

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>U-6241 002B</u>
COUNTY OF <u>Wake</u>	WBS ELEMENT: <u>36249.4025</u>
TAX PARCEL <u>1758568976</u>	ROUTE: <u>US 401 BUS (Main St.) from South</u> <u>of Jonesville Rd. to North of Young St</u>

THIS FEE SIMPLE DEED, made and entered into this the 8 day of April 20 22
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 36°20'17" E 1048.53 ft. to point "2"; thence along a curve turning to the right, having a radius of 3965.9921 ft. and having a chord with a bearing of N 39°55'26" E and a chord distance of 496.08 ft., an arc distance of 496.41 ft. along said curve to point 3, thence S 47°23'26" E 7.50 ft. to point "4"; thence along a curve turning to the right, having a radius of 3958.4921 ft. and having a chord with a bearing of N 48°22'37" E and a chord distance of 671.52 ft., an arc distance of 672.33 ft. along said curve to point 5, thence S 36°58'58" E 10.46 ft. to point "6"; thence along a curve turning to the left, having a radius of 11465.5000 ft. and having a chord with a bearing of S 53°29'28" W and a chord distance of 43.03 ft., an arc distance of 43.03 ft. along said curve to point 7, thence along a curve turning to the left, having a radius of 2953.5000 ft. and having a chord with a bearing of S 51°05'51" W and a chord distance of 235.64 ft., an arc distance of 235.70 ft. along said curve to point 8, thence S 46°44'34" W 198.32 ft. to point "9"; thence S 23°25'13" W 77.77 ft. to point "10"; thence S 43°37'45" W 73.82 ft. to point "11"; thence S 84°24'49" W 19.69 ft. to point "12"; thence S 45°02'46" W 207.86 ft. to point "13"; thence S 03°17'31" W 125.89 ft. to point "14"; thence S 41°52'44" W 89.78 ft. to point "15"; thence S 80°02'05" W 86.19 ft. to point "16"; thence S 37°06'45" W 39.55 ft. to point "17"; thence S 36°52'18" W 90.93 ft. to point "18"; thence S 41°30'26" W 148.49 ft. to point "19"; thence S 36°52'18" W 254.00 ft. to point "20"; thence S 39°20'37" W 199.42 ft. to point "21"; thence S 36°56'35" W 42.60 ft. to point "22"; thence S 17°22'09" E 75.57 ft. to point "23"; thence S 36°20'17" W 65.00 ft. to point "24"; thence N 84°45'09" W 58.10 ft. to point "25"; thence S 36°20'17" W 150.00 ft. to point "26"; thence S 41°12'32" W 34.97 ft. to point "27"; thence N 75°29'10" W 24.27 ft. to point "1"; returning to the place of beginning.

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

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 Drainage Easement described as follows:

Beginning at Point "32", thence N 55°06'09" E 59.11 ft. to point "28"; thence S 36°06'21" E 64.07 ft. to point "29"; thence S 53°45'35" W 53.47 ft. to point "30"; thence N 42°14'15" W 29.15 ft. to point "31"; thence N 40°03'16" W 36.54 ft. to point "32"; returning to the place of beginning.

Said Permanent Drainage Easement in perpetuity is for the installation and maintenance of drainage facilities, 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 drainage facility with all necessary pipes, poles and appurtenances, together with the right at all times to enter said premises for the purpose of inspecting said drainage facility and making all necessary repairs and alterations thereon; together with the right to cut away and keep clear of said drainage facility, 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 Drainage Easement area(s). It is further understood and agreed that Permanent Drainage 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 Drainage 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.

Permanent Utility Easement described as follows:

Area 1: Beginning at Point "33", thence S 29°27'57" E 20.86 ft. to point "34"; thence S 59°01'58" W 10.77 ft. to point "35"; thence N 31°32'33" W 18.89 ft. to point "36"; thence N 49°22'50" E 11.67 ft. to point "33"; returning to the place of beginning.

Area 2: Beginning at Point "27", thence N 41°12'32" E 34.97 ft. to point "26"; thence N 36°20'17" E 150.00 ft. to point "25"; thence S 84°45'09" E 58.10 ft. to point "24"; thence N 36°20'17" E 65.00 ft. to point "23"; thence N 17°22'09" W 75.57 ft. to point "22"; thence N 36°56'35" E 42.60 ft. to point "21"; thence N 39°20'37" E 199.42 ft. to point "20"; thence N 36°52'18" E 211.00 ft. to point "70"; thence S 53°07'42" E 15.00 ft. to point "71"; thence S 36°52'18" W 211.00 ft. to point "72"; thence S 39°00'51" W 232.07 ft. to point "73"; thence S 17°28'09" E 75.39 ft. to point "74"; thence S 36°20'17" W 85.00 ft. to point "64"; thence N 84°45'09" W 58.10 ft. to point "75"; thence S 36°20'17" W 140.00 ft. to point "76"; thence S 41°11'50" W 28.73 ft. to point "77"; thence N 75°29'10" W 16.74 ft. to point "27"; 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 1A: Beginning at Point "77", thence N 41°11'50" E 28.73 ft. to point "76"; thence N 36°20'17" E 140.00 ft. to point "75"; thence S 84°45'09" E 16.06 ft. to point "65"; thence S 39°57'13" W 175.21 ft. to point "66"; thence N 75°29'10" W 5.53 ft. to point "77"; returning to the place of beginning.

Area 1B: Beginning at Point "64", thence N 36°20'17" E 85.00 ft. to point "74"; thence N 17°28'09" W 75.39 ft. to point "73"; thence N 39°00'51" E 232.07 ft. to point "72"; thence N 36°52'18" E 211.00 ft. to point "71"; thence N 53°07'42" W 15.00 ft. to point "70"; thence N 36°52'18" E 43.00 ft. to point "19"; thence N 41°30'26" E 148.49 ft. to point "18"; thence N 36°52'18" E 90.93 ft. to point "17"; thence N 37°06'45" E 39.55 ft. to point "16"; thence N 80°02'05" E 86.19 ft. to point "15"; thence N 41°52'44" E 89.78 ft. to point "14"; thence N 03°17'31" E 50.79 ft. to point "52"; thence S 40°53'43" E 111.52 ft. to point "53"; thence S 30°18'52" E 53.93 ft. to point "54"; thence S 13°21'27" E 110.92 ft. to point "55"; thence S 83°50'11" W 125.00 ft. to point "56";

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

thence N 25°06'14" W 82.64 ft. to point "57"; thence N 47°53'18" W 65.13 ft. to point "58"; thence S 79°20'13" W 30.10 ft. to point "59"; thence S 32°12'45" W 131.30 ft. to point "60"; thence S 35°36'18" W 407.10 ft. to point "61"; thence S 53°07'42" E 55.00 ft. to point "62"; thence S 36°50'30" W 351.64 ft. to point "63"; thence N 74°26'50" W 55.62 ft. to point "64"; returning to the place of beginning.

Area 2: Beginning at Point "51", thence N 03°17'31" E 41.56 ft. to point "13"; thence N 45°02'46" E 207.86 ft. to point "12"; thence N 84°24'49" E 19.69 ft. to point "11"; thence N 43°37'45" E 73.82 ft. to point "10"; thence N 23°25'13" E 77.77 ft. to point "9"; thence N 46°44'34" E 198.32 ft. to point "8"; thence along a curve turning to the right, having a radius of 2953.5000 ft. and having a chord with a bearing of N 51°05'51" E and a chord distance of 235.64 ft., an arc distance of 235.70 ft. along said curve to point 7, thence along a curve turning to the right, having a radius of 11465.5000 ft. and having a chord with a bearing of N 53°29'28" E and a chord distance of 43.03 ft., an arc distance of 43.03 ft. along said curve to point 6, thence S 37°34'49" E 2.04 ft. to point "32"; thence S 40°03'16" E 36.54 ft. to point "31"; thence S 77°36'01" W 48.98 ft. to point "43"; thence S 53°03'38" W 34.25 ft. to point "44"; thence S 38°48'04" W 65.18 ft. to point "45"; thence S 54°20'15" W 136.85 ft. to point "46"; thence S 47°28'08" W 196.84 ft. to point "47"; thence S 17°22'38" W 81.10 ft. to point "48"; thence S 43°43'09" W 58.68 ft. to point "49"; thence S 52°43'48" W 114.47 ft. to point "50"; thence S 44°41'33" W 156.29 ft. to point "51"; returning to the place of beginning.

Area 3: Beginning at Point "28", thence N 55°06'09" E 85.38 ft. to point "37"; thence S 89°44'48" E 29.42 ft. to point "38"; thence S 08°04'19" W 22.60 ft. to point "39"; thence S 32°59'00" E 33.59 ft. to point "40"; thence S 03°03'45" W 63.28 ft. to point "41"; thence S 57°31'57" W 93.10 ft. to point "42"; thence N 50°13'09" W 49.44 ft. to point "30"; thence N 53°45'35" E 53.47 ft. to point "29"; thence N 36°06'21" W 64.07 ft. to point "28"; 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 18103 Page 1563

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 002B

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.

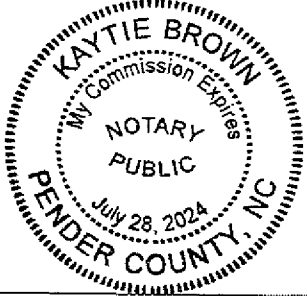
This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

WALLBROOK LANDCO, LLC

BY: CSE WALLBROOK, LLC, Manager

[Signature] (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>[Signature]</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

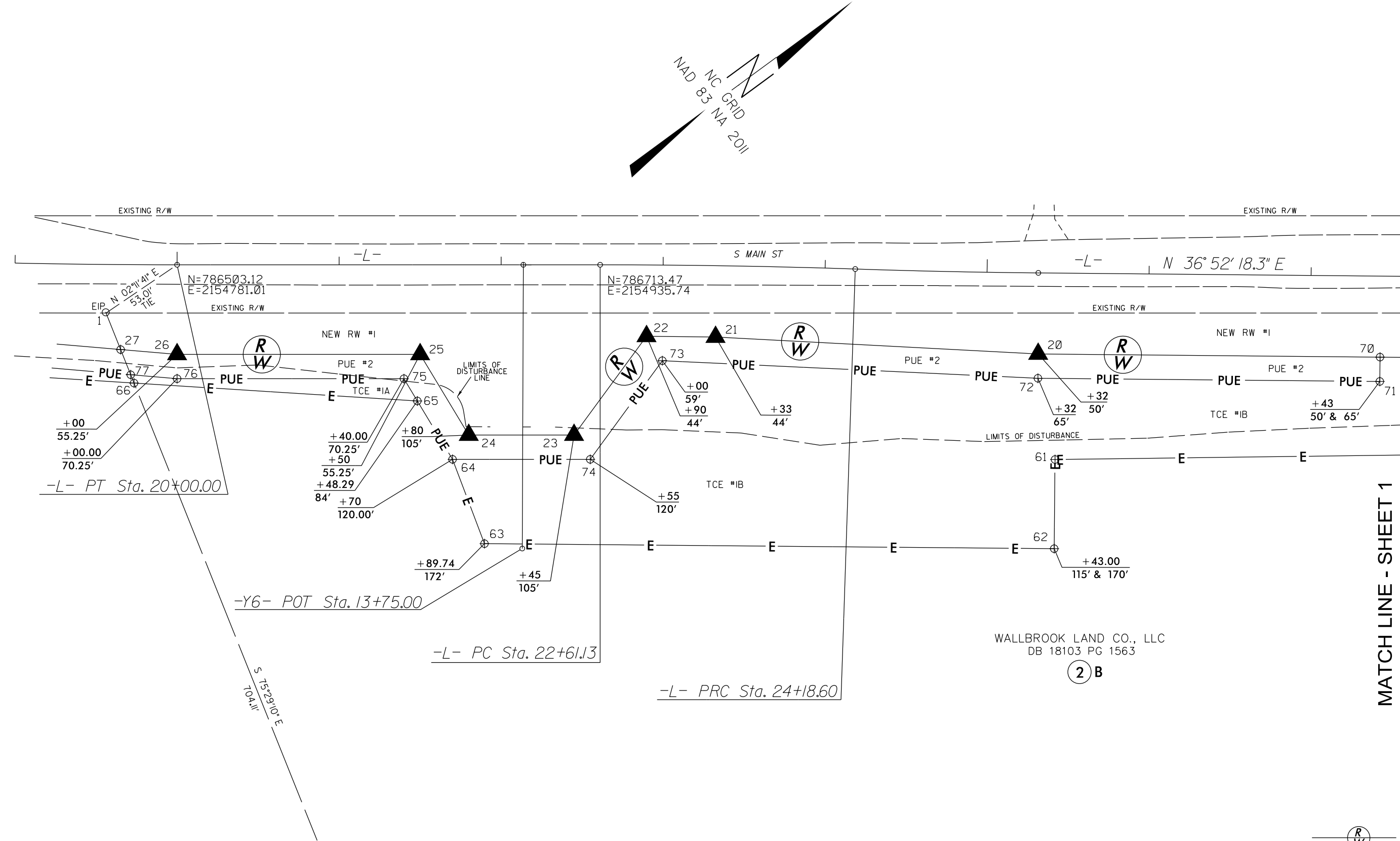
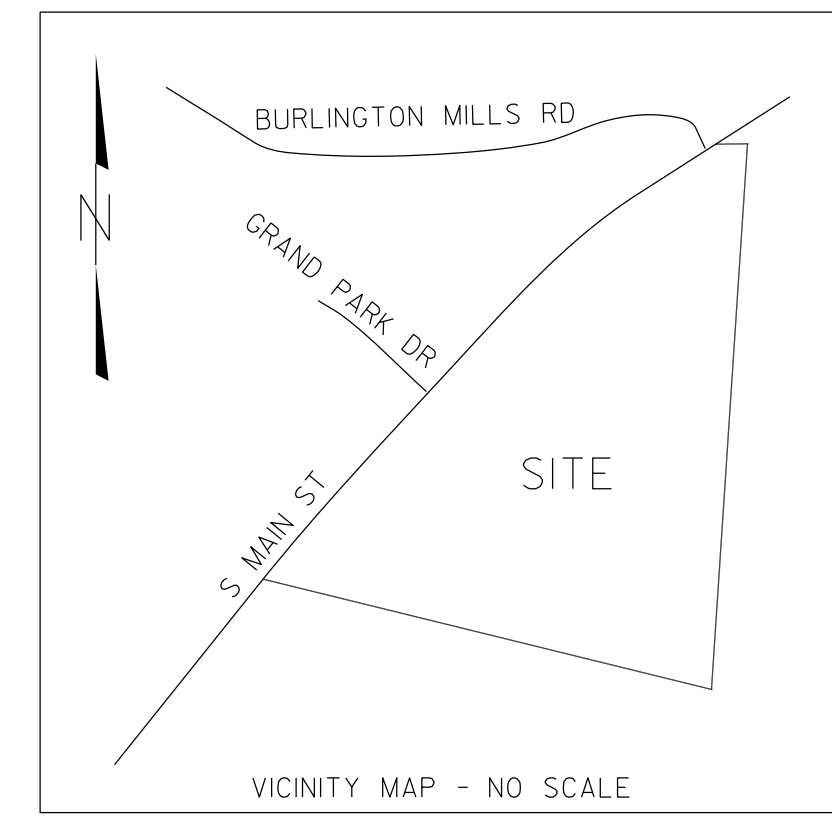
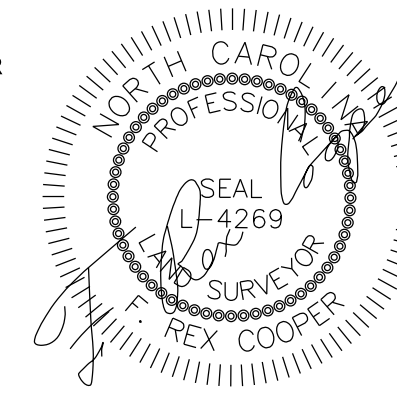
I, F. REX COOPER, CERTIFY THAT THIS IS A COMPOSITE PLAT THAT WAS DRAWN UNDER MY SUPERVISION FROM ACTUAL SURVEYS MADE UNDER MY SUPERVISION AND FROM DEED AND PLAT REFERENCES AS SHOWN ON THE PARCELS HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY THE LINE TYPE STIPULATED IN THE LEGEND; 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

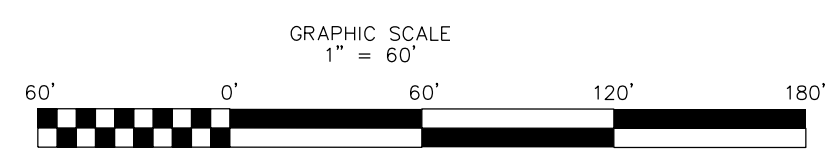
North Carolina, Wake County

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

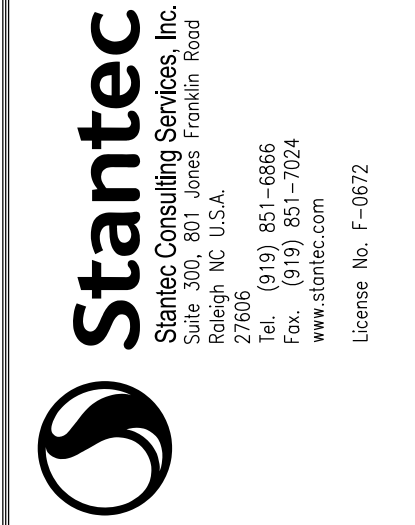


NOTE: SEE SHEET 4 OF 4 FOR MEETS AND BOUNDS AND AREA TABLES



- 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
 - PERMANENT DRAINAGE 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



EXEMPT PLAT
 FOR EASEMENT & RIGHT OF WAY DEDICATION

 WALLBROOK LANDCO LLC
 (OWNER)
 PIN: 1758568976
 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

SHEET 1 OF 4
 CADD #:
 PAR-2B-SHEET1_WALLBROOK.DGN

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

Owner _____

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COUNTY OF WAKE

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NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

G.S. 47-30 CERTIFICATE

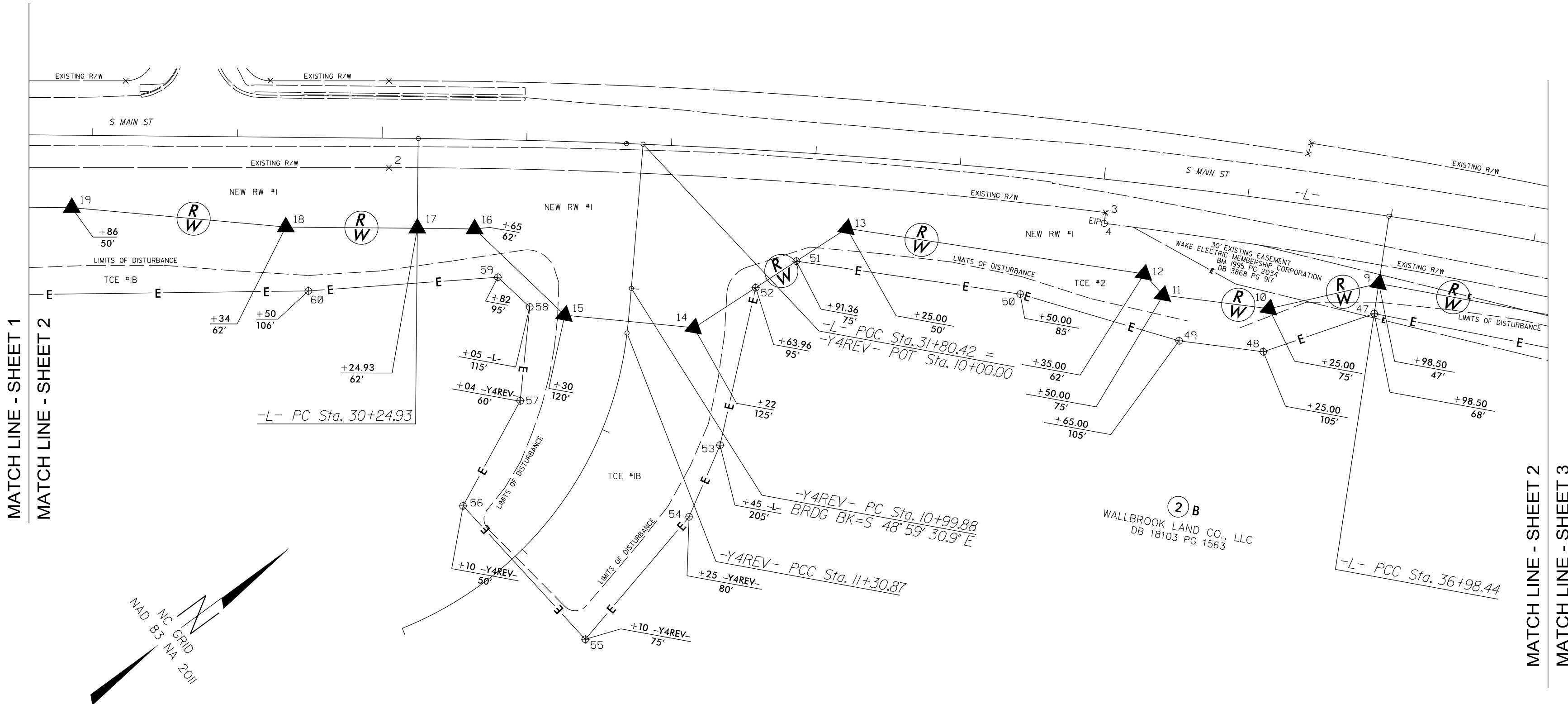
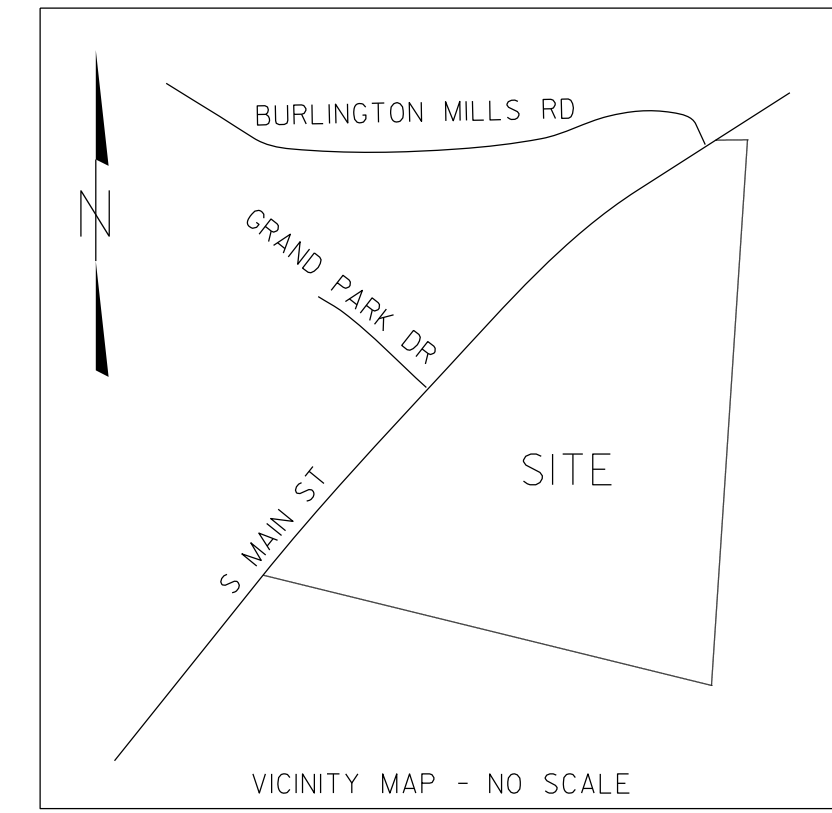
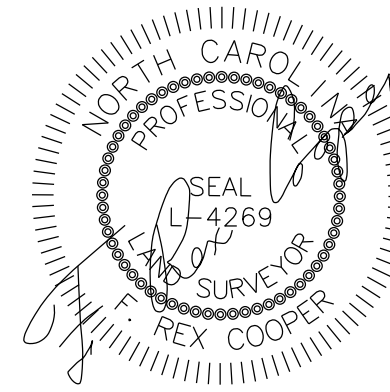
I, F. REX COOPER, CERTIFY THAT THIS IS A COMPOSITE PLAT THAT WAS DRAWN UNDER MY SUPERVISION FROM ACTUAL SURVEYS MADE UNDER MY SUPERVISION AND FROM DEED AND PLAT REFERENCES AS SHOWN ON THE PARCELS HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY THE LINE TYPE STIPULATED IN THE LEGEND; 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.


 SURVEYOR _____ L-4269
 REGISTRATION NUMBER

North Carolina, Wake County

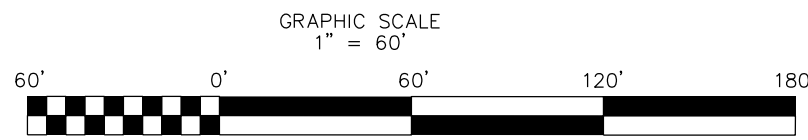
I, F. Rex Cooper, Professional Land Surveyor No. L-4269 certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision. This 10th day of November, 2021.


 SURVEYOR _____ L-4269
 REGISTRATION NUMBER



NOTES:
 1. AREAS COMPUTED BY COORDINATE METHOD.
 2. THE PURPOSE OF THIS PLAT IS TO SHOW AREAS DESIGNATED AS EASEMENTS AND TO DEDICATE RIGHT-OF-WAY.
 3. 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.
 4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 5. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE: SEE SHEET 4 OF 4 FOR MEETS AND BOUNDS AND AREA TABLES



LEGEND:

- PROPOSED RIGHT OF WAY LINE
- SUBJECT PROPERTY LINE
- PARCEL LINE
- PROPOSED PERMANENT UTILITY EASEMENT
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- EASEMENT/RIGHT-OF-WAY LINE
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- DEED BOOK
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- NOW OR FORMERLY
- EXISTING IRON PIPE
- EDGE OF TRAVEL
- EDGE OF PAVEMENT
- PARCEL NUMBER

Stantec
 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: 1758568976
 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

SHEET 2 OF 4

CADD #:
 PAR-2B_WALLBROOK.DGN

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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

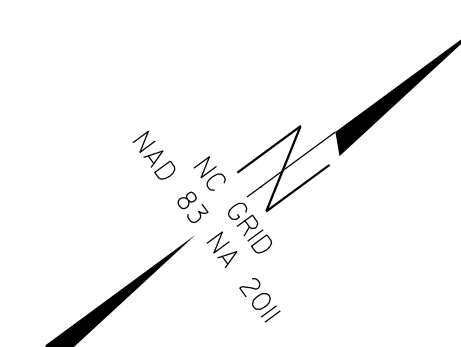
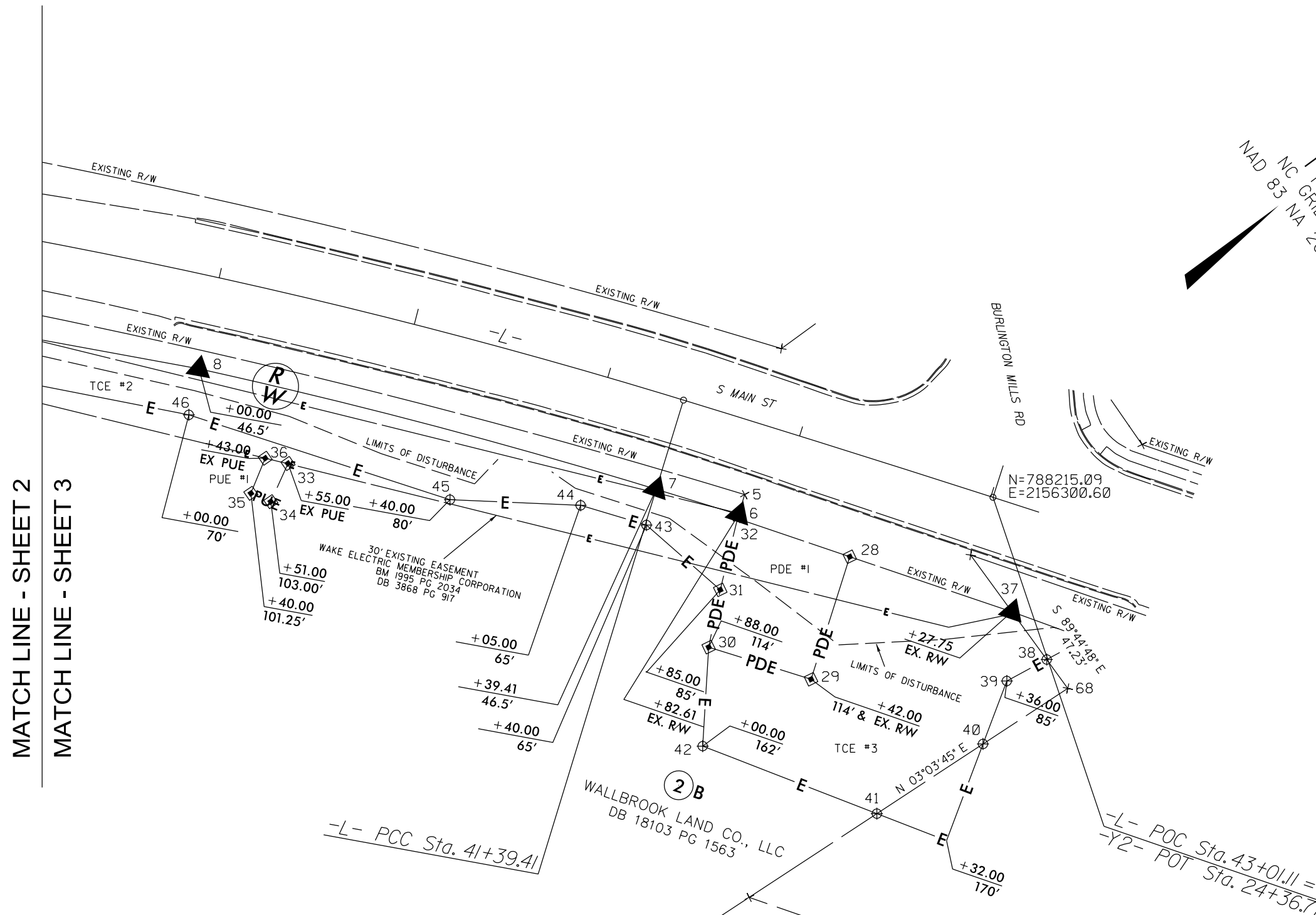
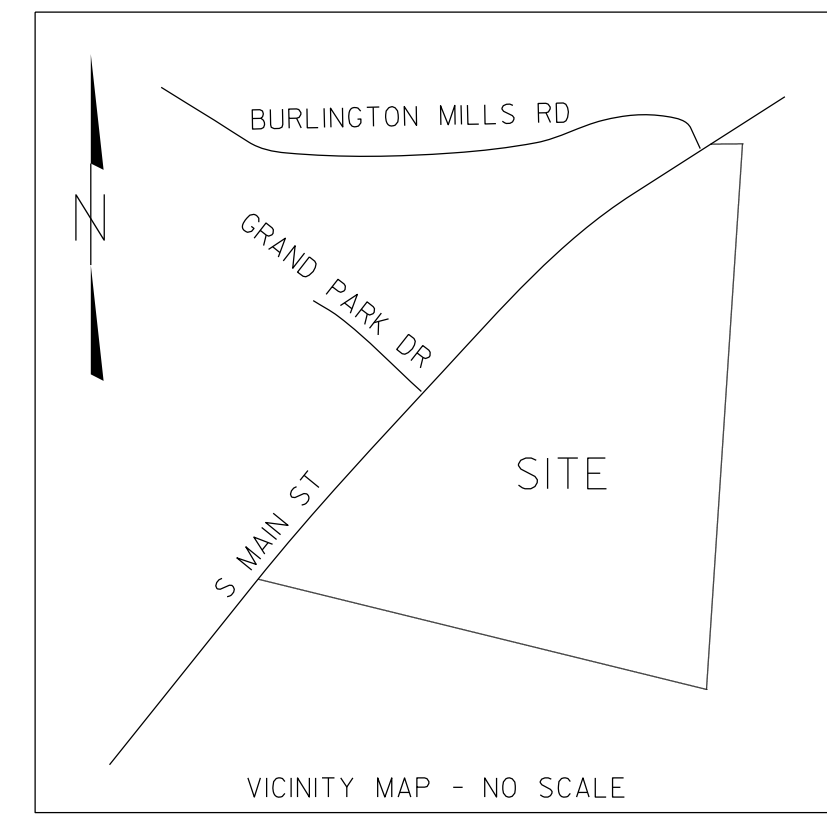
I, F. REX COOPER, CERTIFY THAT THIS IS A COMPOSITE PLAT THAT WAS DRAWN UNDER MY SUPERVISION FROM ACTUAL SURVEYS MADE UNDER MY SUPERVISION AND FROM DEED AND PLAT REFERENCES AS SHOWN ON THE PARCELS HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY THE LINE TYPE STIPULATED IN THE LEGEND; 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

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

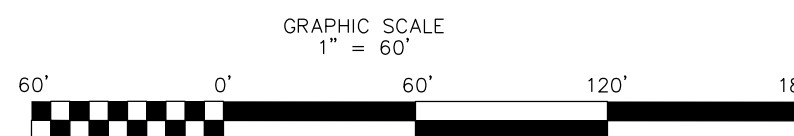


MATCH LINE - SHEET 2
MATCH LINE - SHEET 3

NOTES:

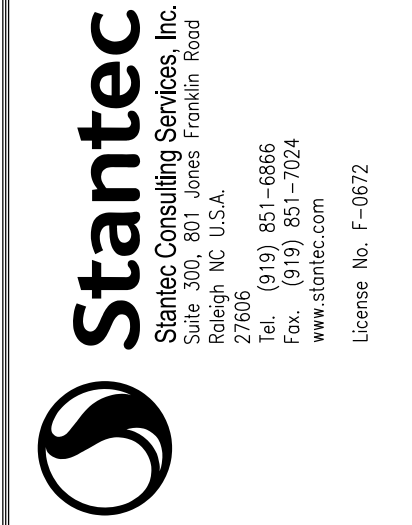
- AREAS COMPUTED BY COORDINATE METHOD.
- THE PURPOSE OF THIS PLAT IS TO SHOW AREAS DESIGNATED AS EASEMENTS AND TO DEDICATE RIGHT-OF-WAY.
- NO PHYSICAL IMPROVEMENTS TO THE SUBJECT PROPERTIES HAVE BEEN SHOWN HEREON SO AS TO BETTER DELINEATE EASEMENT AREAS. ALL SUBJECT PROPERTIES ARE CURRENTLY PART OF A 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.

NOTE: SEE SHEET 4 OF 4 FOR MEETS AND BOUNDS AND AREA TABLES



LEGEND:

	PROPOSED RIGHT OF WAY LINE
	SUBJECT PROPERTY LINE
	PARCEL LINE
	PROPOSED PERMANENT UTILITY EASEMENT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	EASEMENT/RIGHT-OF-WAY LINE
	PERMANENT DRAINAGE 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



EXEMPT PLAT
 FOR EASEMENT & RIGHT OF WAY DEDICATION

 WALLBROOK LANDCO LLC
 (OWNER)
 PIN: 1758568976
 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: 11/10/2021
 SHEET 3 OF 4
 CADD #: PAR-2B_WALLBROOK.DGN

TABLES OF METES AND BOUNDS
TEMPORARY CONSTRUCTION EASEMENT #1A

COURSE	BEARING	DISTANCE
77 - 76	N 41°11'50" E	28.73'
76 - 75	N 36°20'17" E	140.00'
75 - 65	S 84°45'09" E	16.06'
65 - 66	S 39°57'13" W	175.21'
66 - 77	N 75°29'10" W	5.53'

TEMPORARY CONSTRUCTION EASEMENT #1B

COURSE	BEARING	DISTANCE
64 - 74	N 36°20'17" E	85.00'
74 - 73	N 17°28'09" W	75.39'
73 - 72	N 39°00'51" E	232.07'
72 - 71	N 36°52'18" E	211.00'
71 - 70	N 53°07'42" W	15.00'
70 - 19	N 36°52'18" E	43.00'
19 - 18	N 41°30'26" E	148.49'
18 - 17	N 36°52'18" E	90.93'
17 - 16	N 37°06'45" E	39.55'
16 - 15	N 80°02'05" E	86.19'
15 - 14	N 41°52'44" E	89.78'
14 - 52	N 03°17'31" E	50.79'
52 - 53	S 40°53'43" E	111.52'
53 - 54	S 30°18'52" E	53.93'
54 - 55	S 13°21'27" E	110.92'
55 - 56	S 83°50'11" W	125.00'
56 - 57	N 25°06'14" W	82.64'
57 - 58	N 47°53'18" W	65.13'
58 - 59	S 79°20'13" W	30.10'
59 - 60	S 32°12'45" W	131.30'
60 - 61	S 35°36'18" W	407.10'
61 - 62	S 53°07'42" E	55.00'
62 - 63	S 36°50'30" W	351.64'
63 - 64	N 74°26'50" W	55.62'

TEMPORARY CONSTRUCTION EASEMENT #2

COURSE	BEARING	DISTANCE	ARC	RADIUS
51 - 13	N 03°17'31" E	41.56'		
13 - 12	N 45°02'46" E	207.86'		
12 - 11	N 84°24'49" E	19.69'		
11 - 10	N 43°37'45" E	73.82'		
10 - 9	N 23°25'13" E	77.77'		
9 - 8	N 46°44'34" E	198.32'		
8 - 7	N 51°05'51" E	235.64'	235.70' R	2953.50'
7 - 6	N 53°29'28" E	43.03'	43.03' R	11465.50'
6 - 32	S 37°34'49" E	2.04'		
32 - 31	S 40°03'16" E	36.54'		
31 - 43	S 77°36'01" W	48.98'		
43 - 44	S 53°03'38" W	34.25'		
44 - 45	S 38°48'04" W	65.18'		
45 - 46	S 54°20'15" W	136.85'		
46 - 47	S 47°28'08" W	196.84'		
47 - 48	S 17°22'38" W	81.10'		
48 - 49	S 43°43'09" W	58.68'		
49 - 50	S 52°43'48" W	114.47'		
50 - 51	S 44°41'33" W	156.29'		

TEMPORARY CONSTRUCTION EASEMENT #3

COURSE	BEARING	DISTANCE
28 - 37	N 55°06'09" E	85.38'
37 - 38	S 89°44'48" E	29.42'
38 - 39	S 08°04'19" W	22.60'
39 - 40	S 32°59'00" E	33.59'
40 - 41	S 03°03'45" W	63.28'
41 - 42	S 57°31'57" W	93.10'
42 - 30	N 50°13'09" W	49.44'
30 - 29	N 53°45'35" E	53.47'
29 - 28	N 36°06'21" W	64.07'

TABLES OF METES AND BOUNDS
PERMANENT DRAINAGE EASEMENT #1

COURSE	BEARING	DISTANCE
32 - 28	N 55°06'09" E	59.11'
28 - 29	S 36°06'21" E	64.07'
29 - 30	S 53°45'35" W	53.47'
30 - 31	N 42°14'15" W	29.15'
31 - 32	N 40°03'16" W	36.54'

PERMANENT UTILITY EASEMENT #1

COURSE	BEARING	DISTANCE
33 - 34	S 29°27'57" E	20.86'
34 - 35	S 59°01'58" W	10.77'
35 - 36	N 31°32'33" W	18.89'
36 - 33	N 49°22'50" E	11.67'

PERMANENT UTILITY EASEMENT #2

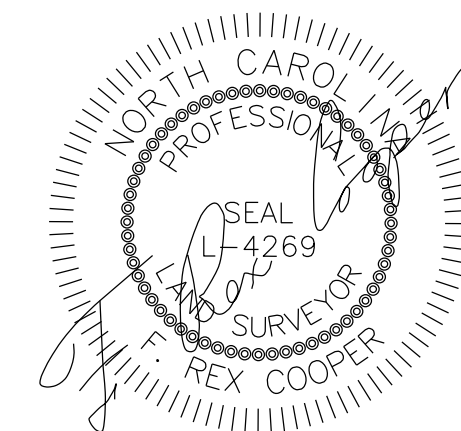
COURSE	BEARING	DISTANCE
27 - 26	N 41°12'32" E	34.97'
26 - 25	N 36°20'17" E	150.00'
25 - 24	S 84°45'09" E	58.10'
24 - 23	N 36°20'17" E	65.00'
23 - 22	N 17°22'09" W	75.57'
22 - 21	N 36°56'35" E	42.60'
21 - 20	N 39°20'37" E	199.42'
20 - 70	N 36°52'18" E	211.00'
70 - 71	S 53°07'42" E	15.00'
71 - 72	S 36°52'18" W	211.00'
72 - 73	S 39°00'51" W	232.07'
73 - 74	S 17°28'09" E	75.39'
74 - 64	S 36°20'17" W	85.00'
64 - 75	N 84°45'09" W	58.10'
75 - 76	S 36°20'17" W	140.00'
76 - 77	S 41°11'50" W	28.73'
77 - 27	N 75°29'10" W	16.74'

NEW R/W #1

COURSE	BEARING	DISTANCE	ARC	RADIUS
1 - 2	N 36°20'17" E	1048.53'		
2 - 3	N 39°55'26" E	496.08'	496.41' R	3965.99'
3 - 4	S 47°23'26" E	7.50'		
4 - 5	N 48°22'37" E	671.52'	672.33' R	3958.49'
5 - 6	S 36°58'58" E	10.46'		
6 - 7	S 53°29'28" W	43.03'	43.03' L	11465.50'
7 - 8	S 51°05'51" W	235.64'	235.70' L	2953.50'
8 - 9	S 46°44'34" W	198.32'		
9 - 10	S 23°25'13" W	77.77'		
10 - 11	S 43°37'45" W	73.82'		
11 - 12	S 84°24'49" W	19.69'		
12 - 13	S 45°02'46" W	207.86'		
13 - 14	S 03°17'31" W	125.89'		
14 - 15	S 41°52'44" W	89.78'		
15 - 16	S 80°02'05" W	86.19'		
16 - 17	S 37°06'45" W	39.55'		
17 - 18	S 36°52'18" W	90.93'		
18 - 19	S 41°30'26" W	148.49'		
19 - 20	S 36°52'18" W	254.00'		
20 - 21	S 39°20'37" W	199.42'		
21 - 22	S 36°56'35" W	42.60'		
22 - 23	S 17°22'09" E	75.57'		
23 - 24	S 36°20'17" W	65.00'		
24 - 25	N 84°45'09" W	58.10'		
25 - 26	S 36°20'17" W	150.00'		
26 - 27	S 41°12'32" W	34.97'		
27 - 1	N 75°29'10" W	24.27'		

TABLE OF AREAS

TOTAL AREA _____ 1844727 SQ. FT. ____ 42.349 AC.
 NEW R/W #1 _____ 73505 SQ. FT. ____ 1.687 AC.
 REMAINING AREA _____ 1771222 SQ. FT. ____ 40.662 AC.
 REMAINING AREA SUBJECT TO EASEMENTS:
 PERMANENT DRAINAGE EASEMENT #1 _____ 3663 SQ. FT. ____ 0.084 AC.
 PERMANENT UTILITY EASEMENT #1 _____ 221 SQ. FT. ____ 0.005 AC.
 TEMPORARY CONSTRUCTION EASEMENT
 #1A _____ 1416 SQ. FT. ____ 0.033 AC.
 #1B _____ 87483 SQ. FT. ____ 2.008 AC.
 #2 _____ 22934 SQ. FT. ____ 0.527 AC.
 #3 _____ 12266 SQ. FT. ____ 0.282 AC.
 TOTAL _____ 124101 SQ. FT. ____ 2.850 AC.



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S MAIN ST - ROLESVILLE

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SHEET 4 OF 4

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