

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS _____ DAY OF _____ A.D. 2025.

PROFESSIONAL LAND SURVEYOR L-4685
LICENSE NUMBER

THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR L-4685
LICENSE NUMBER

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. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF ROLESVILLE.

OWNER(S) [BETTY R. GUNZ & JOSEPH E. WALL] DATE

OWNER(S) [TEXWEST, LLC – BILL ROGERS] DATE

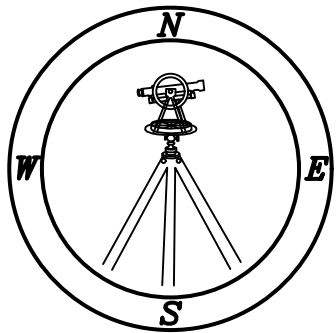
OWNER(S) [ROXEY M. WILKINS & WESLEY C. WILKINS] DATE

OWNER(S) [LILES FAMILY, LLC] DATE

ROLESVILLE, NORTH CAROLINA

I, _____, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE REVIEW OFFICER



CMP

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

SITE SUMMARY

[BETTY R. GUNZ, JOSEPH E. WALL & TEXTWEST, LLC]
TOTAL AREA [PER B.M. 2025 PG. 2321]: 627,763 S.F./14.411 AC.
LESS 30' STREETSCAPE BUFFER [B.M. 2025 PG. 2321]: 23,553 S.F./0.540 AC.
LESS NEW 30' STREETSCAPE BUFFER: 683 S.F./0.016 AC.
LESS SOUTH PORTION: 87,238 S.F./2.003 AC.
REMAINING NORTH PORTION [TRACT 1] – 516,289 S.F./11.852 AC.

[JOSEPH E. WALL & BETTY R. GUNZ]
(PORTION TRACT 3 & TRACT 5, W.W. & J.N. ROGERS DIVISION)
OLD TOTAL AREA [PER B.M. 1985 PG. 1806]: 125.185 AC.
PLUS SOUTH PORTION [TRACT 1]: 2.003 AC.
NEW LOT 3 [TOTAL RECOMBINED AREA] = 127.188 AC.

[LILES FAMILY, LLC]
(TOTAL OLD AREA [NOWELL LAND] – 3,359,549 S.F./77.125 AC.)
LESS EAST PORTION: 1,627,693 S.F./37.367 AC.
NEW LOT 2 [REMAINING WEST PORTION] = 1,731,856 S.F./39.758 AC.

[ROXEY M. WILKINS & WESLEY C. WILKINS]
(OLD TOTAL LOT 4 – 4,276,105 S.F./98.166 AC.)
PLUS EAST PORTION [LILES FAMILY, LLC]: 1,627,693 S.F./37.367 AC.
PLUS REMAINING NORTH PORTION [TRACT 1] – 516,289 S.F./11.852 AC.
PLUS 30' STREETSCAPE BUFFER [B.M. 2025 PG. 2321]: 23,553 S.F./0.540 AC.
PLUS NEW 30' STREETSCAPE BUFFER: 683 S.F./0.016 AC.
NEW LOT 1 [TOTAL AREA] – 6,444,323 S.F./147.941 AC.

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 06°55'13" E	386.35'
L-2	S 07°12'17" E	100.25'
L-3	S 07°09'39" E	100.27'
L-4	S 07°53'34" E	100.26'
L-5	S 08°05'58" E	132.48'
L-6	S 08°05'58" E	93.40'
L-7	S 07°02'42" E	104.33'
L-8	N 02°49'12" W	233.20'
L-9	S 86°15'26" W	1900.36'
L-10	S 86°15'26" W	6.75'

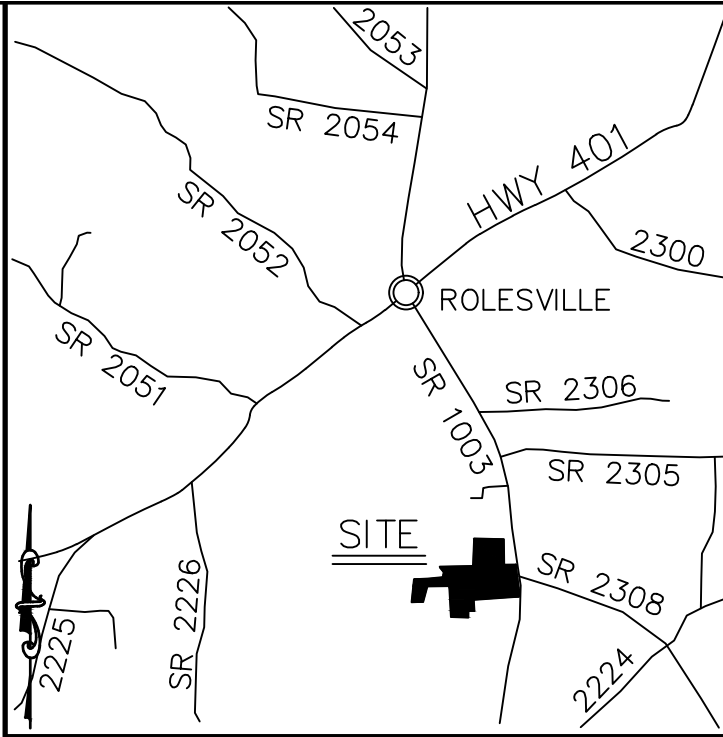
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	45.76'	25.00'	39.63'	S 44°20'16" W
C-2	326.41'	1145.00'	325.30'	N 75°03'30" W
C-3	300.54'	1255.00'	299.82'	N 73°45'07" W
C-4	249.93'	1145.00'	249.43'	S 73°08'41" E
C-5	357.77'	1255.00'	356.56'	S 75°03'30" E
C-6	33.24'	25.00'	30.84'	S 45°08'06" E
C-7	366.32'	1285.00'	365.08'	N 75°03'30" W
C-8	236.10'	1115.00'	235.66'	N 72°57'28" W

LINE TYPE LEGEND

—	PROPERTY LINE – LINE SURVEYED
—	RIGHT-OF-WAY
---	ADJOINING LINE – LINE NOT SURVEYED
- - -	OVERHEAD LINE
- - -	BUILDING SETBACK
- - -	EASEMENT
- - -	BUFFER
- - -	FLOOD HAZARD SOILS
■	ZONING LINE

NC GRID NAD 83/2011



VICINITY MAP
(NOT TO SCALE)

LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEP – BENT IRON PIPE
BEB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
SPK – SET PK NAIL
NIP – NEW IRON PIPE SET
○ – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
CC – CONCRETE
CB – CATCH BASIN
MH – MANHOLE
FH – FIRE HYDRANT
S.T. – SIGHT TRIANGLE
⬮ – GAS POST

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCOS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) NORTH ROTATION WAS OBTAINED VIA NC-VRS.
- 4) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- 5) THE RECORDATION OF THIS PLAT HEREBY ESTABLISHES THE COMMON PROPERTY LINE BETWEEN THE WALL PROPERTY AND MERRITT PROPERTY (1907.11' LINE)(L-9 & L-10), THIS PLAT ALSO RESOLVES THE DIFFERENCES OF THE LINES AS SHOWN ON B.M. 1985, PAGE 1806, D.B. 5178, PG. 858 AND B.M. 1987, PAGE 1948, D.B. 16287, PG 77 AND ALSO RESOLVES THE DEED OVERLAP AREA OF 0.066 AC.

SHEET 1 OF 2
RECOMBINATION PLAT FOR

TRACT 1, BETTY GUNZ & TEXWEST LLC,
LOT 4, EMILY MERRITT, NOWELL LAND,
& PORTION TRACT 3 & TRACT 5,
W.W. & J.N. ROGERS DIVISION

1224 & 0 ROLESVILLE ROAD
REF: D.B. 9586 PAGES 1839-1843
REF: D.B. 10194 PAGE 2092
REF: B.M. 1985 PAGE 1807
REF: B.M. 2019 PAGES 1227-1229
REF: B.M. 2025 PAGE 2321

6200 EMILY LANE
REF: D.B. 16287 PAGE 77
REF: B.M. 1987 PAGE 1948

0 LOUISBURG ROAD
REF: D.B. 9920 PAGE 1879
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TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA
300 150 0 300 600
SCALE 1"=300'
DECEMBER 19, 2025
ZONED RL, RH-CZ & GC-CZ
FSP-__-25

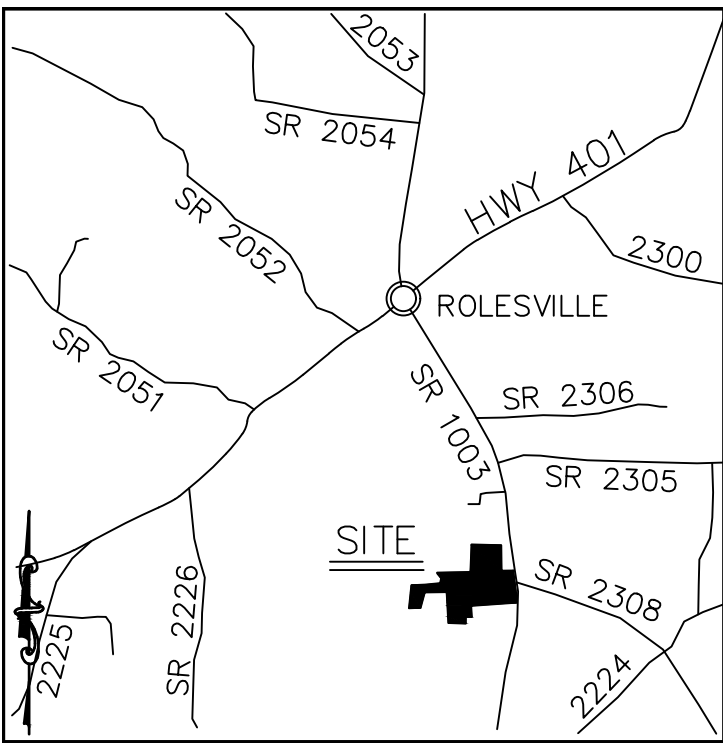
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[3]	LILES FAMILY, LLC
[4]	BETTY R. GUNZ & JOSEPH E. WALL

PIN# REFERENCE:

- [1] PIN# 1768.03-32-8863
- [1] PIN# 1768.03-32-8411
- [2] PIN# 1768.03-23-6815
- [3] PIN# 1768.03-02-7677
- [3] PIN# 1758.04-82-9034
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(X: \SUBS\MERRITT SUBDIVISION – JG)



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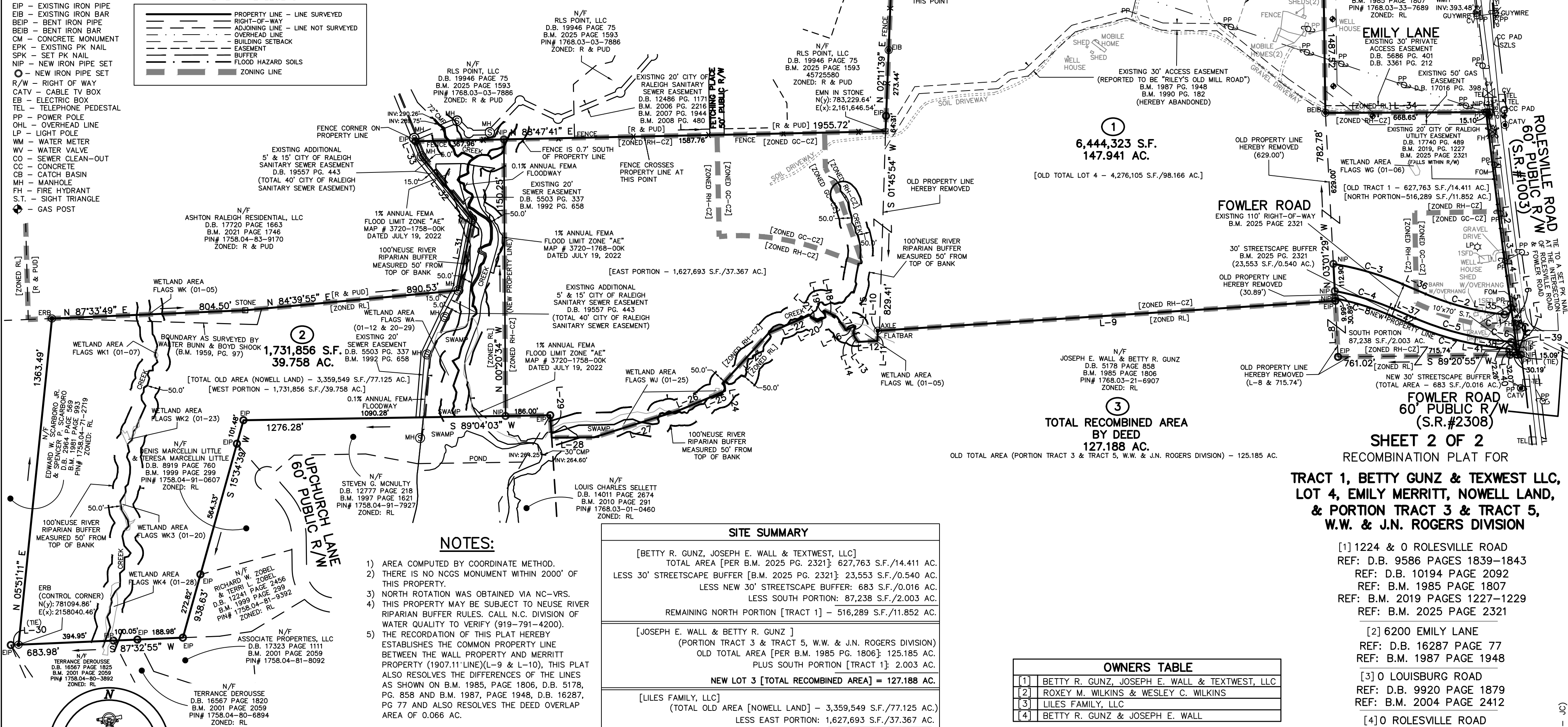
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WAKE COUNTY, NORTH CAROLINA
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FSP-__-25

CMP

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