

VICINITY MAP (NTS)

LEGEND:

- EP - EXISTING IRON PIPE
- EB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- NIP - NEW IRON PIPE SET
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDSTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- SW - SIDEWALK
- PO - PORCH
- N/F - NOW OR FORMERLY
- CVRD - COVERED
- CB - CATCH BASIN
- EOP - EDGE OF PAVEMENT
- BCC - BACK OF CURB

- NOTES:**
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
 3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
 4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
 5. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370368 PANEL 1766, SUFFIX K, WAKE COUNTY WITH AN EFFECTIVE DATE OF 07/19/2022.

THIS EXHIBIT MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PRELIMINARY
NICHOLAS M. FRENCH, PLS L-4817 DATE

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

SETBACKS:

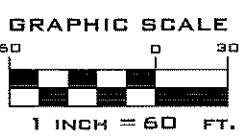
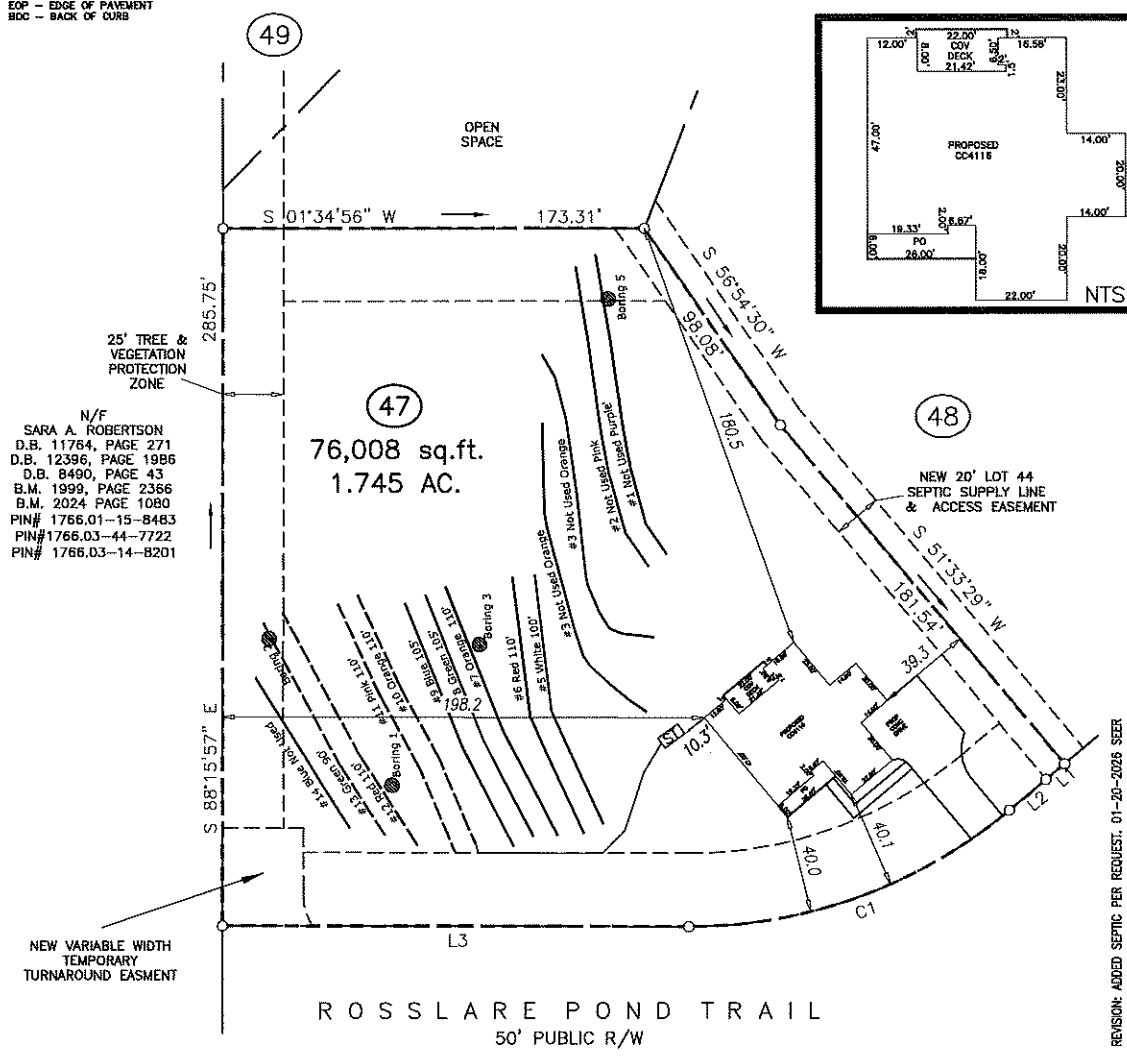
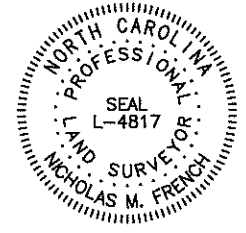
B.M. 2025, PG. 1220-1224

FRONT	30'
SIDE	10'
REAR	30'
SIDE STREET	30'

IMPERVIOUS SURFACE TABLE

HOUSE	3,088 S.F.
DRIVEWAY	1,018 S.F.
SIDEWALKS	182 S.F.
TOTAL IMPERVIOUS AREA	4,288 S.F.
MAX ALLOWABLE IMPERVIOUS	8,500 S.F.

ADOPTED FROM B.M. 2025, PG. 1220-1224



LINE	BEARING	DISTANCE
L1	N 38°15'37" W	10.00'
L2	S 38°15'37" E	18.63'
L3	N 01°44'03" E	191.99'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	205.00'	143.10'	140.21'	N 18°15'47" W

PRELIMINARY

PROJECT: ROSSLARE

DRAWN BY: VJR

SURVEYED BY:

FIELD WORK:

DWG DATE: D7-17-2025

PLOT PLAN
FOR
CAVINNESS & GATES
5536 ROSSLARE POND TRAIL
LOT 36 ROSSLARE SUBDIVISION
ST. MATTHEWS TWP., WAKE CO., NC
B.M. 2025, PG. 1220-1224

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U.S. VETERAN-OWNED
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REVISION: ADDED SEPTIC PER REQUEST. 01-20-2026 SEER