

P:\2025 Projects\250757 Rosslare\SURVEY\DWG\250757 Rosslare.dwg, 11/11/2025 8:30:46 AM, AutoCAD PDF (High Quality Print).pc3

- NOTES:
1. PROPERTY LIES IN ZONE 'X' PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #3720176600K, DATED 07/19/2022.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD83 / NAVD 88 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.
 3. SITE ZONED R-30 PER WAKE COUNTY GIS.
 4. AREAS COMPUTED BY THE COORDINATE METHOD.
 5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF F. REX COOPER, PLS.
 6. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
 7. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 8. NO INVESTIGATION INTO THE EXISTENCE IF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS BY THIS FIRM.
 9. THIS PLAN HAS BEEN PREPARED FOR LAYOUT & PERMITTING PURPOSES ONLY.
 10. BOUNDARY CORNERS SET ARE 3/4" IRON PIPE SET UNLESS OTHERWISE NOTED.
 11. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD INCLUDING BUT NOT LIMITED TO BM 2024 PGS 1220-1224.
 12. THE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED HOUSE ON LOT 13 AS NOTED HEREON.
 13. PROPOSED HOUSE STRUCTURE PLACEMENT WAS COMPLETED BY THE CLIENT. SURVEYOR DOES NOT CERTIFY TO COMPLIANCE WITH ANY APPLICABLE CODES OR REQUIREMENTS BY THE GOVERNING BODY.
 14. BUILDING SETBACKS (PER BM 2024 PG 1222):
FRONT: 30' REAR: 30' SIDE: 10'
 15. TOPOGRAPHIC CONTOURS SHOWN AT 2' INTERVALS.

CURVE TABLE				
CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	115.11'	100.00'	S55° 50' 43"W	108.86'
C2	100.53'	55.00'	N86° 31' 07"W	87.11'
C3	22.39'	25.00'	S66° 46' 35"W	21.65'

3/4" EIP
(CONTROL CORNER #2)
N: 764,300.93'
E: 2,161,772.17'

N/F
SARA A ROBERTSON
PIN: 1766147581
DB 11764 PG 271

LOT INFORMATION

OWNER: CENTER PARK HOMES LLC
OWNER ADDRESS: 302 WINGO WAY, STE 401
MT PLEASANT, SC 29464

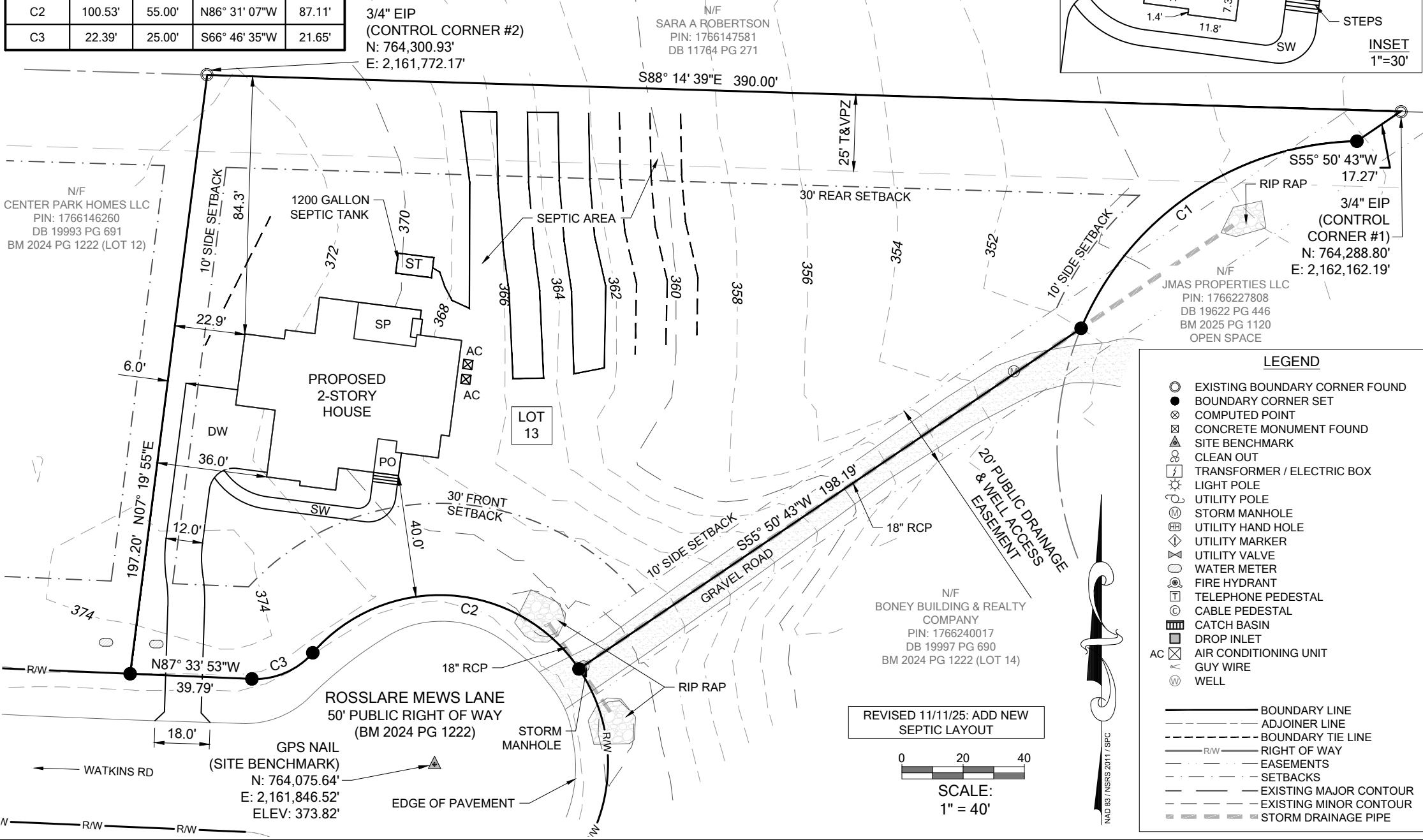
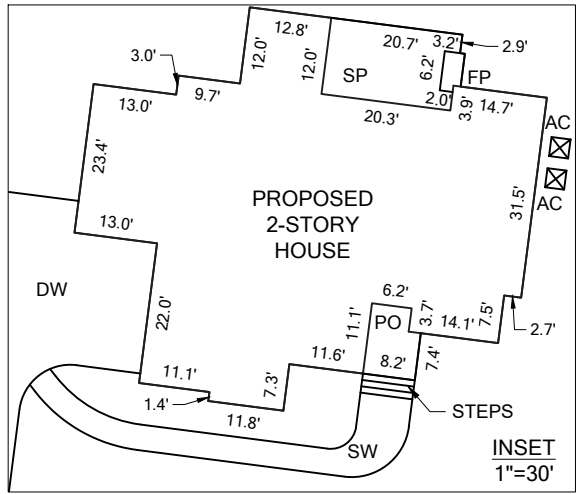
PIN: 1766149201
DEED: DB 19993 PG 694
PLAT: BM 2024 PGS 1220-1224 (LOT 13)
ZONE: R-30

LOT AREA: 48,686 SF / 1.118 AC
MAXIMUM ALLOWED IMPERVIOUS: 8,500 SF

PROPOSED IMPERVIOUS:
HOUSE: 2,899 SF
DRIVEWAY: 1,553 SF
SIDEWALK: 304 SF
STEPS: 25 SF
COVERED PORCH: 83 SF
SCREENED PORCH: 232 SF
FIREPLACE: 18 SF
AC PADS: 18 SF

TOTAL IMPERVIOUS: 5,132 SF
PERCENT IMPERVIOUS: 10.54%

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.07'
TYPE OF GPS FIELD PROCEDURE: NC REAL TIME NETWORK
DATES OF SURVEY: JULY 2025
DATUM/EPOCH: NAD83 / NAVD 88 / NSRS 2011 / SPC
COMBINED GRID FACTOR (CGF): 0.999915569
CGF SCALE POINT: CONTROL CORNER #1
UNITS: US SURVEY FEET



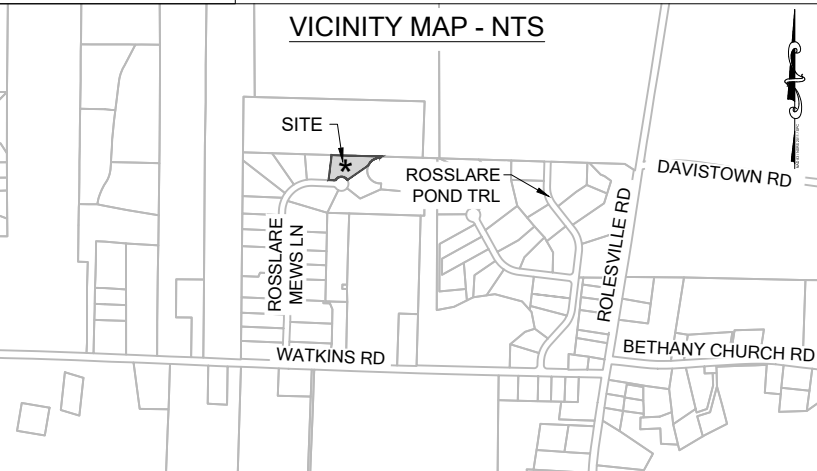
- LEGEND**
- EXISTING BOUNDARY CORNER FOUND
 - BOUNDARY CORNER SET
 - COMPUTED POINT
 - CONCRETE MONUMENT FOUND
 - SITE BENCHMARK
 - CLEAN OUT
 - TRANSFORMER / ELECTRIC BOX
 - LIGHT POLE
 - UTILITY POLE
 - STORM MANHOLE
 - UTILITY HAND HOLE
 - UTILITY MARKER
 - UTILITY VALVE
 - WATER METER
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - CATCH BASIN
 - DROP INLET
 - AIR CONDITIONING UNIT
 - GUY WIRE
 - WELL
- BOUNDARY LINE
ADJOINER LINE
BOUNDARY TIE LINE
RIGHT OF WAY
EASEMENTS
SETBACKS
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
STORM DRAINAGE PIPE



BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS

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INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378

VICINITY MAP - NTS



I, F. REX COOPER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE PROPERTY LINES SHOWN ARE BASED ON DEEDS OR PLATS AS REFERENCED HEREON; THAT THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

PRELIMINARY

F. REX COOPER, PLS
NC LICENSE NO. L-4269

DATE

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE, OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR

ABBREVIATIONS

EIP	EXISTING IRON PIPE	RW	RIGHT OF WAY
IPS	IRON PIPE SET	RCP	REINFORCED CONCRETE PIPE
DB	DEED BOOK	N/F	NOW OR FORMERLY
BM	BOOK OF MAPS	FP	FIREPLACE
PG	PAGE	SP	SCREENED PORCH
N/F	NOW OR FORMERLY	WD	WOOD DECK
SW	CONCRETE SIDEWALK	PT	PUMP TANK
PO	COVERED PORCH	ST	SEPTIC TANK
DW	CONCRETE DRIVEWAY		
T&VPZ	TREE & VEGETATION PROTECTION ZONE		

PLOT PLAN

**EXCLUSIVELY FOR
CENTER PARK GROUP**

ROSSLARE SUBDIVISION - 13
2457 ROSSLARE MEWS LANE, WENDELL, NC
ST MATTHEWS TOWNSHIP, WAKE COUNTY

DATE: 08/26/25 DRAWN BY: JKF CHECKED BY: FRC

BCS# 250757 REFERENCE: BM 2024 PG 1222 SCALE: 1" = 40'