

TOWN OF ROLESVILLE PETITION FOR ANNEXATION

The items below are required in order to complete your application and shall be submitted when the application is filed.

1. A complete copy of the last deed of record for proof of ownership
2. An annexation boundary plat/map for recordation at the Wake County Register of Deeds Office (mylar plat) prepared by a professional land surveyor showing the boundaries of the area or property for annexation into the Town of Rolesville.
3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

SECTION 1 - LOCATION

Is the area contiguous with the existing corporate limits? Yes or No

Note: If the land is contiguous, this annexation will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1)

SECTION 2 - VESTED RIGHTS

NC General Statutes require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition? Yes or No

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1758-58-2090	0224145	DB 017801	PG 01550	11.17	\$ 1,459,695
1758-48-9229	0092211	DB 017801	PG 01550	0.8	\$ 45,000
1758-46-7822	0224130	DB 018104	PG 00920	7.97	\$ 1,041,519
1758 56-8976	0076635	018103	01563	44.1	3,858,589

SECTION 4 - SIGNATURES AND VERIFICATION

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

- If property owned by **INDIVIDUALS** (NOTE: All legal owners must sign including both husband and wife)

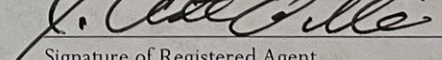
Signature of Owner #1 _____
Date Signed

Signature of Owner #2 _____
Date Signed

- If property owned by a **COMPANY OR CORPORATION** (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

Wallbrook Landco, LLC

Name of Corporation

James Austin Williams 

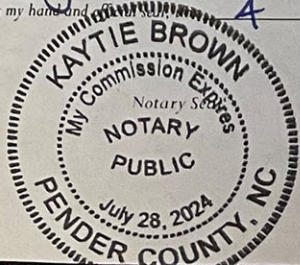
Printed Name of Registered Agent _____
Signature of Registered Agent

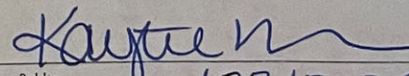
3 Keel Street Ste 2, Wrightsville Beach NC 28480-1709

Address, State, Zip of Registered Office:

North Carolina, New Hanover County

I, Kaytie Brown, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument.
Witness my hand and seal this 4 day of NOV, 2021.





Notary Public
My commission expires: 7/28/2024

Parcel 'A' (PIN #1758-48-9229)

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe marking the northwest corner of Lot 2-3 as said lot is shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty, Tracts 2-2 & 2-3, Twitty Prop.", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995, revised January 12, 1996 and recorded in Book of Maps 1996, Page 1582, Wake County Records, said pipe also being on the east line of Tract #3 as said tract is shown and so designated on that certain plat entitled "W. H. Marshall Estate", by C. W. Russum, RLS, dated July, 1961 and recorded in Book of Maps 1961, Page 97, Wake County Records; thence along said east line of Tract 3 N01°11'04"W 240.24' to an iron pipe on the southwest right of way line of Burlington Mills Road (S.R. 2051); thence along said southwest right of way line the following four courses: (1) S47°12'51"E 130.81'; (2) along the arc of a tangent curve to the left, concave to the northeast, having a radius of 600.00', through a central angle of 26°22'04", an arc length of 276.12' and being subtended by a chord bearing S60°23'53"E 273.69'; (3) S75°02'10"E 50.12'; and (4) S77°31'31"E 22.85' to the north line of aforesaid Lot 2-3; thence along said north line of Lot 2-3 N89°45'02"W 399.74' to the point of beginning.

Containing 0.828 acres, more or less.

Parcel 'B' (PIN #1758-58-2090)

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe marking the southwest corner of Parcel 2 as said parcel is described in Deed Book 15498, Page 1302, Wake County Records; thence along the south line of said Parcel 2 S89°45'02"E 399.74' to the southwest right of way line of Burlington Mills Road (S.R. 2051); thence continuing S89°45'02"E 200.72' to the northwest corner of Lot 2-4 as said lot is shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty, Tracts 2-2 & 2-3, Twitty Prop.", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995, revised January 12, 1996 and recorded in Book of Maps 1996, Page 1582, Wake County Records; thence along the southwest line of said Lot 2-4 S37°53'38"E 39.01' to a found bent iron pipe at an angle point in the south right of way line of Burlington Mills Road; thence continuing S37°53'38"E 454.70' to a found iron pipe at an angle point in the northwest right of way line of Louisburg Road (U.S. 401); thence continuing S37°53'38"E 45.31' to the centerline of Louisburg Road; thence along the centerline of said road, along the arc of a curve to the left, concave to the southeast, having a radius of 3,750.00', through a central angle of 08°13'06", an arc length of 537.89' and being subtended by a chord bearing S41°12'09"W 537.43'; thence leaving said centerline, along the northeast line of Lots 1 and 2 as said lots are shown and so designated on that certain plat entitled "Survey for Grand Park Properties, Lots 1 and 2", by Cawthorne, Moss & Panciera, P.C., dated October 7, 1998 and recorded in Book of Maps 1999, Page 1039, Wake County Records, N49°16'09"W 479.09' to a found iron pipe marking an angle point in said Lot 2; thence continuing along the northeast line of said Lot 2 N66°40'58"W 215.40' to a found iron pipe at the northwest corner thereof, said pipe also being on the east line of Tract #3 as said tract is shown and so designated on that

certain plat entitled "W. H. Marshall Estate", by C. W. Russum, RLS, dated July, 1961 and recorded in Book of Maps 1961, Page 97, Wake County Records; thence along said east line of Tract 3 N01°36'18"W 428.68' to the point of beginning.

This parcel is the same as Lot 2-3 as shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty, Tracts 2-2 & 2-3, Twitty Prop.", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995, revised January 12, 1996 and recorded in Book of Maps 1996, Page 1582, Wake County Records.

Containing 11.168 acres, more or less.

Parcel 'C' (PIN #1758-56-8976)

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe marking the northeast corner of Tract 2 as said tract is shown and so designated on that certain plat entitled "Recombination Map of Bobby L. Murray Trust, Tracts 1+2", by Kenneth Close, Inc., dated November 7, 2002 and recorded in Book of Maps 2005, Pages 1195 and 1196, Wake County Records; thence along the north line of said Tract 2 N75°27'01"W 704.12' to a found iron pipe on the southeast right of way line of Louisburg Road (U.S. 401); thence continuing N75°27'01"W 32.34' to the centerline of Louisburg Road; thence along the centerline of said road N36°33'22"E 1,116.98'; thence continuing along said centerline, along the arc of a tangent curve to the right, concave to the southeast, having a radius of 3,750.00', through a central angle of 18°18'05", an arc length of 1,197.82' and being subtended by a chord bearing N45°42'25"E 1,192.73'; thence leaving said centerline S89°44'38"E 134.33' to an angle point in the southwest line of that certain parcel described in Deed Book 6821, Page 005, Wake County Records; thence along the southwest line of said parcel and along the west line of Wall Creek Subdivision, Phases 2, 4 and 5-A as recorded in Book of Maps 1997, Page 1162, Book of Maps 2001, Page 628 and Book of Maps 2002, Page 825, Wake County Records, S03°05'32"W 2,131.93' to a point on the north line of Carlton Pointe Subdivision, Phase I as recorded in Book of Maps 2008, Pages 5 to 10, Wake County Records; thence along said north line of Carlton Pointe Subdivision N75°27'01"W 852.86' to the point of beginning.

This parcel is the same as Tracts 2A and 3 as shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995 and recorded in Book of Maps 1995, Page 2034, Wake County Records.

Containing 44.100 acres, more or less.

Parcel 'D' (PIN #1758-45-8905)

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe on the south line of Tract 3 as said tract is shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty", by W. Graham Cawthorne, Jr., RLS,

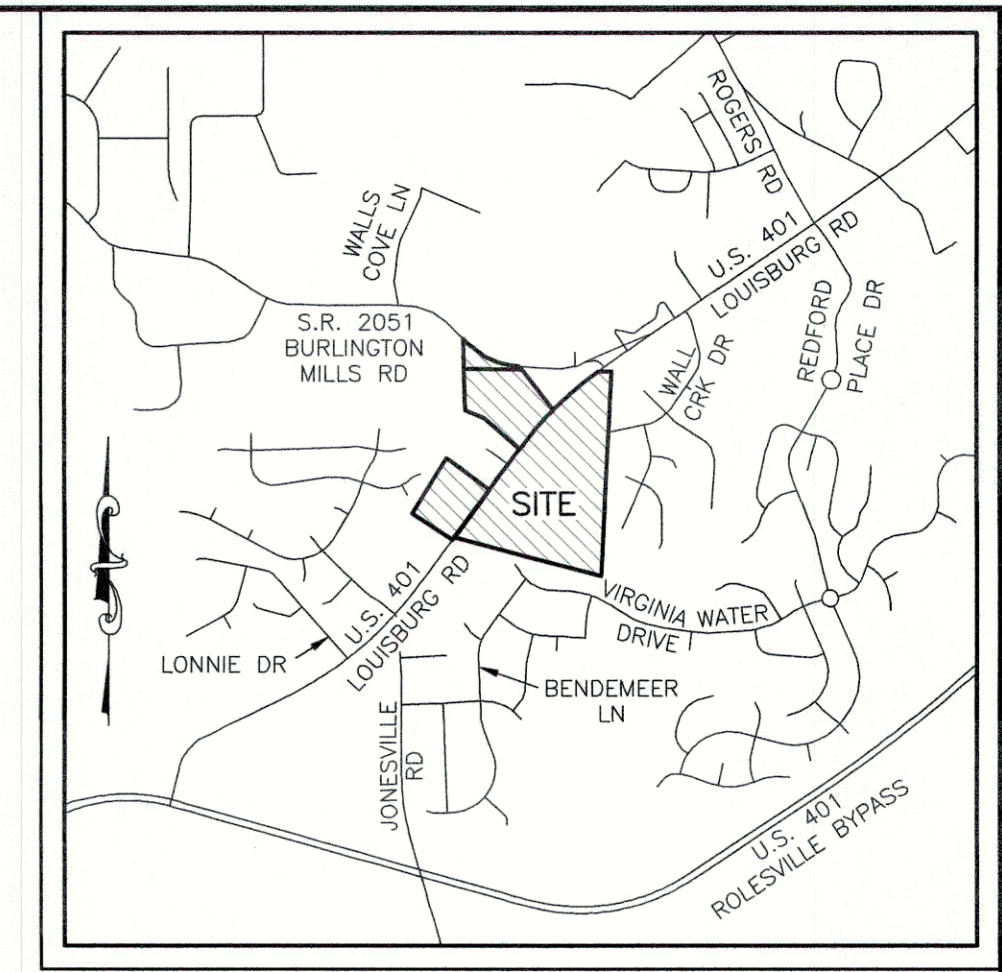
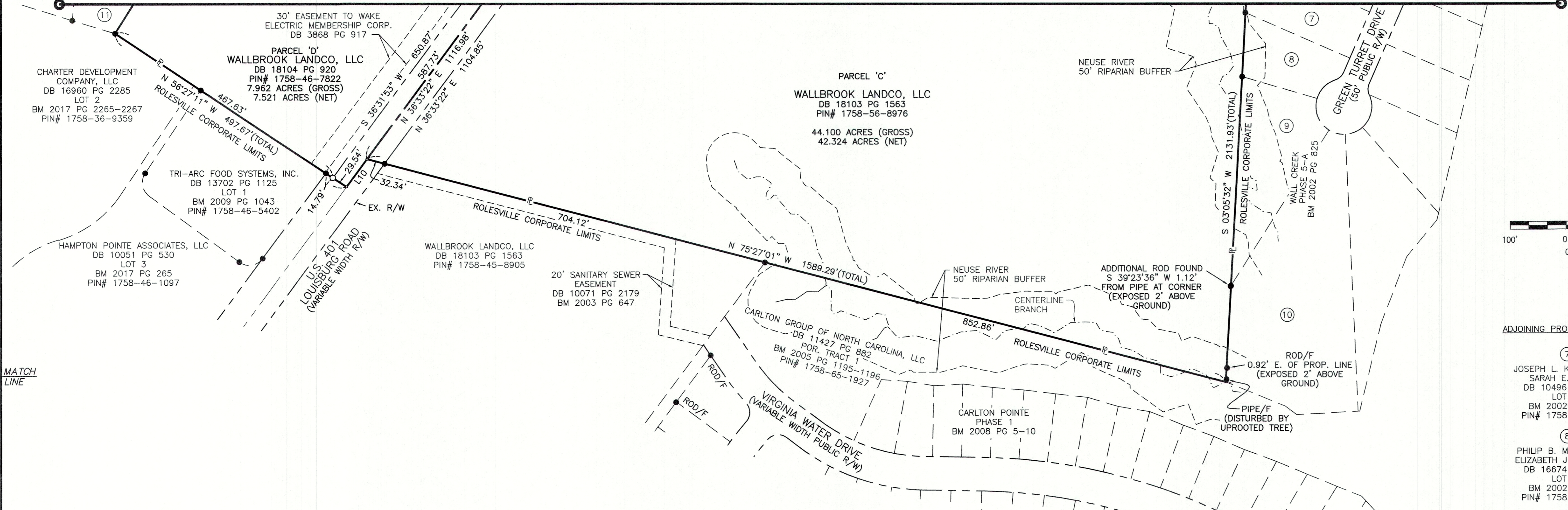
dated November 17, 1995 and recorded in Book of Maps 1995, Page 2034, Wake County Records, said pipe also being an angle point in the northwest line of Carlton Pointe Subdivision, Phase I as recorded in Book of Maps 2008, Pages 5 to 10, Wake County Records; thence along the northwest line of said Carlton Pointe Subdivision $S36^{\circ}44'45''W$ 877.98' to an angle point; thence continuing along said northwest line and along the north line of Lots 1, 2 and 3 as said lots are shown and so designated on that certain plat entitled "Subdivision Plat for Barrett Ventures, LLC", by Cawthorne, Moss & Panciera, P.C., dated April 4, 2007 and recorded in Book of Maps 2008, Page 702, Wake County Records, $S87^{\circ}10'58''W$ 737.24' to an angle point in the east right of way line of Jonesville Road (S.R. 2226) and the southeast corner of that certain parcel described in Deed Book 13993, Page 2591, Wake County Records; thence along the east line of said parcel $N02^{\circ}07'15''W$ 48.32'; thence continuing along said east line, along the arc of a curve to the left, concave to the west, having a radius of 123.92', through a central angle of $30^{\circ}27'05''$, an arc length of 65.86' and being subtended by a chord bearing $N17^{\circ}21'49''W$ 65.09' to the east right of way line of Jonesville Road; thence along said east right of way line $N03^{\circ}10'03''W$ 17.67' to the southeast right of way line of Louisburg Road (U.S. 401); thence along said southeast right of way line the following eight courses: (1) $N41^{\circ}10'16''E$ 41.30'; (2) $N40^{\circ}37'47''E$ 49.15'; (3) $N39^{\circ}31'43''E$ 50.83'; (4) $N38^{\circ}52'58''E$ 49.80'; (5) $N38^{\circ}22'04''E$ 50.40'; (6) $N37^{\circ}17'31''E$ 50.37'; (7) $N36^{\circ}44'45''E$ 304.20'; and (8) $N36^{\circ}27'57''E$ 396.53' to a found iron pipe on the south line of the aforesaid Tract 3; thence along said south line of Tract 3 $S75^{\circ}27'01''E$ 704.12' to the point of beginning.

Containing 15.024 acres, more or less.

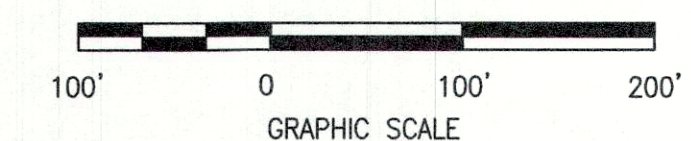
LINE	BEARING	DISTANCE
L1	S 75°02'10" E	50.12'
L2	S 77°31'31" E	22.85'
L3	S 77°31'31" E	29.16'
L4	S 84°03'28" E	50.67'
L5	S 87°10'20" E	135.52'
L6	S 46°39'44" E	7.50'
L7	S 36°12'58" E	12.50'
L8	N 55°13'38" E	70.99'
L9	N 39°21'58" E	83.92'
L10	S 36°27'57" W	61.60'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1197.82'	3750.00'	18°18'05"	S 45°42'25" W	1192.73'
C2	35.15'	3750.00'	0°32'13"	S 36°49'29" W	35.15'
C3	537.89'	3750.00'	8°13'06"	S 41°12'09" W	537.43'
C4	624.78'	3750.00'	9°32'45"	S 50°05'04" W	624.06'
C5	543.86'	3780.00'	8°14'37"	S 41°14'38" W	543.40'
C6	276.12'	600.00'	26°22'04"	N 60°23'53" W	275.69'
C7	440.32'	3720.00'	6°46'55"	S 39°56'50" W	440.07'
C8	675.86'	3712.50'	10°25'52"	S 48°33'13" W	674.95'
C9	70.31'	3700.00'	1°05'20"	S 54°18'48" W	70.31'

MATCH LINE (SEE SHEET 2)



VICINITY MAP
SCALE: 1"=2000'



ADJOINING PROPERTY OWNERS

- 7 JOSEPH L. KEELEY, III & SARAH E. KEELEY
DB 10486 PG 1314
LOT 79
BM 2002 PG 825
PIN# 1758-66-4723
- 8 PHILIP B. MCENANEY & ELIZABETH J. MCENANEY
DB 16674 PG 2208
LOT 78
BM 2002 PG 825
PIN# 1758-66-3695
- 9 KATHRYN G. GAMBLE & DONALD P. MCFARLAND
DB 16914 PG 210
LOT 77
BM 2002 PG 825
PIN# 1758-66-3467
- 10 JAMES A. WOODARD & PHYLLIS A. WOODARD
DB 9813 PG 1290
LOT 76
BM 2002 PG 825
PIN# 1758-66-3293
- 11 TIMOTHY KING
DB 16677 PG 2059
LOT 166
BM 2006 PG 811
PIN# 1758-46-2777

- LEGEND**
- = FOUND IRON PIPE UNLESS OTHERWISE NOTED
 - = SET IRON PIN
 - △ = NCGS MONUMENT
 - = DIMENSION POINT (NOTHING SET)
 - = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - = BOUNDARY LINE
 - - - = RIGHT OF WAY LINE
 - - - = ADJOINING PROPERTY LINE
 - - - = CENTERLINE ROAD
 - - - = EASEMENT LINE

ANNEXATION AREA TABLE

PARCEL	PIN#	TRACT (AC.)	R/W (AC.)	TOTAL (AC.)
A	1758-48-9229	0.828	0	0.828
B	1758-58-2090	10.742	0.426	11.168
C	1758-56-8976	42.324	1.776	44.100
D	1758-46-7822	7.521	0.441	7.962
TOTALS:		61.415	2.643	64.058

TYPE OF PLAT

I, MICHAEL W. ZMUDA, PROFESSIONAL LAND SURVEYOR LICENSE NO. L-5205, CERTIFY TO ONE OF THE FOLLOWING AS CHECKED BELOW:

C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

[Signature] 12/6/21
MICHAEL W. ZMUDA
PLS #L-5205

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 DEED DESCRIPTIONS RECORDED IN BOOK 13993, PAGE 2591, BOOK 17801, PAGE 1550, AND BOOK 18103, PAGE 1563; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES LISTED ON THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:34,600; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 7TH DAY OF DECEMBER, 2021.

[Signature] 12/6/21
MICHAEL W. ZMUDA
PLS #L-5205

ANNEXATION EXEMPT CERTIFICATION

I HEREBY CERTIFY THAT THIS ANNEXATION PLAT IS APPROVED FOR RECORDING, AND IS EXEMPT FROM THE ROLESVILLE UNIFIED DEVELOPMENT ORDINANCE.

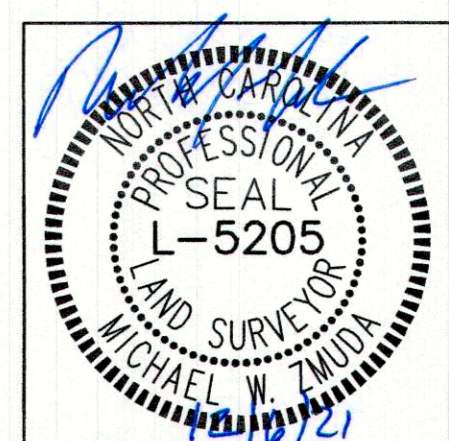
SUBDIVISION ADMINISTRATOR _____ DATE _____

REVIEW OFFICE CERTIFICATION

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 _____

- GENERAL NOTES:**
- THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPCS), NORTH AMERICAN DATUM, 1983, 2001 ADJUSTMENT, NAD83(2001).
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM), WAKE COUNTY, NORTH CAROLINA, PANEL 1758, MAP NO. 3720175800J, EFFECTIVE DATE: MAY 2, 2006.



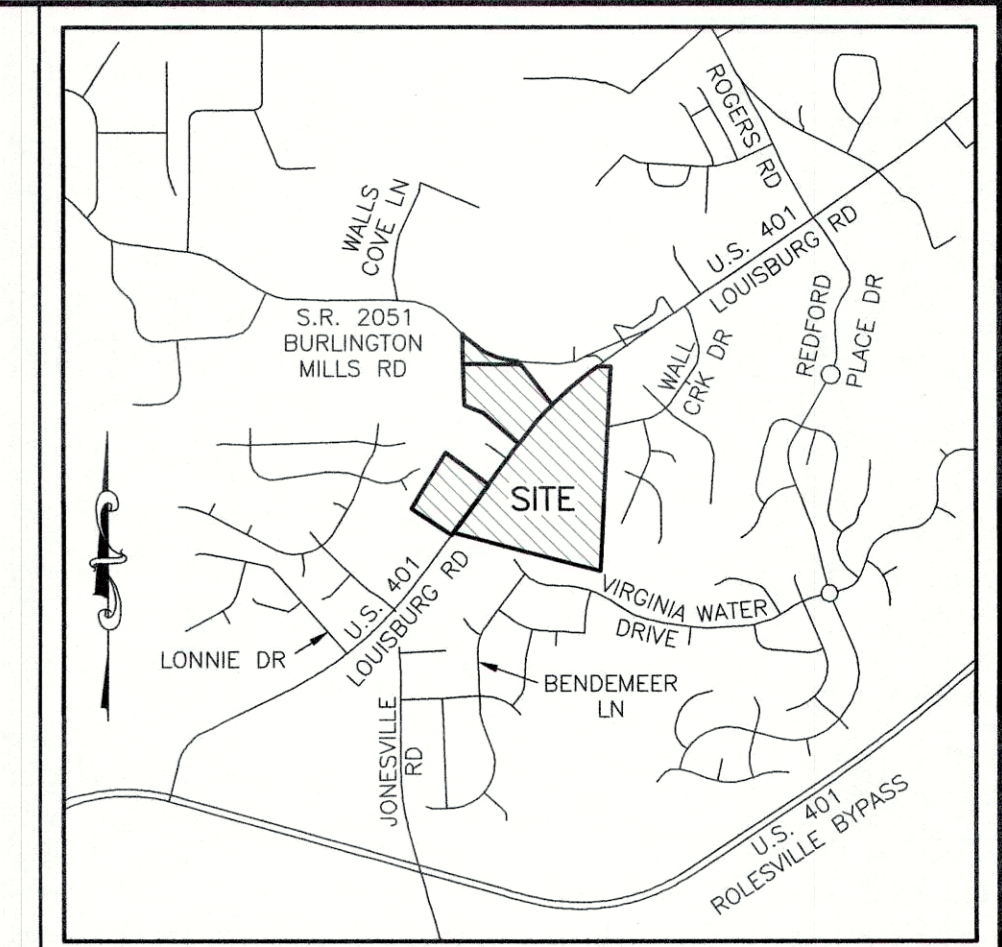
9201 ARBORETUM PARKWAY, SUITE 310 | RICHMOND, VA 23236
P: (804) 323-9900 | F: (804) 323-0596 | www.jmt.com

REVISION #	DATE	REASON FOR REVISION

**ANNEXATION PLAT FOR
THE TOWN OF ROLESVILLE
PROPERTY OF WALLBROOK LANDCO, LLC**

WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT#:	JMT#: 19-04194-002
CHECKED BY: MWZ	CONTRACT#:	SHEET 1 OF 2
DATE: 12/06/2021	SCALE: 1"=100'	



VICINITY MAP
SCALE: 1"=2000'

ADJOINING PROPERTY OWNERS

- ① RODERICK BLACKWELL & CHRISTINE BLACKWELL
DB 8769 PG 1894
LOT 101
BM 1997 PG 1162
PIN# 1758-67-6836
- ② CHARLES CULBERTSON & TERESA CULBERTSON
DB 17393 PG 896
LOT 96
BM 1997 PG 1162
PIN# 1758-67-4619
- ③ ANTONIO G. CATTARUZZA & SHEILA B. CATTARUZZA
DB 8149 PG 422
LOT 92
BM 1997 PG 1162
PIN# 1758-67-4416
- ④ JOHN DANIEL BONO, III & SABRINA MICHELE BONO
DB 13369 PG 2170
LOT 85
BM 2001 PG 628
PIN# 1758-67-4204
- ⑤ RONALD G. PATTERSON & LAURA A. PATTERSON
DB 10087 PG 2409
LOT 84
BM 2001 PG 628
PIN# 1758-67-4100
- ⑥ MICHAEL A. HADDER & JENNIFER H. HADDER
DB 16143 PG 2477
LOT 83
BM 2001 PG 628
PIN# 1758-66-3984
- ⑦ JOSEPH L. KEELEY, III & SARAH E. KEELEY
DB 10496 PG 1314
LOT 79
BM 2002 PG 825
PIN# 1758-66-4723
- ⑧ TIMOTHY KING
DB 18540 PG 1304
LOT 166
BM 2006 PG 811
PIN# 1758-46-2777
- ⑨ GLENN E. CRUICKSHANK & KRISTEN L. CRUICKSHANK
DB 12952 PG 1672
LOT 165
BM 2006 PG 811
PIN# 1758-46-3846
- ⑩ AMBOKA BUMBA & ANNIE MANTINGU BUMBA
DB 12725 PG 1212
LOT 163
BM 2006 PG 811
PIN# 1758-46-3999
- ⑪ SHAWN K. KLINE & MICHELLE STEWART
DB 16766 PG 1232
LOT 162
BM 2006 PG 811
PIN# 1758-47-4075
- ⑫ ERIC G. CRAWFORD & ANNE M. CRAWFORD
DB 15427 PG 1754
LOT 161
BM 2006 PG 811
PIN# 1758-47-5117
- ⑬ JASON DAVIS & JULIA DAVIS
DB 18302 PG 878
LOT 1
BM 2017 PG 2255
PIN# 1758-58-4300



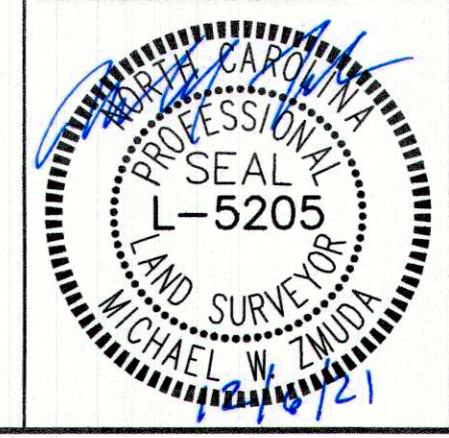
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REVISION #	DATE	REASON FOR REVISION

ANNEXATION PLAT FOR
THE TOWN OF ROLESVILLE
PROPERTY OF WALLBROOK LANDCO, LLC

WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT#:	JMT#: 19-04194-002
CHECKED BY: MWZ	CONTRACT#:	SHEET 2 OF 2
DATE: 12/06/2021	SCALE: 1"=100'	

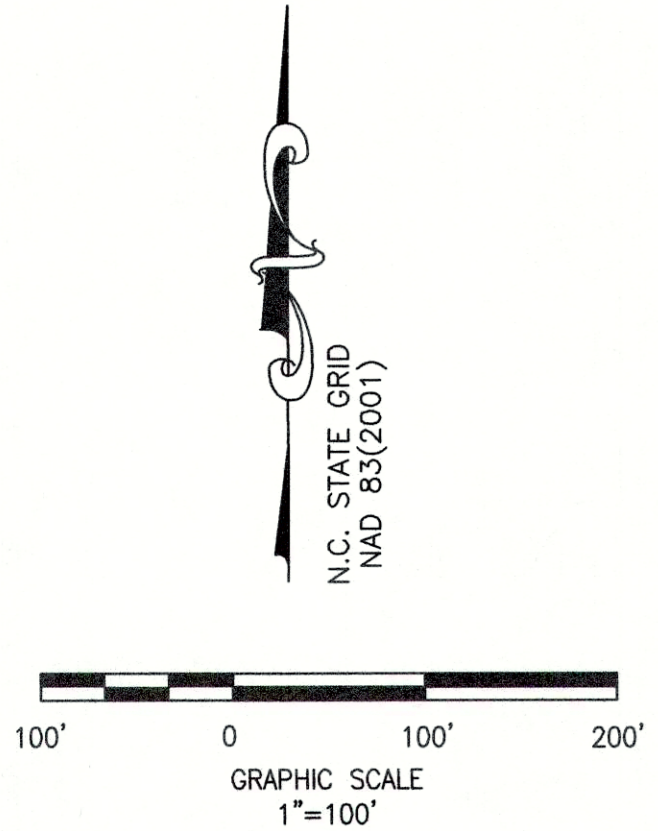
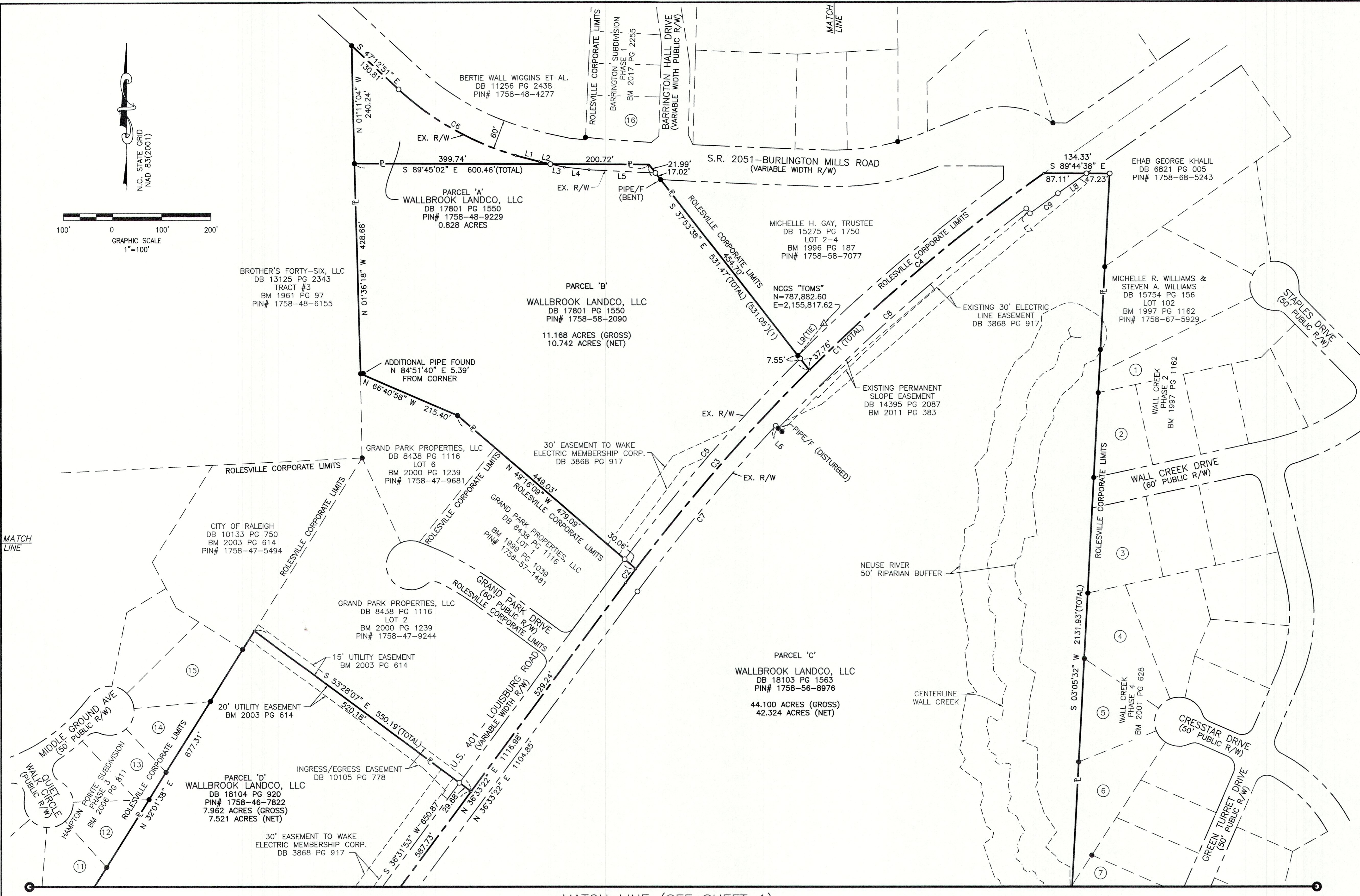


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 - ⊕ = PROPERTY LINE
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 - · - · - = ADJOINING PROPERTY LINE
 - · - · - · - = CENTERLINE ROAD
 - · - · - · - · - = EASEMENT LINE

LINE	BEARING	DISTANCE
L1	S 75°02'10" E	50.12'
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L3	S 77°31'31" E	29.18'
L4	S 84°03'28" E	50.67'
L5	S 87°10'20" E	135.52'
L6	S 46°39'44" E	7.50'
L7	S 36°12'58" E	12.50'
L8	N 55°13'38" E	70.99'
L9	N 39°21'58" E	83.92'
L10	S 36°27'57" W	61.60'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1197.82'	3750.00'	18°18'05"	S 45°42'25" W	1192.73'
C2	35.15'	3750.00'	0°32'13"	S 36°49'29" W	35.15'
C3	537.89'	3750.00'	8°13'06"	S 41°12'09" W	537.43'
C4	624.78'	3750.00'	9°32'45"	S 50°05'04" W	624.06'
C5	543.86'	3780.00'	8°14'37"	S 41°14'38" W	543.40'
C6	276.12'	600.00'	26°22'04"	N 60°23'53" W	273.69'
C7	440.32'	3720.00'	6°46'55"	S 39°56'50" W	440.07'
C8	675.88'	3712.50'	10°25'52"	S 48°33'13" W	674.95'
C9	70.31'	3700.00'	1°05'20"	S 54°18'48" W	70.31'

MATCH LINE (SEE SHEET 1)



BROTHER'S FORTY-SIX, LLC
DB 13125 PG 2343
TRACT #3
BM 1961 PG 97
PIN# 1758-48-6155

PARCEL 'A'
WALLBROOK LANDCO, LLC
DB 17801 PG 1550
PIN# 1758-48-9229
0.828 ACRES

PARCEL 'B'
WALLBROOK LANDCO, LLC
DB 17801 PG 1550
PIN# 1758-58-2090
11.168 ACRES (GROSS)
10.742 ACRES (NET)

PARCEL 'C'
WALLBROOK LANDCO, LLC
DB 18103 PG 1563
PIN# 1758-56-8976
44.100 ACRES (GROSS)
42.324 ACRES (NET)

PARCEL 'D'
WALLBROOK LANDCO, LLC
DB 18104 PG 920
PIN# 1758-46-7822
7.962 ACRES (GROSS)
7.521 ACRES (NET)

INGRESS/EGRESS EASEMENT
DB 10105 PG 778

GRAND PARK PROPERTIES, LLC
DB 8438 PG 1116
LOT 2
BM 2000 PG 1239
PIN# 1758-47-9244

GRAND PARK PROPERTIES, LLC
DB 8438 PG 1116
LOT 6
BM 2000 PG 1239
PIN# 1758-47-9681

ADDITIONAL PIPE FOUND
N 84°51'40" E 5.39'
FROM CORNER

30' EASEMENT TO WAKE
ELECTRIC MEMBERSHIP CORP.
DB 3868 PG 917

GRAND PARK PROPERTIES, LLC
DB 8438 PG 1116
LOT 1
BM 1999 PG 1039
PIN# 1758-57-1481

MICHELLE H. GAY, TRUSTEE
DB 15275 PG 1750
LOT 2-4
BM 1996 PG 187
PIN# 1758-58-7077

NCGS "TOMS"
N=787,882.60
E=2,155,817.62

EXISTING PERMANENT
SLOPE EASEMENT
DB 14395 PG 2087
BM 2011 PG 383

EXISTING 30" ELECTRIC
LINE EASEMENT
DB 3868 PG 917

EHAB GEORGE KHALIL
DB 6821 PG 005
PIN# 1758-68-5243

MICHELLE R. WILLIAMS &
STEVEN A. WILLIAMS
DB 15754 PG 156
LOT 102
BM 1997 PG 1162
PIN# 1758-67-5929

WALL CREEK
PHASE 3
BM 1997 PG 1162

WALL CREEK
PHASE 4
BM 2001 PG 628

WALL CREEK
PHASE 5
BM 2001 PG 628

MATCH LINE

GENERAL NOTES:

- 1. THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR THE BENEFIT OF WALLBROOK LANDCO, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND INVESTORS TITLE INSURANCE COMPANY.
2. THE PROPERTY AS SHOWN HEREON IS BASED ON A FIELD-RUN BOUNDARY SURVEY WITH A REW CLOSURE OF 1:34,600.
3. THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A FIELD-RUN PLANIMETRIC SURVEY PERFORMED BY JOHNSON, MIRMIRAN & THOMPSON FROM DECEMBER 2019 THROUGH MARCH 2020 AND REFLECTS SITE CONDITIONS AS OF THAT DATE.
4. ELEVATIONS ARE BASED ON NAVD88 DATUM.
5. THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPCS), NORTH AMERICAN DATUM, 1983, 2001 ADJUSTMENT, NAD83(2001).
6. THE USE OF THE WORD CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
7. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM), WAKE COUNTY, NORTH CAROLINA, PANEL 1758, MAP NO. 3720175800J, EFFECTIVE DATE: MAY 2, 2006.
8. AT THE TIME OF THE SURVEY, THERE WERE NO PARKING SPACES.
9. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL.
10. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF A CEMETERY.
11. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

AREA TABULATION

Table with 4 columns: PARCEL, PIN#, NET (AC.), GROSS (AC.). Rows include parcels A, B, C, D and a TOTALS row.

RECORD LEGAL DESCRIPTIONS FOR TAX PARCELS 1758-48-9229 & 1758-58-2090:

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800776CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2018 AT 5:00 P.M.

IN THE STATE OF NC, COUNTY OF WAKE,

PARCEL ONE (REID #: 0224145) (PIN #1758-58-2090) (PARCEL 'B'):

BEING LOT 2-3, CONTAINING 10.723 NET ACRES, AS THE SAME IS SHOWN ON THAT PLAT RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY REGISTRY.

PARCEL TWO (REID #: 0092211) (PIN #1758-48-9229) (PARCEL 'A'):

BEING THAT PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE EDGE OF THE ROLESVILLE-WALKERS CROSSROAD ROAD, CORNER OF O. V. WIGGINS, THENCE IN A SOUTHWESTERN DIRECTION ABOUT 300 FEET TO A STAKE AND W. H. MARSHALL'S LINE; THENCE IN A NORTHWESTERN DIRECTION 246 FEET WITH MARSHALL'S LINE TO THE EDGE OF THE ROAD; THENCE IN AN EASTERN DIRECTION WITH SAID ROAD ABOUT 410 FEET TO THE POINT OF BEGINNING, CONTAINING 1/8 OF AN ACRE BY ESTIMATION. BEING A PART OF THE LAND FORMERLY OWNED BY JAMES WALL.

RECORD LEGAL DESCRIPTIONS FOR TAX PARCELS 1758-56-8976 & 1758-45-8905:

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800751CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2018 AT 5:00 P.M.

IN THE STATE OF NC, COUNTY OF WAKE,

TRACT 1 (PIN #1758-56-8976) (PARCEL 'C'):

BEING ALL OF TRACT 2A (2.894 ACRES) AND TRACT 3 (41.221 ACRES) AS SHOWN ON PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY," DATED NOVEMBER 17, 1995, PREPARED BY W. GRAHAM CAWTHORNE, JR., RLS AND RECORDED IN BOOK OF MAPS 1995, PAGE 2034, WAKE COUNTY REGISTRY.

LESS AND EXCEPT FROM TRACT 1 THAT 0.175 ACRE PORTION AS CONVEYED TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IN DEED RECORDED IN BOOK 14395, PAGE 2080, WAKE COUNTY REGISTRY.

TRACT 2 (PIN #1758-45-8905) (PARCEL 'D'):

BEING ALL OF TRACT 2 (15.057 ACRE) AS SHOWN ON PLAT ENTITLED "RECOMBINATION MAP OF BOBBY L. MURRAY TRUST, TRACTS 1 & 2" DATED NOVEMBER 7, 2002, PREPARED BY MICHAEL D. GOODFRED, RLS, AND RECORDED IN BOOK OF MAPS 2005, PAGES 1195 AND 1196, WAKE COUNTY REGISTRY.

LESS AND EXCEPT FROM TRACT 2 THAT 0.03 ACRE PORTION AS CONVEYED TO CARLTON GROUP OF NORTH CAROLINA, LLC IN DEED RECORDED IN BOOK 13993, PAGE 2591, WAKE COUNTY REGISTRY.

SCHEDULE B, PART II EXCEPTIONS:

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800776CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2018 AT 5:00 P.M.

1. (ITEM 3) MATTERS SHOWN ON RECORDED BOOK OF MAPS 1996 AT PAGE 1582 SHOWS THE FOLLOWING LOCATED ON THE LAND:

- (a) OVERHEAD LINES [PLOTTED HEREON]
(b) POWER POLE [PLOTTED HEREON]
(c) RIGHT OF WAY FOR U.S. HWY 401 LOUISBURG ROAD [PLOTTED HEREON]

2. (ITEM 4) EASEMENT(S) AND/OR RIGHT(S) OF WAY RECORDED IN BOOK 3868 AT PAGE 917 (PARCEL ONE). [PLOTTED HEREON]

SCHEDULE B, PART II EXCEPTIONS:

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800751CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2018 AT 5:00 P.M.

3. (ITEM 2) TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF U.S. HIGHWAY 401 (LOUISBURG ROAD). [PLOTTED HEREON]

4. (ITEM 3) RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF THE CREEK, LOCATED ON THE LAND. [CREEK LOCATION PLOTTED HEREON]

5. (ITEM 4) ELECTRIC LINE RIGHT-OF-WAY EASEMENT TO WAKE ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 3868 AT PAGE 917. [PLOTTED HEREON]

AS TO TRACT 1 ONLY (PIN #1758-56-8976):

6. (ITEM 8) SUBJECT TO MATTERS SHOWN ON RECORDED BOOK OF MAPS 1995 AT PAGE 2034 SHOWS THE FOLLOWING LOCATED ON THE LAND:

- (a) OVERHEAD LINE [PLOTTED HEREON]
(b) POWER POLE [PLOTTED HEREON]

7. (ITEM 9) EASEMENT(S) TO WAKE ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 863 AT PAGES 211 AND 212. [BLANKET EASEMENT - EXISTING ELECTRIC LINES PLOTTED HEREON]

8. (ITEM 10) RURAL LINE PERMIT TO CAROLINA TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 1338 AT PAGES 143 AND 145. [LOCATIONS CANNOT BE DETERMINED FROM THE RECORD DOCUMENT, EXISTING POLES AND GUY WIRES PLOTTED HEREON]

9. (ITEM 11) SLOPE EASEMENT RECORDED IN BOOK 14395 AT PAGE 2087 AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2011 AT PAGE 383. [PLOTTED HEREON]

AS TO TRACT 2 ONLY (PIN #1758-45-8905):

10. SUBJECT TO MATTERS SHOWN ON RECORDED BOOK OF MAPS 2005 AT PAGES 1195 AND 1196 SHOWS THE FOLLOWING LOCATED ON THE LAND:

- (a) UNDERGROUND SEWER MAIN MARKER [NOT FOUND]
(b) POWER BOX [NOT FOUND]
(c) RIGHTS OF OTHERS IN AND TO THE USE OF THE SOIL PATH (TO BE ABANDONED) [PATH NO LONGER VISIBLE]

11. (ITEM 13) DEED OF EASEMENT WITH GENERAL WARRANTY FOR WATERLINE EASEMENT TEMPORARY CONSTRUCTION EASEMENT RECORDED IN BOOK 16679 AT PAGE 132. [WATERLINE EASEMENT PLOTTED HEREON, TEMPORARY CONSTRUCTION EASEMENT NOT PLOTTED]

12. (ITEM 14) SANITARY SEWER EASEMENT RECORDED IN BOOK 10071 AT PAGE 2179 AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2003 AT PAGE 647. [PLOTTED HEREON]

13. (ITEM 15) RESERVATION OF EASEMENT RECORDED IN BOOK 13993 AT PAGE 2591. [PLOTTED HEREON]

14. (ITEM 16) TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF S.R. 2226. [RIGHT OF WAY OF S.R. 2226 PLOTTED HEREON - PROPERTY DOES NOT EXTEND INTO RIGHT OF WAY]

15. (ITEM 17) RIGHT OF WAY AGREEMENT TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 2052 AT PAGE 545. [RIGHT OF WAY OF S.R. 2226 PLOTTED HEREON]

16. (ITEM 18) RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF BRANCH/CREEK, LOCATED ON THE LAND. [BRANCH/CREEK LOCATION PLOTTED HEREON]

CURRENT ZONING SETBACK REQUIREMENTS:

TAX PARCEL 1758-48-9229: R-1 (SINGLE FAMILY RESIDENTIAL)
TAX PARCEL 1758-58-2090: R-1-SUD (SINGLE FAMILY RESIDENTIAL SPECIAL USE DISTRICT)
TAX PARCEL 1758-56-8976: CO-SUD (COMMERCIAL OUTLYING SPECIAL USE DISTRICT)
TAX PARCEL 1758-45-8905: CO-SUD

Table with 4 columns: FRONT, SIDE, CORNER, REAR. Rows for R-1 and CO.

NOTE: ZONING INFORMATION BASED ON INFORMATION AS PROVIDED BY CURRENT COUNTY ZONING DEPARTMENT, NO ZONING REPORT OR LETTER WAS PROVIDED TO SURVEYOR AT TIME OF SURVEY.

NEW LEGAL DESCRIPTIONS

PARCEL 'A' (PIN #1758-48-9229)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE MARKING THE NORTHWEST CORNER OF LOT 2-3 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP.", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS, SAID PIPE ALSO BEING ON THE EAST LINE OF TRACT #3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "W. H. MARSHALL ESTATE", BY C. W. RUSSUM, RLS, DATED JULY, 1961 AND RECORDED IN BOOK OF MAPS 1961, PAGE 97, WAKE COUNTY RECORDS; THENCE ALONG SAID EAST LINE OF TRACT 3 N01°11'04"W 240.24' TO AN IRON PIPE ON THE SOUTHWEST RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD (S.R. 2051); THENCE ALONG SAID SOUTHWEST RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) S47°12'51"E 130.81'; (2) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 600.00', THROUGH A CENTRAL ANGLE OF 26°22'04", AN ARC LENGTH OF 276.12' AND BEING SUBTENDED BY A CHORD BEARING S60°23'53"E 273.69'; (3) S75°02'10"E 50.12'; AND (4) S77°31'31"E 22.85' TO THE NORTH LINE OF AFORESAID LOT 2-3; THENCE ALONG SAID NORTH LINE OF LOT 2-3 N89°45'02"W 399.74' TO THE POINT OF BEGINNING.

CONTAINING 0.828 ACRES, MORE OR LESS.

PARCEL 'B' (PIN #1758-58-2090)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE MARKING THE SOUTHWEST CORNER OF PARCEL 2 AS SAID PARCEL IS DESCRIBED IN DEED BOOK 15498, PAGE 1302, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2 S89°45'02"E 399.74' TO THE SOUTHWEST RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD (S.R. 2051); THENCE CONTINUING S89°45'02"E 200.72' TO THE NORTHWEST CORNER OF LOT 2-4 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP.", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 2-4 S37°53'38"E 39.01' TO A FOUND BENT IRON PIPE AT AN ANGLE POINT IN THE SOUTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD; THENCE CONTINUING S37°53'38"E 454.70' TO A FOUND IRON PIPE AT AN ANGLE POINT IN THE NORTHWEST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE CONTINUING S37°53'38"E 45.31' TO THE CENTERLINE OF LOUISBURG ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3,750.00', THROUGH A CENTRAL ANGLE OF 08°13'06", AN ARC LENGTH OF 537.89' AND BEING SUBTENDED BY A CHORD BEARING S41°12'09"W 537.43'; THENCE LEAVING SAID CENTERLINE, ALONG THE NORTHEAST LINE OF LOTS 1 AND 2 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "SURVEY FOR GRAND PARK PROPERTIES, LOTS 1 AND 2", BY CAWTHORNE, MOSS & PANCIERA, P.C., DATED OCTOBER 7, 1998 AND RECORDED IN BOOK OF MAPS 1999, PAGE 1039, WAKE COUNTY RECORDS, N49°16'09"W 479.09' TO A FOUND IRON PIPE MARKING AN ANGLE POINT IN SAID LOT 2; THENCE CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 2 N66°40'58"W 215.40' TO A FOUND IRON PIPE AT THE NORTHWEST CORNER THEREOF, SAID PIPE ALSO BEING ON THE EAST LINE OF TRACT #3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "W. H. MARSHALL ESTATE", BY C. W. RUSSUM, RLS, DATED JULY, 1961 AND RECORDED IN BOOK OF MAPS 1961, PAGE 97, WAKE COUNTY RECORDS; THENCE ALONG SAID EAST LINE OF TRACT 3 N01°36'18"W 428.68' TO THE POINT OF BEGINNING.

THIS PARCEL IS THE SAME AS LOT 2-3 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP.", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS.

CONTAINING 11.168 ACRES, MORE OR LESS.

NEW LEGAL DESCRIPTIONS

PARCEL 'C' (PIN #1758-56-8976)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE MARKING THE NORTHEAST CORNER OF TRACT 2 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION MAP OF BOBBY L. MURRAY TRUST, TRACTS 1+2", BY KENNETH CLOSE, INC., DATED NOVEMBER 7, 2002 AND RECORDED IN BOOK OF MAPS 2005, PAGES 1195 AND 1196, WAKE COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID TRACT 2 N75°27'01"W 704.12' TO A FOUND IRON PIPE ON THE SOUTHEAST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE CONTINUING N75°27'01"W 32.34' TO THE CENTERLINE OF LOUISBURG ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD N36°33'22"E 1,116.98'; THENCE CONTINUING ALONG SAID CENTERLINE, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3,750.00', THROUGH A CENTRAL ANGLE OF 18°18'05", AN ARC LENGTH OF 1,197.82' AND BEING SUBTENDED BY A CHORD BEARING N45°42'25"E 1,192.73'; THENCE LEAVING SAID CENTERLINE S89°44'38"E 134.33' TO AN ANGLE POINT IN THE SOUTHWEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DEED BOOK 6821, PAGE 005, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTHWEST LINE OF SAID PARCEL AND ALONG THE WEST LINE OF WALL CREEK SUBDIVISION, PHASES 2, 4 AND 5-A AS RECORDED IN BOOK OF MAPS 1997, PAGE 1162, BOOK OF MAPS 2001, PAGE 628 AND BOOK OF MAPS 2002, PAGE 825, WAKE COUNTY RECORDS, S03°05'32"W 2,131.93' TO A POINT ON THE NORTH LINE OF CARLTON POINTE SUBDIVISION, PHASE 1 AS RECORDED IN BOOK OF MAPS 2008, PAGES 5 TO 10, WAKE COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF CARLTON POINTE SUBDIVISION N75°27'01"W 852.86' TO THE POINT OF BEGINNING.

THIS PARCEL IS THE SAME AS TRACTS 2A AND 3 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995 AND RECORDED IN BOOK OF MAPS 1995, PAGE 2034, WAKE COUNTY RECORDS.

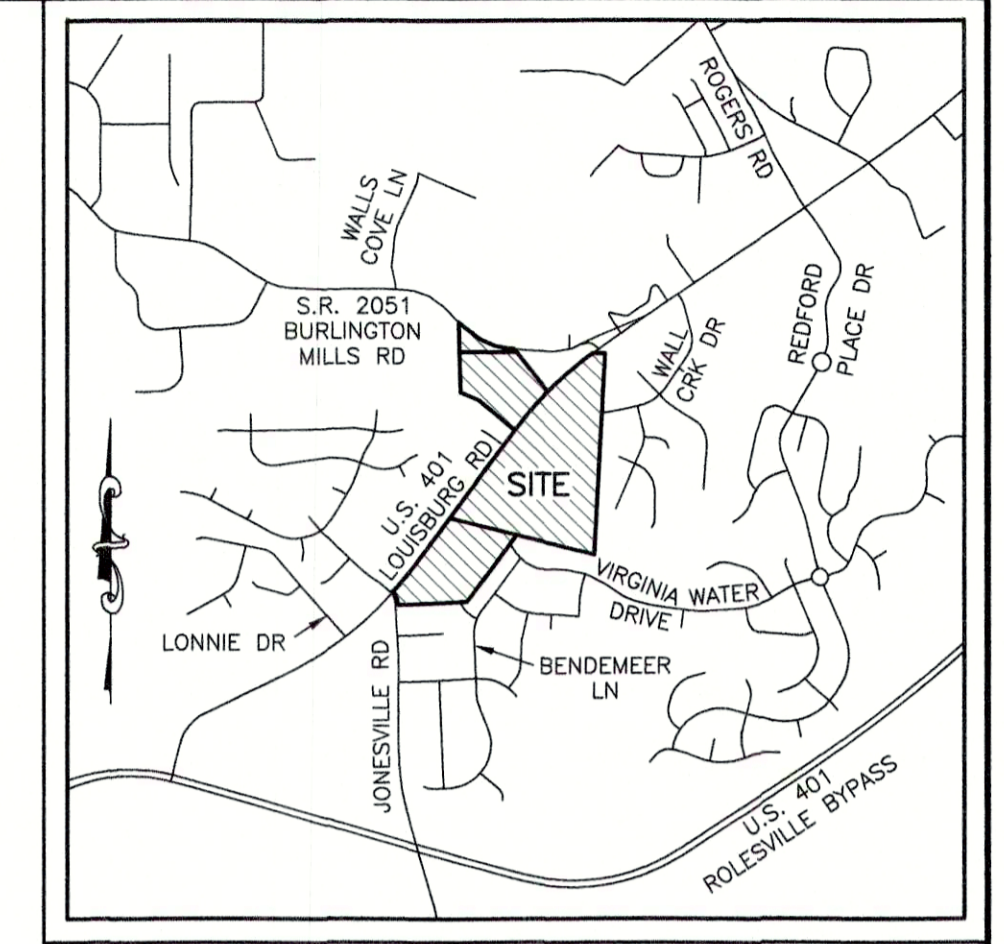
CONTAINING 44.100 ACRES, MORE OR LESS.

PARCEL 'D' (PIN #1758-45-8905)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE ON THE SOUTH LINE OF TRACT 3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995 AND RECORDED IN BOOK OF MAPS 1995, PAGE 2034, WAKE COUNTY RECORDS, SAID PIPE ALSO BEING AN ANGLE POINT IN THE NORTHWEST LINE OF CARLTON POINTE SUBDIVISION, PHASE 1 AS RECORDED IN BOOK OF MAPS 2008, PAGES 5 TO 10, WAKE COUNTY RECORDS; THENCE ALONG THE NORTHWEST LINE OF SAID CARLTON POINTE SUBDIVISION S36°44'45"W 877.98' TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID NORTHWEST LINE AND ALONG THE NORTH LINE OF LOTS 1, 2 AND 3 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION PLAT FOR BARRETT VENTURES, LLC", BY CAWTHORNE, MOSS & PANCIERA, P.C., DATED APRIL 4, 2007 AND RECORDED IN BOOK OF MAPS 2008, PAGE 702, WAKE COUNTY RECORDS, S87°10'58"W 737.24' TO AN ANGLE POINT IN THE EAST RIGHT OF WAY LINE OF JONESVILLE ROAD (S.R. 2226) AND THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED BOOK 13993, PAGE 2591, WAKE COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID PARCEL N02°07'15"W 48.32'; THENCE CONTINUING ALONG SAID EAST LINE, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 123.92', THROUGH A CENTRAL ANGLE OF 30°27'05", AN ARC LENGTH OF 65.86' AND BEING SUBTENDED BY A CHORD BEARING N17°21'49"W 65.09' TO THE EAST RIGHT OF WAY LINE OF JONESVILLE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE N03°10'03"W 17.67' TO THE SOUTHEAST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE ALONG SAID SOUTHEAST RIGHT OF WAY LINE THE FOLLOWING EIGHT COURSES: (1) N41°10'16"E 41.30'; (2) N40°37'47"E 49.15'; (3) N39°31'43"E 50.83'; (4) N38°52'58"E 49.80'; (5) N38°22'04"E 50.40'; (6) N37°17'31"E 50.37'; (7) N36°44'45"E 304.20'; AND (8) N36°27'57"E 396.53' TO A FOUND IRON PIPE ON THE SOUTH LINE OF THE AFORESAID TRACT 3; THENCE ALONG SAID SOUTH LINE OF TRACT 3 S75°27'01"E 704.12' TO THE POINT OF BEGINNING.

CONTAINING 15.024 ACRES, MORE OR LESS.



VICINITY MAP SCALE: 1"=2000'

LEGEND

- (1) = RECORD DATA PER BM 1996 PG 1582
(2) = RECORD DATA PER BM 2011 PG 383
(3) = RECORD DATA PER BM 1995 PG 2034
(4) = RECORD DATA PER BM 2002 PG 825
(5) = RECORD DATA PER BM 2005 PG 1195-1196
(6) = RECORD DATA PER DB 13993 PG 2591
● = FOUND MONUMENT AS NOTED
○ = SET IRON PIN
+ = NCOS MONUMENT
* = DIMENSION POINT (NOTHING SET)
R = PROPERTY LINE
R/W = RIGHT OF WAY
C&G = CURB AND GUTTER
C&G = CABLE TV PEDESTAL
DI = DROP INLET
ELEC = ELECTRIC BOX
EM = ELECTRIC METER
F/O = FIBER OPTIC
FH = FIRE HYDRANT
GV = GAS VALVE
H = HAND BOX
LP = LIGHT POLE
PP = POWER POLE
G = GUY WIRE
RCP = REINFORCED CONCRETE PIPE
S.F. = SQUARE FEET (AREA)
S = SIGN
T = TRAFFIC SIGNAL POLE
SM = SANITARY SEWER MANHOLE
SFMV = SANITARY SEWER FORCE MAIN VALVE
SDM = STORM DRAIN MANHOLE
TEP = TELEPHONE PEDESTAL
TB = TRAFFIC BOX
WB = WATER BOX
WM = WATER METER
WMH = WATER MANHOLE
WV = WATER VALVE
W = WELL
X-WALK = PEDESTRIAN X-WALK POLE
E = ELECTRIC LINE
FM = SANITARY SEWER FORCE MAIN
FO = FIBER OPTIC LINE
G = GAS LINE
O-E = OVERHEAD ELECTRIC LINE
S = SANITARY SEWER LINE
T = TELEPHONE LINE
TV = CABLE TV LINE
W = WATER LINE

SURVEYOR'S CERTIFICATION:

TO WALLBROOK LANDCO, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND INVESTORS TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 7B1, 8, 9, 11, 13, 16 AND 17 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 6, 2020.

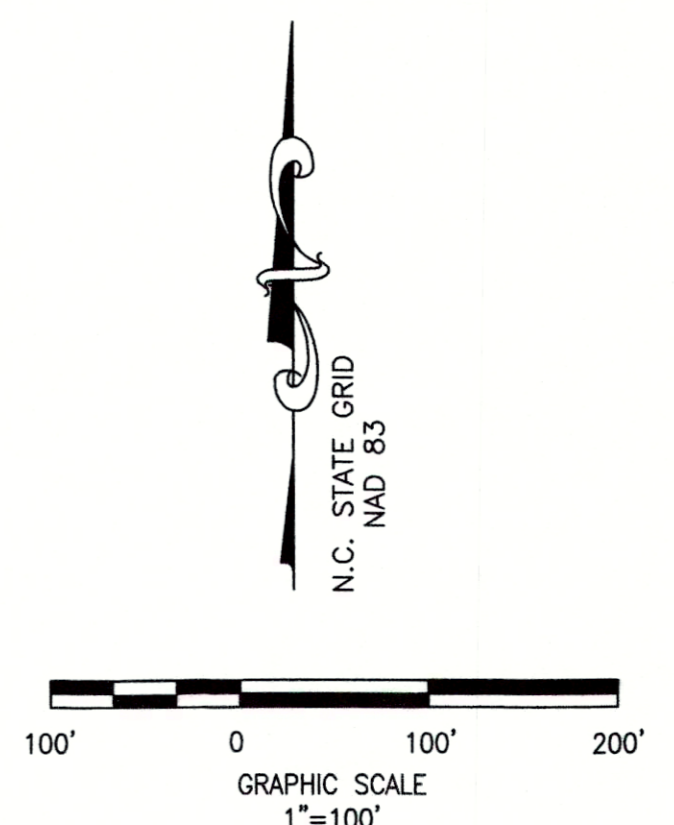
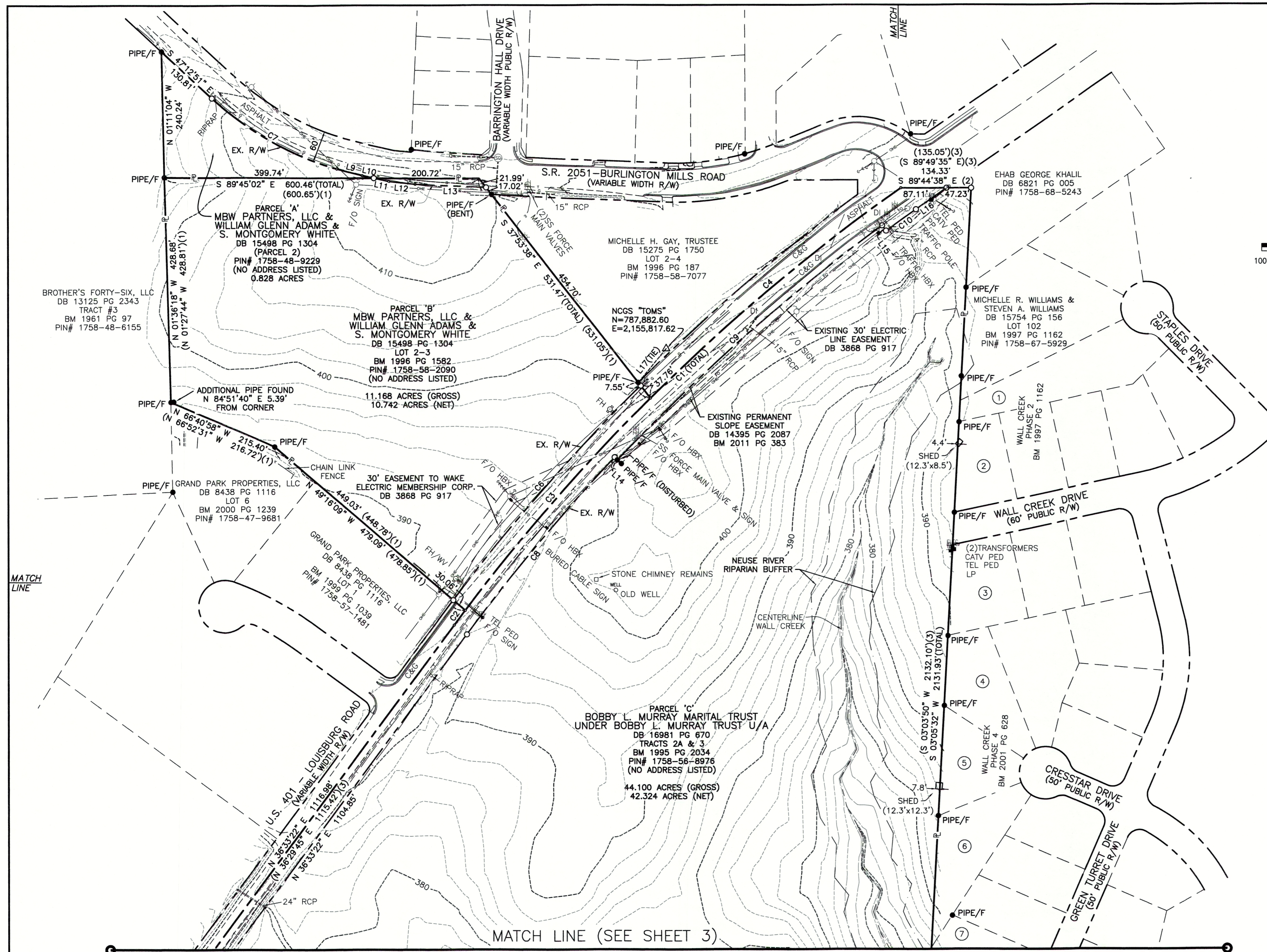
Signature of William T. Robbins, II, dated 10/1/2020. P.L.S. #L-4192



Logo for Johnson, Mirmiran & Thompson Engineering A Brighter Future. 9201 Arboretum Parkway, Suite 310 Richmond, Virginia 23236. Phone: (804)-323-9900, Fax: (804)-323-0596, Email: jmtvo@jmt-engineering.com

Table with 3 columns: REVISION #, DATE, REASON FOR REVISION. Row 1: 1, 10/01/2020, ADDED RIPARIAN BUFFER ALONG WALL CREEK

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR WALLBROOK LANDCO, LLC WAKE FOREST TOWNSHIP TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA. DRAWN BY: JSZ, PROJECT#: CHECKED BY: WTR, CONTRACT#: JMT#: 17-10946-001, DATE: 03/25/2020, SCALE: 1"=100', SHEET 1 OF 3



ADJOINING PROPERTY OWNERS

1. RODERICK BLACKWELL & CHRISTINE BLACKWELL
DB 8769 PG 1894
LOT 101
BM 1997 PG 1162
PIN# 1758-67-6836
2. CHARLES CULBERTSON & TERESA CULBERTSON
DB 17393 PG 896
LOT 96
BM 1997 PG 1162
PIN# 1758-67-4619
3. ANTONIO G. CATTARUZZA & SHEILA B. CATTARUZZA
DB 8149 PG 422
LOT 92
BM 1997 PG 1162
PIN# 1758-67-4416
4. JOHN DANIEL BONO, III & SABRINA MICHELE BONO
DB 13369 PG 2170
LOT 85
BM 2001 PG 628
PIN# 1758-67-4204
5. RONALD G. PATTERSON & LAURA A. PATTERSON
DB 10087 PG 2409
LOT 84
BM 2001 PG 628
PIN# 1758-67-4100
6. MICHAEL A. HADDER & JENNIFER H. HADDER
DB 16143 PG 2477
LOT 83
BM 2001 PG 628
PIN# 1758-66-3984
7. JOSEPH L. KEELEY, III & SARAH E. KEELEY
DB 10496 PG 1314
LOT 79
BM 2002 PG 825
PIN# 1758-66-4723

LEGEND

- (1) = RECORD DATA PER BM 1996 PG 1582
 - (2) = RECORD DATA PER BM 2011 PG 383
 - (3) = RECORD DATA PER BM 1995 PG 2034
 - (4) = RECORD DATA PER BM 2002 PG 825
 - (5) = RECORD DATA PER BM 2005 PG 1195-1196
 - (6) = RECORD DATA PER DB 13993 PG 2591
 - = FOUND MONUMENT AS NOTED
 - = SET IRON PIN
 - △ = NCGS MONUMENT
 - = DIMENSION POINT (NOTHING SET)
 - ▭ = PROPERTY LINE
 - R/W = RIGHT OF WAY
- C&G = CURB AND GUTTER
 - CAV = CABLE TV PEDESTAL
 - DI = DROP INLET
 - ELEC = ELECTRIC BOX
 - EM = ELECTRIC METER
 - F/O = FIBER OPTIC
 - FH = FIRE HYDRANT
 - GV = GAS VALVE
 - HBX = HAND BOX
 - LP = LIGHT POLE
 - PP = POWER POLE
 - ← = GUY WIRE
 - RCP = REINFORCED CONCRETE PIPE
 - S.F. = SQUARE FEET (AREA)
 - SIGN = SIGN
 - TRAF = TRAFFIC SIGNAL POLE
 - SS = SANITARY SEWER MANHOLE
 - SSM = SANITARY SEWER FORCE MAIN VALVE
 - SDM = STORM DRAIN MANHOLE
 - TELE = TELEPHONE PEDESTAL
 - TRAF = TRAFFIC BOX
 - WB = WATER BOX
 - WM = WATER METER
 - WMH = WATER MANHOLE
 - WV = WATER VALVE
 - WELL = WELL
 - PE = PEDESTRIAN X-WALK POLE
 - E = ELECTRIC LINE
 - SSM = SANITARY SEWER FORCE MAIN
 - F/O = FIBER OPTIC LINE
 - G = GAS LINE
 - OE = OVERHEAD ELECTRIC LINE
 - S = SANITARY SEWER LINE
 - T = TELEPHONE LINE
 - TV = CABLE TV LINE
 - W = WATER LINE

LINE	BEARING	DISTANCE
L1	N 02°07'15" W	48.32'
L2	N 03°10'03" W	17.67'
L3	N 41°10'16" E	41.30'
L4	N 40°37'47" E	49.15'
L5	N 39°31'43" E	50.83'
L6	N 38°52'58" E	49.80'
L7	N 38°22'04" E	50.40'
L8	N 37°17'31" E	50.37'
L9	S 75°02'10" E	50.12'
L10	S 77°31'31" E	22.85'
L11	S 77°31'31" E	29.16'
L12	S 84°03'28" E	50.67'
L13	S 87°10'20" E	135.52'
L14	S 46°39'44" E	7.50'
L15	S 36°12'58" E	12.50'
L16	N 55°13'38" E	70.99'
L17	N 39°21'58" E	83.92'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1197.82'	3750.00'	18°18'05"	S 45°42'25" W	1192.73'
C2	35.15'	3750.00'	0°32'13"	S 36°49'29" W	35.15'
C3	537.89'	3750.00'	8°13'06"	S 41°12'09" W	537.43'
C4	624.78'	3750.00'	9°32'45"	S 50°05'04" W	624.06'
C5	65.86'	123.92'	30°27'05"	S 17°21'49" E	65.09'
C6	543.86'	3780.00'	8°14'37"	S 41°14'38" W	543.40'
C7	276.12'	600.00'	26°22'04"	N 60°23'53" W	273.69'
C8	440.32'	3720.00'	6°46'55"	S 39°56'50" W	440.07'
C9	675.86'	3712.50'	10°25'52"	S 48°33'13" W	674.95'
C10	70.31'	3700.00'	1°05'20"	S 54°18'48" W	70.31'

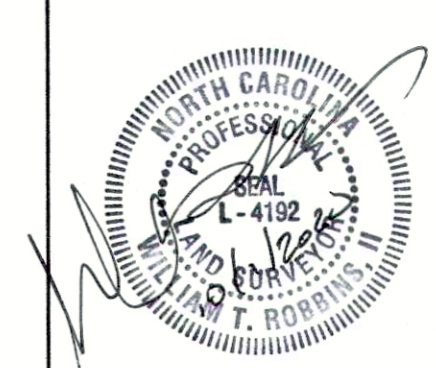
(R=3750.00', L=1199.06')(3)

JMT JOHNSON, MIRMIRAN & THOMPSON
 Engineering A Brighter Future
 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmtva@jmt-engineering.com

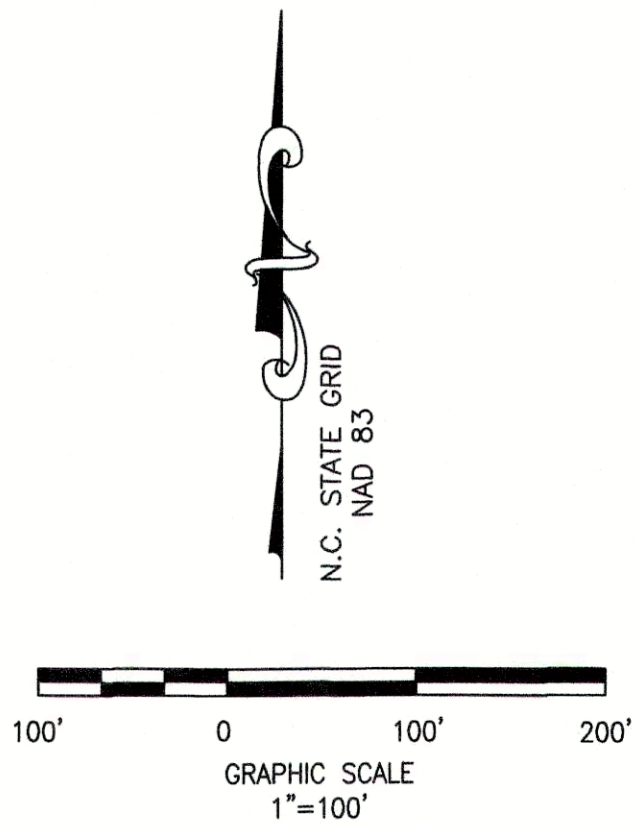
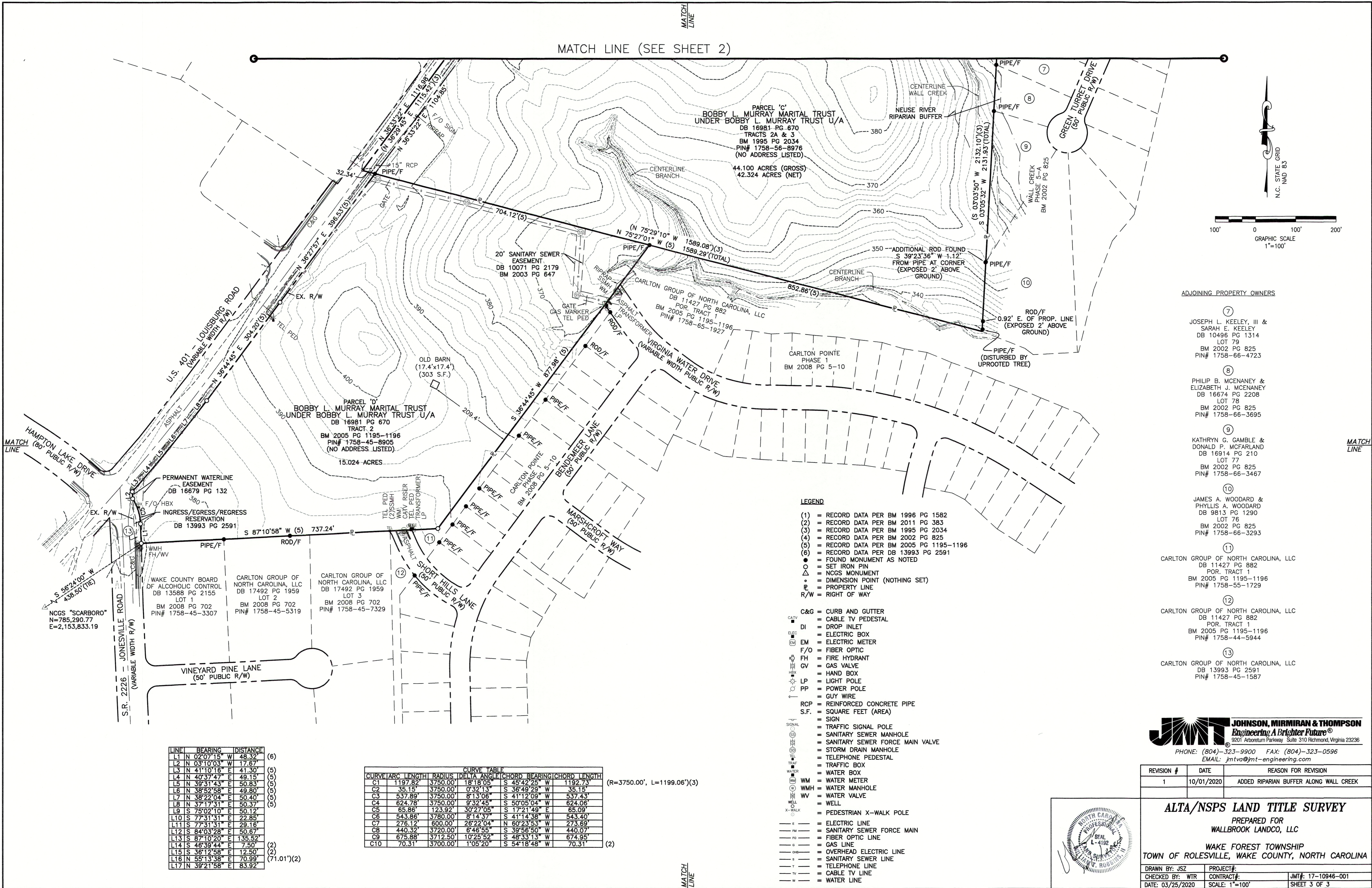
REVISION #	DATE	REASON FOR REVISION
1	10/01/2020	ADDED RIPARIAN BUFFER ALONG WALL CREEK

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
WALLBROOK LANDCO, LLC
 WAKE FOREST TOWNSHIP
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ PROJECT#: JMT# 17-10946-001
 CHECKED BY: WTR CONTRACT#: SHEET 2 OF 3
 DATE: 03/25/2020 SCALE: 1"=100'



MATCH LINE (SEE SHEET 2)



ADJOINING PROPERTY OWNERS

- 7 JOSEPH L. KEELEY, III & SARAH E. KEELEY
DB 10496 PG 1314
LOT 79
BM 2002 PG 825
PIN# 1758-66-4723
- 8 PHILIP B. MCENANEY & ELIZABETH J. MCENANEY
DB 16674 PG 2208
LOT 78
BM 2002 PG 825
PIN# 1758-66-3695
- 9 KATHRYN G. GAMBLE & DONALD P. MCFARLAND
DB 16914 PG 210
LOT 77
BM 2002 PG 825
PIN# 1758-66-3467
- 10 JAMES A. WOODARD & PHYLLIS A. WOODARD
DB 9813 PG 1290
LOT 76
BM 2002 PG 825
PIN# 1758-66-3293
- 11 CARLTON GROUP OF NORTH CAROLINA, LLC
DB 11427 PG 882
POR. TRACT 1
BM 2005 PG 1195-1196
PIN# 1758-55-1729
- 12 CARLTON GROUP OF NORTH CAROLINA, LLC
DB 11427 PG 882
POR. TRACT 1
BM 2005 PG 1195-1196
PIN# 1758-44-5944
- 13 CARLTON GROUP OF NORTH CAROLINA, LLC
DB 13993 PG 2591
PIN# 1758-45-1587

LEGEND

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- (2) = RECORD DATA PER BM 2011 PG 383
- (3) = RECORD DATA PER BM 1995 PG 2034
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- C&G = CURB AND GUTTER
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- ELEC = ELECTRIC BOX
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- HB = HAND BOX
- LP = LIGHT POLE
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- GUY = GUY WIRE
- RCP = REINFORCED CONCRETE PIPE
- S.F. = SQUARE FEET (AREA)
- SIGN = SIGN
- TRAFFIC = TRAFFIC SIGNAL POLE
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- SSFMV = SANITARY SEWER FORCE MAIN VALVE
- SDM = STORM DRAIN MANHOLE
- TELEPHONE = TELEPHONE PEDESTAL
- TRAF = TRAFFIC BOX
- WATER = WATER BOX
- WM = WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- WELL = WELL
- X-WALK = PEDESTRIAN X-WALK POLE
- E = ELECTRIC LINE
- FM = SANITARY SEWER FORCE MAIN
- FO = FIBER OPTIC LINE
- G = GAS LINE
- OHE = OVERHEAD ELECTRIC LINE
- S = SANITARY SEWER LINE
- T = TELEPHONE LINE
- TV = CABLE TV LINE
- W = WATER LINE

LINE	BEARING	DISTANCE	(6)
L1	N 02°07'15" W	48.32'	(6)
L2	N 03°10'03" W	17.67'	(5)
L3	N 41°10'16" E	41.30'	(5)
L4	N 40°37'47" E	49.15'	(5)
L5	N 39°31'43" E	50.83'	(5)
L6	N 38°52'58" E	49.80'	(5)
L7	N 38°22'04" E	50.40'	(5)
L8	N 37°17'31" E	50.37'	(5)
L9	S 75°02'10" E	50.12'	(5)
L10	S 77°31'31" E	22.85'	(2)
L11	S 77°31'31" E	29.16'	(2)
L12	S 84°03'28" E	50.67'	(2)
L13	S 87°10'20" E	135.52'	(2)
L14	S 46°39'44" E	7.50'	(2)
L15	S 36°12'58" E	12.50'	(2)
L16	N 55°13'38" E	70.99'	(2)
L17	N 39°21'58" E	83.92'	(2)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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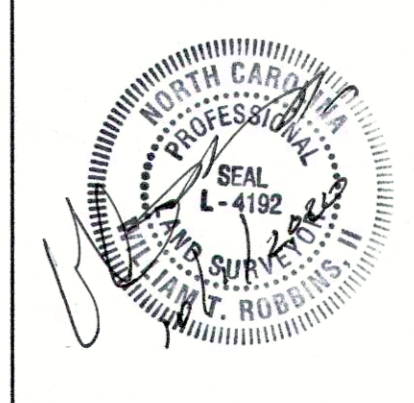
(R=3750.00', L=1199.06')(3)

JMT JOHNSON, MIRMIRAN & THOMPSON
Engineering A Brighter Future
 9201 Arboretum Parkway, Suite 310 Richmond, Virginia 23236
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmtvo@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION
1	10/01/2020	ADDED RIPARIAN BUFFER ALONG WALL CREEK

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
WALLBROOK LANDCO, LLC
 WAKE FOREST TOWNSHIP
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ PROJECT#: JMT#: 17-10946-001
 CHECKED BY: WTR CONTRACT#: JMT#: 17-10946-001
 DATE: 03/25/2020 SCALE: 1"=100' SHEET 3 OF 3



Excise Tax: \$0.00

Tax ID No.: 0224145 and 92211

Prepared by: Longleaf Law Partners (LPC), 2235 Gateway Access Point, Suite 201, Raleigh, NC
27607

Return to: Grantee

Brief Description for the Index

Lots 2-3, 10.723 ac. BM 1996-1582; and 8/10 ac.

NORTH CAROLINA NON-WARRANTY DEEDTHIS DEED is made as of this 27th day of March, 2020, by and between

GRANTOR	GRANTEE
MBW PARTNERS, LLC , a North Carolina limited liability company WILLIAM GLENN ADAMS SYDNOR MONTGOMERY WHITE, JR. SALLY M. ADAMS NANCY HANES WHITE	WALLBROOK LANDCO LLC , a North Carolina limited liability company with a mailing address of: c/o J. Austin Williams 4700 Six Forks Road, Suite 150 Raleigh, NC 27609
with a mailing address of: c/o White Oak Commercial 403 E. Six Forks Road Raleigh, NC 27609	

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land (the "Property") situated in the Town of Rolesville, Wake County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Submitted electronically by "The Pryzwansky Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described. Grantors Sally M. Adams and Nancy Hanes White sign this deed solely and exclusively to waive and release any marital interest and rights, now existing or hereafter acquired, in the property hereinabove described and hereby conveyed to Grantee.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has hereunto set its hand the day and year first above written.

GRANTOR:

MBW PARTNERS LLC, a North Carolina limited liability company

By: [Signature]
Name: William M. White
Title: Manager

STATE OF North Carolina
COUNTY OF Wake

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: William M. White.

This the 23rd day of March, 2020.

My Commission Expires:

11-3-2024

[Signature]
Notary Public
Print Name: Cynthia H. Russell

[Affix Notary Stamp or Seal]

CYNTHIA H RUSSELL
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Nov. 3, 2024

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

William Glenn Adams
WILLIAM GLENN ADAMS

STATE OF NC

COUNTY OF WAKE

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: William Glenn Adams.

This the 24 day of March, 2020.

My Commission Expires: MARCH 2, 2022

Peter Walczyk
Notary Public
Print Name: PETER WALCZYK

[Affix Notary Stamp or Seal]

PETER WALCZYK
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires March 2, 2022

Sally M. Adams
SALLY M. ADAMS

STATE OF NC

COUNTY OF WAKE

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Sally M. Adams.

This the 24 day of March, 2020.

My Commission Expires: MARCH 2, 2022

Peter Walczyk
Notary Public
Print Name: PETER WALCZYK

[Affix Notary Stamp or Seal]
PETER WALCZYK
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires March 2, 2022

STAMPED: CONTINUE ON FOLLOWING PAGE]

Sydnor M. White, Jr.
SYDNOR MONTGOMERY WHITE, JR.

STATE OF North Carolina
COUNTY OF Wake

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Sydnor Montgomery White, Jr.

This the 24th day of March, 2020.

My Commission Expires:

11-3-2024

Cynthia H Russell
Notary Public
Print Name: Cynthia H. Russell

[Affix Notary Stamp or Seal]

CYNTHIA H RUSSELL
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Nov. 3, 2024

Nancy Hanes White
NANCY HANES WHITE

STATE OF North Carolina
COUNTY OF Wake

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Nancy Hanes White.

This the 24th day of March, 2020.

My Commission Expires:

11-3-2024

Cynthia H Russell
Notary Public
Print Name: Cynthia H. Russell

[Affix Notary Stamp or Seal]

CYNTHIA H RUSSELL
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Nov. 3, 2024

Parcel 1 (PIN #1758-48-9229)

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe marking the northwest corner of Lot 2-3 as said lot is shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty, Tracts 2-2 & 2-3, Twitty Prop.", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995, revised January 12, 1996 and recorded in Book of Maps 1996, Page 1582, Wake County Records, said pipe also being on the east line of Tract #3 as said tract is shown and so designated on that certain plat entitled "W. H. Marshall Estate", by C. W. Russum, RLS, dated July, 1961 and recorded in Book of Maps 1961, Page 97, Wake County Records; thence along said east line of Tract 3 N01°11'04"W 240.24' to an iron pipe on the southwest right of way line of Burlington Mills Road (S.R. 2051); thence along said southwest right of way line the following four courses: (1) S47°12'51"E 130.81'; (2) along the arc of a tangent curve to the left, concave to the northeast, having a radius of 600.00', through a central angle of 26°22'04", an arc length of 276.12' and being subtended by a chord bearing S60°23'53"E 273.69'; (3) S75°02'10"E 50.12'; and (4) S77°31'31"E 22.85' to the north line of aforesaid Lot 2-3; thence along said north line of Lot 2-3 N89°45'02"W 399.74' to the point of beginning.

Containing 0.828 acres, more or less.

Parcel 2 (PIN #1758-58-2090)

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe marking the southwest corner of Parcel 2 as said parcel is described in Deed Book 15498, Page 1302, Wake County Records; thence along the south line of said Parcel 2 S89°45'02"E 399.74' to the southwest right of way line of Burlington Mills Road (S.R. 2051); thence continuing S89°45'02"E 200.72' to the northwest corner of Lot 2-4 as said lot is shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty, Tracts 2-2 & 2-3, Twitty Prop.", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995, revised January 12, 1996 and recorded in Book of Maps 1996, Page 1582, Wake County Records; thence along the southwest line of said Lot 2-4 S37°53'38"E 39.01' to a found bent iron pipe at an angle point in the south right of way line of Burlington Mills Road; thence continuing S37°53'38"E 454.70' to a found iron pipe at an angle point in the northwest right of way line of Louisburg Road (U.S. 401); thence continuing S37°53'38"E 45.31' to the centerline of Louisburg Road; thence along the centerline of said road, along the arc of a curve to the left, concave to the southeast, having a radius of 3,750.00', through a central angle of 08°13'06", an arc length of 537.89' and being subtended by a chord bearing S41°12'09"W 537.43'; thence leaving said centerline, along the northeast line of Lots 1 and 2 as said lots are shown and so designated on that certain plat entitled "Survey for Grand Park Properties, Lots 1 and 2", by Cawthorne, Moss & Panciera, P.C., dated October 7, 1998 and recorded in Book of Maps 1999, Page 1039, Wake County Records, N49°16'09"W 479.09' to a found iron pipe marking an angle point in said Lot 2; thence continuing along the northeast line of said Lot 2 N66°40'58"W 215.40' to a found iron pipe at the northwest corner thereof, said pipe also being on the east line of Tract #3 as said tract is shown and so designated on that

certain plat entitled "W. H. Marshall Estate", by C. W. Russum, RLS, dated July, 1961 and recorded in Book of Maps 1961, Page 97, Wake County Records; thence along said east line of Tract 3 N01°36'18"W 428.68' to the point of beginning.

This parcel is the same as Lot 2-3 as shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty, Tracts 2-2 & 2-3, Twitty Prop.", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995, revised January 12, 1996 and recorded in Book of Maps 1996, Page 1582, Wake County Records.

Containing 11.168 acres, more or less.

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier Nos. 0076635 and 0076667 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Weatherspoon & Voltz, LLP, without benefit of title examination

Brief description for the Index: _____

THIS DEED made this 30th day of September, 2020, by and between
GRANTOR GRANTEE

BOBBY L. MURRAY MARITAL TRUST UNDER BOBBY L. MURRAY TRUST U/A DATED DECEMBER 13, 2000, AS AMENDED MAY 13, 2003 AND AUGUST 1, 2003

P.O. Box 40639, Raleigh, North Carolina 27629

WALLBROOK LANDCO LLC,
a North Carolina limited liability company

c/o Crosland Southeast
4700 Six Forks Road, Ste 150
Raleigh, NC 27609

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, all that certain lot, parcel of land or condominium unit situated in the Town of Rolesville, Wake County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16981, Page 670, Wake County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

[Signature page to Nonwarranty Deed]

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

GRANTOR:

BOBBY L. MURRAY MARITAL TRUST UNDER (SEAL)
BOBBY L. MURRAY TRUST U/A DATED DECEMBER 13, 2000,
AS AMENDED MAY 13, 2003 AND AUGUST 1, 2003

By: J. Brent King (SEAL)
J. Brent King, Co-Trustee of the Trust

STATE OF NORTH CAROLINA

WAKE COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated: J. Brent King, Co-Trustee.

Date: 21st day of September, 2020

Elizabeth W. Voltz
Printed Name of Notary: Elizabeth W. Voltz

[official seal]



My commission expires: 10/16/2021

[Signature page to Nonwarranty Deed]

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

BOBBY L. MURRAY MARITAL TRUST UNDER (SEAL)
BOBBY L. MURRAY TRUST U/A DATED DECEMBER 13, 2000,
AS AMENDED MAY 13, 2003 AND AUGUST 1, 2003

By: BRANCH BANKING AND TRUST COMPANY,
Co-Trustee of the Trust

By: William S. Crows III (SEAL)
Printed Name: William S. Crows III
Title: Senior Vice President

STATE OF NORTH CAROLINA

WAKE COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated: William S. Crows III
Senior Vice President of Branch Banking and Trust Company, Co-Trustee.

Date: 21st day of September, 2020

Elizabeth W. Voltz
Printed Name of Notary: Elizabeth W. Voltz

[official seal]

My commission expires: 10/16/2021



Exhibit A

Property Description

TRACT 1 (PIN 1758-56-8976)

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe marking the northeast corner of Tract 2 as said tract is shown and so designated on that certain plat entitled "Recombination Map of Bobby L. Murray Trust, Tracts 1+2", by Kenneth Close, Inc., dated November 7, 2002 and recorded in Book of Maps 2005, Pages 1195 and 1196, Wake County Records; thence along the north line of said Tract 2 N75°27'01"W 704.12' to a found iron pipe on the southeast right of way line of Louisburg Road (U.S. 401); thence continuing N75°27'01"W 32.34' to the centerline of Louisburg Road; thence along the centerline of said road N36°33'22"E 1,116.98' to a point; thence continuing along said centerline, along the arc of a tangent curve to the right, concave to the southeast, having a radius of 3,750.00', through a central angle of 18°18'05", an arc length of 1,197.82' and being subtended by a chord bearing N45°42'25"E 1,192.73' to a point; thence leaving said centerline S89°44'38"E 134.33' to an angle point in the southwest line of that certain parcel described in Deed Book 6821, Page 005, Wake County Records; thence along the southwest line of said parcel and along the west line of Wall Creek Subdivision, Phases 2, 4 and 5-A as recorded in Book of Maps 1997, Page 1162, Book of Maps 2001, Page 628 and Book of Maps 2002, Page 825, Wake County Records, S03°05'32"W 2,131.93' to a point on the north line of Carlton Pointe Subdivision, Phase I as recorded in Book of Maps 2008, Pages 5 to 10, Wake County Records; thence along said north line of Carlton Pointe Subdivision N75°27'01"W 852.86' to the point of beginning.

This parcel is the same as Tracts 2A and 3 as shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995 and recorded in Book of Maps 1995, Page 2034, Wake County Records.

Containing 44.100 acres, more or less, as shown on that certain ALTA/NSPS Land Title Survey dated March 25, 2020, prepared for Wallbrook Landco LLC, and prepared by Johnson, Mirmiran & Thompson (JMT # 17-10946-001).

TRACT 2 (PIN 1758-45-8905)

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe on the south line of Tract 3 as said tract is shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995 and recorded in Book of Maps 1995, Page 2034, Wake County Records, said pipe also being an angle point in the northwest line of Carlton Pointe Subdivision, Phase I as recorded in Book of Maps 2008, Pages 5 to 10, Wake County Records; thence along the northwest line of said Carlton Pointe Subdivision S36°44'45"W 877.98' to an angle point; thence continuing along said northwest line and along the north line of Lots 1, 2 and 3 as said lots are shown and so designated on that certain plat entitled "Subdivision Plat for Barrett Ventures, LLC", by Cawthorne, Moss & Panciera, P.C., dated April 4, 2007 and recorded in Book of Maps 2008, Page 702, Wake County Records, S87°10'58"W 737.24' to an angle point in the east right of way line of Jonesville Road (S.R. 2226) and the southeast corner of that certain parcel described in Deed Book 13993, Page 2591, Wake County Records; thence along the east line of said parcel N02°07'15"W 48.32'; thence continuing along said east line, along the arc of a curve to the left, concave to the west, having a radius of 123.92', through a central angle of 30°27'05", an arc length of 65.86' and being subtended by a chord bearing N17°21'49"W 65.09' to the east right of way line of Jonesville Road; thence along said east right of way line N03°10'03"W 17.67' to the southeast right of way line of Louisburg Road (U.S. 401); thence along said southeast right of way line the following eight courses: (1) N41°10'16"E 41.30'; (2) N40°37'47"E 49.15'; (3) N39°31'43"E 50.83'; (4) N38°52'58"E 49.80'; (5) N38°22'04"E 50.40'; (6) N37°17'31"E 50.37'; (7) N36°44'45"E 304.20'; and (8) N36°27'57"E 396.53' to a found iron pipe on the south line of the aforesaid Tract 3; thence along said south line of Tract 3 S75°27'01"E 704.12' to the point of beginning.

Containing 15.024 acres, more or less, as shown on that certain ALTA/NSPS Land Title Survey dated March 25, 2020, prepared for Wallbrook Landco LLC, and prepared by Johnson, Mirmiran & Thompson (JMT # 17-10946-001).

**NORTH CAROLINA
 SPECIAL WARRANTY DEED**

Excise Tax: \$ 4,089.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 0224130

Mail after recording to: Grantee

This instrument was prepared by: Horsley Law Firm, PA. without title examination and no advice given.

THIS DEED made this 29th day of September, 2020 by and between

GRANTOR

Gary R. Paris, Trustee of the Gary R. Paris Revocable Trust dated the 31st day of May, 2001, as amended
 Anne T. Paris, Trustee of the Anne T. Paris Revocable Trust dated the 21st day of May, 2001, as amended
 10101 Whitestone Road, Raleigh, NC 27615

GRANTEE

WALLBROOK LANDCO LLC

Mailing Address:

121 WEST TRADE STREET, Ste. 2550
 CHARLOTTE NC 28202

Property Address: 0 S. Main Street, Rolesville, NC 27541

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, all 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:

BEING all of Lot 2-1 of that plat entitled "Preliminary Subdivision Plan and Recombination Survey for Tommy Twitty", a copy of which is recorded in Book of Maps 1996, Page 187, Wake County Registry.

Submitted electronically by "The Pryzwansky Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Wake County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 12634, Page 2473.

A map showing the above described property is recorded in Book of Maps 1996, Page 187.

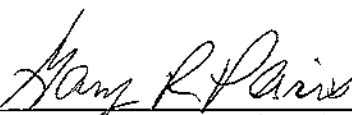
The above described property does NOT include the primary residence of the Grantor.

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.

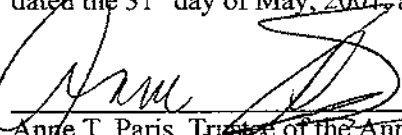
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all exceptions listed on Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.



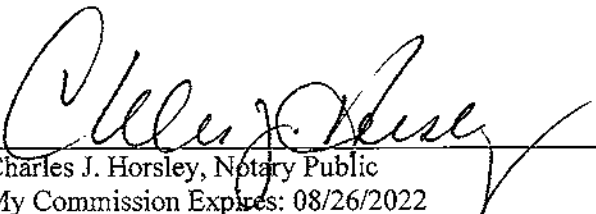
(SEAL)
Gary R. Paris, Trustee of the Gary R. Paris Revocable Trust
dated the 31st day of May, 2001, as amended



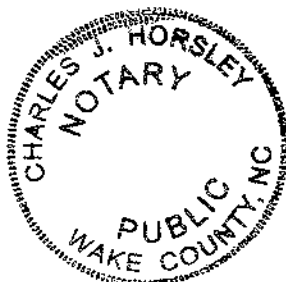
(SEAL)
Anne T. Paris, Trustee of the Anne T. Paris Revocable Trust
dated the 21st day of May, 2001, as amended

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Gary R. Paris, Trustee of the Gary R. Paris Revocable Trust dated the 31st day of May, 2001, as amended 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 29th day of September, 2020.

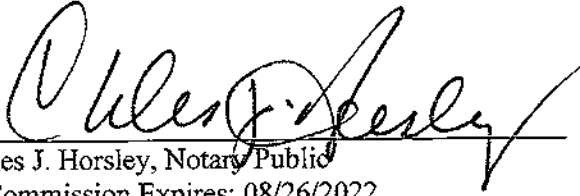


Charles J. Horsley, Notary Public
My Commission Expires: 08/26/2022

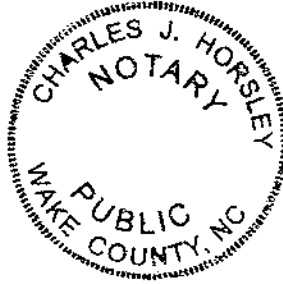


State of North Carolina - County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Anne T. Paris, Trustee of the Anne T. Paris Revocable Trust dated the 21st day of May, 2001, as amended 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 29th day of September, 2020.



Charles J. Horsley, Notary Public
My Commission Expires: 08/26/2022



CERTIFICATE OF SUFFICIENCY

ANX 21-06: Wallbrook

To the Board of Commissioners of the Town of Rolesville, North Carolina:

I, Robin E. Peyton, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area(s) proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Rolesville primary corporate limits as required by G.S. 160A-31.
- c. The petition is signed by all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Rolesville, this 26th day of January 2022.

Robin E. Peyton

Robin E. Peyton
Town Clerk