

Comments on #FSP-26-0003 - Planning & Zoning: Final Subdivision Plat

Application Number: #FSP-26-0003
Application Type: Final Subdivision Plat
Date: April 20, 2026
Address: 748 S MAIN ST, ROLESVILLE
Parcel: 1758465891



THIS DOCUMENT IS NOT YOUR PERMIT.

The Rolesville Planning Department has reviewed your application for a Final Subdivision Plat Application and has responded with a set of comments that require your attention. These comments must be addressed in full before an approval will be issued.

Reviewing this document on GovWell, our online portal, will allow you to view interactive markups on the document. If you are viewing this as a PDF or offline, a list of all comments will be provided below in this cover sheet. These comments must be acknowledged before a permit is issued.

After you have addressed all comments, please upload corrected versions of the plans by clicking [here](#) or by visiting <https://app.govwell.com/record/b4419a9b-6ef6-460e-9eab-ff3a44659570>.

Contacts

Austin Bain
City of Raleigh Engineer

(919) 996-3468
austin.bain@raleighnc.gov

Updates Requested

Jacqueline Thompson
On-Call Civil Engineer

jacqueline.thompson@bolton-menk.com

Approved

Meredith Gruber
Senior Planner

mgruber@rolesvillenc.gov

Approved

Scott Miles
Town Engineer PE

smiles@rolesvillenc.gov

Approved

Stephen Wensman
Planning Director

swensman@rolesvillenc.gov

No Comment

Comments on Plan

1



Austin Bain
City of Raleigh Engineer

See Energov for comments. MRCMP-0024-2026

Page 1 • April 17, 2026, 1:44pm

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER: WALLBROOK LANDCO LLC

SIGNATURE PRINT NAME DATE

NORTH CAROLINA, _____ COUNTY.

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 _____, 2026.

MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE LDA OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

LDA DATE
TOWN OF 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.

REVIEW OFFICER DATE

SURVEYOR'S CERTIFICATE

I, MICHAEL W. ZMUDA, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION BASED ON THE DEED DESCRIPTION RECORDED IN BOOK 18104, PAGE 920, WAKE COUNTY REGISTRY; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:34,300; 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., 2026.

I, MICHAEL W. ZMUDA, FURTHER CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

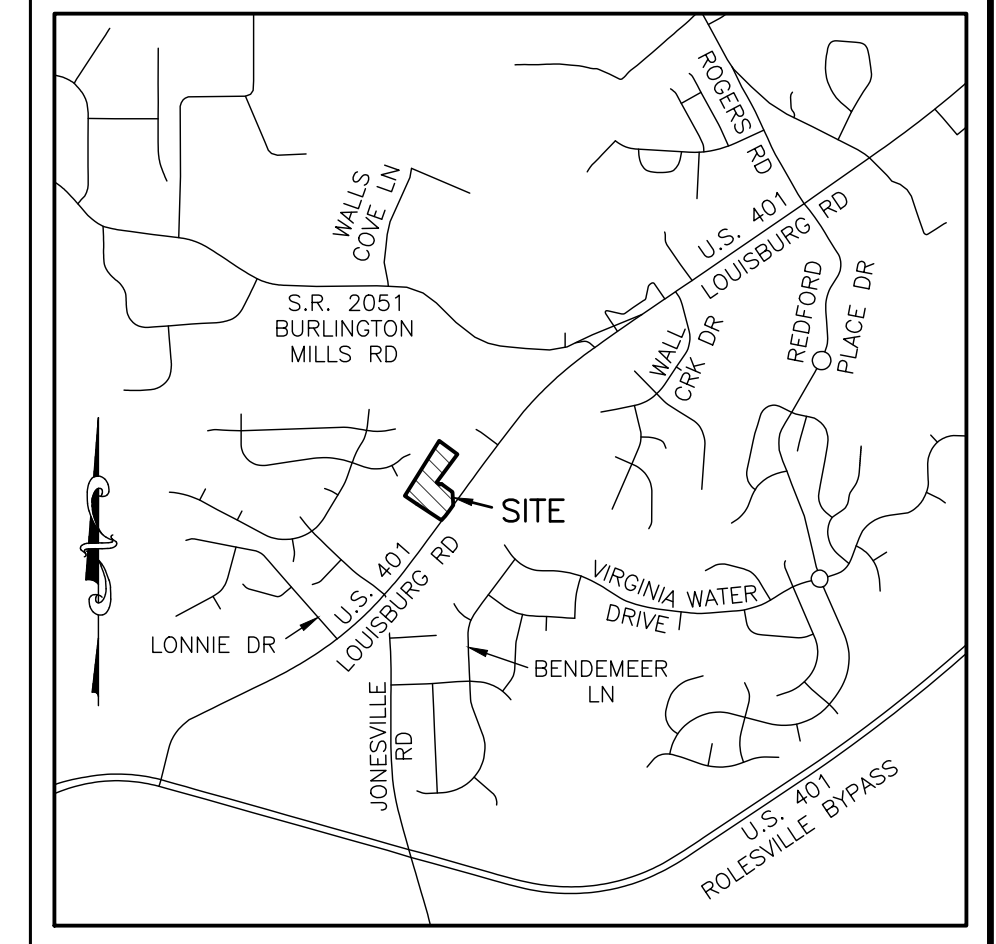
MICHAEL W. ZMUDA, PLS #L-5205

FSP-____-____

GENERAL NOTES

1. A FIELD-RUN BOUNDARY SURVEY WAS PERFORMED BY JOHNSON, MIRMIRAN & THOMPSON FROM DECEMBER 2019 THROUGH MARCH 2020.
2. THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83(2001) BASED ON FIELD TIES TO NGS MONUMENTS "TOMS" (PID EZ2419) AND "SCARBORO" (PID EZ2420).
3. ALL DISTANCES ARE HORIZONTAL GROUND.
4. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) FOR WAKE COUNTY, NORTH CAROLINA, PANEL 1758, MAP NO. 3720175800K, WITH AN EFFECTIVE DATE OF JULY 19, 2022.
5. ROLESVILLE PROJECT NUMBER: FSP ____-____
6. RELATED PROJECT NUMBERS:
 SUP 20-02: SPECIAL USE PERMIT
 ANX 21-06: ANNEXATION
 PR 21-04 REVISED: INITIAL PRELIMINARY SUBDIVISION PLAT
 MA 21-09: REZONING
 CID 23-01: WALLBROOK ROADWAY IMPROVEMENTS (VIRGINIA WATER DRIVE & WALLBROOK DRIVE)
 CID 23-04: WALLBROOK ROADWAY IMPROVEMENTS (VIRGINIA WATER DRIVE EXTENSION)
 FSP 23-10: INTERMEDIATE FINAL PLAT
7. ZONING: GI-CZ (GENERAL INDUSTRIAL)
 SETBACKS: FRONT 20'
 SIDE 15'
 REAR 35'
 CORNER 25'
8. OWNER: WALLBROOK LANDCO LLC
 C/O AUSTIN WILLIAMS
 3 KEEL STREET, SUITE 2
 WRIGHTSVILLE BEACH, NC 28480
 D.B. 18104 PG 920
 PIN# 1758465891
9. DEVELOPER: WALLBROOK LANDCO LLC
 C/O AUSTIN WILLIAMS
 3 KEEL STREET, SUITE 2
 WRIGHTSVILLE BEACH, NC 28480
10. ENGINEER: ARK CONSULTING GROUP, PLLC
 925-A CONFERENCE DRIVE
 GREENVILLE, NC 27858
 (252) 558-0888
11. RIGHT OF WAY RESERVATION (0.3212 ACRES) PER B.M. 2024 PG 1691-1692 IS HEREBY DEDICATED TO THE TOWN OF ROLESVILLE.
12. LINEAR LENGTH OF NEW PUBLIC RIGHT-OF-WAY BEING DEDICATED: 208'

1



VICINITY MAP
SCALE: 1"=2000'

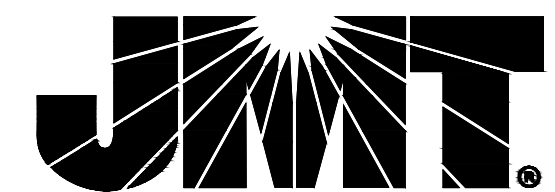
REFERENCES

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- D.B. 18992 PG 406
- B.M. 2023 PG 1603-1604
- B.M. 1996 PG 187

AREA TABULATION

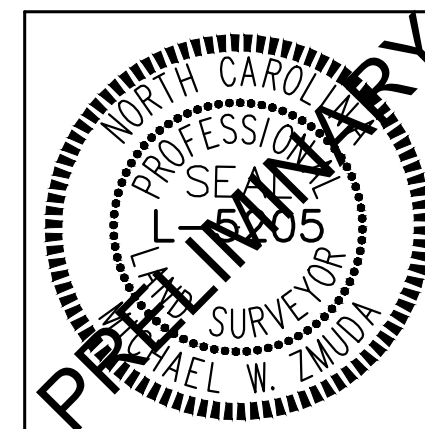
	AREA (AC.)	MAX. BUA (85%)	PLANNED USE
LOT 9	1.9761	1.68 AC.	COMMERCIAL
LOT 10	3.1309	2.66 AC.	COMMERCIAL
TOTAL:	5.1070	4.34 AC.	

(0.3212 ACRE RIGHT OF WAY DEDICATION IS NOT A PART OF TRACT 'A')



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REVISION #	DATE	REASON FOR REVISION



FINAL SUBDIVISION PLAT
WALLBROOK - PARIS TRACT
 A DIVISION OF TRACT 'A' OF THE INTERMEDIATE SUBDIVISION
 PLAT RECORDED IN B.M. 2023 PG 1603-1604
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	CASE #: FSP-____-____
CHECKED BY: MWZ	CONTRACT#: JMT#: 26-00360-001
PLAT DATE: 01/28/2026	SCALE: 1"=100' SHEET 1 OF 2

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FSP-26-0003

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 C/O AUSTIN WILLIAMS
 3 KEEL STREET, SUITE 2
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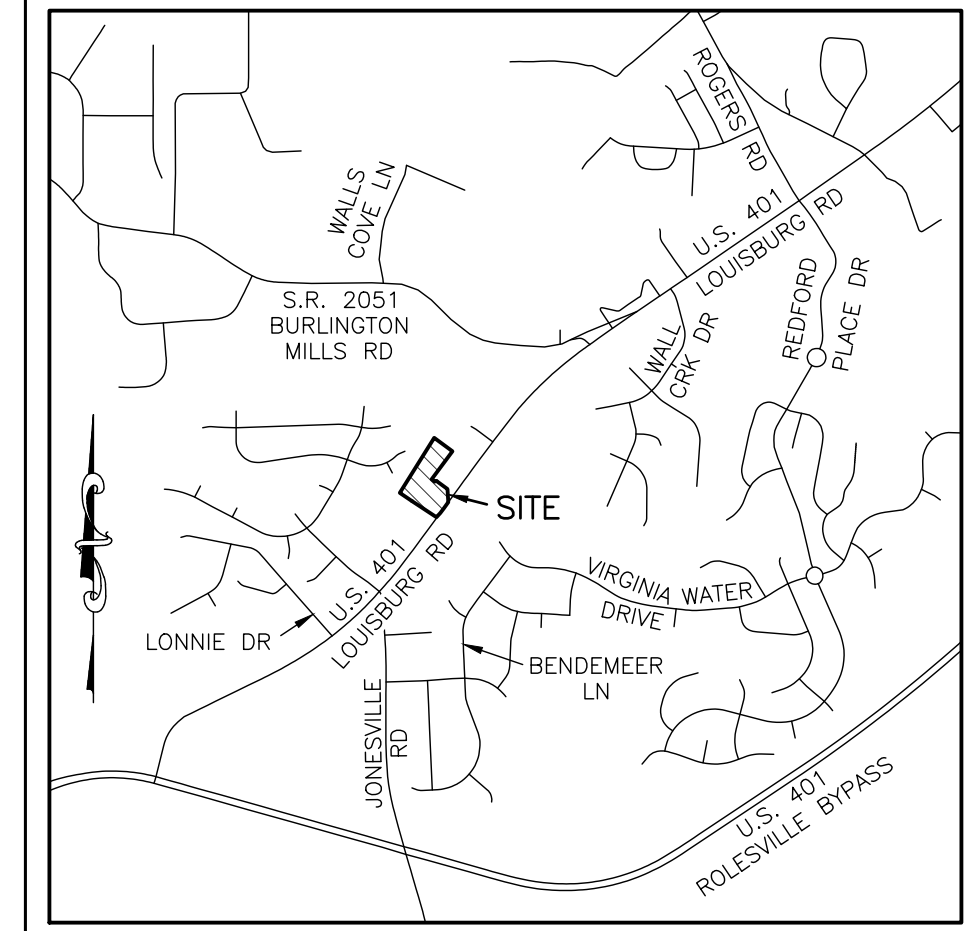
12. LINEAR LENGTH OF NEW PUBLIC RIGHT-OF-WAY BEING DEDICATED: 208'
13. AREAS CALCULATED BY COORDINATE METHOD.

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MICHAEL W. ZMUDA, PLS #L-5205



VICINITY MAP
SCALE: 1"=2000'

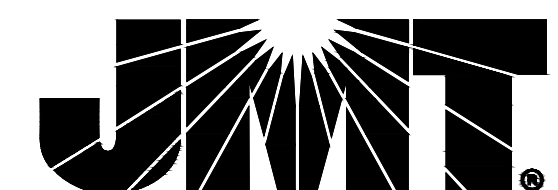
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AREA TABULATION

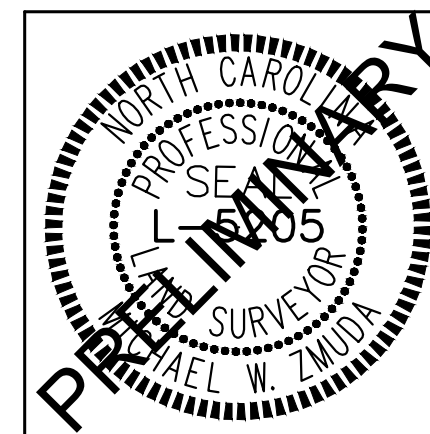
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TOTAL:	5.1070	4.34 AC.	

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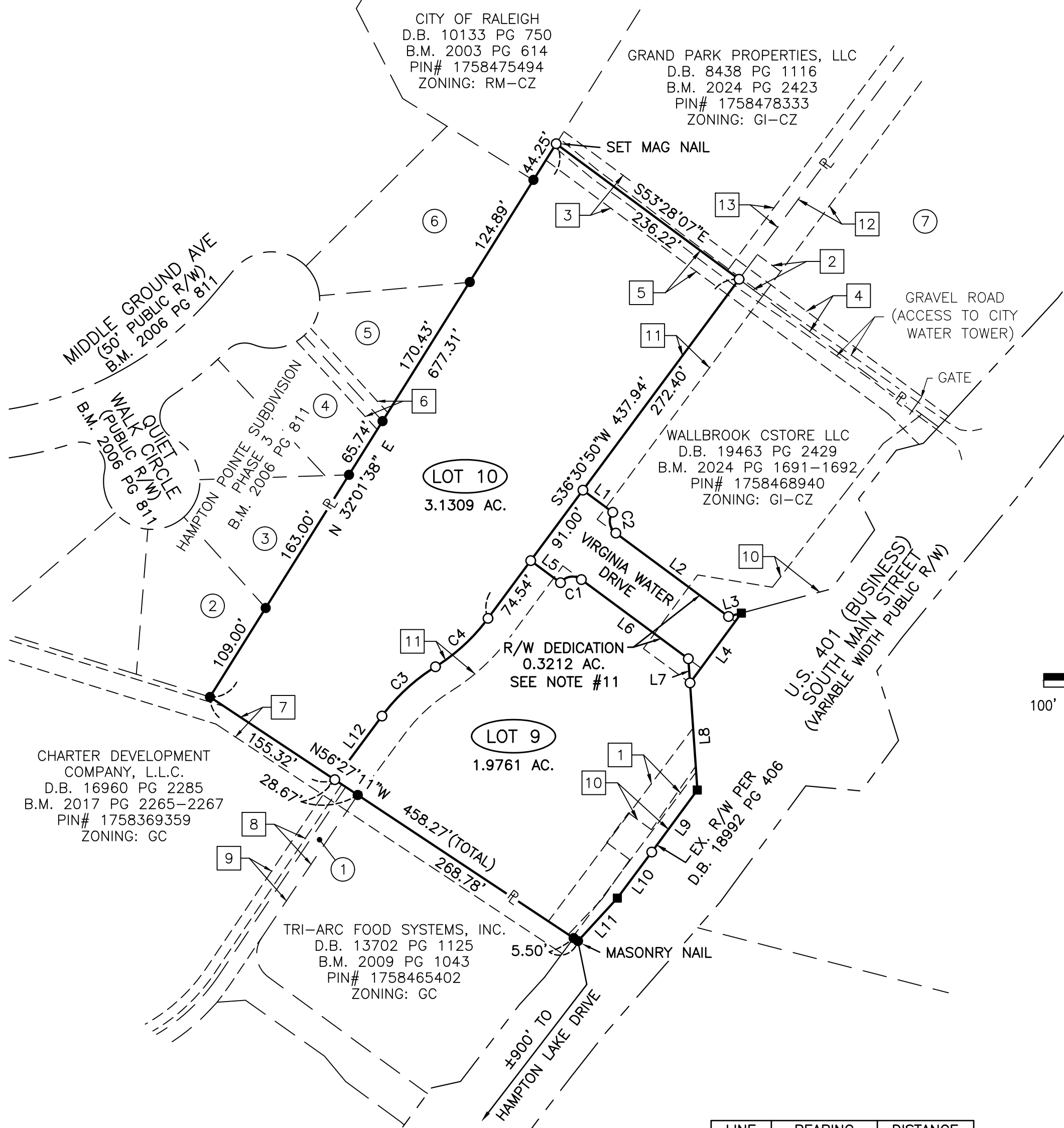
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REVISION #	DATE	REASON FOR REVISION
1	03-17-2026	PER TOWN COMMENTS

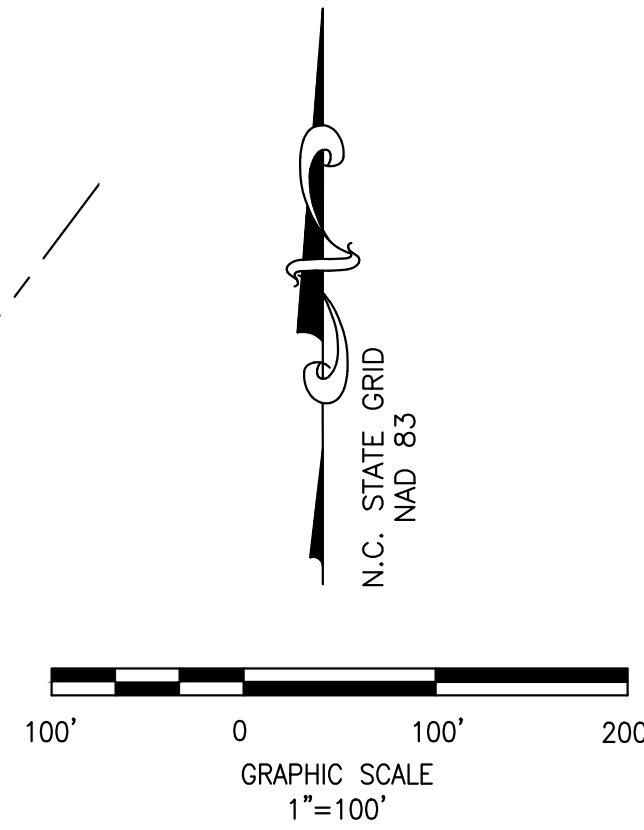


FINAL SUBDIVISION PLAT
WALLBROOK - PARIS TRACT
 A DIVISION OF TRACT 'A' OF THE INTERMEDIATE SUBDIVISION
 PLAT RECORDED IN B.M. 2023 PG 1603-1604
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	CASE #: FSP-26-0003
CHECKED BY: MWZ	CONTRACT#:
PLAT DATE: 01/28/2026	SCALE: 1"=100'
	JMT#: 26-00360-001
	SHEET 1 OF 2



EXISTING EASEMENTS	ADJOINING PROPERTY OWNERS
1 30' EASEMENT TO WAKE ELECTRIC MEMBERSHIP CORP. D.B. 3868 PG 917	1 HAMPTON POINTE ASSOCIATES, LLC D.B. 10051 PG 530 B.M. 2022 PG 1722 PIN# 1758461044 ZONING: GC
2 30' CITY OF RALEIGH SANITARY SEWER EASEMENT B.M. 2024 PG 2423	2 TIMOTHY KING & SHERONE KING D.B. 20020 PG 1686 B.M. 2006 PG 811 PIN# 1758462777 ZONING: RM-CZ
3 INGRESS/EGRESS EASEMENT D.B. 10105 PG 778	3 GLENN E. CRUICKSHANK & KRISTEN L. CRUICKSHANK D.B. 12952 PG 1672 B.M. 2006 PG 811 PIN# 1758463846 ZONING: RM-CZ
4 15' UTILITY EASEMENT B.M. 2003 PG 614	4 AMBOKA BUMBA & ANNIE MANTINGU BUMBA D.B. 12725 PG 1212 B.M. 2006 PG 811 PIN# 1758463999 ZONING: RM-CZ
5 20' UTILITY EASEMENT B.M. 2003 PG 614	5 ERIKA JOAN FUHRER & JOHN WILLIAM DE PIERRO D.B. 19867 PG 1614 B.M. 2006 PG 811 PIN# 1758474075 ZONING: RM-CZ
6 20' DRAINAGE EASEMENT B.M. 2006 PG 811	6 JORGE ROMERO PEREZ D.B. 19487 PG 1394 B.M. 2006 PG 811 PIN# 1758475117 ZONING: RM-CZ
7 20' CITY OF RALEIGH SEWER EASEMENT B.M. 2004 PG 342-344	7 GRAND PARK PROPERTIES, LLC D.B. 8438 PG 1116 B.M. 2024 PG 2423 PIN# 1758570146 ZONING: GI-CZ
8 20' CITY OF RALEIGH SEWER EASEMENT B.M. 2009 PG 1043	
9 30' CROSS ACCESS EASEMENT B.M. 2009 PG 1043	
10 TEMPORARY CONSTRUCTION EASEMENT TO DEPARTMENT OF TRANSPORTATION D.B. 18992 PG 406	
11 APPROX. LOCATION OF CROSS ACCESS EASEMENT D.B. 18988 PG 1102	
12 20' CROSS ACCESS EASEMENT B.M. 2024 PG 2423	
13 15' GREENWAY EASEMENT B.M. 2024 PG 2423	



CHARTER DEVELOPMENT COMPANY, L.L.C.
D.B. 16960 PG 2285
B.M. 2017 PG 2265-2267
PIN# 1758369359
ZONING: GC

TRI-ARC FOOD SYSTEMS, INC.
D.B. 13702 PG 1125
B.M. 2009 PG 1043
PIN# 1758465402
ZONING: GC

GRAND PARK PROPERTIES, LLC
D.B. 8438 PG 1116
B.M. 2024 PG 2423
PIN# 1758478333
ZONING: GI-CZ

WALLBROOK CSTORE LLC
D.B. 19463 PG 2429
B.M. 2024 PG 1691-1692
PIN# 1758468940
ZONING: GI-CZ

CITY OF RALEIGH
D.B. 10133 PG 750
B.M. 2003 PG 614
PIN# 1758475494
ZONING: RM-CZ

MIDDLE GROUND AVE
(50' PUBLIC R/W)
B.M. 2006 PG 811

WALK QUIET CIRCLE
(PUBLIC R/W)
B.M. 2006 PG 811

HAMPTON POINTE SUBDIVISION
PHASE 3
B.M. 2006 PG 811

LOT 10
3.1309 AC.

LOT 9
1.9761 AC.

LINE	BEARING	DISTANCE
L1	S53°29'10"E	38.50'
L2	S53°29'10"E	145.46'
L3	N74°59'26"E	13.90'
L4	S36°20'17"W	90.00'
L5	S53°29'10"E	38.50'
L6	S53°29'10"E	138.09'
L7	S03°55'42"E	25.12'
L8	S03°55'42"E	111.40'
L9	S36°20'17"W	80.00'
L10	S36°41'55"W	59.58'
L11	S42°28'55"W	60.39'
L12	N36°33'58"E	82.23'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.50'	24.35'	21.92'	S81°30'50"W	90°00'00"
C2	15.50'	24.35'	21.92'	S08°29'10"E	90°00'00"
C3	202.00'	75.90'	75.46'	N47°19'52"E	21°31'47"
C4	198.00'	74.58'	74.14'	N47°18'17"E	21°34'55"

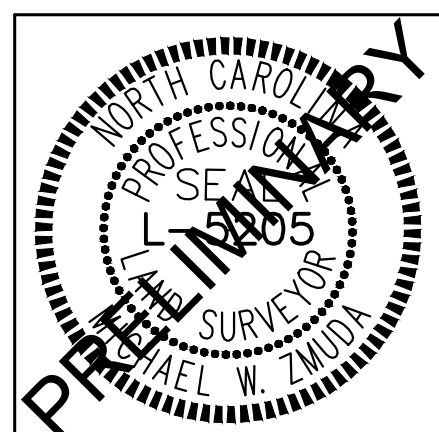
LEGEND

- = FOUND IRON PIPE (UNLESS OTHERWISE NOTED)
- = FOUND RIGHT OF WAY MONUMENT
- = SET IRON PIN
- ① = KEYNOTE - SEE PROPERTY OWNER TABLE
- 1 = KEYNOTE - SEE EXISTING EASEMENT TABLE
- P = PROPERTY LINE
- R/W = RIGHT OF WAY
- = SUBJECT PARCEL PROPERTY LINE
- - - = RIGHT OF WAY LINE
- - - = ADJOINING PROPERTY LINE
- - - = EXISTING EASEMENT LINE



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PLAT DATE: 01/28/2026	SCALE: 1"=100' SHEET 2 OF 2

FSP-_-_-

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2. THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83(2001) BASED ON FIELD TIES TO NGS MONUMENTS "TOMS" (PID EZ2419) AND "SCARBORO" (PID EZ2420).
3. ALL DISTANCES ARE HORIZONTAL GROUND.
4. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) FOR WAKE COUNTY, NORTH CAROLINA, PANEL 1758, MAP NO. 3720175800K, WITH AN EFFECTIVE DATE OF JULY 19, 2022.
5. ROLESVILLE PROJECT NUMBER: **FSP-26-0003**
6. RELATED PROJECT NUMBERS:
 SUP 20-02: SPECIAL USE PERMIT
 ANX 21-06: ANNEXATION
 PR 21-04 REVISED: INITIAL PRELIMINARY SUBDIVISION PLAT
 MA 21-09: REZONING
 CID 23-01: WALLBROOK ROADWAY IMPROVEMENTS (VIRGINIA WATER DRIVE & WALLBROOK DRIVE)
 CID 23-04: WALLBROOK ROADWAY IMPROVEMENTS (VIRGINIA WATER DRIVE EXTENSION)
 FSP 23-10: INTERMEDIATE FINAL PLAT
7. ZONING: **GC-CZ (GENERAL COMMERCIAL)**
 SETBACKS: **FRONT 20'**
 SIDE 15'
 REAR 35'
 CORNER 25'
8. OWNER: WALLBROOK LANDCO LLC
 C/O AUSTIN WILLIAMS
 3 KEEL STREET, SUITE 2
 WRIGHTSVILLE BEACH, NC 28480
 D.B. 18104 PG 920
 PIN# 1758465891
9. DEVELOPER: WALLBROOK LANDCO LLC
 C/O AUSTIN WILLIAMS
 3 KEEL STREET, SUITE 2
 WRIGHTSVILLE BEACH, NC 28480
10. ENGINEER: ARK CONSULTING GROUP, PLLC
 925-A CONFERENCE DRIVE
 GREENVILLE, NC 27858
 (252) 558-0888
11. RIGHT OF WAY RESERVATION (0.3212 ACRES) PER B.M. 2024 PG 1691-1692 IS HEREBY DEDICATED TO THE TOWN OF ROLESVILLE.

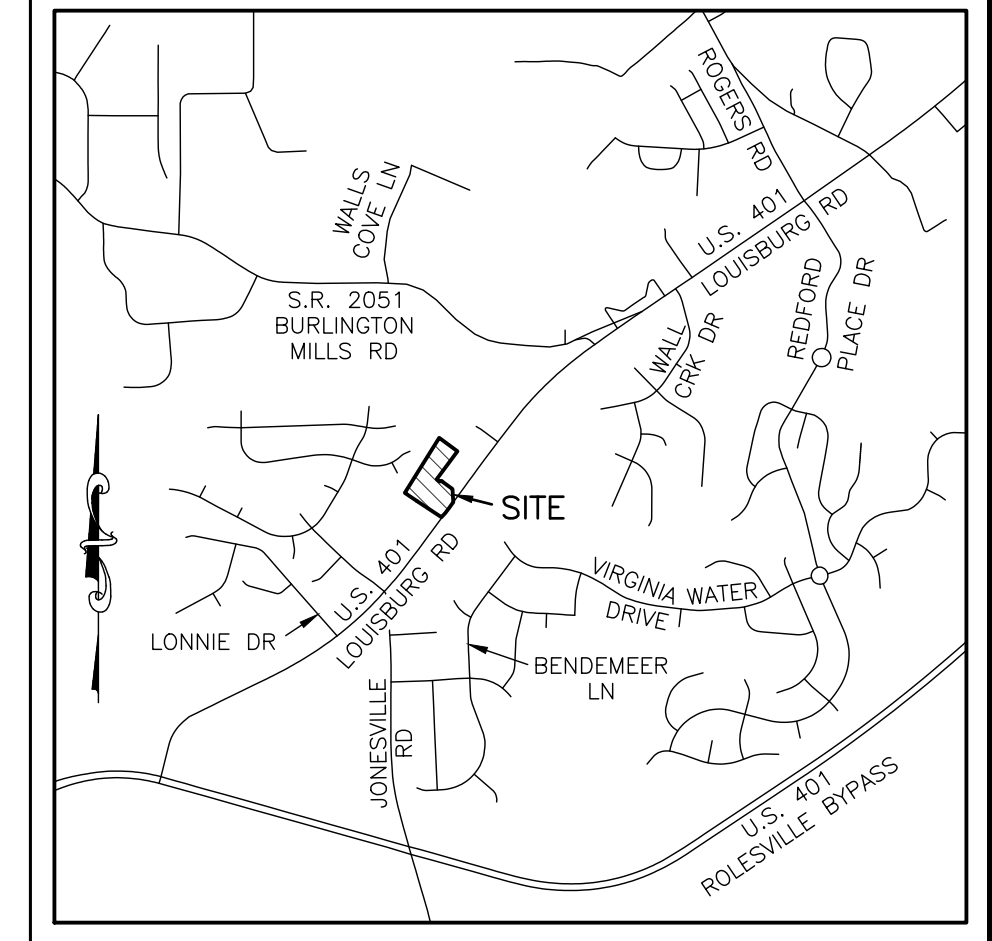
12. LINEAR LENGTH OF NEW PUBLIC RIGHT-OF-WAY BEING DEDICATED: 208'
13. AREAS CALCULATED BY COORDINATE METHOD.

SURVEYOR'S CERTIFICATE

I, MICHAEL W. ZMUDA, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION BASED ON THE DEED DESCRIPTION RECORDED IN BOOK 18104, PAGE 920, WAKE COUNTY REGISTRY; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:34,300; 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., 2026.

I, MICHAEL W. ZMUDA, FURTHER CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MICHAEL W. ZMUDA, PLS #L-5205



VICINITY MAP
SCALE: 1"=2000'

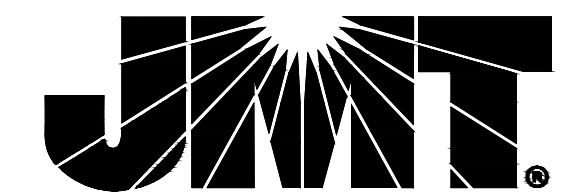
REFERENCES

- D.B. 18104 PG 920
- D.B. 18992 PG 406
- B.M. 2023 PG 1603-1604
- B.M. 1996 PG 187

AREA TABULATION

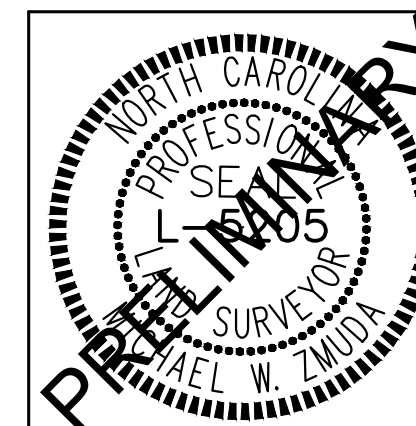
	AREA (AC.)	MAX. BUA (85%)	PLANNED USE
LOT 9	1.9761	1.68 AC.	COMMERCIAL
LOT 10	3.1309	2.66 AC.	COMMERCIAL
TOTAL:	5.1070	4.34 AC.	

(0.3212 ACRE RIGHT OF WAY DEDICATION IS NOT A PART OF TRACT 'A')



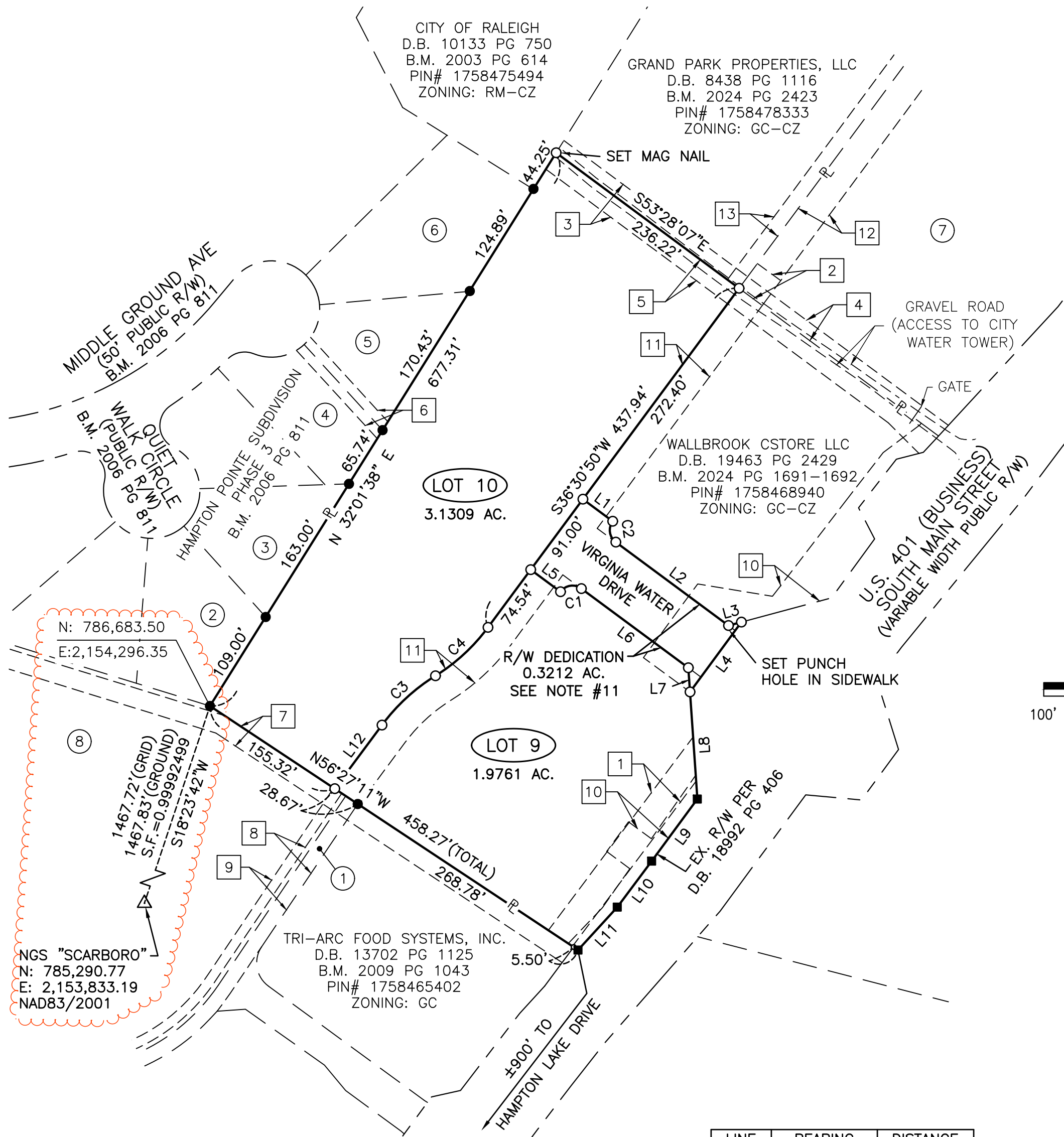
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REVISION #	DATE	REASON FOR REVISION
1	03-17-2026	PER TOWN COMMENTS

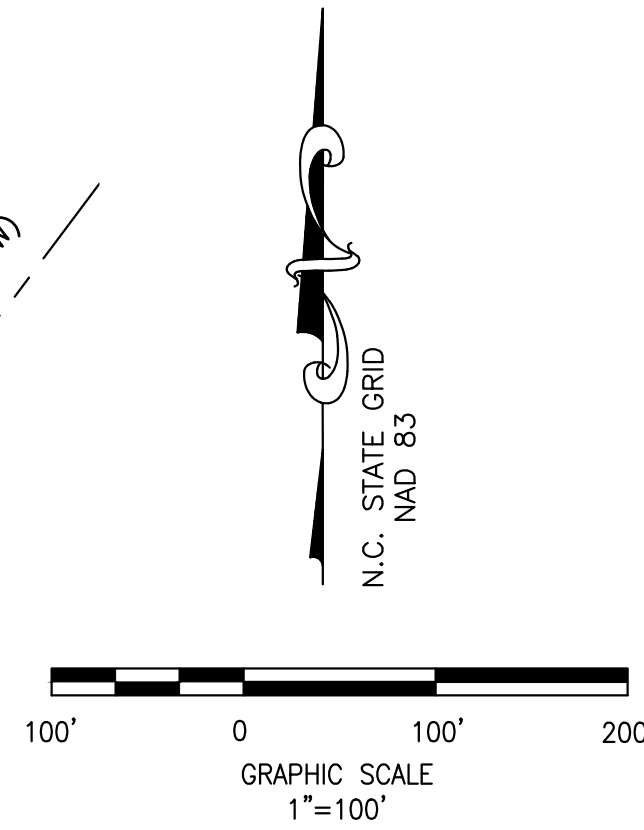


FINAL SUBDIVISION PLAT
WALLBROOK - PARIS TRACT
 A DIVISION OF TRACT 'A' OF THE INTERMEDIATE SUBDIVISION
 PLAT RECORDED IN B.M. 2023 PG 1603-1604
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	CASE #: FSP-26-0003
CHECKED BY: MWZ	CONTRACT#:
PLAT DATE: 01/28/2026	SCALE: 1"=100'
	JMT#: 26-00360-001
	SHEET 1 OF 2



EXISTING EASEMENTS	ADJOINING PROPERTY OWNERS
1 30' EASEMENT TO WAKE ELECTRIC MEMBERSHIP CORP. D.B. 3868 PG 917	1 HAMPTON POINTE ASSOCIATES, LLC D.B. 10051 PG 530 B.M. 2022 PG 1722 PIN# 1758461044 ZONING: GC
2 30' CITY OF RALEIGH SANITARY SEWER EASEMENT B.M. 2024 PG 2423	2 TIMOTHY KING & SHERONE KING D.B. 20020 PG 1686 B.M. 2006 PG 811 PIN# 1758462777 ZONING: RM-CZ
3 INGRESS/EGRESS EASEMENT D.B. 10105 PG 778	3 GLENN E. CRUICKSHANK & KRISTEN L. CRUICKSHANK D.B. 12952 PG 1672 B.M. 2006 PG 811 PIN# 1758463846 ZONING: RM-CZ
4 15' UTILITY EASEMENT B.M. 2003 PG 614	4 AMBOKA BUMBA & ANNIE MANTINGU BUMBA D.B. 12725 PG 1212 B.M. 2006 PG 811 PIN# 1758463999 ZONING: RM-CZ
5 20' UTILITY EASEMENT B.M. 2003 PG 614	5 ERIKA JOAN FUHRER & JOHN WILLIAM DE PIERRO D.B. 19867 PG 1614 B.M. 2006 PG 811 PIN# 1758474075 ZONING: RM-CZ
6 20' DRAINAGE EASEMENT B.M. 2006 PG 811	6 JORGE ROMERO PEREZ D.B. 19487 PG 1394 B.M. 2006 PG 811 PIN# 1758475117 ZONING: RM-CZ
7 20' CITY OF RALEIGH SEWER EASEMENT B.M. 2004 PG 342-344	7 GRAND PARK PROPERTIES, LLC D.B. 8438 PG 1116 B.M. 2024 PG 2423 PIN# 1758570146 ZONING: GC-CZ
8 20' CITY OF RALEIGH SEWER EASEMENT B.M. 2009 PG 1043	8 CHARTER DEVELOPMENT COMPANY, L.L.C. D.B. 16960 PG 2285 B.M. 2017 PG 2265-2267 PIN# 1758369359 ZONING: GC
9 30' CROSS ACCESS EASEMENT B.M. 2009 PG 1043	
10 TEMPORARY CONSTRUCTION EASEMENT TO DEPARTMENT OF TRANSPORTATION D.B. 18992 PG 406	
11 APPROX. LOCATION OF CROSS ACCESS EASEMENT D.B. 18988 PG 1102	
12 20' CROSS ACCESS EASEMENT B.M. 2024 PG 2423	
13 15' GREENWAY EASEMENT B.M. 2024 PG 2423	



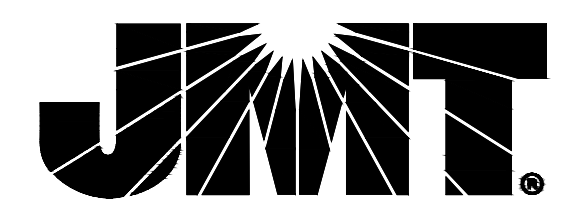
LEGEND

- = FOUND IRON PIPE (UNLESS OTHERWISE NOTED)
- = SET IRON PIN (UNLESS OTHERWISE NOTED)
- = FOUND RIGHT OF WAY MONUMENT
- = DIMENSION POINT (NOTHING SET)
- ① = KEYNOTE - SEE PROPERTY OWNER TABLE
- 1 = KEYNOTE - SEE EXISTING EASEMENT TABLE
- R = PROPERTY LINE
- R/W = RIGHT OF WAY
- = SUBJECT PARCEL PROPERTY LINE
- - - = RIGHT OF WAY LINE

LINE	BEARING	DISTANCE
L1	S53°29'10"E	38.50'
L2	S53°29'10"E	145.46'
L3	N74°59'26"E	13.90'
L4	S36°20'17"W	90.00'
L5	S53°29'10"E	38.50'
L6	S53°29'10"E	138.09'
L7	S03°55'42"E	25.12'
L8	S03°55'42"E	111.40'
L9	S36°20'17"W	80.00'
L10	S36°41'55"W	59.58'
L11	S42°28'55"W	60.39'
L12	N36°33'58"E	82.23'

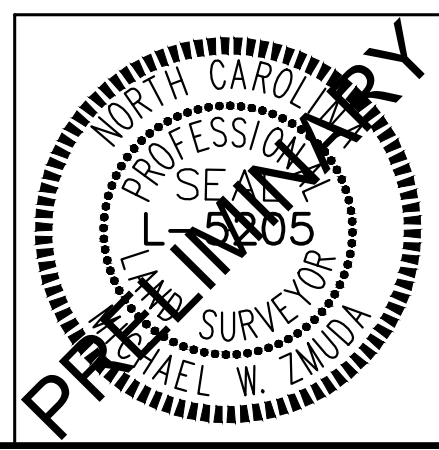
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.50'	24.35'	21.92'	S81°30'50"W	90°00'00"
C2	15.50'	24.35'	21.92'	S08°29'10"E	90°00'00"
C3	202.00'	75.90'	75.46'	N47°19'52"E	21°31'47"
C4	198.00'	74.58'	74.14'	N47°18'17"E	21°34'55"

FSP-26-0003



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