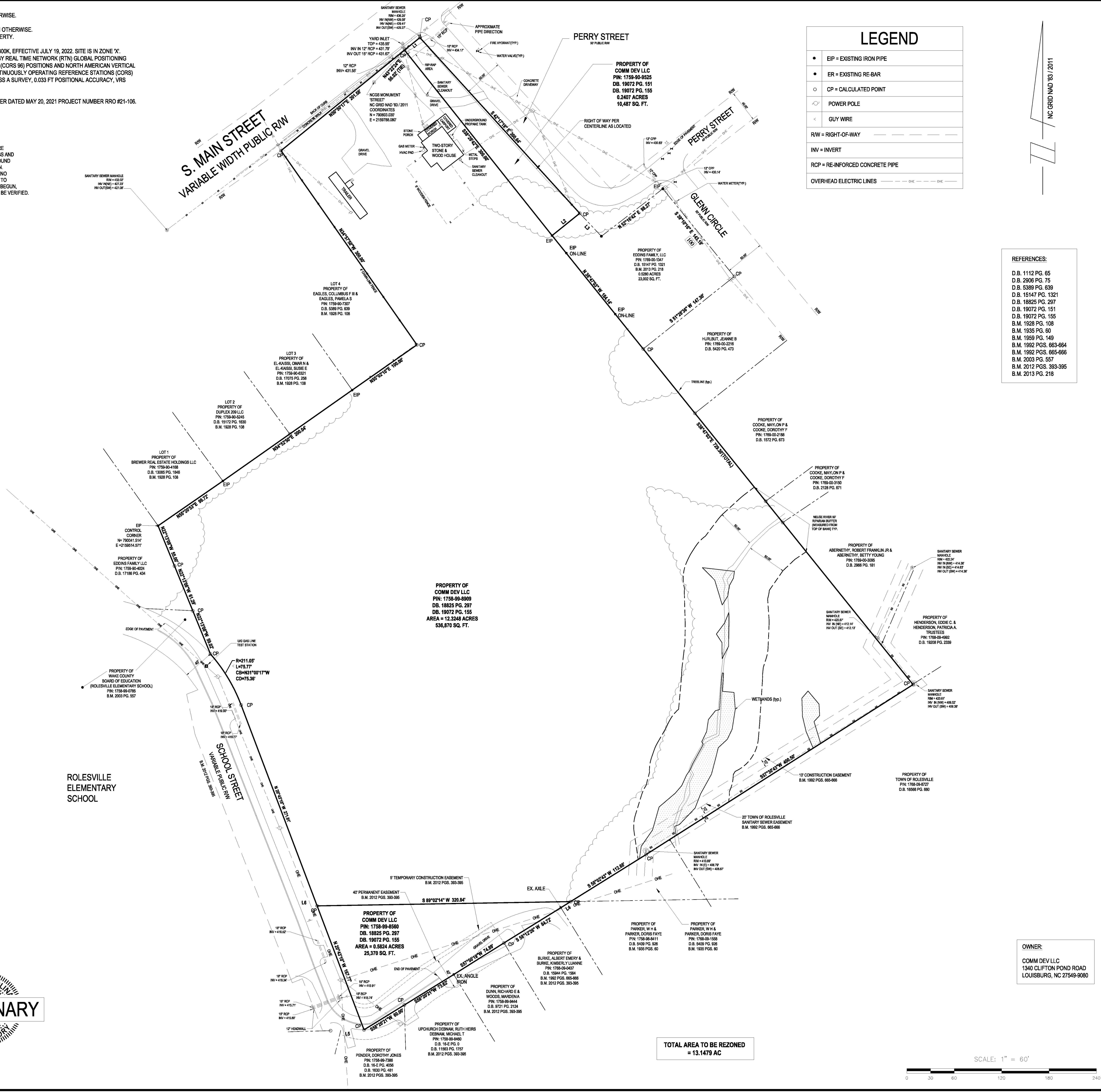


LINE	BEARING	DISTANCE
L1	N 50°50'17" E	25.00'
L2	S 51°08'44" W	44.89'
L3	S 43°21'26" E	40.01'
L4	S 58°02'43" W	14.50'
L5	S 88°32'59" W	42.37'
L6	N 89°02'14" E	42.50'

- 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 AREAS PER FIRM PANELS 3720175800K, EFFECTIVE JULY 19, 2022. SITE IS IN ZONE "X".
 7. 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.
 8. WETLANDS DELINEATED BY S&ME APRIL, 2021.
 9. STREAM BUFFER ON PROPERTY PER DETERMINATION LETTER DATED MAY 20, 2021 PROJECT NUMBER RRO #21-106.

NOTE:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED.



LEGEND

- EIP = EXISTING IRON PIPE
- ER = EXISTING RE-BAR
- CP = CALCULATED POINT
- ◇ POWER POLE
- < GUY WIRE
- RW = RIGHT-OF-WAY
- INV = INVERT
- RCP = RE-INFORCED CONCRETE PIPE
- OVERHEAD ELECTRIC LINES

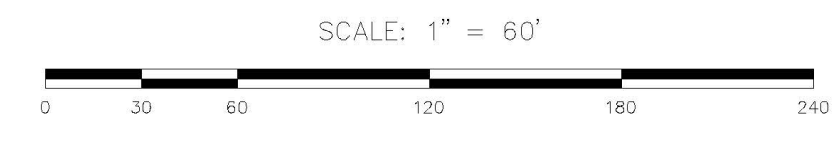
- REFERENCES:
- D.B. 1112 PG. 65
 - D.B. 2906 PG. 75
 - D.B. 5389 PG. 639
 - D.B. 15147 PG. 1321
 - D.B. 18825 PG. 297
 - D.B. 19072 PG. 151
 - D.B. 19072 PG. 155
 - B.M. 1928 PG. 108
 - B.M. 1935 PG. 60
 - B.M. 1959 PG. 149
 - B.M. 1992 PGS. 863-864
 - B.M. 1992 PGS. 865-866
 - B.M. 2003 PG. 557
 - B.M. 2012 PGS. 393-395
 - B.M. 2013 PG. 218

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)."

THIS _____ DAY OF _____, 2024.
SEAL
PROFESSIONAL LAND SURVEYOR



TOTAL AREA TO BE REZONED
= 13.1478 AC



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

• 6510 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NORTH CAROLINA 27607
• TELEPHONE: (919) 851-1442 or (603) 854-1679
• CERTIFICATION NUMBERS: NCBELS (C-0110), NGBLA (C-0267)

NO.	DATE	DESCRIPTION	BY

20373
JOB NO.

8-14-2024
DATE

CWC
DRAWN BY

SCALE: 1" = 60'

CHK BY: DG

REZONING PLAT
FOR
COMM DEV LLC

NORTH CAROLINA

WAKE COUNTY

TOWN OF ROLESVILLE

SHEET 1 OF 1

OWNER:
COMM DEV LLC
1340 CLIFTON POND ROAD
LOUISBURG, NC 27549-9060