

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 15TH DAY OF APRIL A.D. 2025.

L. Jordan Parker, Jr.
PROFESSIONAL LAND SURVEYOR
L-4685
LICENSE NUMBER

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

L. Jordan Parker, Jr.
PROFESSIONAL LAND SURVEYOR
L-4685
LICENSE NUMBER

WAKE COUNTY, NORTH CAROLINA
I CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE PLANNING JURISDICTION OF THE COUNTY OF WAKE AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT.

Thomas J. Anhalt
OWNER
5-6-25
DATE

NORTH CAROLINA, WAKE COUNTY.

I, *Karen M. Tinker*, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT *Thomas J. Anhalt*, PERSONALLY APPEARED BEFORE *5/6/2025* ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS *6th* DAY OF *May*, 2025.

Karen M. Tinker
NOTARY PUBLIC
MY COMMISSION EXPIRES *3/12/2029*

SUBDIVISION IMPROVEMENTS DISCLOSURE STATEMENT

AS SUBDIVIDER/OWNER, I, JMAS PROPERTIES, LLC, 610 PRESIDENTS WALK LN, CARY, NC 27519, AM RESPONSIBLE FOR MAINTAINING REQUIRED IMPROVEMENTS INCLUDING RIGHTS-OF-WAY, TO THE STANDARDS OF THIS ORDINANCE UNTIL SUCH TIME AS A UNIT OF GOVERNMENT, PUBLIC OR PRIVATE UTILITY, HOMEOWNER ASSOCIATION, PROPERTY OWNERS ASSOCIATION, LOT OWNER OR OTHER LEGAL ENTITY ASSUMES FORMAL, LEGAL RESPONSIBILITY FOR MAINTENANCE OF THE IMPROVEMENTS.

Thomas J. Anhalt MANAGER
Charmos J. Anhalt JMAS PROPERTIES LLC
SIGNATURE

PERFORMANCE GUARANTEE DISCLOSURE STATEMENT

A PERFORMANCE GUARANTEE IS IN PLACE FOR THIS DEVELOPMENT PHASE TO ENSURE ALL REQUIRED STORMWATER IMPROVEMENTS ARE INSTALLED IN ACCORDANCE WITH APPROVED CONSTRUCTION PLANS AND SUBDIVISION PLATS. THIS PERFORMANCE GUARANTEE WILL NOT BE RELEASED UNTIL AN AS BUILT SURVEY HAS BEEN ACCEPTED AND THE REQUIRED IMPROVEMENTS ARE CERTIFIED AS INSTALLED IN ACCORDANCE WITH THE APPROVED PRELIMINARY AND CONSTRUCTION PLANS BY THE APPROPRIATE PUBLIC AGENCY.

AS SUBDIVIDER/OWNERS, I, JMAS PROPERTIES, LLC, 610 PRESIDENTS WALK LN, CARY, NC 27519, AM RESPONSIBLE FOR PROVIDING EACH PROSPECTIVE BUYER OF ANY LOT ON THIS SET OF MAPS WRITTEN DISCLOSURE OF THE FOLLOWING:

MAINTAINING REQUIRED IMPROVEMENTS TO THE STANDARDS OF THIS ORDINANCE UNTIL SUCH TIME AS HOMEOWNER ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION, LOT OWNER OR OTHER LEGAL ENTITY ASSUMES FORMAL, LEGAL RESPONSIBILITY FOR MAINTENANCE OF THE STORMWATER IMPROVEMENTS;

Thomas J. Anhalt MANAGER, JMAS PROPERTIES LLC
SIGNATURE
APPROPRIATE NOTARIZATION

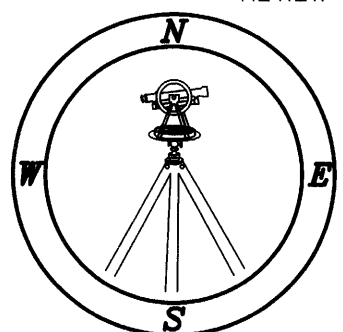
NORTH CAROLINA, WAKE COUNTY.

I, *Karen M. Tinker*, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT *Thomas J. Anhalt*, PERSONALLY APPEARED BEFORE *5/14/25* ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS *6th* DAY OF *May*, 2025.

Karen M. Tinker
NOTARY PUBLIC
MY COMMISSION EXPIRES *3/12/2029*

WAKE COUNTY HEREBY ACCEPTS, FOR THE USE AND BENEFIT OF THE PUBLIC, THE RIGHTS-OF-WAY, EASEMENTS, OPEN SPACES, AND RECREATION AREAS SHOWN OR OTHERWISE PROVIDED FOR ON THIS PLAT AS DEDICATED FOR PUBLIC ROADS, PUBLIC UTILITIES, PUBLIC RECREATION FACILITIES, AND OTHER PUBLIC IMPROVEMENTS. THIS ACCEPTANCE DOES NOT INCLUDE THE COUNTY'S ACCEPTANCE OF ANY RESPONSIBILITY TO CONSTRUCT, INSTALL, OR MAINTAIN THE ROADWAY, UTILITY LINE, RECREATION FACILITY, OR OTHER PUBLIC IMPROVEMENT INTENDED TO BE CONSTRUCTED OR INSTALLED WITHIN THE RIGHT-OF-WAY, EASEMENT, OPEN SPACE, OR RECREATION AREA.

6-27-2025 *David Parks* FOR ADAM COOK
DATE PLANNING DIRECTOR/
REVIEW OFFICER



STORMWATER MANAGEMENT CERTIFICATE
I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH ARTICLE 9, STORMWATER MANAGEMENT OF THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

6-26-2025 *Benny Blackman*
DATE WAKE COUNTY STORMWATER
MANAGEMENT REPRESENTATIVE

I HEREBY CERTIFY THAT LOT(S) *1,3,4,10,16,20,21,23,24,29*
30-35, 42, 43, 47
SHOWN ON THIS PLAT FOR *ROSSLAKE*
HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO MINIMUM LOT REQUIREMENTS SET FORTH IN SECTION V OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS, THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

I HEREBY CERTIFY THAT LOT(S) *2,5-9,11-15,17-19,21,26-28,*
32,37-41,44-46,48-50
SHOWN ON THIS PLAT FOR *ROSSLAKE*
HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO ALTERNATIVE REQUIREMENTS SET FORTH IN SECTION VI OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS, THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

PRELIMINARY CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK, NOR DOES IT GUARANTEE ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND Siting.

ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

05/13/25
DATE

Register of Deeds

Tammy L. Brunner
Wake County, NC
06/30/2025 11:41:14 AM
B: BM2025 P: 01220 Pages: 5
MAP - MAP PLAT
Fee: \$105.00
DOCUMENT #2025029468



SITE DATA

TOTAL SITE AREA = 89,294 AC.
(TO BE SUBDIVIDED)
LESS R/W DEDICATIONS = 1,787 AC.
LESS ROAD R/W = 5,555 AC.
OPEN SPACE PROVIDED = 21,226 AC.
NET AREA = 60,726 AC.
TOTAL LOTS = 49
AVERAGE LOT SIZE = 1,239 AC.
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

IMPERVIOUS CALCULATIONS

EX. DRIVEWAY W/IN ESMT.: 5,140 SF
PROP. ROAD IMPERVIOUS AREA: 106,320 SF
PROP. IMPERVIOUS AREA IN LOTS: 416,500 SF
PROP. WELL SITE IMPERVIOUS AREA: 7,850 SF (1 WELL)
PROP. MAIL KIOSK IMPERVIOUS AREA: 5,000 SF (2 KIOSKS)
TOTAL PROP. IMPERVIOUS AREA: 540,810 SF (13.9%)
MAX. IMPERVIOUS PER LOT: 8,500 SF

WAKE COUNTY
ZONED R-30
MINIMUM BUILDING SETBACKS
FRONT & CORNER 30'
REAR 30'
SIDE 10'

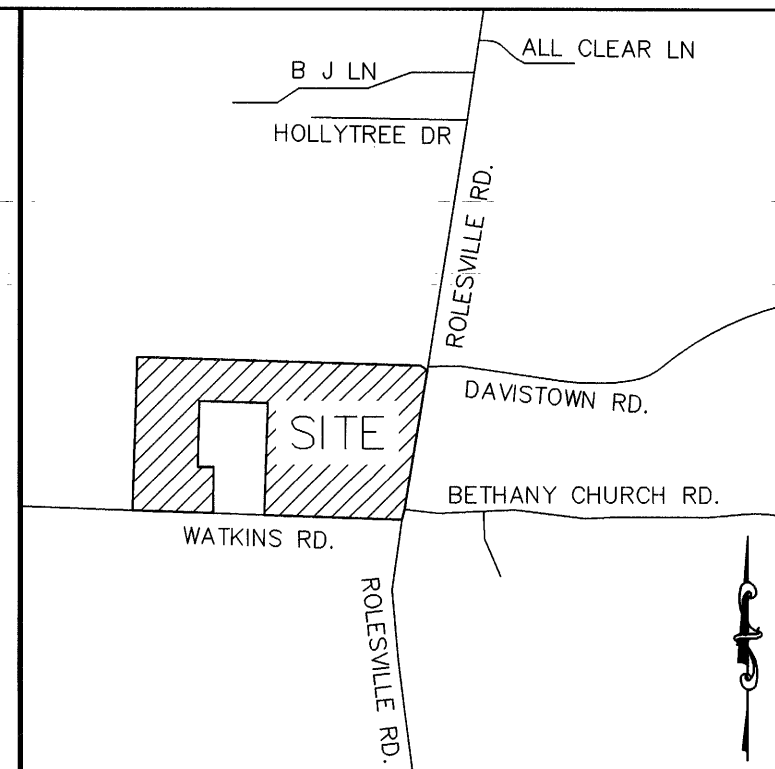
NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCOS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- NORTH ROTATION WAS OBTAINED VIA NC-VRS.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA.
- BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY "A" THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT, AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
- SEE SHEET 2 OF 5 FOR ADDITIONAL NOTES, LINE AND CURVE TABLE.
- THERE SHALL BE A 10' FENCE AND LANDSCAPE EASEMENT ALONG WATKINS ROAD FRONTAGE.

LINE TYPE LEGEND

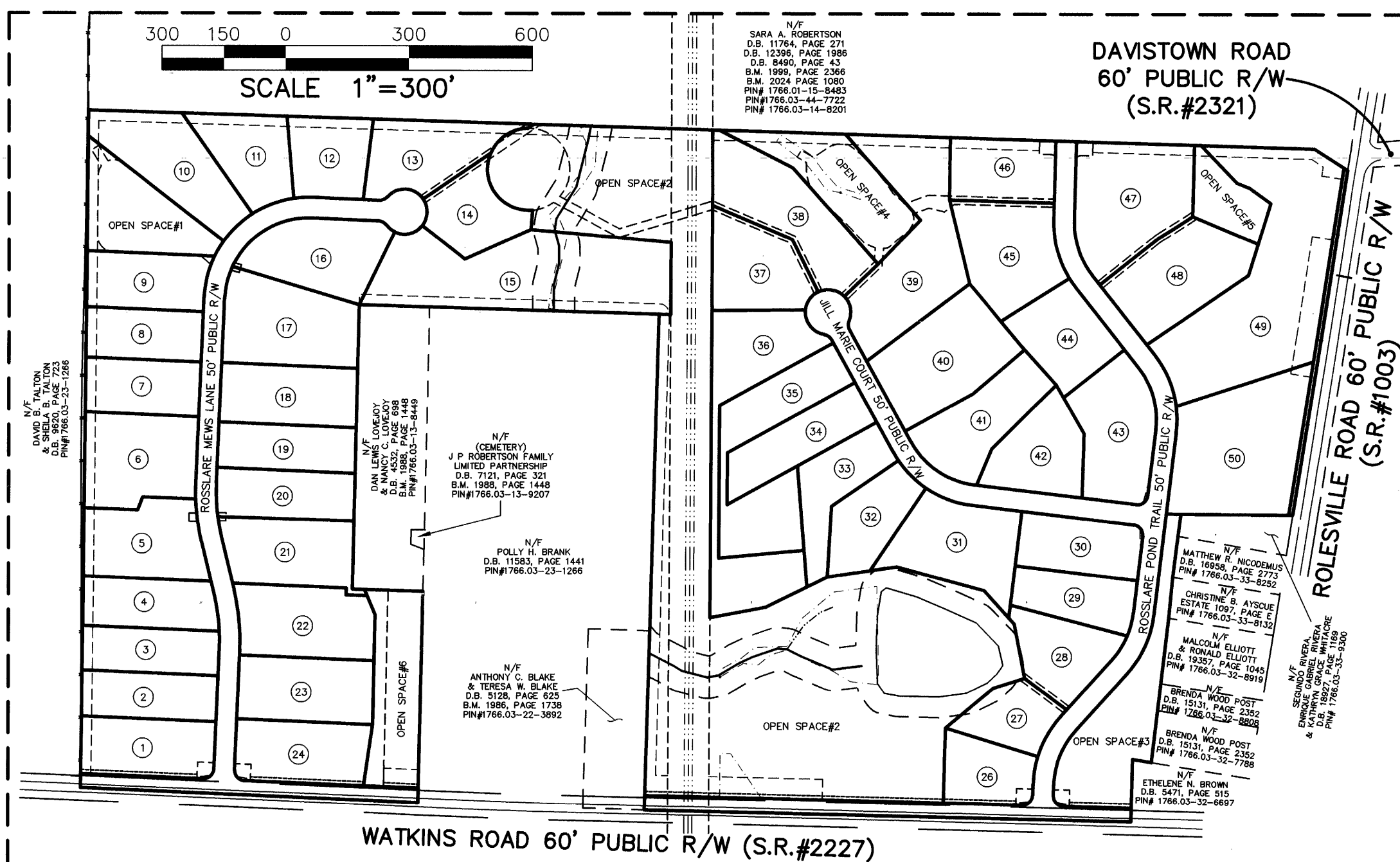
---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	BUFFER
---	FLOOD HAZARD SOILS

VICINITY MAP (NOT TO SCALE)



LEGEND:

- EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
NIP - NEW IRON PIPE SET
O - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
OS - OPEN SPACE
S.T. - SIGHT TRIANGLE
CB - CATCH BASIN
MH - MANHOLE
F4 - FIRE HYDRANT
BM - BROWN MARKER/NIP
- ADDRESS
T&VPZ - TREE & VEGETATION PROTECTION ZONE
M.I.S.A. - MAX IMPERVIOUS SURFACE ALLOWED



WATKINS ROAD 60' PUBLIC R/W (S.R.#2227)

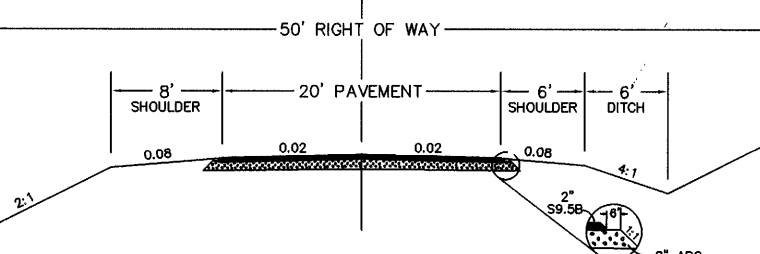
DAVISTOWN ROAD
60' PUBLIC R/W
(S.R.#2321)

ROLESVILLE ROAD 60' PUBLIC R/W
(S.R.#1003)

I, *DAVID PARKS*, PLANNING DIRECTOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT CREATES A SUBDIVISION SUBJECT TO AND APPROVED IN ACCORD WITH THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. I ALSO CERTIFY THAT COPIES OF ALL NECESSARY APPROVALS OF OTHER STATE AND LOCAL AGENCIES HAVING JURISDICTION OVER THE ROADS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN SUBMITTED TO ME AND ARE ON FILE IN MY OFFICE.

6-27-2025 *David Parks* FOR ADAM COOK
DATE PLANNING DIRECTOR/
REVIEW OFFICER

APPROVAL EXPIRES IF NOT
RECORDED ON OR BEFORE *7-14-2025*



NCDOT NOTES:

- ONLY NCDOT STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
- ALL LOTS MUST BE SERVED INTERNALLY.
- SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
- MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
- PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

David Parks *4-30-2025*
DISTRICT ENGINEER DATE

SHEET 1 OF 5

FINAL PLAT FOR

ROSSLAKE "LOT-BY-LOT"

6101 WATKINS ROAD

OWNER: JMAS PROPERTIES, LLC

REF: D.B. 19622 PAGE 446

REF: B.M. 2024 PAGE 1080

ST. MATTHEWS TOWNSHIP

WAKE COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

NOVEMBER 15, 2024

REVISED FEBRUARY 10, 2025

ZONED R-30

PIN #1766.03-23-5563

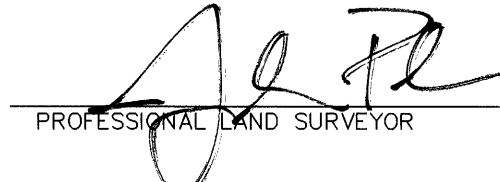
PLG-005497-2024

CMP

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 15TH DAY OF APRIL A.D. 2025.


L-4685
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

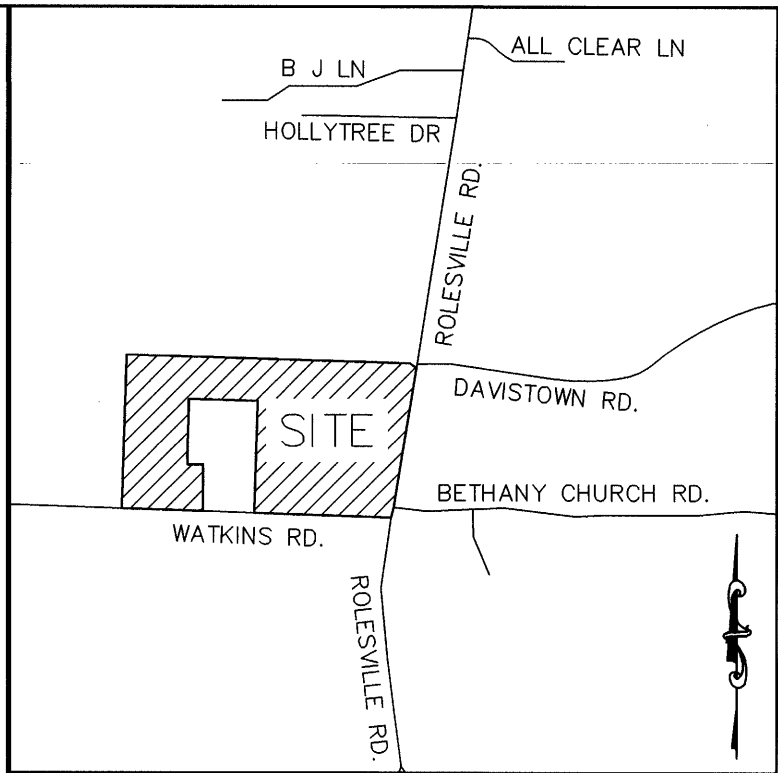
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.


L-4685
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER



EASEMENT (DRY POND#1) LINE TABLE		
LINE	BEARING	DISTANCE
EL-4	N 48°42'00" W	33.55'
EL-5	N 87°35'11" W	213.78'
EL-6	N 00°35'20" E	147.77'
EL-7	N 31°52'32" W	45.31'
EL-8	N 56°59'05" E	20.00'
EL-9	S 31°52'32" E	43.84'
EL-10	S 52°07'42" E	308.19'

EASEMENT (DRY POND#1) CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
EC-1	22.56'	255.00'	22.55'	S 23°21'19" W
EC-2	58.48'	38.00'	52.88'	N 43°29'55" W
EC-3	24.46'	38.00'	24.04'	N 19°01'37" E
EC-4	39.63'	38.00'	37.86'	S 82°00'22" E
EC-5	230.47'	100.00'	182.74'	S 25°10'26" E



VICINITY MAP
(NOT TO SCALE)

NOTES:

- NO C.O. WILL BE ISSUED UNTIL THE WATER AND/OR SEWER SYSTEM IS OPERATIONAL AND CERTIFIED BY AN ENGINEER.
- APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE.
- ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
- ALL LOTS WILL BE SERVED WITH COMMUNITY WATER AND INDIVIDUAL SEPTIC SYSTEMS.
- ALL LOTS ARE EQUAL TO OR GREATER THAN 30,000 S.F. IN R-30 ZONING.
- ROSSLARE H.O.A. SHALL BE RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE.
- MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. PLANS APPROVED LIMITING THE MAXIMUM IMPERVIOUS SURFACE TO 8,500 SQUARE FEET PER LOT.
- TEMPORARY MAINTENANCE EASEMENTS TO BE USED FOR MAINTENANCE OF SOIL & EROSION MEASURES. TEMPORARY EASEMENTS ARE TO BE ABANDONED AFTER CERTIFICATION OF COMPLETION HAS BEEN ISSUED BY WAKE COUNTY ENGINEERING.
- DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN D.B. _____ PG. _____
- STORMWATER CONTROL MEASURES ARE TO BE MAINTAINED BY ROSSLARE HOMEOWNERS ASSOCIATION, PER STORMWATER AGREEMENT RECORDED IN D.B. 19866, PAGES 795-796. MAINTENANCE DOCUMENTS RECORDED IN D.B. 19866, PAGES 793-794, D.B. 19878, PAGES 2364-2365 AND D.B. 19878, PAGES 2366-2371.
- IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE EASEMENTS MAY NOT BE PIPED WITHOUT RECEIVING PLAN APPROVAL FROM WAKE COUNTY.
- THE INTENDED USE FOR OPEN SPACE PROVIDED IS FOR THE CONSERVATION AND PROTECTION OF NATURAL AREAS, AS WELL AS ACTIVE RECREATION AREAS.
- AT THE TIME OF RECORDDATION, THE ROADS IDENTIFIED AS PUBLIC WERE BUILT TO PUBLIC ROAD STANDARDS PER NCDOT. ROADS IDENTIFIED AS PRIVATE WERE CERTIFIED AS COMPLETE BY THE SURVEYOR/ENGINEER OF THIS DEVELOPMENT. IN EACH CASE, WAKE COUNTY MAINTAINS NO RESPONSIBILITY FOR MAINTENANCE OF THE ROADS.
- THE ROAD SYSTEM SHOWN ON THIS PLAT INCLUDES ONE OR MORE STUB ROADS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED. THE INTERCONNECTION OF NEIGHBORHOODS WITH A ROAD NETWORK ENSURES THE EFFICIENT FLOW AND DISPERSAL OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.
- ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
- ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE)
- SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
- MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
- PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.
- SEE SHEET 1 OF 5 FOR ALL SIGNATURES AND SIGN-OFFS.
- THERE SHALL BE A 10' FENCE AND LANDSCAPE EASEMENT ALONG WATKINS ROAD FRONTAGE.

EASEMENT (WET POND#1) CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
EC-10	10.06'	55.00'	10.04'	N 38°39'33" W
EC-11	10.06'	55.00'	10.04'	N 49°08'05" W
EC-12	16.55'	28.22'	16.31'	S 03°05'31" W

EASEMENT (WET POND#1) LINE TABLE		
LINE	BEARING	DISTANCE
EL-19	N 46°06'11" E	110.68'
EL-20	N 04°18'58" E	35.20'
EL-21	N 67°48'08" W	27.01'
EL-22	N 43°18'12" W	49.35'
EL-23	N 45°44'16" W	53.24'
EL-24	N 44°45'43" W	23.71'
EL-25	N 41°30'53" W	32.79'
EL-26	N 29°16'22" W	12.44'
EL-27	N 14°16'19" W	24.02'
EL-28	N 02°19'11" W	30.55'
EL-29	N 59°15'22" W	25.23'
EL-30	N 29°36'15" E	20.00'
EL-31	S 59°15'22" E	34.26'
EL-32	N 56°52'49" E	52.86'
EL-33	N 76°31'27" E	13.00'
EL-34	S 88°15'57" E	26.64'
EL-35	S 53°37'42" E	34.22'
EL-36	S 44°55'17" E	29.66'
EL-37	S 42°04'27" E	22.67'
EL-38	S 38°56'01" E	50.20'
EL-39	S 33°20'12" E	24.98'
EL-40	S 48°54'20" E	27.46'
EL-41	S 42°53'14" E	10.11'
EL-42	N 69°30'40" E	61.74'
EL-43	S 88°15'57" E	308.36'
EL-44	S 01°44'03" W	10.00'
EL-45	S 01°44'03" W	10.00'
EL-46	N 88°15'57" W	243.75'
EL-47	S 52°54'28" W	31.11'
EL-48	N 76°30'29" W	39.08'
EL-49	S 69°30'40" W	41.23'
EL-50	S 16°30'32" E	6.83'
EL-51	S 29°26'54" W	20.37'
EL-52	S 52°13'26" W	32.78'
EL-53	S 48°51'27" W	32.50'
EL-54	S 80°38'33" W	12.12'
EL-55	S 04°18'58" W	42.78'
EL-56	S 46°06'11" W	118.31'

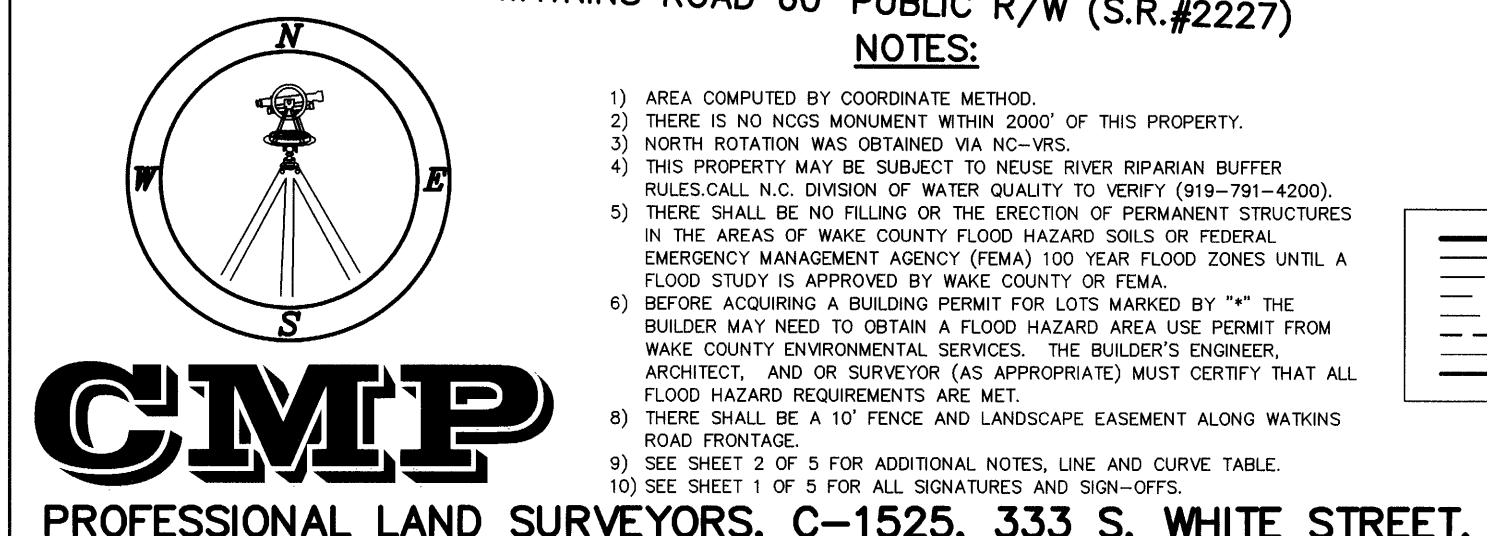
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 44°28'08" W	51.68'
L-2	S 08°59'08" W	158.12'
L-3	S 08°46'01" W	259.16'
L-4	S 08°58'29" W	207.85'
L-5	S 09°05'16" W	223.42'
L-6	N 09°05'16" E	224.92'
L-7	N 08°58'29" E	152.74'
L-8	N 08°58'29" E	55.08'
L-9	N 08°46'01" E	259.16'
L-10	N 09°01'04" E	162.52'
L-11	S 07°03'35" W	54.54'
L-12	S 07°18'49" W	99.97'
L-13	S 05°24'49" W	100.02'
L-14	N 80°25'51" W	46.03'
L-15	S 88°39'28" E	409.69'
L-16	S 88°37'05" E	467.27'
L-17	S 88°30'59" E	274.23'
L-18	S 88°22'40" E	33.72'
L-19	N 88°12'41" W	148.79'
L-20	S 88°23'10" E	171.07'
L-21	S 57°10'06" E	95.01'
L-22	S 55°49'25" W	17.27'
L-23	S 55°49'25" W	198.19'
L-24	S 04°45'53" W	46.98'
L-25	S 65°45'34" W	178.04'
L-26	N 51°48'56" W	131.44'
L-27	S 22°48'32" E	16.47'
L-28	S 22°48'32" E	49.99'
L-29	S 01°08'29" W	112.17'
L-30	S 01°08'29" W	155.04'
L-31	S 08°08'24" W	150.32'
L-32	N 87°35'39" W	132.68'
L-33	N 87°35'39" W	291.00'
L-34	N 88°23'10" W	51.12'
L-35	N 01°36'50" E	17.06'
L-36	N 13°31'52" W	16.85'
L-37	N 13°31'52" W	116.11'
L-38	S 87°35'11" E	161.66'
L-39	N 87°35'11" W	39.79'
L-40	N 87°35'11" W	121.87'
L-41	S 87°54'00" E	130.47'
L-42	N 21°29'11" E	33.52'
L-43	S 87°54'00" E	128.99'
L-44	S 13°31'52" E	99.40'
L-45	S 13°31'52" E	33.56'
L-46	N 87°35'39" W	298.21'
L-47	N 88°22'40" W	33.71'
L-48	N 88°30'59" W	132.26'
L-49	N 01°25'10" E	25.88'
L-50	S 43°49'02" E	126.65'
L-51	S 67°27'18" E	32.07'
L-52	S 54°45'10" E	64.31'
L-53	S 17°22'55" W	103.89'
L-54	S 67°08'34" E	172.93'
L-55	S 01°34'56" W	173.31'
L-56	S 17°22'55" W	79.54'
L-57	S 56°54'30" W	98.08'
L-58	S 38°15'37" E	189.89'
L-59	S 38°15'37" E	55.19'
L-60	S 06°49'26" W	161.20'
L-61	N 01°30'26" E	156.38'
L-62	N 29°50'34" W	100.75'
L-63	N 29°50'34" W	35.34'
L-64	N 42°10'26" W	115.92'
L-65	N 41°20'45" W	13.43'
L-66	N 39°58'28" W	76.10'
L-67	N 39°58'28" W	119.08'
L-68	N 00°40'34" E	151.38'
L-69	S 49°18'30" W	164.82'
L-70	S 45°42'15" W	55.29'
L-71	S 45°09'42" W	164.83'
L-72	S 22°38'39" W	96.18'
L-73	S 43°50'42" W	148.42'
L-74	S 46°06'11" W	113.58'
L-75	S 26°10'35" E	141.56'
L-76	N 00°12'57" E	116.89'
L-77	S 06°49'26" W	108.82'
L-78	S 06°49'26" W	79.56'
L-79	S 01°25'10" W	25.69'
L-80	N 88°37'05" W	191.68'
L-81	N 88°37'05" W	317.63'
L-82	N 88°39'28" W	409.68'
L-83	N 50°01'58" E	151.02'
L-84	N 72°24'15" E	79.63'
L-85	S 53°26'15" E	128.20'
L-86	N 11°01'43" W	133.86'
L-87	N 41°58'30" W	19.49'
L-88	N 41°58'30" W	90.31'
L-89	S 81°43'27" W	66.05'
L-90	S 81°43'27" W	104.99'
L-91	S 63°37'40" W	55.17'
L-92	S 63°37'40" W	112.21'
L-93	S 79°22'58" W	137.02'
L-94	N 00°13'12" E	156.52'
L-95	N 00°14'37" E	128.01'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	39.27'	25.00'	35.36'	N 42°35'25" W
C-2	146.10'	525.00'	145.63'	N 05°33'31" W
C-3	49.92'	475.00'	49.90'	N 10°31'13" W
C-4	82.27'	475.00'	82.16'	N 02°32'52" W
C-5	80.60'	205.00'	80.08'	N 13°40'38" E
C-6	241.41'	205.00'	227.70'	N 58°40'38" E
C-7	22.39'	25.00'	21.65'	S 61°55'39" E
C-8	26.62'	55.00'	26.36'	S 50°08'00" E
C-9	74.70'	55.00'	69.09'	N 77°05'35" E
C-10	69.46'	55.00'	64.94'	N 02°00'14" E
C-11	100.53'	55.00'	87.11'	N 86°32'25" W
C-12	22.39'	25.00'	21.65'	S 66°45'17" W
C-13	46.93'	255.00'	46.86'	S 87°08'30" W
C-14	108.77'	255.00'	107.95'	S 69°38'58" W
C-15	97.30'	255.00'	96.71'	S 46°29'53" W
C-16	43.07'	255.00'	43.02'	S 30°43'42" W
C-17	104.48'	255.00'	103.75'	S 14°09'06" W
C-18	41.26'	525.00'	41.25'	S 00°09'44" W
C-19	104.84'	525.00'	104.67'	S 07°48'36" E
C-20	90.06'	475.00'	89.92'	S 08°05'59" E
C-21	42.13'	475.00'	42.12'	S 00°07'38" E
C-22	39.27'	25.00'	35.35'	S 47°24'35" W
C-23	115.11'	100.00'	108.86'	S 55°49'25" W
C-24	206.31'	100.00'	171.62'	S 36°15'29" E
C-25	39.24'	25.00'	35.34'	N 43°32'54" W
C-26	145.90'	205.00'	142.84'	N 21°48'28" E
C-27	157.43'	255.00'	154.94'	N 24°30'36" E
C-28	63.14'	255.00'	62.98'	N 00°16'12" W
C-29	137.51'	255.00'	135.85'	N 22°48'44" W
C-30	143.10'	205.00'	140.21'	N 18°15'47" W
C-31	149.66'	255.00'	147.52'	S 15°04'44" E
C-32	28.34'	255.00'	28.33'	S 35°04'34" E
C-33	161.31'	205.00'	157.18'	S 15°43'06" E
C-34	39.27'	25.00'	35.36'	S 51°49'26" W
C-35	194.01'	205.00'	186.85'	N 56°03'49" W
C-36	22.39'	25.00'	21.65'	N 03°17'32" W
C-37	63.61'	55.00'	60.12'	N 10°45'54" W
C-38	69.38'	55.00'	64.87'	N 80°02'12" W
C-39	56.11'	55.00'	53.71'	S 34°35'56" W
C-40	82.21'	55.00'	74.77'	S 37°26'50" E
C-41	22.39'	25.00'	21.65'	S 54°36'36" E
C-42	24.70'	255.00'	24.69'	S 31°43'33" E
C-43	95.64'	255.00'	95.08'	S 45°14'45" E
C-44	120.99'	255.00'	119.86'	S 69°35'01" E
C-45	39.27'	25.00'	35.36'	S 38°10'34" E
C-46	57.51'	205.00'	57.32'	S 14°51'37" W
C-47	69.05'	205.00'	68.73'	S 32°32'47" W
C-48	112.01'	255.00'	111.11'	S 29°36'47" W
C-49	69.47'	255.00'	69.26'	S 09°13'28" W
C-50	39.25'	25.00'	35.34'	S 46°24'02" W

WATER & OS ACCESS ESMT LINE TABLE		
LINE	BEARING	DISTANCE
EL-11	S 61°36'04" E	164.99'
EL-12	N 73°23'56" E	237.14'
EL-13	S 66°57'36" E	218.54'
EL-14	S 26°10'35" E	146.19'
EL-15	N 26°10'35" W	138.76'
EL-16	N 66°57'36" W	203.90'
EL-17	S 73°23'56" W	238.21'
EL-18	N 61°36'04" W	179.97'

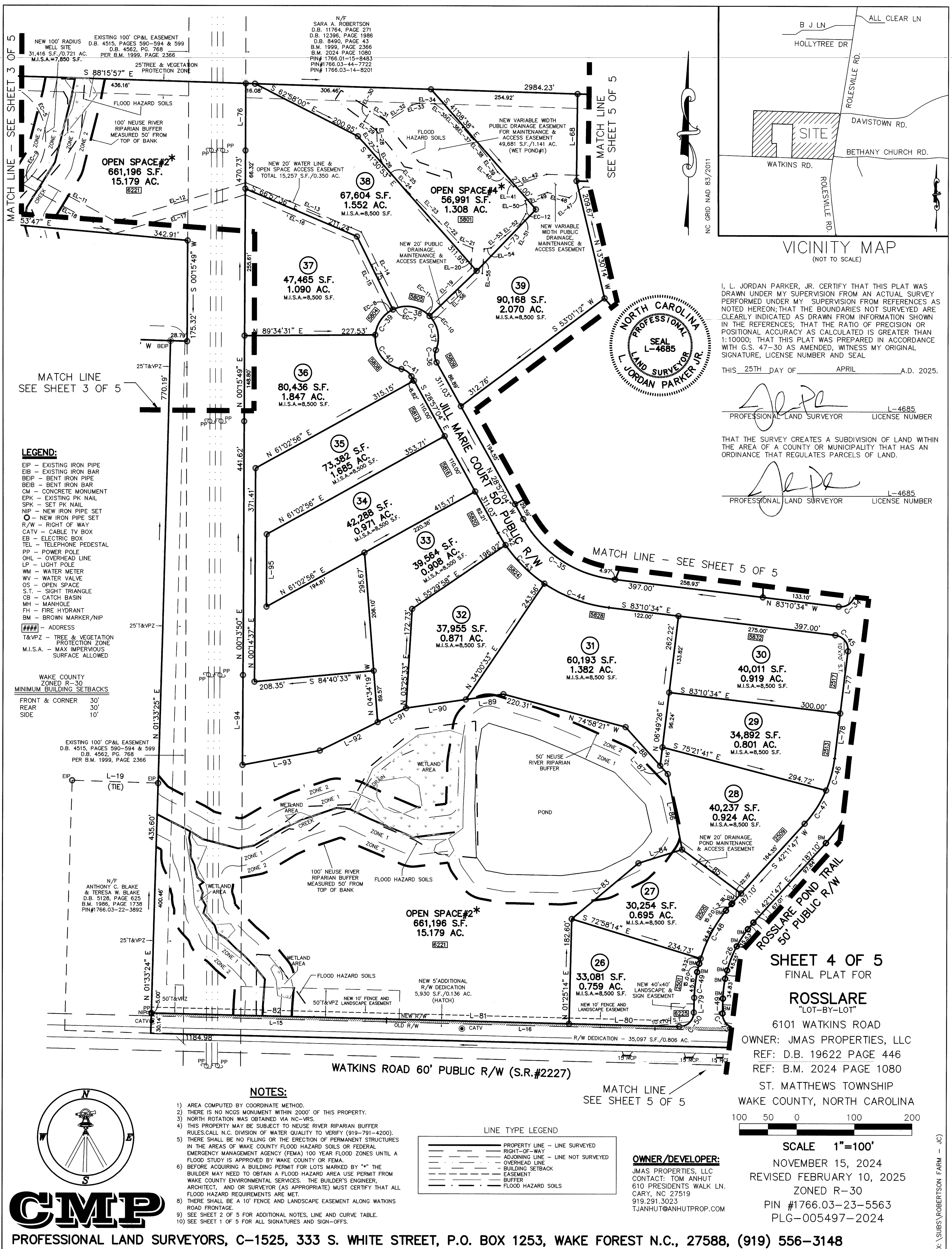
WELL & OS ACCESS EASEMENT CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
EC-6	55.29'	100.00'	54.59'	S 68°47'52" W
EC-7	10.06'	55.00'	10.04'	S 69°03'41" W
EC-8	10.06'	55.00'	10.04'	S 58°35'08" W
EC-9	21.13'	100.00'	21.09'	S 46°54'15" W

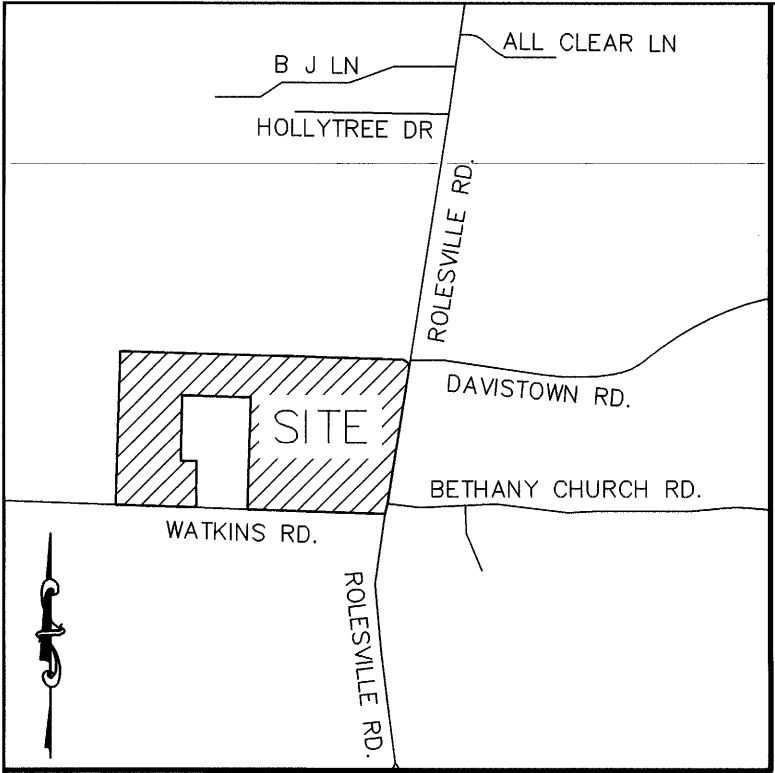
PRIVATE ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL-1	S 88°23'10" E	56.98'
EL-2	S 01°08'29" W	477.75'
EL-3	N 87°35'39" W	48.33'



OWNER/DEVELOPER:
JMAS PROPERTIES, LLC
CONTACT: TOM ANHUT
610 PRESIDENTS WALK LN.
CARY, NC 27519
919.291.3023
TJANHUT@ANHUTPROP.COM

NC GRID NAD 83/2011





VICINITY MAP
(NOT TO SCALE)

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
NIP - NEW IRON PIPE SET
O - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
OS - OPEN SPACE
S.T. - SIGHT TRIANGLE
CB - CATCH BASIN
MH - MANHOLE
FH - FIRE HYDRANT
BM - BROWN MARKER/NIP
- ADDRESS

WAKE COUNTY ZONED R-30	MINIMUM BUILDING SETBACKS
FRONT & CORNER	30'
REAR	30'
SIDE	10'

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

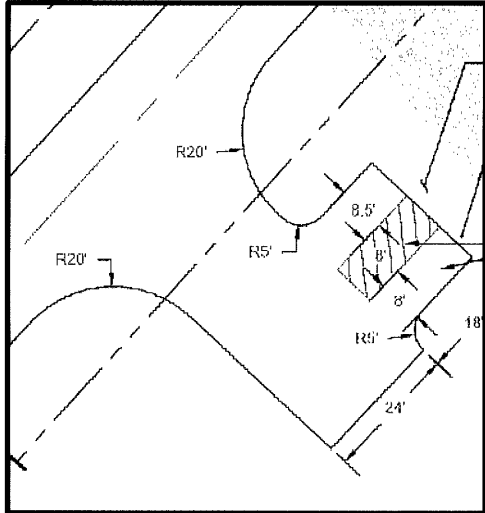
THIS 25TH DAY OF APRIL A.D. 2025.

[Signature]
L-4685
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

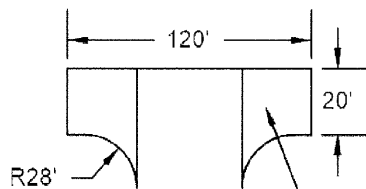
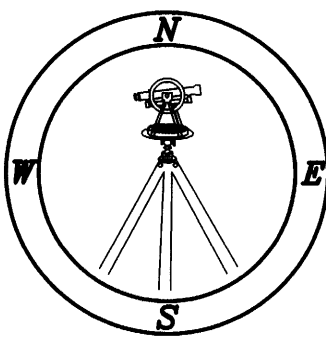
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

[Signature]
L-4685
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

MAIL KIOSK - INSET "B"
(NOT TO SCALE)



TWO PARKING SPACES - ONE REGULAR & ONE HANDICAP

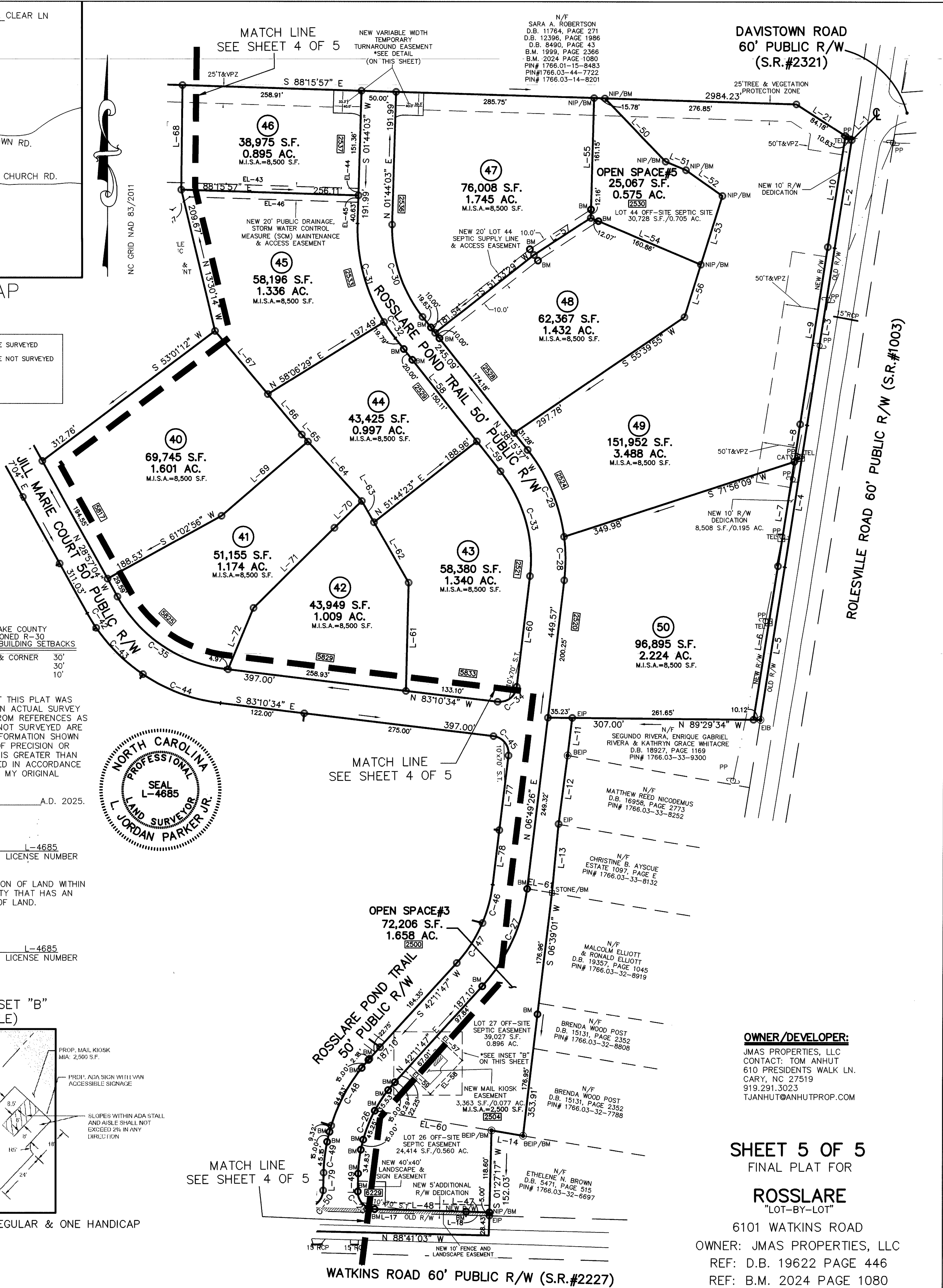


TEMP. TURNAROUND SURFACE
SHALL PAVED TO MATCH
ROADWAY SECTION (2" S9.5C
SURFACE COURSE OVER 8" ABC)

TEMP. HAMMERHEAD
TURNAROUND DETAIL
NO SCALE

CMP

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



MATCH LINE
SEE SHEET 4 OF 5

MATCH LINE
SEE SHEET 4 OF 5

WATKINS ROAD 60' PUBLIC R/W (S.R.#2227)

OWNER/DEVELOPER:

JMAS PROPERTIES, LLC
CONTACT: TOM ANHUT
610 PRESIDENTS WALK LN.
CARY, NC 27519
919.291.3023
TJANHUT@ANHUTPROP.COM

SHEET 5 OF 5
FINAL PLAT FOR

ROSSLARE
"LOT-BY-LOT"

6101 WATKINS ROAD
OWNER: JMAS PROPERTIES, LLC
REF: D.B. 19622 PAGE 446
REF: B.M. 2024 PAGE 1080
ST. MATTHEWS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCMS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) NORTH ROTATION WAS OBTAINED VIA NC-VRS.
- 4) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES, CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- 5) THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA.
- 6) BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY "*" THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT, AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
- 7) THERE SHALL BE A 10' FENCE AND LANDSCAPE EASEMENT ALONG WATKINS ROAD FRONTAGE.
- 8) SEE SHEET 2 OF 5 FOR ADDITIONAL NOTES, LINE AND CURVE TABLE.
- 9) SEE SHEET 1 OF 5 FOR ALL SIGNATURES AND SIGN-OFFS.



SCALE 1"=100'

NOVEMBER 15, 2024
REVISED FEBRUARY 10, 2025
ZONED R-30
PIN #1766.03-23-5563
PLG-005497-2024