

FLOOD CERTIFICATION

THESE PROPERTIES ARE NOT LOCATED IN A 100 YEAR FLOOD AREA
PER FIRM MAP NO. 3720175900K PANEL 1759 EFFECTIVE
DATE JULY 19, 2022.

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.

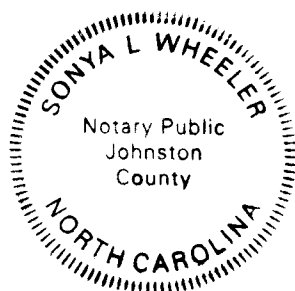
OWNER: Faye K. Gay (1) DATE: 8-23-23

NORTH CAROLINA Wake COUNTY

I, Sonyal Wheeler, A NOTARY PUBLIC OF THE
COUNTY AND STATE AFORESAID, CERTIFY THAT Faye K. Gay
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION
OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL
THIS 23 DAY OF August, 2023

Sonyal Wheeler
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/15, 2028



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.

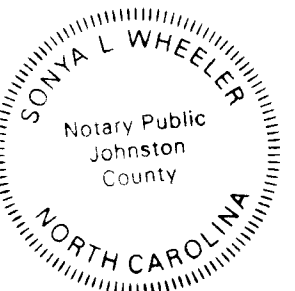
OWNER: Rebecca Crooks (2) DATE: 8-23-23

NORTH CAROLINA Wake COUNTY

I, Sonyal Wheeler, A NOTARY PUBLIC OF THE
COUNTY AND STATE AFORESAID, CERTIFY THAT Rebecca Crooks
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION
OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL
THIS 23 DAY OF August, 2023

Sonyal Wheeler
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/15, 2028



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.

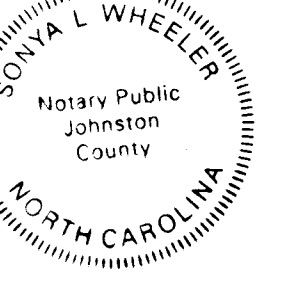
OWNER: James Crooks (3) DATE: 8-23-23

NORTH CAROLINA Wake COUNTY

I, Sonyal Wheeler, A NOTARY PUBLIC OF THE
COUNTY AND STATE AFORESAID, CERTIFY THAT James Crooks
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION
OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL
THIS 23 DAY OF August, 2023

Sonyal Wheeler
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/15, 2028



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THE THE RECOMBINATION 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: 8/25/2023 Meredith Gubler
LDA, TOWN OF ROLESVILLE, ROLESVILLE, NORTH CAROLINA

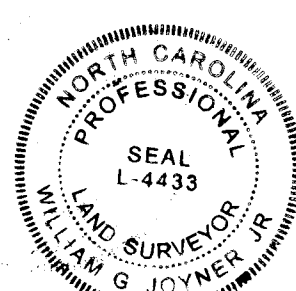
ROLESVILLE, NORTH CAROLINA

I, Meredith Gubler, REVIEW OFFICER OF THE TOWN OF ROLESVILLE,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS
ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 8/25/2023 Meredith Gubler
PLANNING DIRECTOR/REVIEW OFFICER

☒ D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE
RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED
SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF
SUBDIVISION;

William A. Faulkner 8/26/2023
PROFESSIONAL LAND SURVEYOR DATE



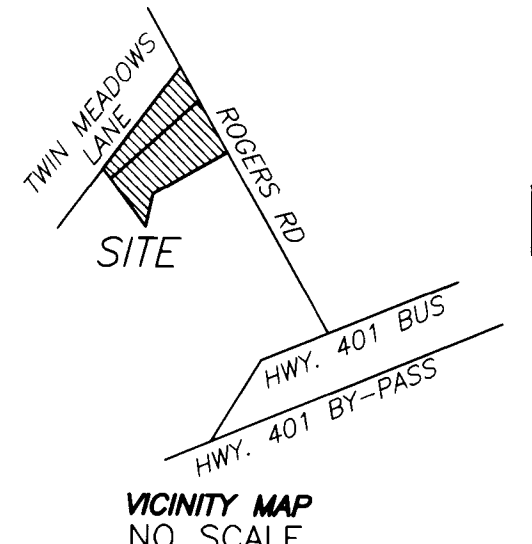
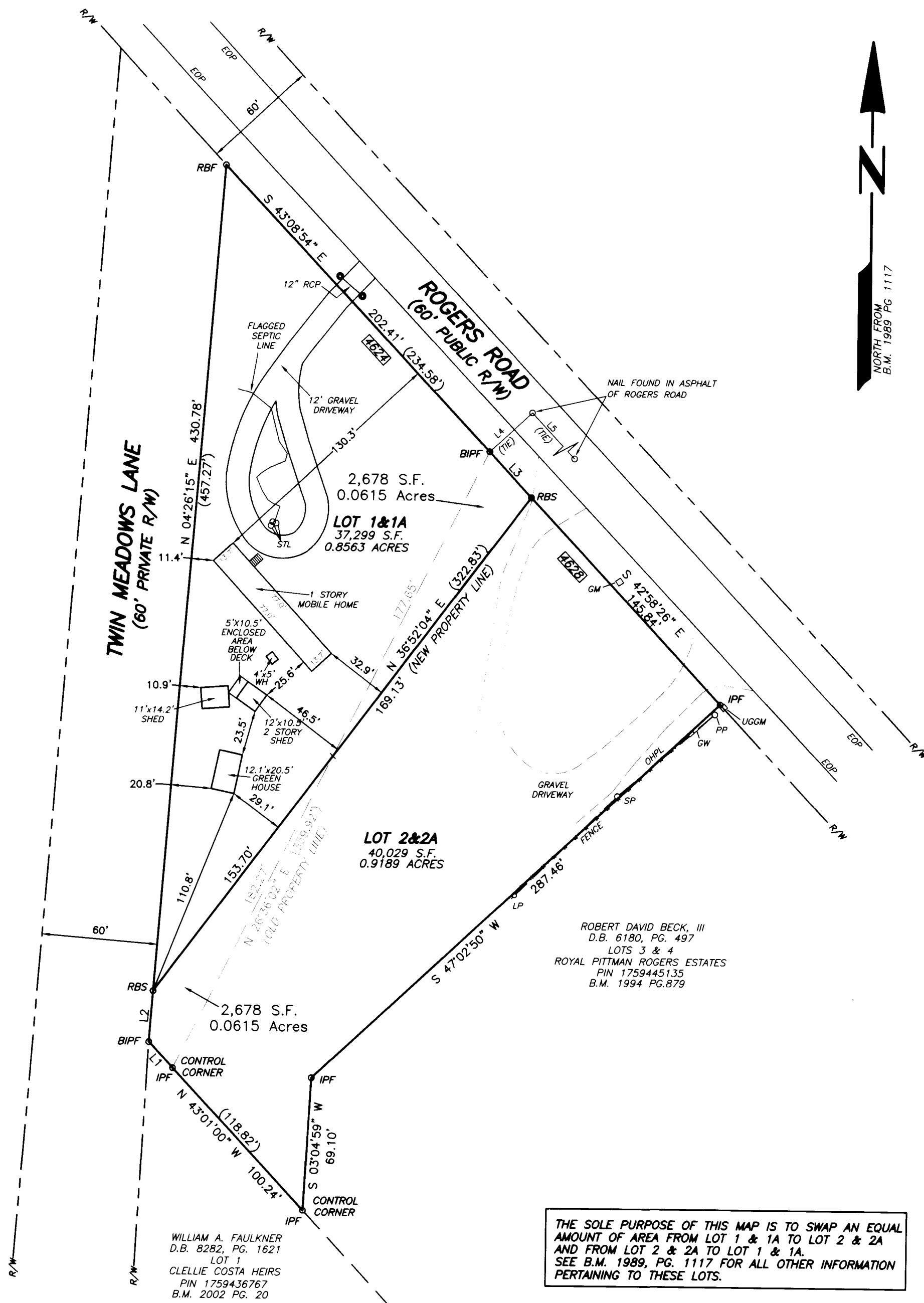
NORTH CAROLINA
WAKE COUNTY

I, William A. Faulkner, CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION,
DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE
BOUNDARIES NOT SURVEYED ARE DRAWN FROM REFERENCES AS SHOWN
FROM INFORMATION FOUND IN REFERENCES AS SHOWN; THAT THE RATIO
OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT
WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL
SIGNATURE, LICENSE NUMBER AND SEAL THIS 21 DAY OF August, 2023 A.D.,

William A. Faulkner PROFESSIONAL LAND SURVEYOR

WAKE COUNTY, NC 29
TAMMY L. BRAUNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/28/2023 11:47:30
BOOK: 2023 PAGE: 01505

RECORDED IN BOOK OF MAPS BOOK 1989 PAGE 1117



REFERENCES:

- TRACT 1 & 1A
D.B. 18-E-2876
D.B. 4895, PG. 908 (ONE BACK)
PIN 1759443425
REAL ESTATE ID 0119076
- TRACT 2 & 2A
D.B. 18823, PG. 437
PIN 1759443296
REAL ESTATE ID 0122261

SITE DATA TABLE

-PARCEL ID: 0119076, 0122261
-PIN: 1759446425, 1759443296
-ZONING: RL

-SETBACKS

FRONT-30'
CORNER-17'
SIDE-12'
REAR-25'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 42°54'16" W	18.58'
L2	N 04°26'15" E	26.49'
L3	S 42°58'26" E	32.17'
L4	N 47°01'34" E	30.00'
L5	S 42°58'26" E	178.01'

RECOMBINED AREAS

LOT 1 & 1A
0.8563 ACRES (EXISTING LOT 1 & 1A AREA)
- 0.0615 ACRES (AREA TO LOT 2 & 2A)
+ 0.0615 ACRES (AREA FROM LOT 2 & 2A)
0.8563 ACRES 37,299 S.F. (NEW LOT 1 & 1A AREA)

LOT 2 & 2A
0.9189 ACRES (EXISTING LOT 2 & 2A AREA)
- 0.0615 ACRES (AREA TO LOT 1 & 1A)
+ 0.0615 ACRES (AREA FROM LOT 1 & 1A)
0.9189 ACRES 40,029 S.F. (NEW LOT 2 & 2A AREA)

SETBACKS
(ZONED RL)

FRONT-30'
SIDE-12'
REAR-25'
CORNER SIDE-17'

LEGEND

(IPF)-IRON PIPE FOUND
(BIPF)-BENT IRON PIPE FOUND
(RBF)-REBAR FOUND
(RBS)-REBAR SET
(EOP)-EDGE OF PAVEMENT
(GM)-GAS METER
(STL)-SEPTIC TANK LID
(WH)-WELL HOUSE
(RCP)-REINFORCED CONCRETE PIPE
(UGM)-UNDERGROUND GAS METER
(OHP)-OVERHEAD POWER LINE
(PP)-POWER POLE
(LP)-LIGHT POLE
(GW)-GUY WIRE

THE SOLE PURPOSE OF THIS MAP IS TO SWAP AN EQUAL
AMOUNT OF AREA FROM LOT 1 & 1A TO LOT 2 & 2A
AND FROM LOT 2 & 2A TO LOT 1 & 1A.
SEE B.M. 1989, PG. 1117 FOR ALL OTHER INFORMATION
PERTAINING TO THESE LOTS.

OWNER (1):
TRACTS 1 & 1A
FAYE K. GAY
3500 PINE VALLEY DRIVE
WAKE FOREST N.C. 27587

OWNERS (2):
TRACTS 2 & 2A
GANNON CROOKS
REBECCA CROOKS
3127 FREEMAN FARM WAY
ROLESVILLE N.C. 27571

REVISIONS	RECOMBINATION PLAT		ROBINSON & PLANTE, P.C.	
8-14-23 ADDRESSED COMMENTS	TRACTS 1/1A & TRACTS 2/2A JAMES & YVONNE PREDDY PROPERTY		LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030	
	TOWNSHIP: WAKE FOREST	COUNTY: WAKE	SURVEY DATE: 5-26-23	SURVEYED BY: CB
	STATE: NORTH CAROLINA		SCALE: 1"=50'	
	ZONE: RL	PIN 1759443425 PIN 1759443296	CHECKED & CLOSURE BY: WGJ	FILE: PLOT2REC



NOTES:

- ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM B.M. 1989, PG. 1117 UNLESS OTHERWISE NOTED.
- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
- ALL LOTS MUST BE SERVED BY INDIVIDUAL WELL & SEPTIC SYSTEMS.
- NO GEODETIC MONUMENT FOUND WITHIN 2000 FEET.
- AREAS DETERMINED BY COORDINATE METHOD.

NOTE:

RATIO OF PRECISION IS 1:10,000+. MIS-CLOSURE WAS
DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON
THIS MAP ARE ADJUSTED HORIZONTAL GROUND UNLESS
NOTED OTHERWISE. ALL AREAS ARE CALCULATED BY COORDINATE
COMPUTATION.