



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner William Rogers, c/o TexWest.LLC

Address 200 Crescent Ct., Ste 1040 PO Box 101149 City/State/Zip Dallas, TX 75201 Fort Worth, TX 76185

Phone _____ Email _____ Fort Worth

Developer BRD Land and Investment

Contact Name Michael Fleming

Address 721 Hydrangea Field Ct. City/State/Zip Wake Forest, NC 27587

Phone 919-346-6014 Email mffleming@trianglelandgrp.com

michaelfleming@trianglelandgrp.com

Property Information

Address 1224 Rolesville Rd, Rolesville, NC

Wake County PIN(s) 1769-32-8863

Current Zoning District RL Requested Zoning District RU (Residential Urban) CU

Total Acreage 12.2 Please see attached conditions

Owner Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature WJ Rogers Date Feb 26, 2024

STATE OF NORTH CAROLINA
COUNTY OF _____

I, a Notary Public, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the _____ day of _____ 20_____.

My commission expires _____.

Signature _____ Seal _____

Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA BARBARA

On JANUARY 26, 2024 before me, AARON FREEMAN, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared WILLIAM ROGERS
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

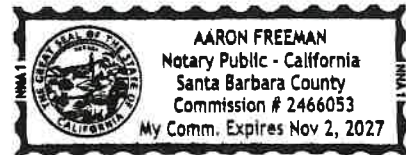
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)





Map Amendment Application

Metes and Bounds Description of Property

Please see attached deed.

Blank lined area for the metes and bounds description of property.

WAKE COUNTY, NC 883
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/13/2003 AT 15:57:04

BOOK:010194 PAGE:02092 - 02096

P.N - 1768328863
Recd - 105864

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0

Parcel Identifier No. 9105864 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: William Rogers, c/o TexWest, LLC, 200 Crescent Court, Ste. 1040, Dallas, TX 75201

PO Box 12149 Fort Worth, TX 76185

This instrument was prepared by: Jos. E. Wall, Attorney at Law, PO Box 10669, Raleigh, NC 27605

Brief description for the Index: 3-B and Rogers Homeplace, BoM 1985, Page 1807.

THIS DEED made this 5th day of June, 2003, by and between

GRANTOR	GRANTEE
<p>WILLIAM L. ROGERS (unmarried) (one-half undivided interest)</p>	<p>TexWest, LLC (a Texas Limited Liability Company) 200 Crescent Court, Suite 1040 Dallas, Texas 75201</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, a one-half undivided interest in that certain lot or parcel of land situated in the City of Wake Forest Township, Wake County, North Carolina and more particularly described as follows:

Exhibit A to Warranty Deed is incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9586 page 1839.

A map showing the above described property is recorded in Plat Book 1985 page 1807.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. a one-half undivided interest in

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: rights of way, easements, restrictions of record, and ad valorem taxes for 2003.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) William L. Rogers (SEAL)
By: Title: (SEAL)
By: Title: (SEAL)
By: Title: (SEAL)

State of North Carolina - County of WAKE

I, the undersigned Notary Public of the County and State aforesaid, certify that William L. Rogers personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 11 day of June, 2003.

My Commission Expires: Aug 8, 2003 Notary Public (Signature)

State of North Carolina - County of

I, the undersigned Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is the of a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this day of, 20.

My Commission Expires: Notary Public

State of North Carolina - County of

I, the undersigned Notary Public of the County and State aforesaid, certify that
Witness my hand and Notarial stamp or seal, this day of, 20.

My Commission Expires: Notary Public

The foregoing Certificate(s) of is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for County
By: Deputy/Assistant - Register of Deeds

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.

On 11 June 2003, before me, Valentina A. Agius, Notary Public
Date Name and Title of Officer (e.g., Judge, Notary Public)
personally appeared William L. Rogers
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.
Valentina A. Agius
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
- Corporate Officer --- Title(s): _____
- Partner --- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

EXHIBIT A TO WARRANTY DEED

A ONE-HALF UNDIVIDED INTEREST IN THE FOLLOWING PROPERTIES:

PARCEL #1: BEING all of that 3.732 acre tract identified as Tract 3-B according to the survey map dated November, 1985, entitled "Retracement of Boundaries of the W.W. Rogers Division & J.N. Rogers Division" by Ronald W. Mercer, R.S.L., recorded in Book of maps 1985 at Page 1807, Wake County Registry.

Note: "Rogers" is misspelled as "Rodgers" at various places on the survey map recorded in Book of Maps 1985 at Page 1807, Wake Co. Registry.

PARCEL #2: BEGINNING at a point in the center of S.R. 1003 (also known as Old Smithfield Road) the northeast corner of tract no. 3 in the division of the W.W. Rogers land as surveyed and divided on December 1, 1926 by Pittman Stell, County Surveyor as shown on a plat recorded in Book of Maps 1926, Page 21 in the Office of the Register of Deeds, Wake County, North Carolina said point being witnessed by a utility pole on the west side of said road at the junction of a path or cart road, runs thence South $0^{\circ} 50'$ East 1016.85 to a point in the center of said road said point being witnessed by an iron pipe stake on West side of said road thence North $83^{\circ} 46'$ West 813.5 feet to an iron pipe stake thence North $3^{\circ} 45'$ East 1016.85 feet to an iron pipe stake, thence South $83^{\circ} 15'$ East along a path 731 feet to the beginning and containing 18.02 acres. Being according to a map of tract for Billie E. Rogers surveyed by T.M. Arrington, Jr., R.L.S. #L 315, dated May 29, 1978. Being further described as the northern most portion of tract no. 3 in the division of the W.W. Rogers land as surveyed and divided on December 1, 1926 by Pittman Stell, County Surveyor, as appears by plat recorded in Book of Maps 1926, Page 21 in the Office of the Register of Deeds of Wake County, North Carolina. Said parcel being part of the land devised by item 5 of the will of L.S. Rogers dated the 11th day of September 1962, recorded in Will Book 5 at Page 36 in the Office of the Clerk of the Superior Court of Wake County, North Carolina.

Parcel #2 is identified on the survey map recorded in Book of Maps 1985 at Page 1807, Wake County Registry, as containing 16.751 acres excluding the right-of-way of S.R. 1003, and as being the "Rodgers Homeplace".

Laura M Riddick
Register of Deeds
Wake County, NC



Book : 10194 Page : 02092 - 02096

**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

North Carolina - Wake County

The foregoing certificate ___ of Valentina Ashley Agios

____ Notary(ies) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

Laura M. Riddick, Register of Deeds

By: George W. Kavin
Assistant/Deputy Register of Deeds

This Customer Group
_____ # of Time Stamps Needed

This Document
5 New Time Stamp
of Pages



Map Amendment Application

Rezoning Justification

The proposed zoning to RU (Residential Urban) is to allow the development of an age-restricted community. Currently, Rosesville does not have a zoning district that specifies age-restricted use. The proposed zoning would permit smaller lots than are currently permitted under the Residential High Density option. The lots proposed for this community range from approximately 4,000 square feet to 6,000 square feet. Age-restricted communities typically feature small lots, since older residents and retirees usually do not wish to do yard work. The proposed zoning also allows neighborhood services as permitted uses.



Map Amendment Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1768-32-8863	William Rogers	1500 Miramar, Unit A	
		Santa Barbara, CA	93108



Property Owner's Consent & Authorization Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every Application submittal.

For Property with more than one owner, each owner must sign a separate copy of this form.

For Applications with more than one Applicant/representative, enter all names in this form, or submit separate forms.

In the event that the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (ie Secretary of State business registration) must be attached to this form.

	Authorization by Property Owner(s)	
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William Rogers

(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at 1224 Rolesville Rd

(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application

(Type and Case # _____ P.I.N: 1768-32-8863).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: WR Rogers Date: 2-26-24

Applicant/Agent/Contact persons:	
Print:	Signature:
<u>Hugh J. Gilleece</u>	<u>Hugh J. Gilleece</u>
<u>American Engineering</u>	