

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 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, STORM SEWER AND WATER LINES TO THE TOWN OF ROLESVILLE.

OWNER _____ DATE _____

OWNER _____ DATE _____

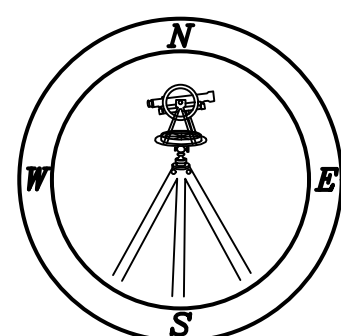
ROLESVILLE, NORTH CAROLINA
I, _____, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

CERTIFICATE OF APPROVAL FOR RECORDING

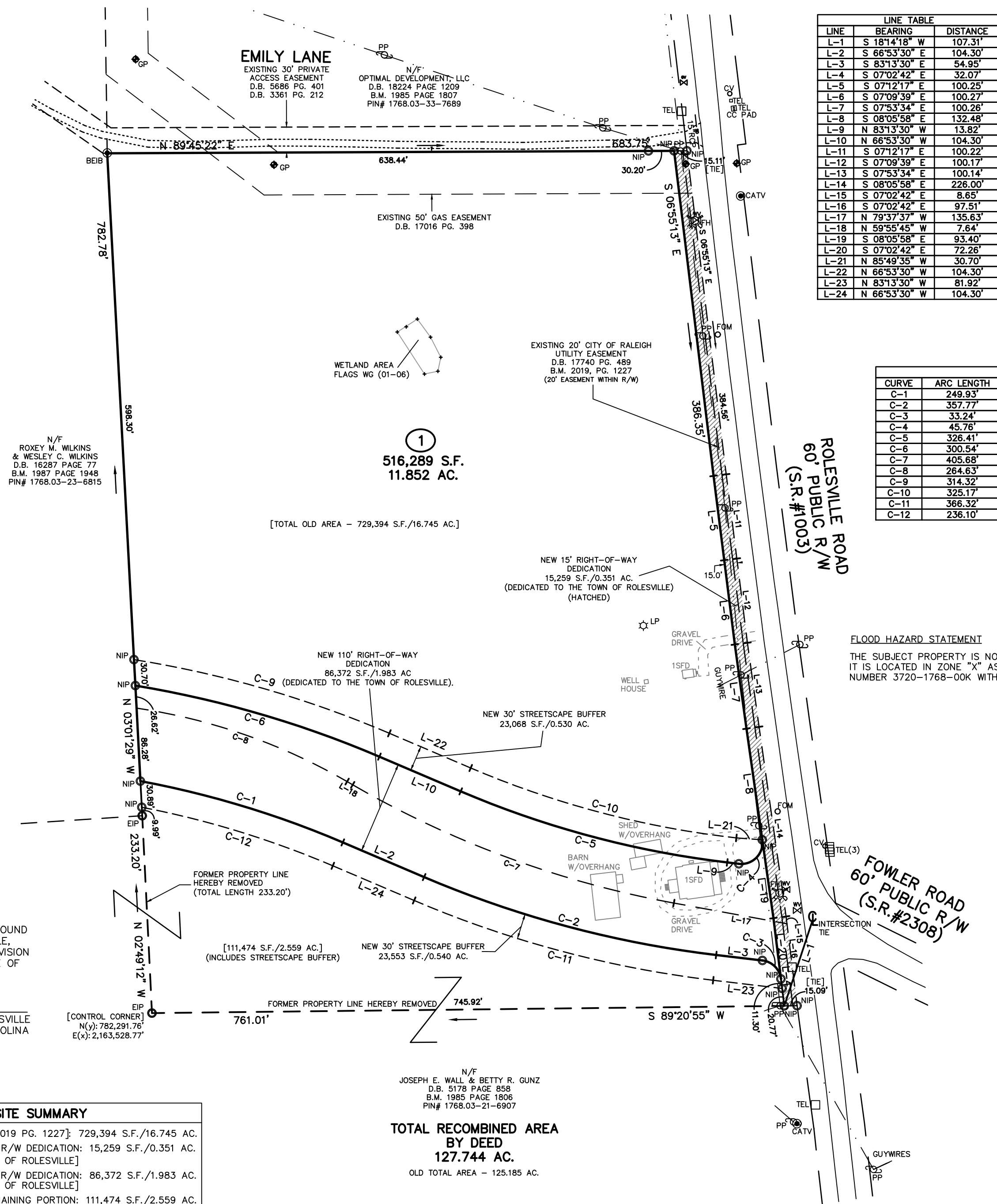
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS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

DATE _____ SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE
ROLESVILLE, NORTH CAROLINA



CMP

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



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 18°14'18" W	107.31'
L-2	S 66°53'30" E	104.30'
L-3	S 83°13'30" E	54.85'
L-4	S 07°02'42" E	32.07'
L-5	S 07°12'17" E	100.25'
L-6	S 07°09'39" E	100.27'
L-7	S 07°53'34" E	100.26'
L-8	S 08°05'58" E	132.48'
L-9	N 83°13'30" W	13.82'
L-10	N 66°53'30" W	104.30'
L-11	S 07°12'17" E	100.22'
L-12	S 07°09'39" E	100.17'
L-13	S 07°53'34" E	100.14'
L-14	S 08°05'58" E	226.00'
L-15	S 07°02'42" E	8.65'
L-16	S 07°02'42" E	97.51'
L-17	N 79°37'37" W	135.63'
L-18	N 59°55'45" W	7.64'
L-19	S 08°05'58" E	93.40'
L-20	S 07°02'42" E	72.26'
L-21	N 85°49'35" W	30.70'
L-22	N 66°53'30" W	104.30'
L-23	N 83°13'30" W	81.92'
L-24	N 66°53'30" W	104.30'

CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD BEARING
C-1	249.93'	1145.00'	S 73°08'41" E
C-2	357.77'	1255.00'	S 75°03'30" E
C-3	33.24'	25.00'	S 45°08'06" E
C-4	45.76'	25.00'	S 44°20'16" W
C-5	326.41'	1145.00'	N 75°03'30" W
C-6	300.54'	1255.00'	N 73°45'07" W
C-7	405.68'	1180.00'	N 69°46'41" W
C-8	264.63'	700.00'	N 70°45'33" W
C-9	314.32'	1285.00'	S 73°53'57" E
C-10	325.17'	1115.00'	S 75°14'46" E
C-11	366.32'	1285.00'	N 75°03'30" W
C-12	236.10'	1115.00'	N 72°57'28" W

FLOOD HAZARD STATEMENT

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 3720-1768-00K WITH AN EFFECTIVE DATE OF 07/19/2022.

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) NORTH ROTATION WAS OBTAINED VIA NC-VRS.
- 4) ITEMS IN GRAYSCALE ARE TO BE REMOVED.
- 5) FUTURE ACCESS TO TRACT 1 & RECOMBINED AREA (GUNZ & WALL PROPERTY) WILL BE PROVIDED BY THE TOWN OF ROLESVILLE AT THE TIME OF PLAN SUBDIVISION.

LINE TYPE LEGEND

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

RECOMBINATION, RIGHT-OF-WAY DEDICATION,
& STREETSCAPE BUFFER PLAT FOR

BETTY R. GUNZ & TEXWEST, LLC

1224 & 0 ROLESVILLE ROAD
OWNERS: BETTY R. GUNZ & TEXWEST, LLC
REF: D.B. 10194 PAGE 2092
REF: B.M. 2019 PAGES 1227-1229
TOWN OF ROLESVILLE
WAKE FOREST TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

AUGUST 19, 2025

ZONED RL

PIN# 1768.03-32-8863

PIN# 1768.03-32-8411

SHEET 1 OF 1

[X:\SUBS\MERRITT SUBDIVISION - JC]