

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 002A
COUNTY OF Wake WBS ELEMENT: 36249.4025
TAX PARCEL 1758458905 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 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 along a curve turning to the left, having a radius of 123.9200 ft. and having a chord with a bearing of N 26^09'14" W and a chord distance of 27.93 ft., an arc distance of 27.99 ft. along said curve to point 2, thence N 03^12'21" W 17.67 ft. to point "3"; thence N 41^08'05" E 41.30 ft. to point "4"; thence N 40^35'36" E 49.15 ft. to point "5"; thence N 39^29'32" E 50.83 ft. to point "6"; thence N 38^50'47" E 49.80 ft. to point "7"; thence N 38^19'53" E 50.40 ft. to point "8"; thence N 37^15'20" E 50.37 ft. to point "9"; thence N 36^42'34" E 304.20 ft. to point "10"; thence N 36^25'46" E 396.53 ft. to point "11"; thence S 75^29'10" E 24.27 ft. to point "12"; thence S 41^12'32" W 146.26 ft. to point "13"; thence along a curve turning to the left, having a radius of 4726.7500 ft. and having a chord with a bearing of S 37^28'22" W and a chord distance of 170.43 ft., an arc distance of 170.44 ft. along said curve to point 14, thence S 36^26'23" W 149.02 ft. to point "15"; thence S 10^51'55" W 38.80 ft. to point "16"; thence S 36^26'23" W 90.00 ft. to point "17"; thence S 53^08'21" W 20.88 ft. to point "18"; thence S 37^07'57" W 135.47 ft. to point "19"; thence S 42^27'29" W 152.37 ft. to point "20"; thence along a curve turning to the right, having a radius of 3641.0000 ft. and having a chord with a bearing of S 39^52'53" W and a chord distance of 70.80 ft., an arc distance of 70.80 ft. along said curve to point 21, thence S 14^14'29" W 64.65 ft. to point "1"; returning to the place of beginning.

COUNTY: Wake WBS ELEMENT: 36249.4025 TIP/PARCEL NO.: U-6241 002A

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:

Permanent Utility Easement described as follows:

Beginning at Point "16", thence N 10°51'55" E 38.80 ft. to point "15"; thence N 36°26'23" E 149.02 ft. to point "14"; thence along a curve turning to the right, having a radius of 4726.7500 ft. and having a chord with a bearing of N 37°28'22" E and a chord distance of 170.43 ft., an arc distance of 170.44 ft. along said curve to point 13, thence N 41°12'32" E 146.26 ft. to point "12"; thence S 75°29'10" E 16.74 ft. to point "36"; thence S 41°11'50" W 153.07 ft. to point "37"; thence S 36°59'50" W 314.90 ft. to point "38"; thence S 10°35'03" W 36.12 ft. to point "39"; thence N 78°27'54" W 15.44 ft. to point "16"; returning to the place of beginning.

Said Permanent Utility easement in perpetuity is for the installation and maintenance of utilities, and for all purposes for which the DEPARTMENT is authorized by law to subject same. The Department and its agents or assigns shall have the right to construct and maintain in a proper manner in, upon and through said premises a utility line or lines with all necessary pipes, poles and appurtenances, together with the right at all times to enter said premises for the purpose of inspecting said utility lines and making all necessary repairs and alterations thereon; together with the right to cut away and keep clear of said utility lines, all trees and other obstructions that may in any way endanger or interfere with the proper maintenance and operation of the same with the right at all times of ingress, egress and regress. 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 Permanent Utility Easement area(s). It is further understood and agreed that Permanent Utility Easement shall be used by the Department for additional working area during the above described project. The underlying fee owner shall have the right to continue to use the Permanent Utility 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.

Temporary Construction Easement described as follows:

Area 1: Beginning at Point "1", thence N 14°14'29" E 64.65 ft. to point "21"; thence along a curve turning to the left, having a radius of 3641.0000 ft. and having a chord with a bearing of N 39°52'53" E and a chord distance of 70.80 ft., an arc distance of 70.80 ft. along said curve to point 20, thence N 42°27'29" E 152.37 ft. to point "19"; thence N 37°07'57" E 135.47 ft. to point "18"; thence N 53°08'21" E 20.88 ft. to point "17"; thence N 36°26'23" E 90.00 ft. to point "16"; thence S 78°27'54" E 15.44 ft. to point "39"; thence N 10°35'03" E 36.12 ft. to point "38"; thence N 36°59'50" E 314.90 ft. to point "37"; thence N 41°11'50" E 153.07 ft. to point "36"; thence S 75°29'10" E 5.20 ft. to point "22"; thence S 39°51'23" W 175.79 ft. to point "23"; thence S 34°22'28" W 323.10 ft. to point "24"; thence S 49°28'28" E 70.18 ft. to point "25"; thence S 36°26'23" W 80.00 ft. to point "26"; thence N 63°45'51" W 50.80 ft. to point "27"; thence S 33°01'48" W 205.66 ft. to point "28"; thence S 20°08'19" W 147.78 ft. to point "29"; thence S 57°27'28" W 117.32 ft. to point "30"; thence S 29°00'44" W 47.83 ft. to point "31"; thence S 87°08'47" W 4.34 ft. to point "32"; thence N 02°09'26" W 48.32 ft. to point "33"; thence along a curve turning to the left, having a radius of 123.9230 ft. and having a chord with a bearing of N 10°55'42" W and a chord distance of 37.72 ft., an arc distance of 37.87 ft. along said curve to point 1, returning to the place of beginning.

Area 2: Beginning at Point "1", thence N 14°14'29" E 64.65 ft. to point "21"; thence along a curve turning to the left, having a radius of 3641.0000 ft. and having a chord with a bearing of N 39°52'53" E and a chord distance of 70.80 ft., an arc distance of 70.80 ft. along said curve to point 20, thence N 42°27'29" E 152.37 ft. to point "19"; thence N 37°07'57" E 135.47 ft. to point "18"; thence N 53°08'21" E 20.88 ft. to point "17"; thence N 36°26'23" E 90.00 ft. to point "16"; thence N 10°51'55" E 38.80 ft. to point "15"; thence N 36°26'23" E 149.02 ft. to point "14"; thence along a curve turning to the right, having a radius of 4726.7500 ft. and having a chord with a bearing of N 37°28'22" E and a chord distance of 170.43 ft., an arc distance of 170.44 ft. along said curve to point 13, thence N 41°12'32" E 146.26 ft. to point "12"; thence S 75°29'10" E 679.84 ft. to point "34"; thence S 36°42'34" W 877.98 ft. to point "35"; thence S 87°08'47" W 737.24 ft. to point "32"; thence N 02°09'26" W 48.32 ft. to point "33"; thence along a curve turning to the left, having a radius of 123.9230 ft. and having a chord with a bearing of N 10°55'42" W and a chord distance of 37.72 ft., an arc distance of 37.87 ft. along said curve to point 1, 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.

COUNTY: Wake WBS ELEMENT: 36249.4025 TIP/PARCEL NO.: U-6241 002A

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.

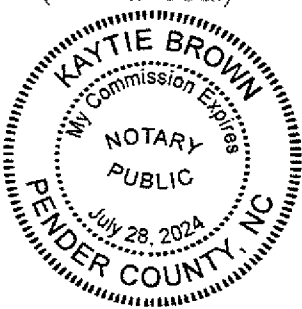
This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

WALLBROOK LANDCO, LLC

BY: CSE WALLBROOK, LLC, Manager

Austin Williams (SEAL)
Austin Williams, Manager

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

(Official Seal) 	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>[Signature]</i></u> 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 CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED

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: _____

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 AND PLAT REFERENCES 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

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

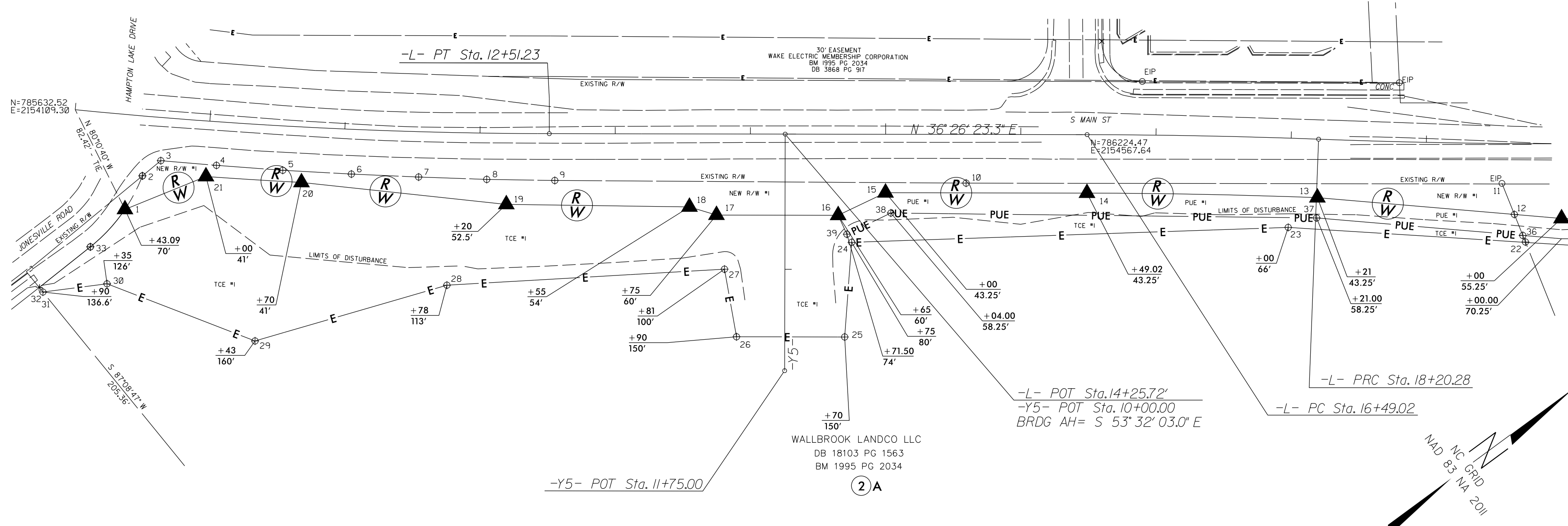
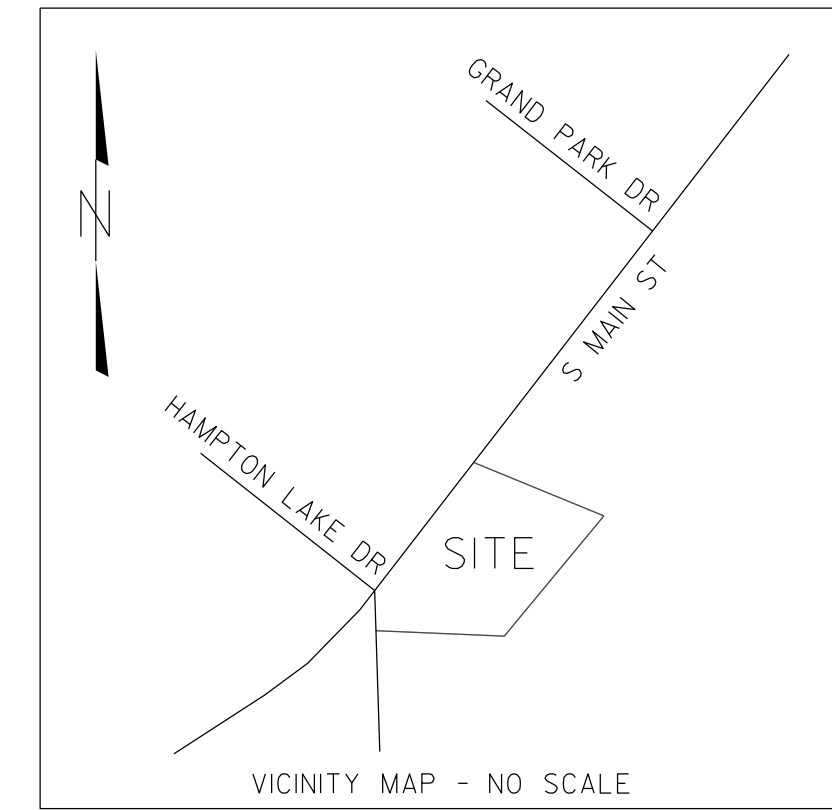
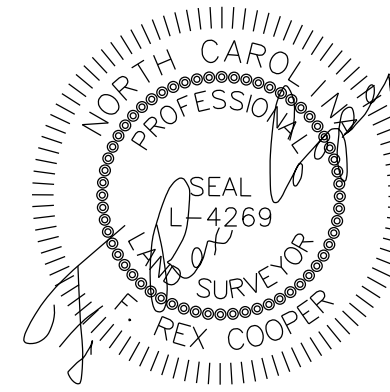


TABLE OF METES AND BOUNDS
NEW R/W #1

COURSE	BEARING	DISTANCE	ARC	RADIUS
1 - 2	N 26°09'14" W	27.93'	27.99'L	123.92'
2 - 3	N 03°12'21" W	17.67'		
3 - 4	N 41°08'05" E	41.30'		
4 - 5	N 40°35'36" E	49.15'		
5 - 6	N 39°29'32" E	50.83'		
6 - 7	N 38°50'47" E	49.80'		
7 - 8	N 38°19'53" E	50.40'		
8 - 9	N 37°15'20" E	50.37'		
9 - 10	N 36°42'34" E	304.20'		
10 - 11	N 36°25'46" E	396.53'		
11 - 12	S 75°29'10" E	24.27'		
12 - 13	S 41°12'32" W	146.26'		
13 - 14	S 37°28'22" W	170.43'	170.44'L	4726.75'
14 - 15	S 36°26'23" W	149.02'		
15 - 16	S 10°51'55" W	38.80'		
16 - 17	S 36°26'23" W	90.00'		
17 - 18	S 53°08'21" W	20.88'		
18 - 19	S 37°07'57" W	135.47'		
19 - 20	S 42°27'29" W	152.37'		
20 - 21	S 39°52'53" W	70.80'	70.80'R	3641.00'
21 - 1	S 14°14'29" W	64.65'		

TABLE OF METES AND BOUNDS
TEMPORARY CONSTRUCTION EASEMENT #1

COURSE	BEARING	DISTANCE	ARC	RADIUS
1 - 21	N 14°14'29" E	64.65'		
21 - 20	N 39°52'53" E	70.80'	70.80'L	3641.0000'
20 - 19	N 42°27'29" E	152.37'		
19 - 18	N 37°07'57" E	135.47'		
18 - 17	N 53°08'21" E	20.88'		
17 - 16	N 36°26'23" E	90.00'		
16 - 39	S 78°27'54" E	15.44'		
39 - 38	N 10°35'03" E	36.12'		
38 - 37	N 36°59'50" E	314.90'		
37 - 36	N 41°11'50" E	153.07'		
36 - 22	S 75°29'10" E	5.20'		
22 - 23	S 39°51'23" W	175.79'		
23 - 24	S 34°22'28" W	323.10'		
24 - 25	S 49°28'28" E	70.18'		
25 - 26	S 36°26'23" W	80.00'		
26 - 27	N 63°45'51" W	50.80'		
27 - 28	S 33°01'48" W	205.66'		
28 - 29	S 20°08'19" W	147.78'		
29 - 30	S 57°27'28" W	117.32'		
30 - 31	S 29°00'44" W	47.83'		
31 - 32	S 87°08'47" W	4.34'		
32 - 33	N 02°09'26" W	48.32'		
33 - 1	N 10°55'42" W	37.72'	37.87'L	123.9230'

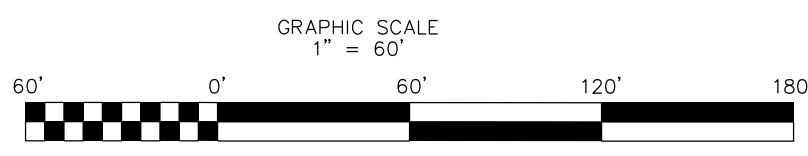
TABLE OF METES AND BOUNDS
PERMANENT UTILITY EASEMENT #1

COURSE	BEARING	DISTANCE	ARC	RADIUS
16 - 15	N 10°51'55" E	38.80'		
15 - 14	N 36°26'23" E	149.02'		
14 - 13	N 37°28'22" E	170.43'	170.44'R	4726.7500'
13 - 12	N 41°12'32" E	146.26'		
12 - 36	S 75°29'10" E	16.74'		
36 - 37	S 41°11'50" W	153.07'		
37 - 38	S 36°59'50" W	314.90'		
38 - 39	S 10°35'03" W	36.12'		
39 - 16	N 78°27'54" W	15.44'		

TABLE OF AREAS

TOTAL AREA	654426 SQ. FT. = 15.024 AC.
NEW R/W #1	14025 SQ. FT. = 0.322 AC.
REMAINING AREA	640401 SQ. FT. = 14.702 AC.
REMAINING AREA SUBJECT TO EASEMENTS:	
TEMPORARY CONSTRUCTION EASEMENT #1	48482 SQ. FT. = 1.113 AC.
PERMANENT UTILITY EASEMENT #1	7881 SQ. FT. = 0.181 AC.

- 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.



- 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

Stantec Consulting Services, Inc.
Suite 300, 801 Jones Franklin Road
Raleigh, NC U.S.A. 27606
Tel: (919) 851-6866
Fax: (919) 851-7024
www.stantec.com
License No. F-0672

EXEMPT PLAT
FOR EASEMENT & RIGHT OF WAY DEDICATION

WALLBROOK LANDCO LLC
(OWNER)
PIN: 1758458905
S MAIN ST - ROLESVILLE,
WAKE FOREST TOWNSHIP WAKE COUNTY NORTH CAROLINA

REVISIONS

DATE	DESCRIPTION

PROJECT NO.: 171002202
SURVEYED BY: TB
DRAWN BY: FRC
CHECKED BY: BB
DATE: 11/9/2021