

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.

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.

Rolesville, North Carolina

I, <u>Meredith Gruber</u>, 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.

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 25th day of Nov. 2024.

That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Michael S. Pérdue, PLS# L-4322

LOT TABLE

LOT 1

83782.48 Sq. Feet

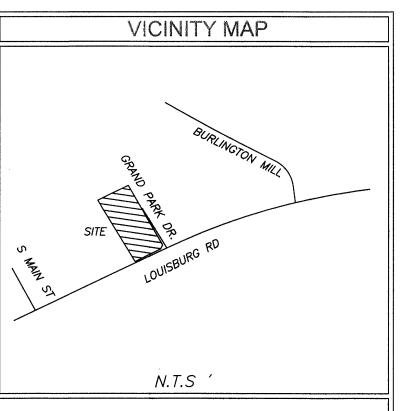
1.30 Acres Impervious Area

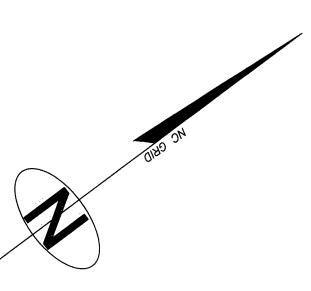
1.923 Acres

LOT 2

80785.81 Sq. Feet 1.855 Acres

0.07 Acres Impervious Area





GENERAL NOTES

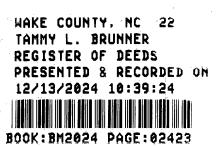
1) This property is in Zone X based on Flood Insurance Rate Map 3720175800K dated 07/19/2022. This determination was made by graphically determining the position of said site on said FIRM Map.

General Commercial Conditional Zoning (GC-CZ) District per Rezoning Application REZ-24-03, approved on 08-06-2024.

3) Property PIN# 1758479244

4) Purpose of this plat is to sub divide parcel into two lots as shown hereon.

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



LEGEND

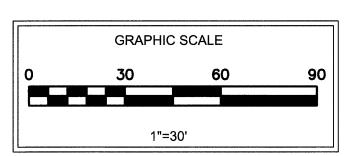
EASEMENT LINE

BOUNDARY CORNER IRON PIN FOUND IRON PIN SET

ADJOINING PROPERTY

OWNER INFORMATION

GRAND PARK PROPERTIES LLC 2636 WAIT AVE WAKE FOREST, NC 27587



& ASSOCIATES LAND SURVEYING, INC. 301 E HILLCREST DR. GREENVILLE SC, 29609 864-370-2232 WWW.MSPSURVEYING.COM FIRM NUMBER (C-2324)

TWAS Properties LLC

MSP FILE: twrolesville

MINOR FINAL SUBDIVISION

PLAT

NOWN: ROLESVILLE COUNTY: WAKE STATE: NORTH CAROLINA

DATE : 11/25/24 SCALE: 1:30 FIELD WORK: MSP DRAWN BY: MSP REVIEWED BY: MSP

MSP JOB# : 231820