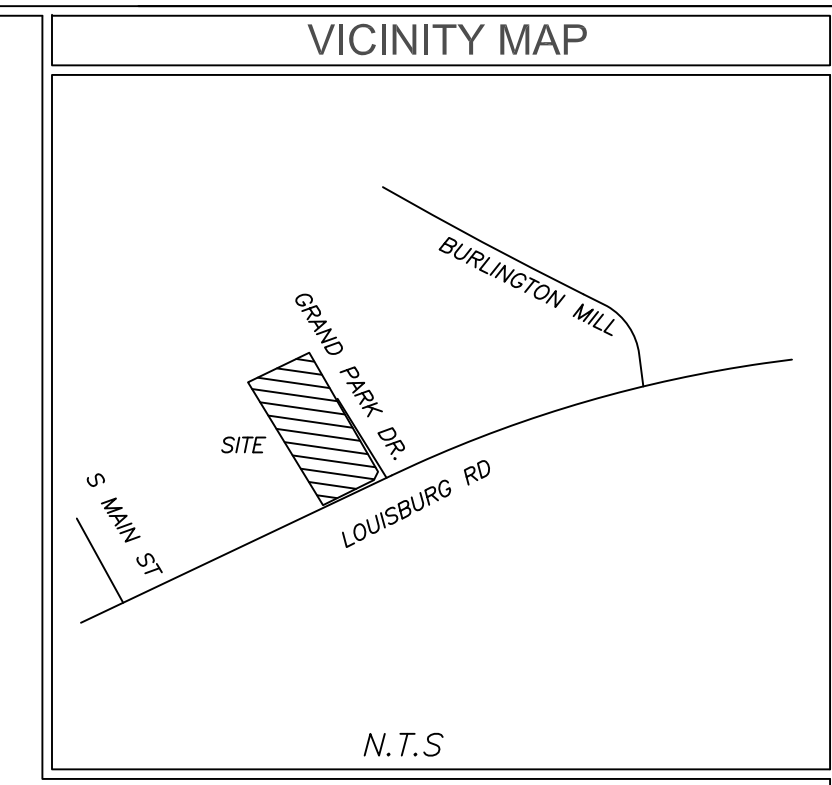


V1 - FSP-24-19

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	199.17'	199.20'	S 31°42'55" E	194°33'36"	191.83'
C2	25.01'	18.76'	18.32'	N 72°31'41" E	42°58'30"	9.85'
C3	25.01'	9.87'	9.80'	S 74°40'59" E	22°36'10"	5.00'
C4	170.00'	197.34'	197.22'	S 69°23'26" E	19°47'04"	48.79'



GENERAL NOTES

This property is in Zone X based on Flood Insurance Rate Map 3720175800K dated 07/19/2022. This determination was made by graphically determining the position of said site on said FIRM Map.

Contact proper Authorities Before building near utility lines, for easement width and restrictions. Underground Utilities are approximate and should be verified prior to any construction. Locations shown are approximate.

This survey has been prepared for the exclusive use of the person or entities named hereon. No express or implied warranties with respect to the information shown hereon is to be extended to any persons or entities other than those shown hereon.

Property Zoned GC-CZ
Setbacks to be verified by Engineer prior to development.

I, Michael S. Perdue certify that this plat was drawn under my supervision from an actual survey made under my supervision and is a portion property as shown in (DB. 8438, PG. 1116); that the ratio of precision as calculated 1: 20,000 + and was not adjusted; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration # and seal this 6th day of June 2023.

That this survey is of an existing parcel of land, existing structures and buildings and does not create a new street or change existing streets.

Michael S. Perdue
Michael S. Perdue, PLS# L-4322

Property PIN# 1758479244
Purpose of this plat is to sub divide parcel into two lots as shown hereon.

Survey Reference
(DB. 8438, PG. 1116)
(BM. 2000-01239)

OWNER INFORMATION
GRAND PARK PROPERTIES LLC
2636 WAT AVE
WAKE FOREST, NC 27587

LEGEND

- BOUNDARY CORNER
- EIP NIP IRON PIN FOUND IRON PIN SET
- EASEMENT LINE
- ADJOINING PROPERTY

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and describe hereon, which is in the subdivision jurisdiction of the Town of Rolesville and that I hereby adopt this plan of subdivision with my free consent and establish minimum building setback lines as noted.

Owner _____

Date _____

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.

Date _____

LDA, Town of Rolesville
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 _____

SUBDIVISION PLAT FOR

TWAS Properties LLC

TOWN: ROLESVILLE COUNTY: WAKE STATE: NORTH CAROLINA

DATE : 6/6/23 SCALE: 1:30

FIELD WORK: MSP DRAWN BY: MSP REVIEWED BY: MSP

MSP FILE: twarolesville MSP JOB#: 231820

Please provide grid coordinates for any corner per NC GS 47-30 (f). If establish with GPS, add GPS Systems survey certification 21 NCAC 56-1607

Add proper statement from GS 47-30 for subdivision

a. 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.

Remove the statement for existing

Please show gravel drive

Add temporary construction easement (if applicable) from BM 2003, PG 614 and DB 18987, PG 1849

Label all as existing or set

Note as "access and utility easement"

Please add firm license number

