WAKE COUNTY, NC TAMMY L. BRUNNER REGISTER OF DEEDS PRESENTED & RECORDED ON 04-14-2022 AT 15:13:16

BOOK: 018992 PAGE: 00416 - 00420

| Revenue Stamps \$ DEED FOR HIGHWAY RIGHT OF WAY   |
|---|
| THIS INSTRUMENT DRAWN BY Brian Rogers CHECKED BY Taylor Keith   |
| The hereinafter described property $\ \square$ Does $\ \boxtimes$ Does not include the primary residence of the Grantor   |
| RETURN TO: Division R/W Agent, NCDOT<br>815 Stadium Drive<br>Durham, NC 27704   |
| NORTH CAROLINA         TIP/PARCEL NUMBER:         U-6241 005           COUNTY OF TAX PARCEL         Wake         WBS ELEMENT:         36249.4025           TOUTE:         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 2#2 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 \$\frac{1.00}{2.00}\$ 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 \frac{\text{Wake Forest}}{\text{Vake Forest}} \text{Township, \frac{\text{Wake}}{\text{Wake}}} County, North Carolina, which is particularly described as follows:  |
| Beginning at Point "1", thence N 48^59'31" W 445.22 ft. to point "2"; thence along a curve turning to the right, having a radius of 610.0000 ft. and having a chord with a bearing of N 25^17'27" W and a chord distance of 490.33 ft., an arc distance of 504.60 ft. along said curve to point 3, thence N 01^35'35" W 69.99 ft. to point "4"; thence N 01^12'12" W 241.74 ft. to point "5"; thence S 45^58'18" E 107.62 ft. to point "6"; thence along a curve turning to the left, having a radius of 640.0000 ft. and having a chord with a bearing of S 48^15'58" E and a chord distance of 51.91 ft., an arc distance of 51.92 ft. along said curve to point 69, thence S 14^03'30" W 36.83 ft. to point "70"; thence S 13^49'32" E 90.48 ft. to point "71"; thence S 05^05'35" E 25.00 ft. to point "73"; thence S 07^42'40" E 157.27 ft. to point "76"; thence S 76^29'15" W 16.00 ft. to point "75"; thence along a curve turning to the left, having a radius of 497.0000 ft. and having a chord with a bearing of S 14^51'22" E and a chord distance of 23.31 ft., an arc distance of 23.31 ft. along said curve to point 9, thence S 73^26'43" E 76.12 ft. to point "10"; thence along a curve turning to the left, having a radius of 359.0000 ft. and having a chord with a bearing of N 55^47'44" E and a chord distance of 89.52 ft., an arc distance of 89.75 ft. along said curve to point 11, thence N 48^26'44" E 139.17 ft. to point "12"; thence along a curve turning to the right, having a radius of 429.0000 ft. and having a chord with a bearing of N 56^15'22" E and a chord distance of |

116.73 ft., an arc distance of 117.10 ft. along said curve to point 13, thence S 86^17'33" E 129.32 ft. to point "14"; thence S 37^53'38" E 12.62 ft. to point "15"; thence along a curve turning to the left, having a radius of 371.0000 ft. and having a chord with a bearing of S 66^43'08" W and a chord distance of 197.26 ft., an arc distance of 199.66 ft. along said curve to point 16, thence S 34^28'36" W 82.35 ft. to point "17"; thence along a curve turning to the right, having a radius of 444,0000 ft. and having a chord with a bearing of \$ 50^43'59" W

28^21'37" W 34.77 ft. to point "19"; thence S 42^37'06" E 144.27 ft. to point "21"; thence S 70^47'36" E 48.47 ft. to point "22"; thence S 48^59'31" E 55.00 ft. to point "23"; thence S 33^02'47" E 36.40 ft. to point "24"; thence S 48^00'35" E 175.03 ft. to point "25"; thence S 85^53'40" E 100.42 ft. to point "26"; thence along a curve turning to the right, having a radius of 4821.0000 ft. and having a chord with a bearing of N 40^46'35" E

and a chord distance of 188.03 ft., an arc distance of 189.46 ft. along said curve to point 18, thence S

and a chord distance of 101.07 ft., an arc distance of 101.07 ft. along said curve to point 27, thence N 06^49'47" E 24.61 ft. to point "28"; thence along a curve turning to the right, having a radius of 4835.0000 ft.

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Submitted electronically by "Telecommunication & Industrial Consulting Services Corporation – Green in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

| COUNTY: | Wake | WBS ELEMENT: | 36249.4025        | TIP/PARCEL NO.: | U-6241 005 |  |
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and having a chord with a bearing of N 42^09'28" E and a chord distance of 91.23 ft., an arc distance of 91.23 ft. along said curve to point 29, thence N 46^46'07" E 132.38 ft. to point "30"; thence S 37^53'38" E 22.96 ft. to point "31"; thence along a curve turning to the left, having a radius of 4025.9900 ft. and having a chord with a bearing of S 41^32'31" W and a chord distance of 544.25 ft., an arc distance of 544.67 ft. along said curve to point 1, returning to the place of beginning.

IN ADDITION, and for the aforestated 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 "57", thence S  $78^20'43$ " W 75.47 ft. to point "58"; thence S  $42^30'52$ " W 0.22 ft. to point "59"; thence N  $66^15'35$ " W 45.11 ft. to point "60"; thence S  $82^35'44$ " W 5.46 ft. to point "61"; thence N  $01^35'35$ " W 48.92 ft. to point "62"; thence N  $69^56'18$ " E 75.12 ft. to point "63"; thence along a curve turning to the left, having a radius of 610.0000 ft. and having a chord with a bearing of S  $33^54'31$ " E and a chord distance of 92.45 ft., an arc distance of 92.54 ft. along said curve to point 57, 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 "32", thence N 44^47'00" E 315.76 ft. to point "33"; thence N 31^32'44" W 20.64 ft. to point "34"; thence N 44^15'35" E 10.21 ft. to point "35"; thence S 32^57'39" E 23.07 ft. to point "36"; thence N  $68^55'22$ " E 3.10 ft. to point "37"; thence S 37^53'38" E 16.96 ft. to point "30"; thence S  $46^46'07$ " W 132.38 ft. to point "29"; thence along a curve turning to the left, having a radius of 4835.0000 ft. and having a chord with a bearing of S  $42^09'28$ " W and a chord distance of 91.23 ft., an arc distance of 91.23 ft. along said curve to point 28, thence S  $06^49'47$ " W 20.39 ft. to point "38"; thence S  $65^18'40$ " W 93.00 ft. to point "32"; returning to the place of beginning.

Area 2: Beginning at Point "9", thence along a curve turning to the right, having a radius of 497.0000 ft. and having a chord with a bearing of N 14 $^5$ 1'22" W and a chord distance of 23.31 ft., an arc distance of 23.31 ft. along said curve to point 75, thence N 76 $^2$ 2'15" E 16.00 ft. to point "76"; thence S 11 $^1$ 1'59" E 17.19 ft. to point "77"; thence S 73 $^3$ 3'13" E 63.82 ft. to point "78"; thence N 55 $^3$ 4'50" E 75.54 ft. to point "79"; thence N 48 $^3$ 0'04" E 134.68 ft. to point "80"; thence N 14 $^2$ 2'55" W 48.11 ft. to point "81"; thence S 86 $^2$ 25'32" E 15.53 ft. to point "82"; thence S 15 $^3$ 0'40" E 47.56 ft. to point "84"; thence along a curve turning to the left, having a radius of 429.0000 ft. and having a chord with a bearing of S 48 $^3$ 9'05" W and a chord distance of 3.22 ft., an arc distance of 3.22 ft. along said curve to point 12, thence S 48 $^2$ 26'44" W 139.17 ft. to point "11"; thence along a curve turning to the right, having a radius of 359.0000 ft. and having a chord with a bearing of S 55 $^4$ 47'44" W and a chord distance of 89.52 ft., an arc distance of 89.75 ft. along said curve to point 10, thence N 73 $^2$ 26'43" W 76.12 ft. to point "9"; 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

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| COUNTY: | Wake | WBS ELEMENT: | 36249.4025 | TIP/PARCEL NO.: | U-6241 005 |
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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 "32", thence N 39^13'28" E 102.00 ft. to point "39"; thence N 41^56'51" E 56.10 ft. to point "40"; thence N 49^21'24" E 158.72 ft. to point "33"; thence S 44^47'00" W 315.76 ft. to point "32"; returning to the place of beginning.

Area 2: Beginning at Point "26", thence N 85^53'40" W 41.99 ft. to point "20"; thence N 31^33'57" E 45.63 ft. to point "32"; thence N 65^18'40" E 93.00 ft. to point "38"; thence S 06^49'47" W 4.22 ft. to point "27"; thence along a curve turning to the left, having a radius of 4821.0000 ft. and having a chord with a bearing of S 40^46'35" W and a chord distance of 101.07 ft., an arc distance of 101.07 ft. along said curve to point 26, returning to the place of beginning..

Area 2A: Beginning at Point "48", thence N  $85^53'40"$  W 28.31 ft. to point "25"; thence N  $48^00'35"$  W 175.03 ft. to point "24"; thence N  $33^02'47"$  W 36.40 ft. to point "23"; thence N  $48^59'31"$  W 55.00 ft. to point "22"; thence N  $70^47'36"$  W 48.47 ft. to point "21"; thence N  $42^37'06"$  W 24.15 ft. to point "43"; thence S  $79^14'20"$  E 74.09 ft. to point "44"; thence S  $48^59'31"$  E 65.00 ft. to point "45"; thence S  $14^00'00"$  E 48.83 ft. to point "46"; thence S  $52^30'48"$  E 130.25 ft. to point "47"; thence S  $50^58'47"$  E 57.68 ft. to point "48"; returning to the place of beginning.

Area 2B: Beginning at Point "42", thence N 42^37'06" W 16.69 ft. to point "19"; thence N 28^21'37" E 34.77 ft. to point "18"; thence along a curve turning to the left, having a radius of 444.0000 ft. and having a chord with a bearing of N 61^53'00" E and a chord distance of 16.65 ft., an arc distance of 16.65 ft. along said curve to point 41, thence S 21^25'13" W 54.49 ft. to point "42"; returning to the place of beginning.

Area 3: Beginning at Point "15", thence S  $37^53^38$ " E 18.15 ft. to point "49"; thence S  $89^17^31$ " W 32.06 ft. to point "50"; thence S  $68^10^11$ " W 89.28 ft. to point "51"; thence S  $53^48^02$ " W 88.04 ft. to point "52"; thence S  $20^47^17$ " W 33.50 ft. to point "53"; thence S  $41^59^27$ " W 33.49 ft. to point "54"; thence S  $62^18^33$ " W 59.25 ft. to point "55"; thence along a curve turning to the left, having a radius of 444.0000 ft. and having a chord with a bearing of N  $41^46^50$ " E and a chord distance of 50.69 ft., an arc distance of 50.71 ft. along said curve to point 17, thence N  $34^28^36$ " E 82.35 ft. to point "16"; thence along a curve turning to the right, having a radius of 371.0000 ft. and having a chord with a bearing of N  $66^43^08$ " E and a chord distance of 197.26 ft., an arc distance of 199.66 ft. along said curve to point 15, returning to the place of beginning.

Area 4: Beginning at Point "2", thence N 56^54'03" W 33.98 ft. to point "56"; thence N 38^07'18" W 81.42 ft. to point "57"; thence along a curve turning to the left, having a radius of 610.0000 ft. and having a chord with a bearing of S 43^37'18" E and a chord distance of 114.11 ft., an arc distance of 114.28 ft. along said curve to point 2, returning to the place of beginning.

Area 5A: Beginning at Point "64", thence N  $61^{\circ}02'29$ " E 142.81 ft. to point "65"; thence N  $52^{\circ}08'31$ " E 87.48 ft. to point "80"; thence S  $48^{\circ}30'04$ " W 134.68 ft. to point "79"; thence S  $55^{\circ}34'50$ " W 75.54 ft. to point "78"; thence N  $73^{\circ}33'13$ " W 32.16 ft. to point "64"; returning to the place of beginning.

Area 5B: Beginning at Point "84", thence N 15^30'40" W 11.78 ft. to point "83"; thence N 51^43'12" E 41.07 ft. to point "66"; thence N 28^13'57" E 34.45 ft. to point "67"; thence along a curve turning to the left, having a radius of 639.9987 ft. and having a chord with a bearing of S 84^30'46" E and a chord distance of 39.75 ft., an arc distance of 39.76 ft. along said curve to point 68, thence S 86^17'33" E 9.72 ft. to point "13"; thence along a curve turning to the left, having a radius of 429.0000 ft. and having a chord with a bearing of S 56^28'16" W and a chord distance of 113.54 ft., an arc distance of 113.88 ft. along said curve to point 84, 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 after 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

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#### BK018992PG00419

| COUNTY:  | Wake   | _ WBS ELEMENT: _  | 36249.4025  | TIP/PARCEL NO.: _  | U-6241 005  |
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| Th the   | e property hereina<br>Wake   |   | equired by the Gorin Deed Book  | RANTORS by instrume Page   | · ·   |
| in the Offic   | e of the Register of   | plans showing the about Deeds for said Count of further description a   | ty pursuant to N.   | ht of way are to be cert<br>C.G.S. 136-19.4, refere<br>ertainty.   | ified and recorded<br>nce to which plans  |
| made avail<br>compensat<br>the said int<br>their remail<br>acquisition | able to them. The tion pursuant to Are erests and areas ning property; for for the construction Wake | Grantors further acknown ticle 9, Chapter 136 of by the Department of Tany and all claims for iron of Department of Traccounty, and for the | wiledge that the the North Carolin ransportation an terest and costs ansportation Propast and future upon | # 36249.4025 consideration stated he ha General Statutes for d for any and all damag ; for any and all damag ect # 36249 use of said areas by the hathe said Department is | rein is full and just<br>the acquisition of<br>les to the value of<br>les caused by the<br>.4025 ,<br>Department of |

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: | <u>Wake</u> | WBS ELEMENT: | 36249.4025 | TIP/PARCEL NO.: | U-6241 005 |
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|---------|-------------|--------------|------------|-----------------|------------|

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, Manager

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY:

(Official Seal)

ammining, (IE BROWN

North Carolina, New Handrebunty

Kautre Brown, a Notary Public for County, North Carolina, do hereby certify that

Austin Williams

Manager of

CSE WALLBROOK, LLC

, a limited liability company, which

is Manager of WALLBROOK LANDCO, LLC

a limited liability company, personally came before me this day and acknowledged the due execution of the foregoing instrument on behalf of the

, 20 <u>2</u>

My commission expires:

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#### G.S. 47-30 CERTIFICATE

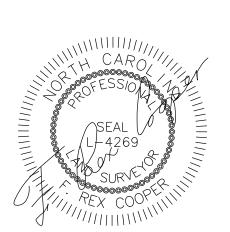
I, F. REX COOPER, CERTIFY THAT THIS IS A COMPOSITE PLAT THAT WAS DRAWN UNDER MY SUPERVISION FROM ACTUAL SURVEYS MADE UNDER MY SUPERVISION AND FROM DEED AND PLAT REFERENCES AS SHOWN ON THE PARCELS HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY THE LINE TYPE STIPULATED IN THE LEGEND;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

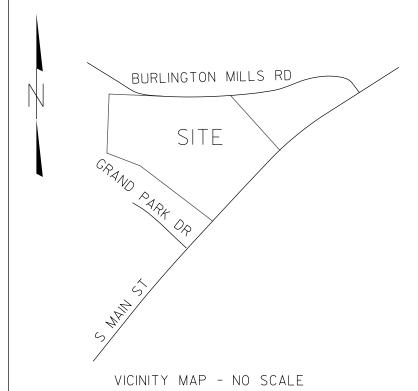
L-4269 **REGISTRATION NUMBER** 

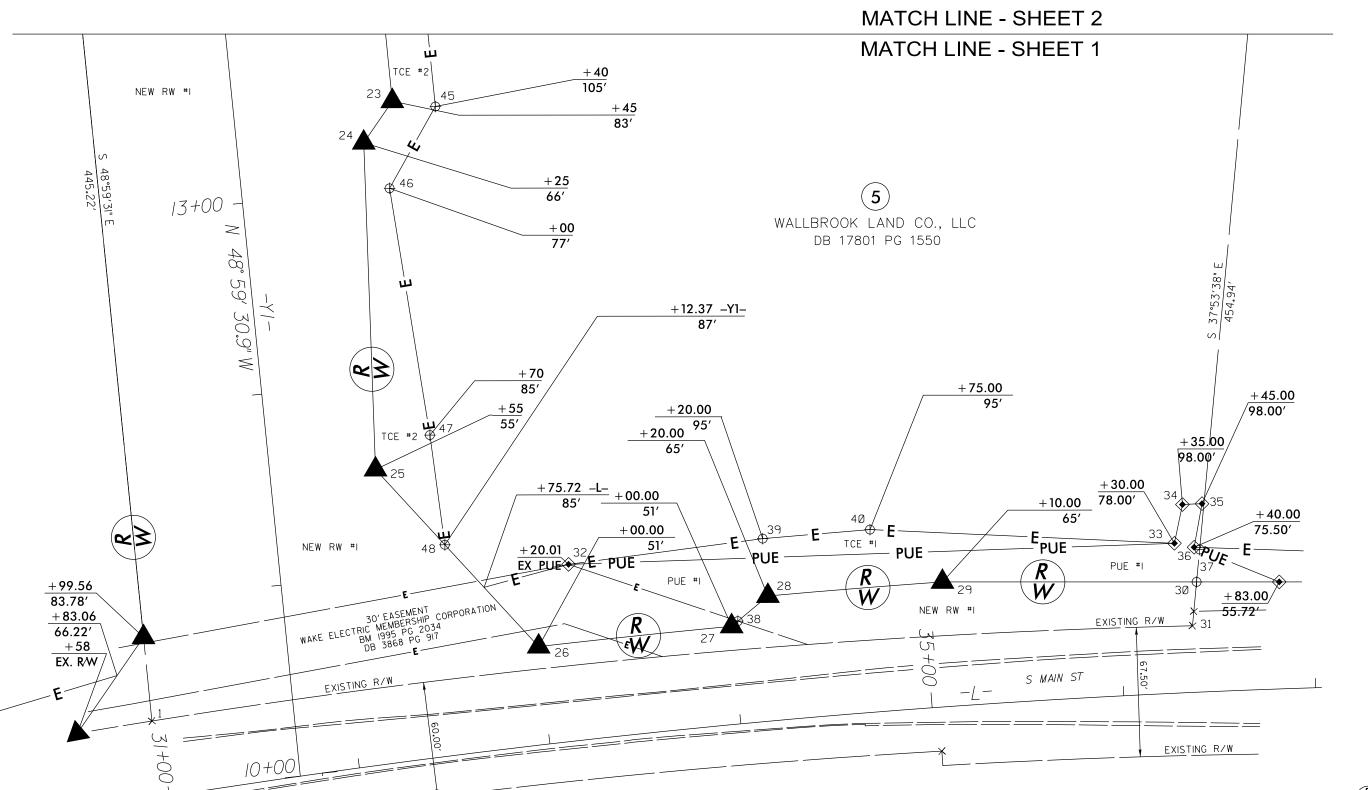
#### North Carolina, Wake County

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.

L-4269 REGISTRATION NUMBER

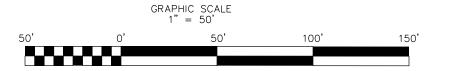


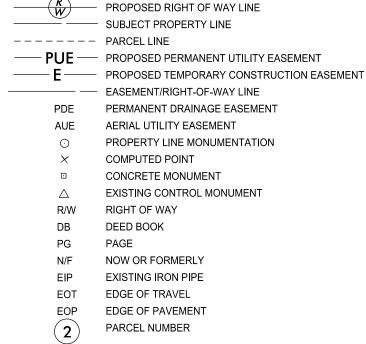




### NOTE: SEE SHEET 4 OF 4 FOR MEETS AND BOUNDS AND AREA TABLES

- 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.
- 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. 4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.





LEGEND:



NORTH CAROLINA

COUNTY

**TOWNSHIP WAKE** 

1758582090 T - ROLESVILLE,

EASEMENT & RIGHT OF WAY DEDICATION WALLBROOK FOR

> REVISIONS DATE DESCRIPTION

PROJECT NO.: 171002202

TB

FRC

BB

11/10/2021

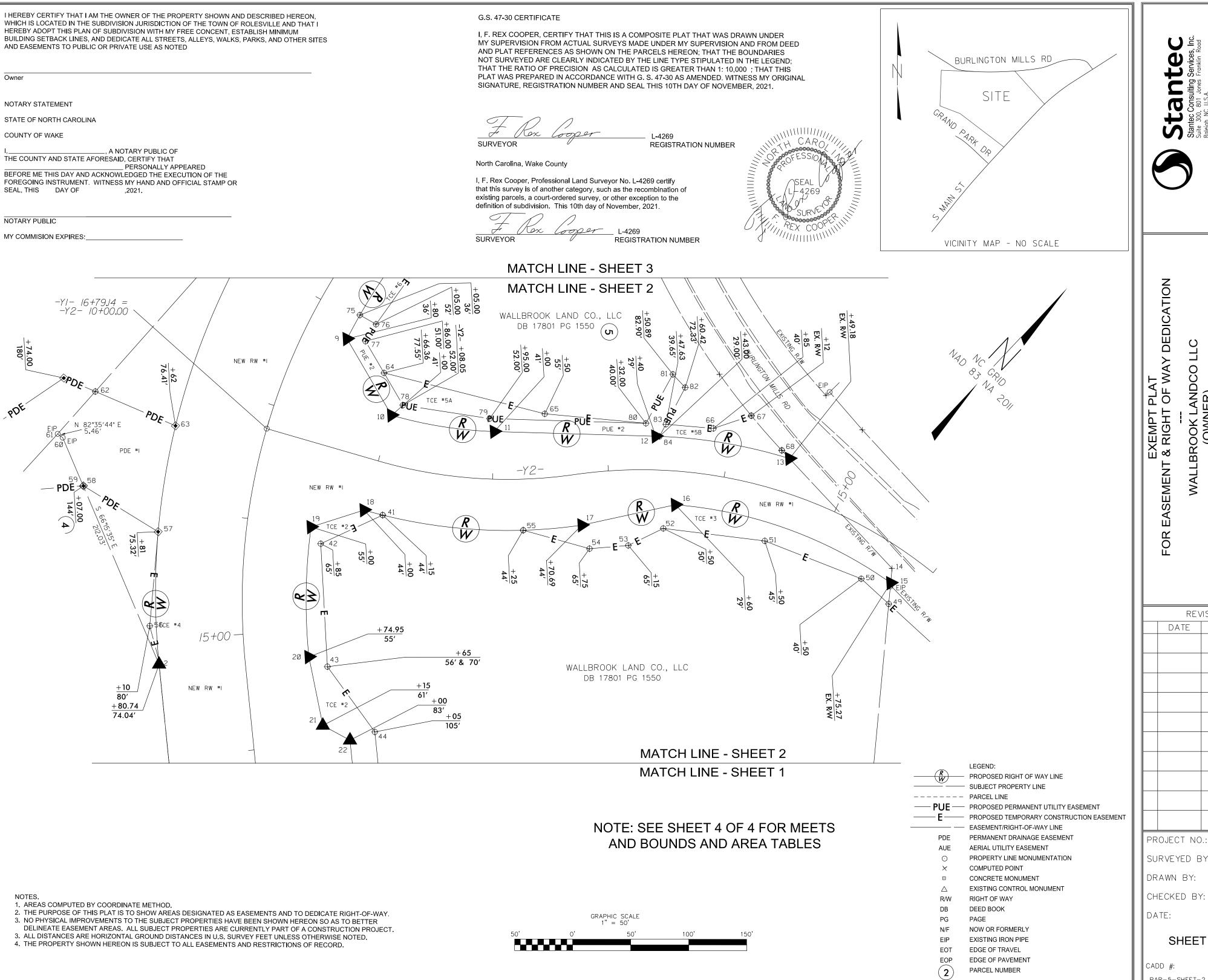
SURVEYED BY: DRAWN BY:

CHECKED BY:

SHEET 1 OF 4

CADD #:

PAR-5-SHEET-1\_WALLBROOK.DGN



NORTH CAROLINA

COUNTY

**TOWNSHIP WAKE** 

EASEMENT & RIGHT OF WAY DEDICATION

WALLBROOK REVISIONS

OWNER)

PIN: 1758582090 MAIN ST - ROLESVILLE

DATE DESCRIPTION PROJECT NO.: 171002202 SURVEYED BY: TB DRAWN BY: FRC

11/10/2021

SHEET 2 OF 4

BB

PAR-5-SHEET-2\_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  |
| NOTARY STATEMENT   |
| STATE OF NORTH CAROLINA  |
| COUNTY OF WAKE   |
| I,   |
| NOTARY PUBLIC  |
| MY COMMISION EXPIRES:  |
|  |

G.S. 47-30 CERTIFICATE

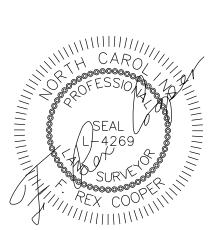
I, F. REX COOPER, CERTIFY THAT THIS IS A COMPOSITE PLAT THAT WAS DRAWN UNDER MY SUPERVISION FROM ACTUAL SURVEYS MADE UNDER MY SUPERVISION AND FROM DEED AND PLAT REFERENCES AS SHOWN ON THE PARCELS HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY THE LINE TYPE STIPULATED IN THE LEGEND;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

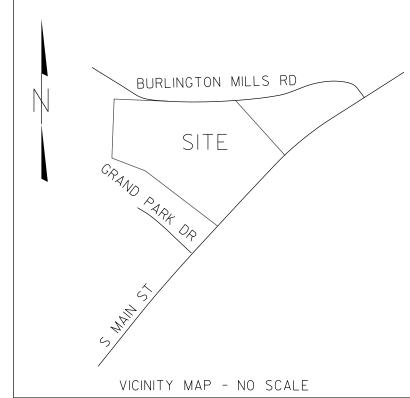
L-4269 REGISTRATION NUMBER

North Carolina, Wake County

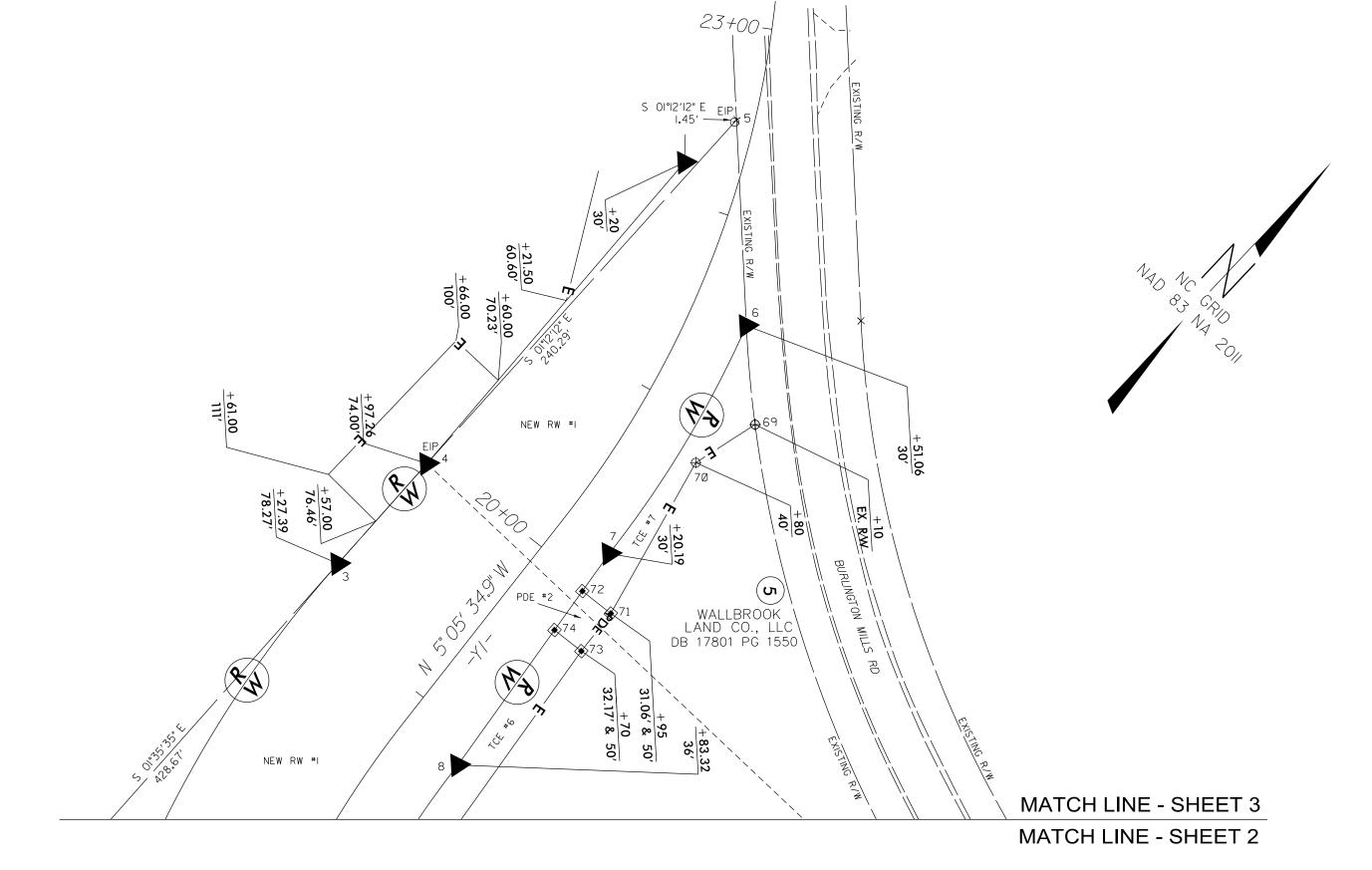
I, F. Rex Cooper, Professional Land Surveyor No. L-4269 certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision. This 10th day of November, 2021.

\_ L-4269 REGISTRATION NUMBER





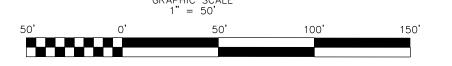
EASEMENT & RIGHT OF WAY DEDICATION



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

- AREAS COMPUTED BY COORDINATE METHOD.
   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.
- 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

  4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.



|               | LEGEND:                                  |
|---------------|--|
| $\frac{R}{W}$ | PROPOSED RIGHT OF WAY LINE               |
|               | SUBJECT PROPERTY LINE                    |
|               | PARCEL LINE                              |
| —— PUE —      | PROPOSED PERMANENT UTILITY EASEMENT      |
| ——E——         | PROPOSED TEMPORARY CONSTRUCTION EASEMENT |
|               | EASEMENT/RIGHT-OF-WAY LINE               |
| PDE           | PERMANENT DRAINAGE EASEMENT              |
| AUE           | AERIAL UTILITY EASEMENT                  |
| $\odot$       | PROPERTY LINE MONUMENTATION              |
| ×             | COMPUTED POINT                           |
| •             | CONCRETE MONUMENT                        |
| Δ             | EXISTING CONTROL MONUMENT                |
| R/W           | RIGHT OF WAY                             |
| DB            | DEED BOOK                                |
| PG            | PAGE                                     |
| N/F           | NOW OR FORMERLY                          |
| EIP           | EXISTING IRON PIPE                       |
| EOT           | EDGE OF TRAVEL                           |
| EOP           | EDGE OF PAVEMENT                         |
| <b>(2</b> )   | PARCEL NUMBER                            |

|                      | LEGEND: PROPOSED RIGHT OF WAY LINE SUBJECT PROPERTY LINE   |
|----------------------|--|
| —— PUE ——<br>——— E—— | PARCEL LINE PROPOSED PERMANENT UTILITY EASEMENT PROPOSED TEMPORARY CONSTRUCTION EAS EASEMENT/RIGHT-OF-WAY LINE |
| PDE                  | PERMANENT DRAINAGE EASEMENT  |
| AUE                  | AERIAL UTILITY EASEMENT  |
| $\odot$              | PROPERTY LINE MONUMENTATION  |
| ×                    | COMPUTED POINT   |
| •                    | CONCRETE MONUMENT  |
| Δ                    | EXISTING CONTROL MONUMENT  |
| R/W                  | RIGHT OF WAY   |
| DB                   | DEED BOOK  |
| PG                   | PAGE   |
| N/F                  | NOW OR FORMERLY  |
| EIP                  | EXISTING IRON PIPE   |
| EOT                  | EDGE OF TRAVEL   |
| EOP                  | EDGE OF PAVEMENT   |
| 2                    | PARCEL NUMBER  |

WALLBROOK LANDCO LLC (OWNER) PIN: 1758582090 S MAIN ST - ROLESVILLE, FOR

NORTH CAROLINA

TOWNSHIP WAKE COUNTY

FOREST

REVISIONS DATE DESCRIPTION PROJECT NO.: 171002202 SURVEYED BY: TB DRAWN BY: FRC BB CHECKED BY: 11/10/2021

SHEET 3 OF 4

CADD #: PAR-5-SHEET-3\_WALLBROOK.DGN

#### TABLES OF METES AND BOUNDS

#### NEW R/W #1

| COURSE  | BE AR I NG    | DISTANCE | ARC      | RADIUS        |
|---------|---------------|----------|----------|---------------|
| 1 - 2   | N 48°59'31" W | 445.22'  | AITO     | NAD 103       |
| 2 - 3   | N 25°17'27" W | 490.33′  | 504.60'R | 610.0000′     |
| 3 - 4   | N 01°35′35″ W | 69.99′   | 304.60 K | 810.0000      |
| 4 - 5   |               | 241.74   |          |               |
|         |               | 107.62   |          |               |
| 5 - 6   |               |          | 470 70/0 | F.C.7. 00000' |
|         | S 12°11′10″ E | 139.04′  | 139.39'R | 563.0000′     |
| 7 - 8   | S 07°37′24″ E | 135.91′  | 06 74/1  | 407.0000/     |
| 8 - 9   | S 10°38′47″ E | 96.19'   | 96.34'L  | 497.0000′     |
| 9 - 10  | S 73°26′43″ E | 76.12'   | 22.75/:  | 750 0000/     |
| 10 - 11 | N 55°47′44″ E | 89.52'   | 89.75′L  | 359.0000′     |
| 11 - 12 | N 48°26′44″ E | 139.17'  |          |               |
| 12 - 13 | N 56°15′22″ E | 116.73   | 117.10'R | 429.0000′     |
| 13 - 14 | S 86°17′33″ E | 129.32′  |          |               |
| 14 - 15 | S 37°53′38″ E | 12.62'   |          |               |
| 15 - 16 | S 66°43′08″ W | 197.26′  | 199.66′L | 371.0000′     |
| 16 - 17 | S 34°28′36″ W | 82.35′   |          |               |
| 17 - 18 | S 50°43′59″ W | 188.03'  | 189.46′R | 444.0000'     |
| 18 - 19 | S 29°03′13″ W | 47.88′   |          |               |
| 19 - 20 | S 42°16′14″ E | 111.89′  | 112.15'L | 478.0000'     |
| 20 - 21 | S 54°42′27″ E | 60.25′   |          |               |
| 21 - 22 | N 75°17′42″ E | 26.63'   |          |               |
| 22 - 23 | S 48°59′31″ E | 55.00′   |          |               |
| 23 - 24 | S 08°37′39″ E | 26.25′   |          |               |
| 24 - 25 | S 45°17′23″ E | 170.36′  |          |               |
| 25 - 26 | S 85°53′17″ E | 125.42′  |          |               |
| 26 - 27 | N 40°46′35″ E | 101.07′  | 101.07'R | 4821.0000′    |
| 27 - 28 | N 06°49′47″ E | 24.61′   |          |               |
| 28 - 29 | N 42°09′28″ E | 91.23′   | 91.23'R  | 4835.0000′    |
| 29 - 30 | N 46°46′07″ E | 132.38′  |          |               |
| 30 - 31 | S 37°53′38″ E | 22.96′   |          |               |
| 31 - 1  | S 41°32′31″ W | 544.25′  | 544.67'L | 4025.9900'    |

#### PERMANENT DRAINAGE EASEMENT #1

| COURSE  | BEARING       | DISTANCE | ARC     | RADIUS    |
|---------|---------------|----------|---------|-----------|
| 57 - 58 | S 78°20′43″ W | 75.47′   |         |           |
| 58 - 59 | S 42°30′52″ W | 0.22'    |         |           |
| 59 - 60 | N 66°15′35″ W | 45.11′   |         |           |
| 60 - 61 | S 82°35′44″ W | 5.46′    |         |           |
| 61 - 62 | N 01°35′35″ W | 48.92′   |         |           |
| 62 - 63 | N 69°56′18″ E | 75.12′   |         |           |
| 63 - 57 | S 33°54′31″ E | 92.45′   | 92.54′L | 610.0000′ |

#### PERMANENT DRAINAGE EASEMENT #2

| COURSE  | BEARING       | DISTANCE |
|---------|---------------|----------|
| 72 - 71 | N 84°54′25″ E | 18.94'   |
| 71 - 73 | S 05°05′35″ E | 25.00'   |
| 73 – 74 | S 84°54′25″ W | 17.83'   |
| 74 - 72 | N 07°37′24″ W | 25.02′   |

#### PERMANENT UTILITY EASEMENT #1

| COURSE  | BEARING       | DISTANCE | ARC     | RADIUS     |
|---------|---------------|----------|---------|------------|
| 32 - 33 | N 44°47′00″ E | 315.76′  |         |            |
| 33 - 34 | N 31°32′44″ W | 20.64    |         |            |
| 34 - 35 | N 44°15′35″ E | 10.21'   |         |            |
| 35 - 36 | S 32°57′39″ E | 23.07′   |         |            |
| 36 - 37 | N 68°55′22″ E | 3.10'    |         |            |
| 37 - 30 | S 37°53′38″ E | 16.96′   |         |            |
| 30 - 29 | S 46°46′07″ W | 132.38'  |         |            |
| 29 - 28 | S 42°09′28″ W | 91.23'   | 91.23′L | 4835.0000' |
| 28 - 38 | S 06°49′47″ W | 20.39'   |         |            |
| 38 - 32 | S 65°18′40″ W | 93.00'   |         |            |

#### PERMANENT UTILITY EASEMENT #2

| COURSE  | BEARING       | DISTANCE | ARC     | RADIUS    |
|---------|---------------|----------|---------|-----------|
| 9 - 75  | N 14°51′22″ W | 23.31′   | 23.31'R | 497.0000' |
| 75 - 76 | N 76°29′15″ E | 16.00′   |         |           |
| 76 - 77 | S 11°11′59″ E | 17.19'   |         |           |
| 77 - 78 | S 73°33′13″ E | 63.82′   |         |           |
| 78 - 79 | N 55°34′50″ E | 75.54′   |         |           |
| 79 - 80 | N 48°30′04″ E | 134.68′  |         |           |
| 80 - 81 | N 14°24′55″ W | 48.11'   |         |           |
| 81 - 82 | S 86°25′32″ E | 15.53′   |         |           |
| 82 - 84 | S 15°30′40″ E | 47.56′   |         |           |
| 84 - 12 | S 48°39′05″ W | 3.22'    | 3.22′L  | 429.0000' |
| 12 - 11 | S 48°26′44″ W | 139.17′  |         |           |
| 11 - 10 | S 55°47′44″ W | 89.52′   | 89.75′R | 359.0000′ |
| 10 - 9  | N 73°26′43″ W | 76.12′   |         |           |

## TABLES OF METES AND BOUNDS TEMPORARY CONSTRUCTION EASEMENT #1

| COURSE  | BE AR I NG    | DISTANCE |
|---------|---------------|----------|
| 32 - 39 | N 39°13′28″ E | 102.00'  |
| 39 - 40 | N 41°56′51″ E | 56.10'   |
| 40 - 33 | N 49°21′24″ E | 158.72   |
| 33 - 32 | S 44°47′00″ W | 315.76   |

#### TEMPORARY CONSTRUCTION EASEMENT #2

| COURSE   | BEARING       | DISTANCE | ARC      | RADIUS    |
|----------|---------------|----------|----------|-----------|
| 48 - 25  | N 85°53′17″ W | 53.30′   |          |           |
| 25 - 24  | N 45°17′23″ W | 170.36′  |          |           |
| 24 - 23  | N 08°37′39″ W | 26.25′   |          |           |
| 23 - 22  | N 48°59′31″ W | 55.00′   |          |           |
| 22 - 21  | S 75°17′42″ W | 26.63'   |          |           |
| 21 - 20  | N 54°42′27″ W | 60.25′   |          |           |
| 20 - 19  | N 42°16′14″ W | 111.89'  | 112.15'R | 478.0000′ |
| 19 - 18  | N 29°03′13″ E | 47.88′   |          |           |
| 18 - 41  | N 61°53′00″ E | 16.65′   | 16.65′L  | 444.0000' |
| 41 - 42  | S 21°58′42″ W | 58.77′   |          |           |
| 42 - 43  | S 46°19′14″ E | 106.01′  |          |           |
| 43 - 44  | S 79°14′54″ E | 69.46′   |          |           |
| 44 - 45  | S 48°59′31″ E | 65.00′   |          |           |
| 45 - 46  | S 14°00′00″ E | 48.83'   |          |           |
| 46 - 47  | S 52°30′48″ E | 130.25′  |          |           |
| 47 - 48  | S 50°58′47″ E | 57.66′   |          |           |
| <u> </u> |               |          |          |           |

#### TEMPORARY CONSTRUCTION EASEMENT #3

| COURSE  | BEARING       | DISTANCE | ARC      | RADIUS    |
|---------|---------------|----------|----------|-----------|
| 15 - 49 | S 37°53′38″ E | 18.15'   |          |           |
| 49 - 50 | S 89°17′31″ W | 32.06′   |          |           |
| 50 - 51 | S 68°10′11″ W | 89.28'   |          |           |
| 51 - 52 | S 53°48′02″ W | 88.04′   |          |           |
| 52 - 53 | S 20°47′17″ W | 33.50′   |          |           |
| 53 - 54 | S 41°59′27″ W | 33.49'   |          |           |
| 54 - 55 | S 62°18′33″ W | 59.25′   |          |           |
| 55 - 17 | N 41°46′50″ E | 50.69′   | 50.71′L  | 444.0000′ |
| 17 - 16 | N 34°28′36″ E | 82.35'   |          |           |
| 16 - 15 | N 66°43′08″ E | 197.26′  | 199.66′R | 371.0000′ |
|         | -             |          |          |           |

#### TEMPORARY CONSTRUCTION EASEMENT #4

| COURSE  | BEARING       | DISTANCE | ARC      | RADIUS    |
|---------|---------------|----------|----------|-----------|
| 2 - 56  | N 56°54′03″ W | 33.98′   |          |           |
| 56 - 57 | N 38°07′18″ W | 81.42'   |          |           |
| 57 - 2  | S 43°37′18″ E | 114.11′  | 114.28′L | 610.0000' |

#### TEMPORARY CONSTRUCTION EASEMENT #5A

| COURSE  | BE AR I NG    | DISTANCE |
|---------|---------------|----------|
| 64 - 65 | N 61°02′29″ E | 142.81   |
| 65 - 80 | N 52°08′31″ E | 87.48'   |
| 80 - 79 | S 48°30′04″ W | 134.68'  |
| 79 - 78 | S 55°34′50″ W | 75.54    |
| 78 - 64 | N 73°33′13″ W | 32.16′   |

#### TEMPORARY CONSTRUCTION EASEMENT #5B

| COURSE  | BEARING       | DISTANCE | ARC      | RADIUS    |
|---------|---------------|----------|----------|-----------|
| 84 - 83 | N 15°30′40″ W | 11.78′   |          |           |
| 83 - 66 | N 51°43′12″ E | 41.07′   |          |           |
| 66 - 67 | N 28°13′57″ E | 34.45′   |          |           |
| 67 - 68 | S 84°30′46″ E | 39.75′   | 39.76′L  | 639.9987' |
| 68 - 13 | S 86°17′33″ E | 9.72′    |          |           |
| 13 - 84 | S 56°28′16″ W | 113.54′  | 113.88′L | 429.0000′ |

#### PARCEL #5 - TABLE OF AREAS

| TOTAL AREA                           | 502686 SO. FT 11.540 AC. |
|--------------------------------------|--------------------------|
| NEW R/W #1                           | 189614 SO. FT 4.353 AC.  |
| REMAINING AREA                       | 313072 SO. FT 7.187 AC.  |
| REMAINING AREA SUBJECT TO EASEMENTS: |                          |
| PERMANENT DRAINAGE EASEMENT          |                          |
| #1                                   | 7153 SO. FT 0.164 AC.    |
| #2                                   | 460 SO. FT 0.011 AC.     |
| TOTAL                                | 7613 SQ. FT 0.175 AC.    |
| PERMANENT UTILITY EASEMENT #1        | 6104 SO. FT 0.140 AC.    |
| PERMANENT UTILITY EASEMENT #2        | 4465 SO. FT 0.103 AC     |
| TOTAL                                | 10569 SQ. FT 0.243 AC    |
| TEMPORARY CONSTRUCTION EASEMENT      |                          |
| #1                                   | 2134 SO. FT 0.049 AC.    |
| #2                                   | 10145 SO. FT 0.233 AC.   |
| #3                                   | 5631 SO. FT 0.129 AC.    |
| #4                                   | 242 SO. FT 0.006 AC.     |
| #5A                                  | 2438 SQ. FT 0.056 AC.    |
| #5B                                  | 1536 SQ. FT 0.035 AC.    |
| #6                                   | 2831 SQ. FT 0.065 AC.    |

\_\_\_\_ 2378 SO. FT.\_\_\_ 0.055 AC.

## TABLE OF METES AND BOUNDS TEMPORARY CONSTRUCTION EASEMENT #6

| COURSE  | BEARING       | DISTANCE | ARC     | RADIUS    |
|---------|---------------|----------|---------|-----------|
| 75 - 8  | N 09°18′10″ W | 72.97′   | 73.03′R | 497.0000' |
| 8 - 74  | N 07°37′24″ W | 86.76′   |         |           |
| 74 - 73 | N 84°54′25″ E | 17.83'   |         |           |
| 73 - 76 | S 07°42′40″ E | 157.27′  |         |           |
| 76 - 75 | S 76°29′15″ W | 16.00′   |         |           |

\_\_\_\_\_\_ 27335 SQ. FT.\_\_\_ 0.628 AC.

#### TEMPORARY CONSTRUCTION EASEMENT #7

| COURSE  | BEARING       | DISTANCE | ARC      | RADIUS    |
|---------|---------------|----------|----------|-----------|
| 72 - 7  | N 07°37′24″ W | 24.12'   |          |           |
| 7 - 6   | N 12°11′10″ W | 139.04′  | 139.39′L | 563.0000′ |
| 6 - 69  | S 48°15′58″ E | 51.91′   | 51.92′L  | 640.0000' |
| 69 - 70 | S 14°03′30″ W | 36.83′   |          |           |
| 70 - 71 | S 13°49′32″ E | 90.48′   |          |           |
| 71 - 72 | S 84°54′25″ W | 18.94′   |          |           |



# Stal

Stantec Consulting S Suite 300, 801 Jones F Raleigh NC U.S.A. 27606

EXEMPT PLAT
FOR EASEMENT & RIGHT OF WAY DEDICATION
--WALLBROOK LANDCO LLC

WALLBROOK LANDCO LLC (OWNER)

REVISIONS

DATE DESCRIPTION

PROJECT NO.: 171002202

SURVEYED BY: TB

DRAWN BY: FRC
CHECKED BY: BB

CHECKED BY: BB

DATE: 11/10/2021

SHEET 4 OF 4

CADD #:

PAR-5-SHEET-4\_WALLBROOK.DGN