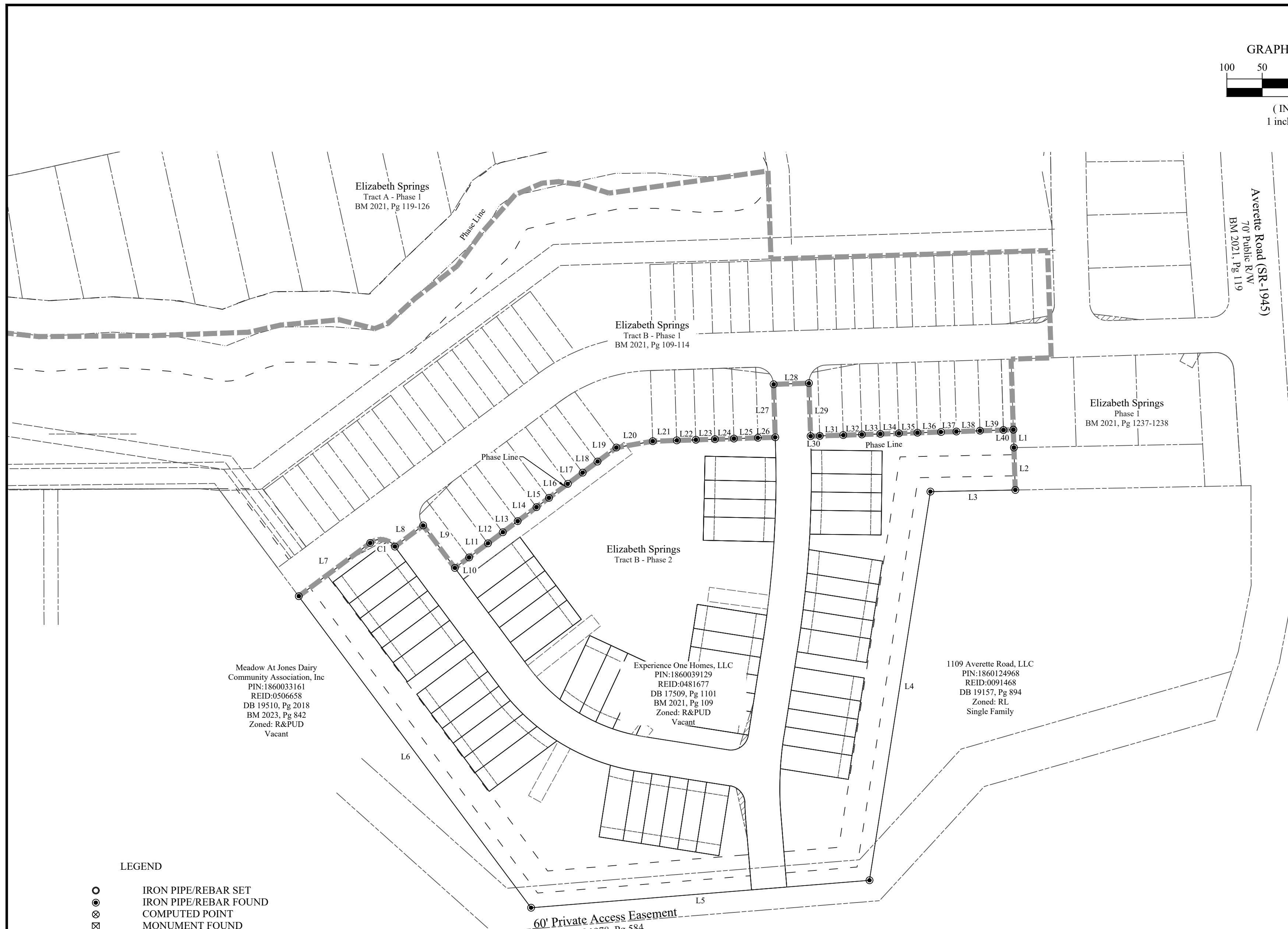
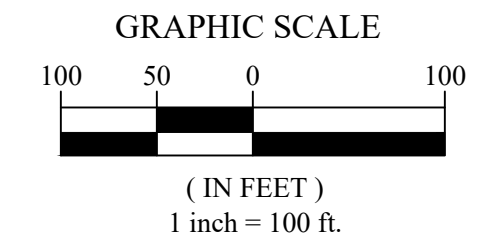
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Rev: 2/21/25
 Drawn By: ABB
 Checked By: JCH
 Scale: 1" = 100'
 Date: 2/19/2025
 Project #: 190106

SHEET 2
 OF 4



LEGEND

- IRON PIPE/REBAR SET
- ⊙ IRON PIPE/REBAR FOUND
- ⊗ COMPUTED POINT
- ⊠ MONUMENT FOUND
- WITNESS POST
- OS OPEN SPACE
- STE SIGHT TRIANGLE EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- MAE MAINTENANCE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- COR CITY OF RALEIGH
- TORGE TOWN OF ROLESVILLE GREENWAY EASEMENT
- PDE PRIVATE DRAINAGE EASEMENT
- BOUNDARY LINE
- - - - BUFFER LINE
- EXISTING R/W-PROPERTY LINE
- TOP OF BANK LINE
- NEW R/W-LOT LINE
- EASEMENT LINE
- SETBACK LINE
- PHASE LINE

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* ADJOINER INFORMATION ON SHEET #4 *





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 Drawn By: ABB
 Checked By: JCH
 Scale: 1" = 60'
 Date: 2/19/2025
 Project #: 190106

SHEET 3
 OF 4

LOT #	SQ FT	ACRES	LOT #	SQ FT	ACRES
32	3,788	0.09	70	3,421	0.08
33	2,600	0.06	71	2,600	0.06
34	2,600	0.06	72	2,600	0.06
35	2,600	0.06	73	2,600	0.06
36	2,600	0.06	74	2,600	0.06
37	3,400	0.08	75	3,325	0.08
38	3,425	0.08	76	3,461	0.08
39	2,600	0.06	77	2,601	0.06
40	2,605	0.06	78	2,600	0.06
41	2,654	0.06	79	2,600	0.06
42	2,763	0.06	80	2,600	0.06
43	3,792	0.09	81	3,325	0.08
44	3,487	0.08	82	3,349	0.08
45	2,775	0.06	83	2,586	0.06
46	2,775	0.06	84	2,587	0.06
47	3,434	0.08	85	2,587	0.06
48	3,400	0.08	86	3,308	0.08
49	2,600	0.06	87	3,384	0.08
50	2,600	0.06	88	2,599	0.06
51	2,600	0.06	89	2,621	0.06
52	3,325	0.08	90	2,654	0.06
66	3,400	0.08	91	3,462	0.08
67	2,633	0.06	92	3,387	0.08
68	2,633	0.06	93	2,594	0.06
69	3,347	0.08	94	2,593	0.06
			95	3,334	0.08



Meadow At Jones Dairy
 Community Association, Inc
 PIN: 1860033161
 REID: 0506658
 DB 19510, Pg 2018
 BM 2023, Pg 842
 Zoned: R&PUD
 Vacant

- LEGEND**
- IRON PIPE/REBAR SET
 - ⊙ IRON PIPE/REBAR FOUND
 - ⊗ COMPUTED POINT
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