

Revenue Stamps \$ 0.00

### DEED FOR HIGHWAY RIGHT OF WAY

THIS INSTRUMENT DRAWN BY Brian Rogers CHECKED BY Taylor Keith

The hereinafter described property  Does  Does not include the primary residence of the Grantor

RETURN TO: Division R/W Agent, NCDOT  
815 Stadium Drive  
Durham, NC 27704

NORTH CAROLINA TIP/PARCEL NUMBER: U-6241 001  
COUNTY OF Wake WBS ELEMENT: 36249.4025  
TAX PARCEL 1758467822 ROUTE: US 401 BUS (Main St.) from South  
of Jonesville Rd. to North of Young St

THIS FEE SIMPLE DEED, made and entered into this the 8 day of April 20 2022  
by and between Wallbrook Landco, LLC  
3 Keel Street, Unit 2  
Wrightsville Beach, NC 28480

hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, 1546 Mail Service Center, Raleigh, NC 27611, hereinafter referred to as the Department;

#### WITNESSETH

That the GRANTORS, for themselves, their heirs, successors, and assigns, for and in consideration of the sum of \$ 1.00 agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby give, grant and convey unto the DEPARTMENT, its successors and assigns, in FEE SIMPLE that certain property located in Wake Forest Township, Wake County, North Carolina, which is particularly described as follows:

Beginning at Point "1", thence N 56°29'19" W 9.60 ft. to point "2"; thence N 42°28'55" E 60.43 ft. to point "3"; thence N 36°41'55" E 59.58 ft. to point "4"; thence N 36°20'17" E 80.00 ft. to point "5"; thence N 03°55'42" W 111.40 ft. to point "6"; thence N 36°20'17" E 90.00 ft. to point "7"; thence N 74°59'26" E 96.87 ft. to point "8"; thence N 36°06'10" E 75.75 ft. to point "9"; thence N 27°10'50" W 36.31 ft. to point "10"; thence N 37°49'21" E 63.91 ft. to point "11"; thence N 75°45'31" E 28.94 ft. to point "12"; thence N 42°44'43" E 23.07 ft. to point "13"; thence S 53°30'16" E 24.46 ft. to point "14"; thence S 36°20'17" W 650.88 ft. to point "1"; returning to the place of beginning.

COUNTY: Wake WBS ELEMENT: 36249.4025 TIP/PARCEL NO.: U-6241 001

IN ADDITION, and for the aforesaid consideration, the GRANTORS further hereby convey to the DEPARTMENT, its successors and assigns the following described areas and interests:

**Temporary Construction Easement described as follows:**

Area 1: Beginning at Point "2", thence N 56°29'19" W 12.25 ft. to point "15"; thence N 43°41'16" E 51.36 ft. to point "16"; thence N 35°08'37" E 49.54 ft. to point "17"; thence N 53°25'18" W 30.00 ft. to point "18"; thence N 36°24'00" E 38.18 ft. to point "19"; thence S 53°39'43" E 29.50 ft. to point "20"; thence N 34°54'47" E 80.41 ft. to point "21"; thence S 03°55'42" E 24.75 ft. to point "5"; thence S 36°20'17" W 80.00 ft. to point "4"; thence S 36°41'55" W 59.58 ft. to point "3"; thence S 42°28'55" W 60.43 ft. to point "2"; returning to the place of beginning.

Area 2: Beginning at Point "6", thence N 53°39'43" W 60.00 ft. to point "22"; thence N 36°20'17" E 95.00 ft. to point "23"; thence S 80°37'34" E 78.68 ft. to point "24"; thence N 37°30'21" E 129.39 ft. to point "25"; thence N 37°49'42" E 58.80 ft. to point "26"; thence N 52°55'29" E 47.92 ft. to point "27"; thence N 36°52'20" E 2.06 ft. to point "28"; thence S 53°30'16" E 22.30 ft. to point "13"; thence S 42°44'43" W 23.07 ft. to point "12"; thence S 75°45'31" W 28.94 ft. to point "11"; thence S 37°49'21" W 63.91 ft. to point "10"; thence S 27°10'50" E 36.31 ft. to point "9"; thence S 36°06'10" W 75.75 ft. to point "8"; thence S 74°59'26" W 96.87 ft. to point "7"; thence S 36°20'17" W 90.00 ft. to point "6"; returning to the place of beginning.

It is understood and agreed that the Department shall have the right to construct and maintain the cut and/or fill slopes in the above described area(s) until such time that the property owners alter the adjacent lands in such a manner that the lateral support of the cut and/or fill slopes are no longer needed. Any additional construction areas lying beyond the beyond the right of way limits and beyond any permanent easement areas will terminate upon completion of the project. The underlying fee owner shall have the right to continue to use the Temporary Easement area(s) in any manner and for any purpose, including but not limited to the use of said area for access, ingress, egress, and parking, that does not, in the determination of the Department, obstruct or materially impair the actual use of the easement area(s) by the Department of Transportation, its agents, assigns, and contractors.

SPECIAL PROVISIONS. This deed is subject to the following provisions only:

None

The property hereinabove described was acquired by the GRANTORS by instrument(s) recorded in the Wake County Registry in Deed Book 18104 Page 920

The final right of way plans showing the above described right of way are to be certified and recorded in the Office of the Register of Deeds for said County pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for purposes of further description and for greater certainty.

The Grantors acknowledge that the project plans for Project # 36249.4025 have been made available to them. The Grantors further acknowledge that the consideration stated herein is full and just compensation pursuant to Article 9, Chapter 136 of the North Carolina General Statutes for the acquisition of the said interests and areas by the Department of Transportation and for any and all damages to the value of their remaining property; for any and all claims for interest and costs; for any and all damages caused by the acquisition for the construction of Department of Transportation Project # 36249.4025, Wake County, and for the past and future use of said areas by the Department of Transportation, its successors and assigns for all purposes for which the said Department is authorized by law to subject the same.

TO HAVE AND TO HOLD the aforesaid premises and all privileges and appurtenances thereunto belonging to the DEPARTMENT, its successors and assigns in FEE SIMPLE, or by easement as indicated, for the past, present and future use thereof and for all purposes which the said Department is authorized by law to subject the same.

And the GRANTORS covenant with the DEPARTMENT, that the GRANTORS are seized of the premises in fee simple, have the right to convey the same in fee simple, or by easement as indicated, that the title thereto is marketable and free and clear of all encumbrances, and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is hereby conveyed subject to the following exceptions: *Restrictive covenants and easements of record, government regulations, and the lien of property taxes for the current year.*

COUNTY: Wake WBS ELEMENT: 36249.4025 TIP/PARCEL NO.: U-6241 001

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused the instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.


This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

WALLBROOK LANDCO, LLC

BY: CSE WALLBROOK, LLC, Manager

*Austin Williams* (SEAL)  
Austin Williams, Manager

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: *[Signature]*

|   |  |
|---|--|
|  | North Carolina, <u>New Hanover</u> County  |
|   | I, <u>Kaytie Brown</u> a Notary Public for <u>Pender</u> County, North Carolina, do hereby certify that <u>Austin Williams</u> Manager of <u>CSE WALLBROOK, LLC</u> , a limited liability company, which is Manager of <u>WALLBROOK LANDCO, LLC</u> a limited liability company, personally came before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company. |
|   | Witness my hand and official seal this the <u>8</u> day of <u>April</u> , 20 <u>22</u> .   |
|   | <u><i>Kaytie Brown</i></u><br>Notary Public  |
| My commission expires: <u>7/28/2024</u>   |  |

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 CONCENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED

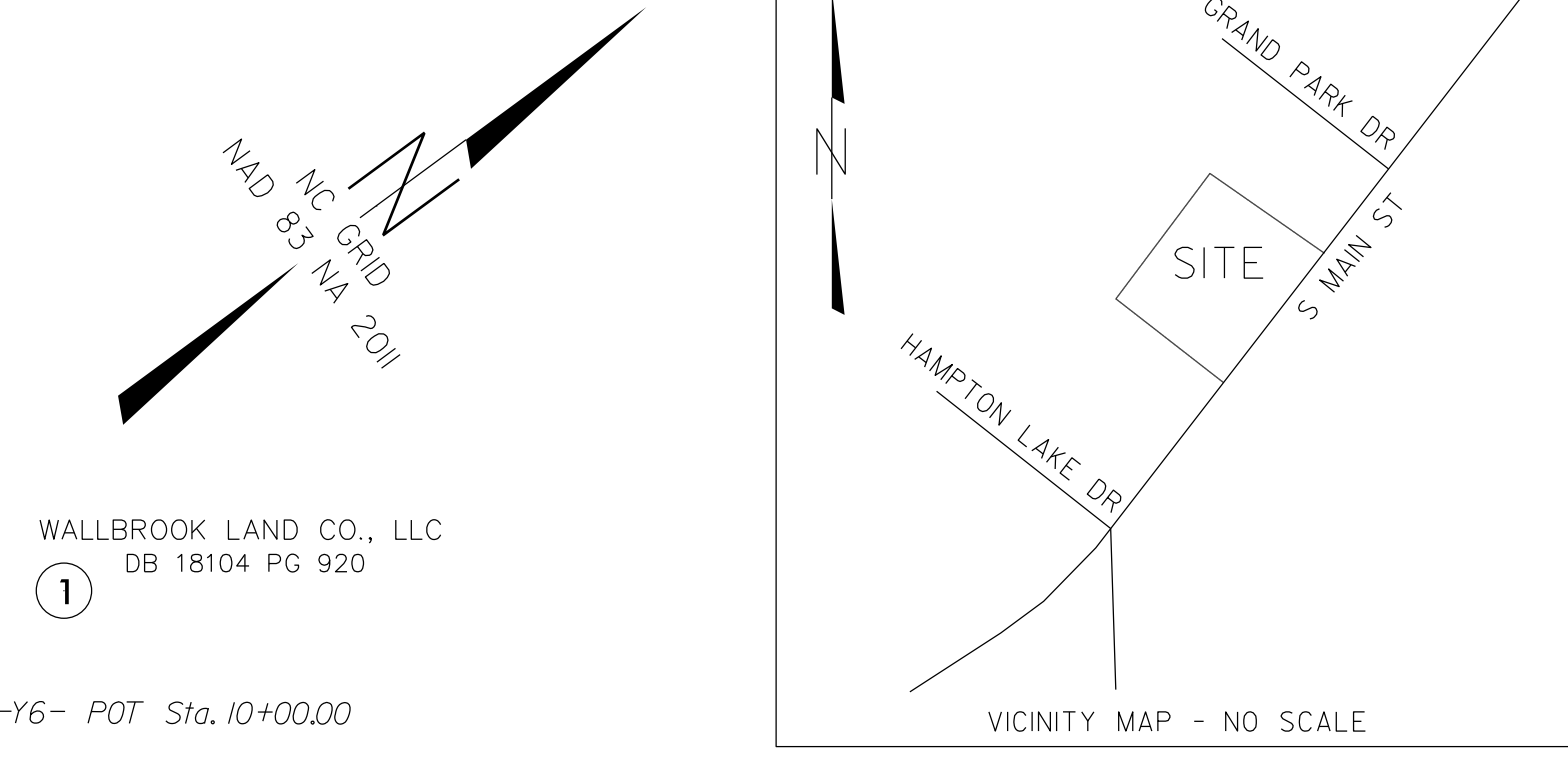
TABLE OF METES AND BOUNDS  
TEMPORARY CONSTRUCTION EASEMENT #1

| COURSE  | BEARING       | DISTANCE |
|---------|---------------|----------|
| 2 - 15  | N 56°29'19" W | 12.25'   |
| 15 - 16 | N 43°41'16" E | 51.36'   |
| 16 - 17 | N 35°08'37" E | 49.54'   |
| 17 - 18 | N 53°25'18" W | 30.00'   |
| 18 - 19 | N 36°24'00" E | 38.18'   |
| 19 - 20 | S 53°39'43" E | 29.50'   |
| 20 - 21 | N 34°54'47" E | 80.41'   |
| 21 - 5  | S 03°55'42" E | 24.75'   |
| 5 - 4   | S 36°20'17" W | 80.00'   |
| 4 - 3   | S 36°41'55" W | 59.58'   |
| 3 - 2   | S 42°28'55" W | 60.43'   |

Owner \_\_\_\_\_  
NOTARY STATEMENT  
STATE OF NORTH CAROLINA  
COUNTY OF WAKE

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 \_\_\_\_\_, 2021.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_



WALLBROOK LAND CO., LLC  
DB 18104 PG 920

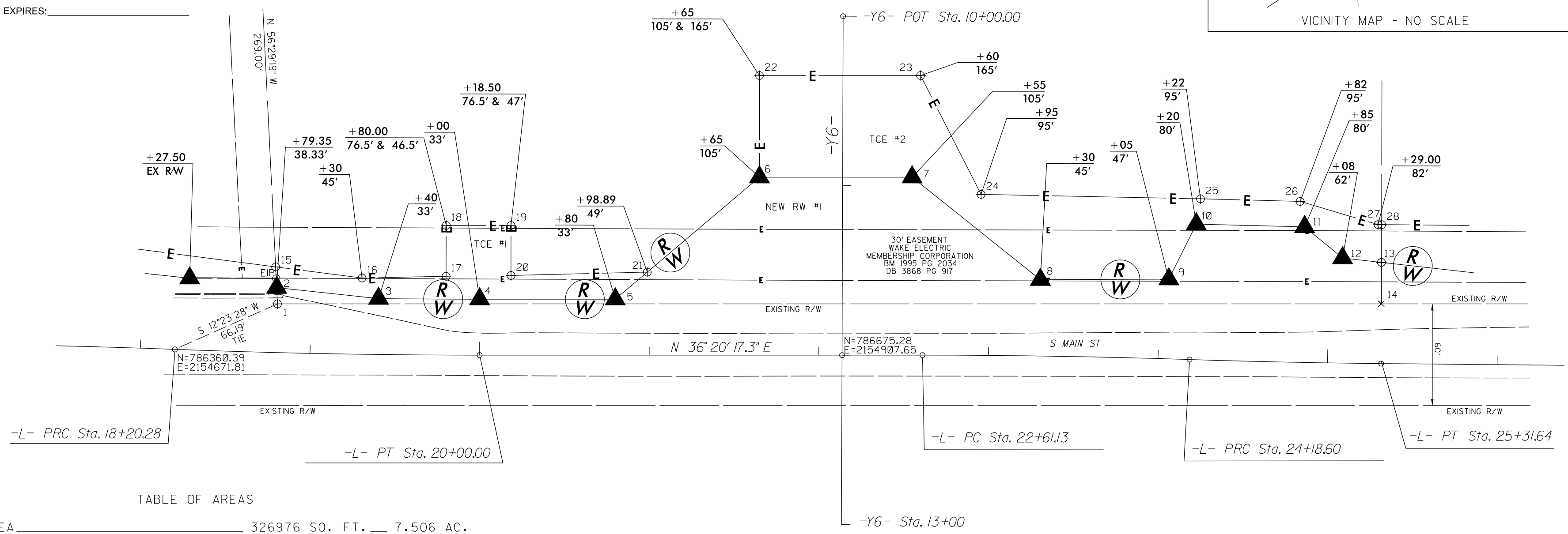


TABLE OF AREAS

|                                      |                |           |
|--------------------------------------|----------------|-----------|
| TOTAL AREA                           | 326976 SQ. FT. | 7.506 AC. |
| NEW R/W                              | 20105 SQ. FT.  | 0.461 AC. |
| REMAINING AREA                       | 306871 SQ. FT. | 7.045 AC. |
| REMAINING AREA SUBJECT TO EASEMENTS: |                |           |
| TEMPORARY CONSTRUCTION EASEMENT      |                |           |
| #1                                   | 3933 SQ. FT.   | 0.090 AC. |
| #2                                   | 14700 SQ. FT.  | 0.337 AC. |
| TOTAL                                | 18633 SQ. FT.  | 0.427 AC. |

TABLE OF METES AND BOUNDS  
NEW R/W #1

| COURSE  | BEARING       | DISTANCE |
|---------|---------------|----------|
| 1 - 2   | N 56°29'19" W | 9.60'    |
| 2 - 3   | N 42°28'55" E | 60.43'   |
| 3 - 4   | N 36°41'55" E | 59.58'   |
| 4 - 5   | N 36°20'17" E | 80.00'   |
| 5 - 6   | N 03°55'42" W | 111.40'  |
| 6 - 7   | N 36°20'17" E | 90.00'   |
| 7 - 8   | N 74°59'26" E | 96.87'   |
| 8 - 9   | N 36°06'10" E | 75.75'   |
| 9 - 10  | N 27°10'50" W | 36.31'   |
| 10 - 11 | N 37°49'21" E | 63.91'   |
| 11 - 12 | N 75°45'31" E | 28.94'   |
| 12 - 13 | N 42°44'43" E | 23.07'   |
| 13 - 14 | S 53°30'16" E | 24.46'   |
| 14 - 1  | S 36°20'17" W | 650.88'  |

TABLE OF METES AND BOUNDS  
TEMPORARY CONSTRUCTION EASEMENT #2

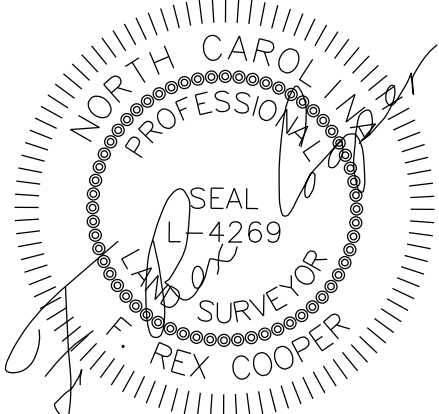
| COURSE  | BEARING       | DISTANCE |
|---------|---------------|----------|
| 6 - 22  | N 53°39'43" W | 60.00'   |
| 22 - 23 | N 36°20'17" E | 95.00'   |
| 23 - 24 | S 80°37'34" E | 78.68'   |
| 24 - 25 | N 37°30'21" E | 129.39'  |
| 25 - 26 | N 37°49'42" E | 58.80'   |
| 26 - 27 | N 52°55'29" E | 47.92'   |
| 27 - 28 | N 36°52'20" E | 2.06'    |
| 28 - 13 | S 53°30'16" E | 22.30'   |
| 13 - 12 | S 42°44'43" W | 23.07'   |
| 12 - 11 | S 75°45'31" W | 28.94'   |
| 11 - 10 | S 37°49'21" W | 63.91'   |
| 10 - 9  | S 27°10'50" E | 36.31'   |
| 9 - 8   | S 36°06'10" W | 75.75'   |
| 8 - 7   | S 74°59'26" W | 96.87'   |
| 7 - 6   | S 36°20'17" W | 90.00'   |

- LEGEND:
- PROPOSED RIGHT OF WAY LINE
  - SUBJECT PROPERTY LINE
  - PARCEL LINE
  - PROPOSED PERMANENT UTILITY EASEMENT
  - PROPOSED TEMPORARY CONSTRUCTION EASEMENT
  - EASEMENT/RIGHT-OF-WAY LINE
  - DRAINAGE UTILITY EASEMENT
  - AERIAL UTILITY EASEMENT
  - PROPERTY LINE MONUMENTATION
  - COMPUTED POINT
  - CONCRETE MONUMENT
  - EXISTING CONTROL MONUMENT
  - RIGHT OF WAY
  - DEED BOOK
  - PAGE
  - NOW OR FORMERLY
  - EXISTING IRON PIPE
  - EDGE OF TRAVEL
  - EDGE OF PAVEMENT
  - PARCEL NUMBER

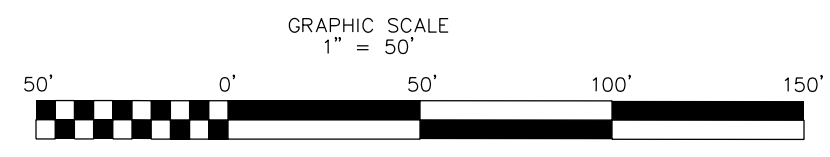
G.S. 47-30 CERTIFICATE

I, F. REX COOPER, CERTIFY THAT THIS IS A COMPOSITE PLAT THAT WAS DRAWN UNDER MY SUPERVISION FROM ACTUAL SURVEYS MADE UNDER MY SUPERVISION AND FROM DEED AND PLAT REFERENCES AS SHOWN ON THE PARCELS HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY THE LINE TYPE STIPULATED IN THE LEGEND; THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 10TH DAY OF NOVEMBER, 2021.

*F. Rex Cooper*  
SURVEYOR L-4269  
REGISTRATION NUMBER



- NOTES:
- AREAS COMPUTED BY COORDINATE METHOD.
  - THE PURPOSE OF THIS PLAT IS TO SHOW AREAS DESIGNATED AS EASEMENTS AND TO DEDICATE RIGHT-OF-WAY.
  - NO PHYSICAL IMPROVEMENTS TO THE SUBJECT PROPERTIES HAVE BEEN SHOWN HEREON SO AS TO BETTER DELINEATE EASEMENT AREAS. ALL SUBJECT PROPERTIES ARE CURRENTLY PART OF A CONSTRUCTION PROJECT.
  - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
  - THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.



North Carolina, Wake County

I, F. Rex Cooper, Professional Land Surveyor No. L-4269 certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision. This 10th day of November, 2021.

*F. Rex Cooper*  
SURVEYOR L-4269  
REGISTRATION NUMBER



EXEMPT PLAT  
FOR EASEMENT & RIGHT OF WAY DEDICATION

WALLBROOK LANDCO LLC  
(OWNER)

PIN: 1758467822  
S MAIN ST - ROLESVILLE,

WAKE FOREST TOWNSHIP WAKE COUNTY NORTH CAROLINA

REVISIONS

| DATE | DESCRIPTION |
|------|-------------|
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PROJECT NO.: 171002202  
SURVEYED BY: TB  
DRAWN BY: FRC  
CHECKED BY: BB  
DATE: 11/8/2021

SHEET 1 OF 1

CADD #: PAR-1\_WALLBROOK.DGN