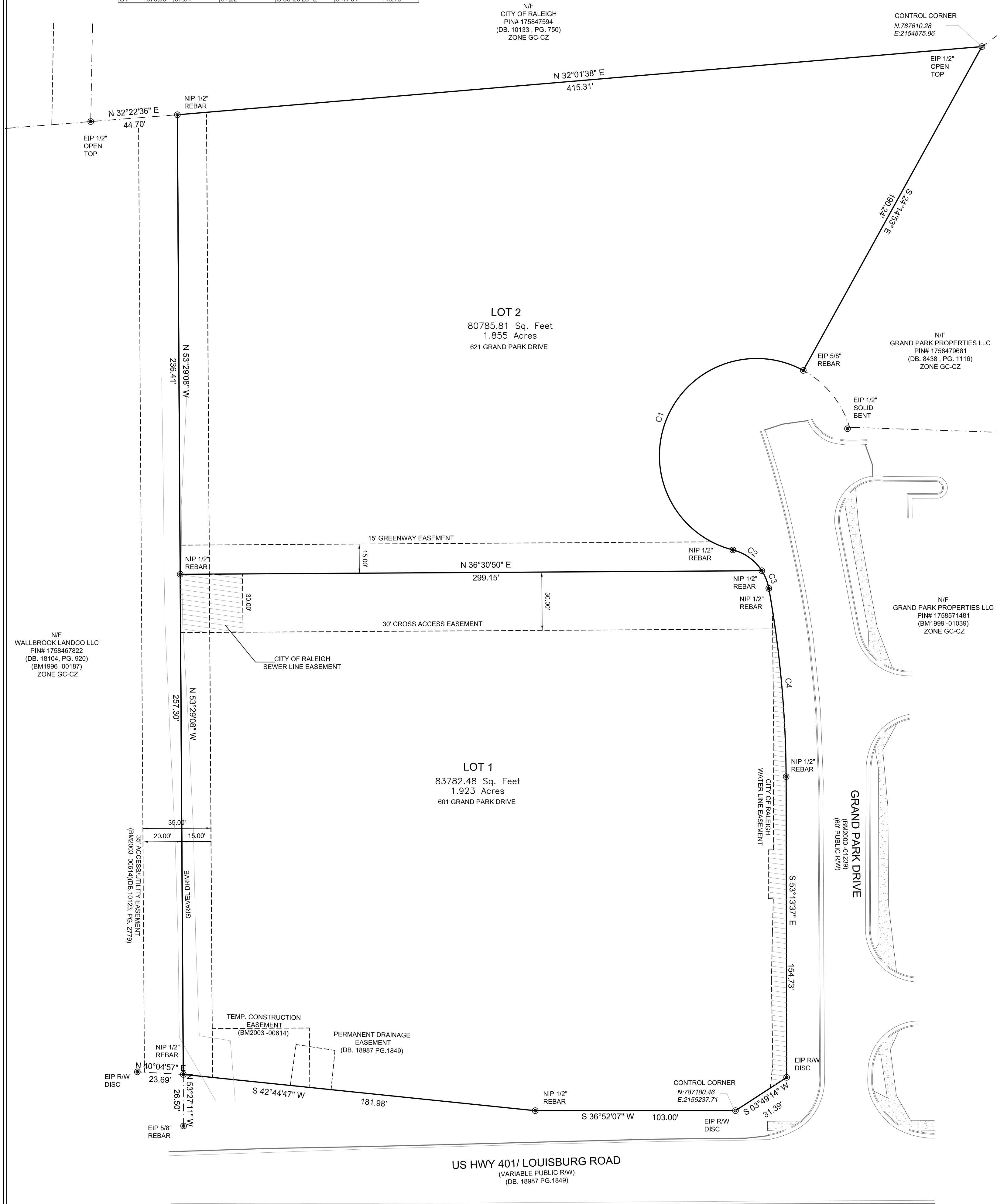


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	169.77'	99.20'	S 31°42'55" E	194°32'38"	391.83'
C2	25.01'	18.76'	18.32'	N 22°31'11" E	42°36'30"	9.85'
C3	25.01'	9.87'	9.80'	S 74°40'59" E	22°36'10"	5.00'
C4	570.00'	97.34'	97.22'	S 58°23'28" E	9°47'04"	48.79'



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 \_\_\_\_\_

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

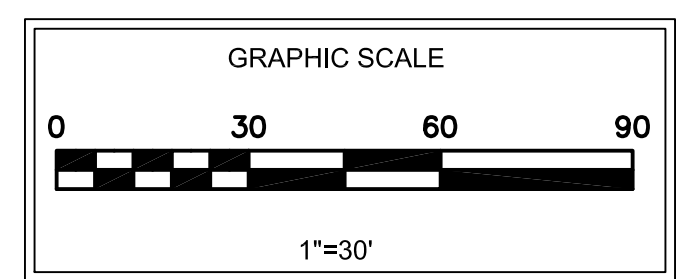
Michael S. Perdue, PLS# L-4322

LOT TABLE

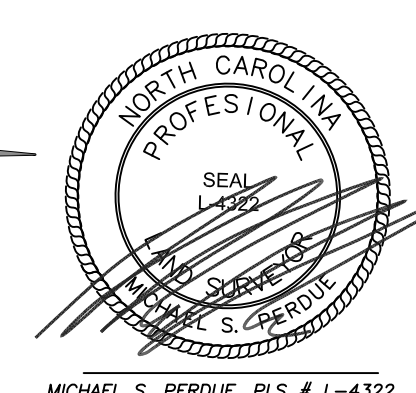
LOT	Sq. Feet	Acres	Impervious Area
LOT 1	83782.48	1.923	1.30 Acres Impervious Area
LOT 2	80785.81	1.855	0.07 Acres Impervious Area

OWNER INFORMATION

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

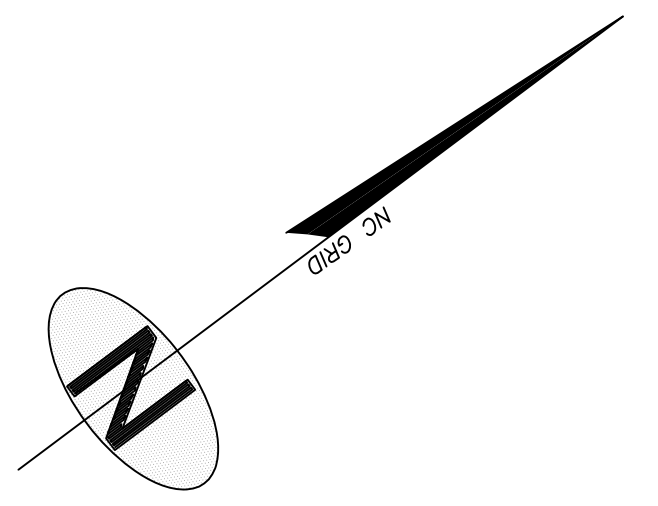
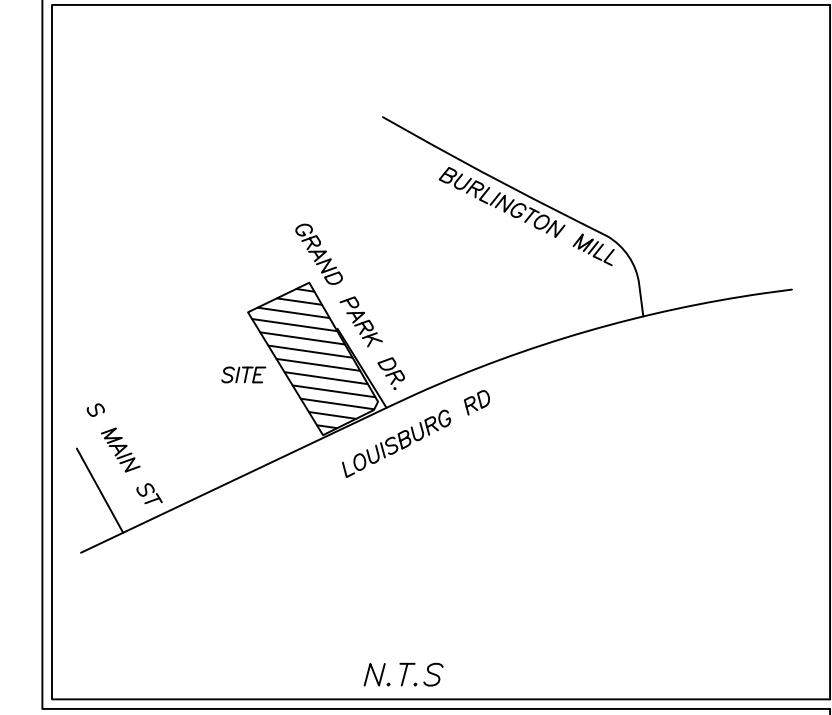


**MSP**  
& ASSOCIATES  
LAND SURVEYING, INC.  
301 E HILLCREST DR.  
GREENVILLE, SC, 29609  
864-370-2232  
WWW.MSPSURVEYING.COM  
FIRM NUMBER (C-2324)



MICHAEL S. PERDUE, PLS # L-4322

VICINITY MAP



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.
- 2) Property Zoned 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

- BOUNDARY CORNER
- ⊙ IRON PIN FOUND
- ⊙ IRON PIN SET
- - - - - EASEMENT LINE
- - - - - ADJOINING PROPERTY

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: twrolesville	MSP JOB# : 231820	