

AVAILABLE

6.55 Acres

**1200
Granite Falls Blvd**

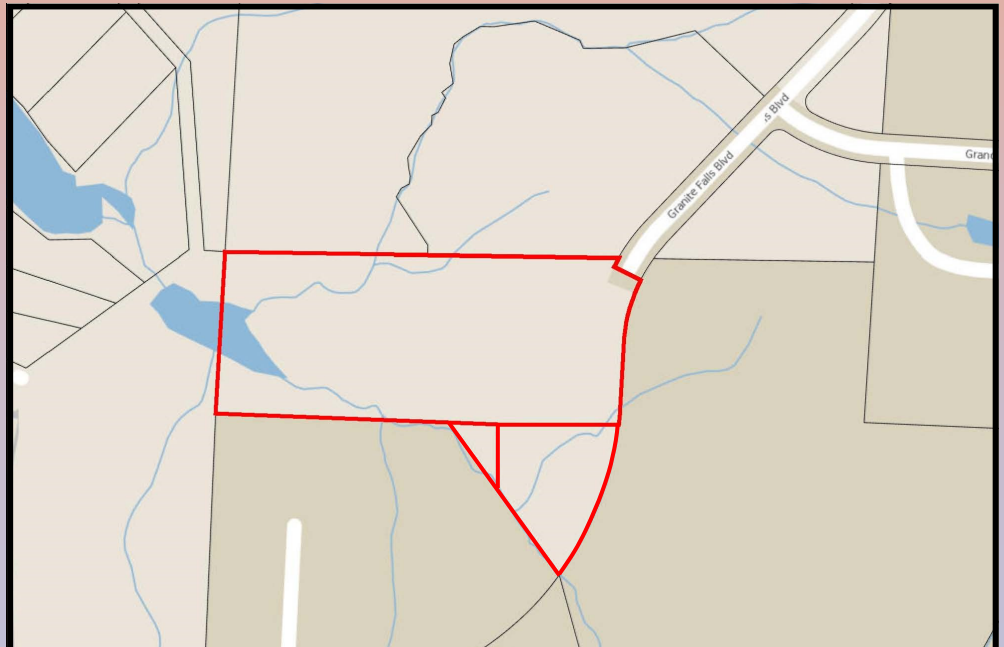
**Across from
Thales Academy**

*Future Proposed Wake Med
Facility within short walking
distance*

- **600' Road Frontage to Future Granite Falls Blvd Extension**
- **Zoned R-3**
- **Area poised for high Growth**
- **Ideal Site for Medical Offices, Church, Senior Living, Daycare Facility, or Multi-Family**
- **Granite Falls Blvd to be extended over to Burlington Mills Rd**
- **PIN #'s 1758598900
1758690672
1758599639**



**Located at end of Granite Falls Blvd
Three Parcels REID #'s 0334431, 0060880, 0424245**

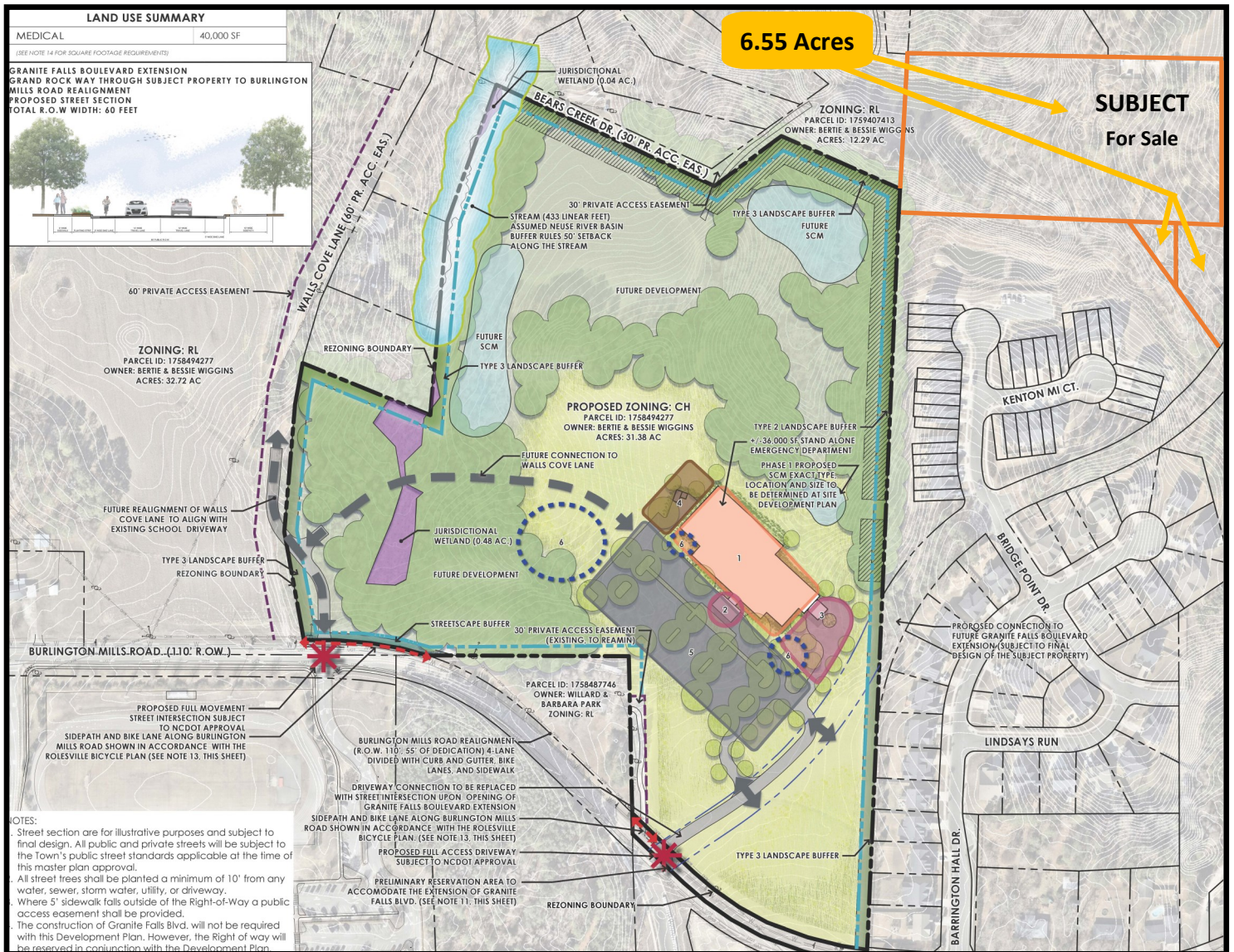


**Asking Price
1,390,000**

**For more information, contact:
Johnnie Bright at 919-621-7687
e-mail: johnnie@jbrightproperties.com**

J BRIGHT
PROPERTIES
Classic Service You Deserve

Proposed Wake Med Location

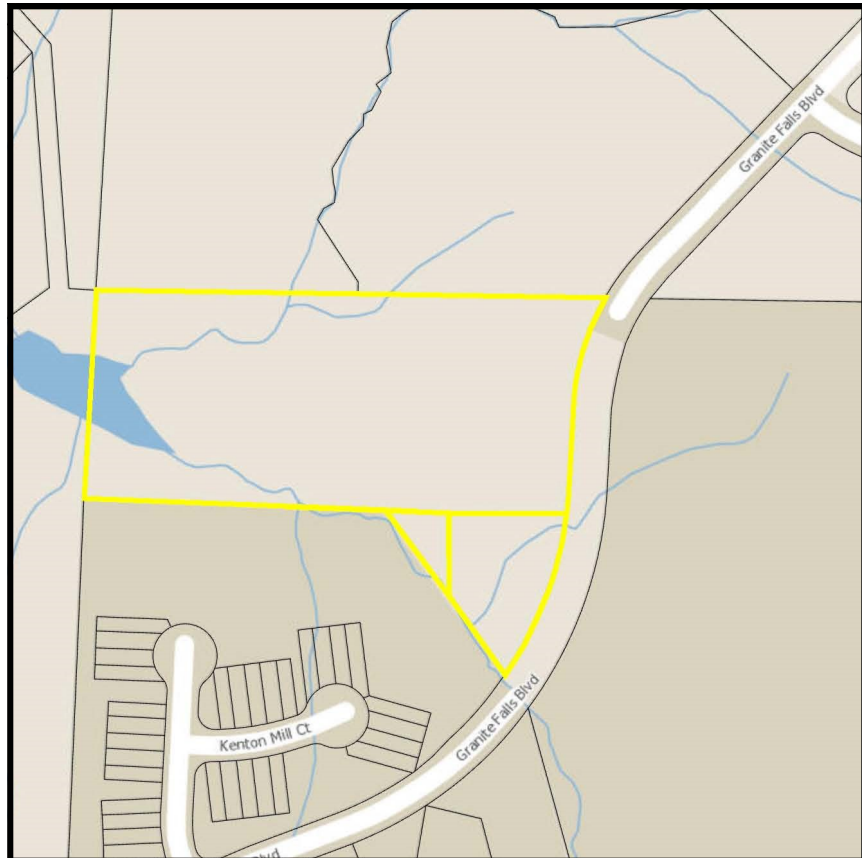


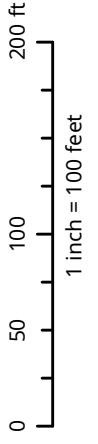
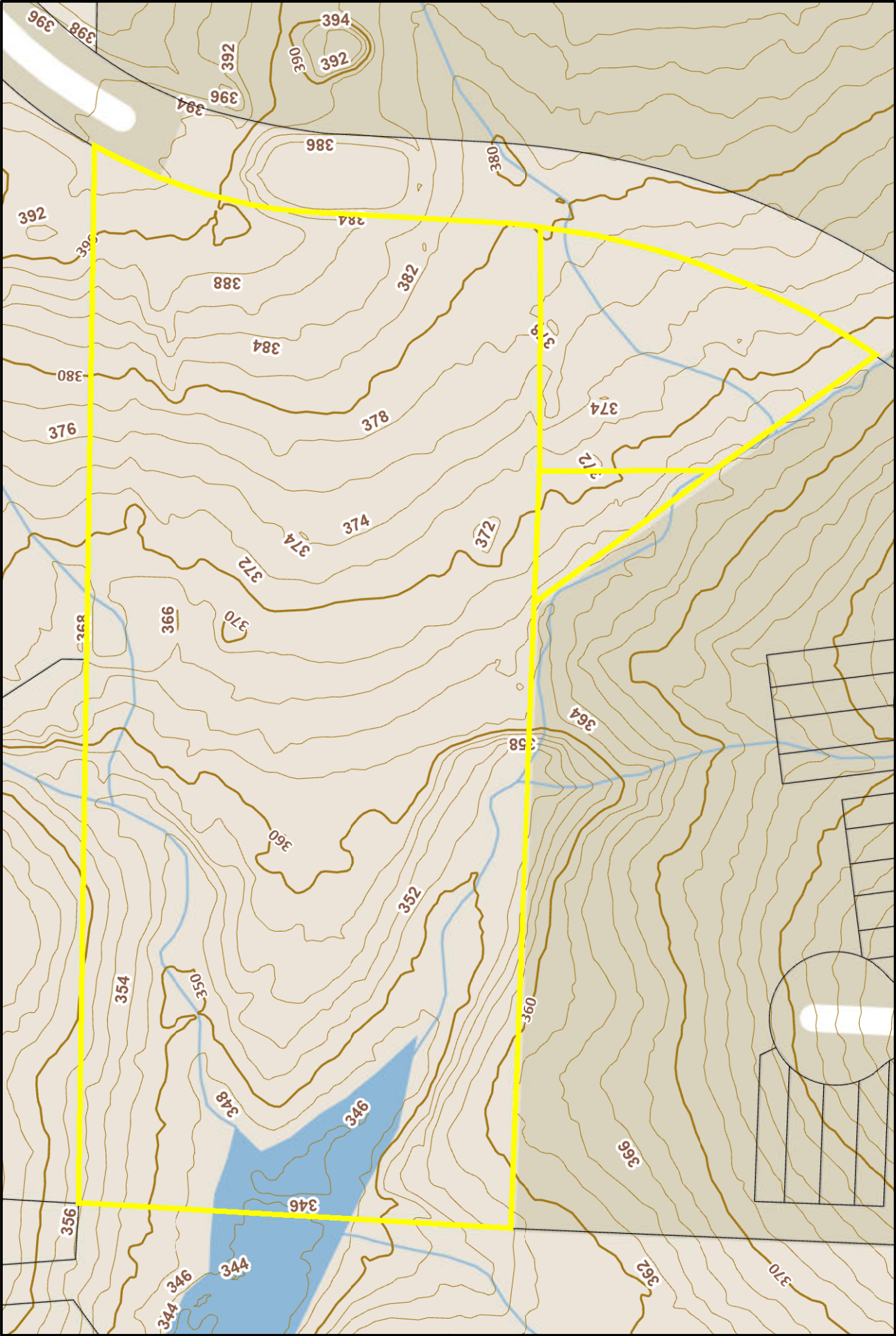
Location of the new proposed Wake Med as it relates to the subject property location.

Granite Falls Blvd will be extended likely through Barrington Woods Subdivision and go past the Future Wake Med and terminate at Burlington Mills Road

1200 Granite Falls Blvd

Rolesville





Disclaimer
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Granite Falls Property Sewer Location Map

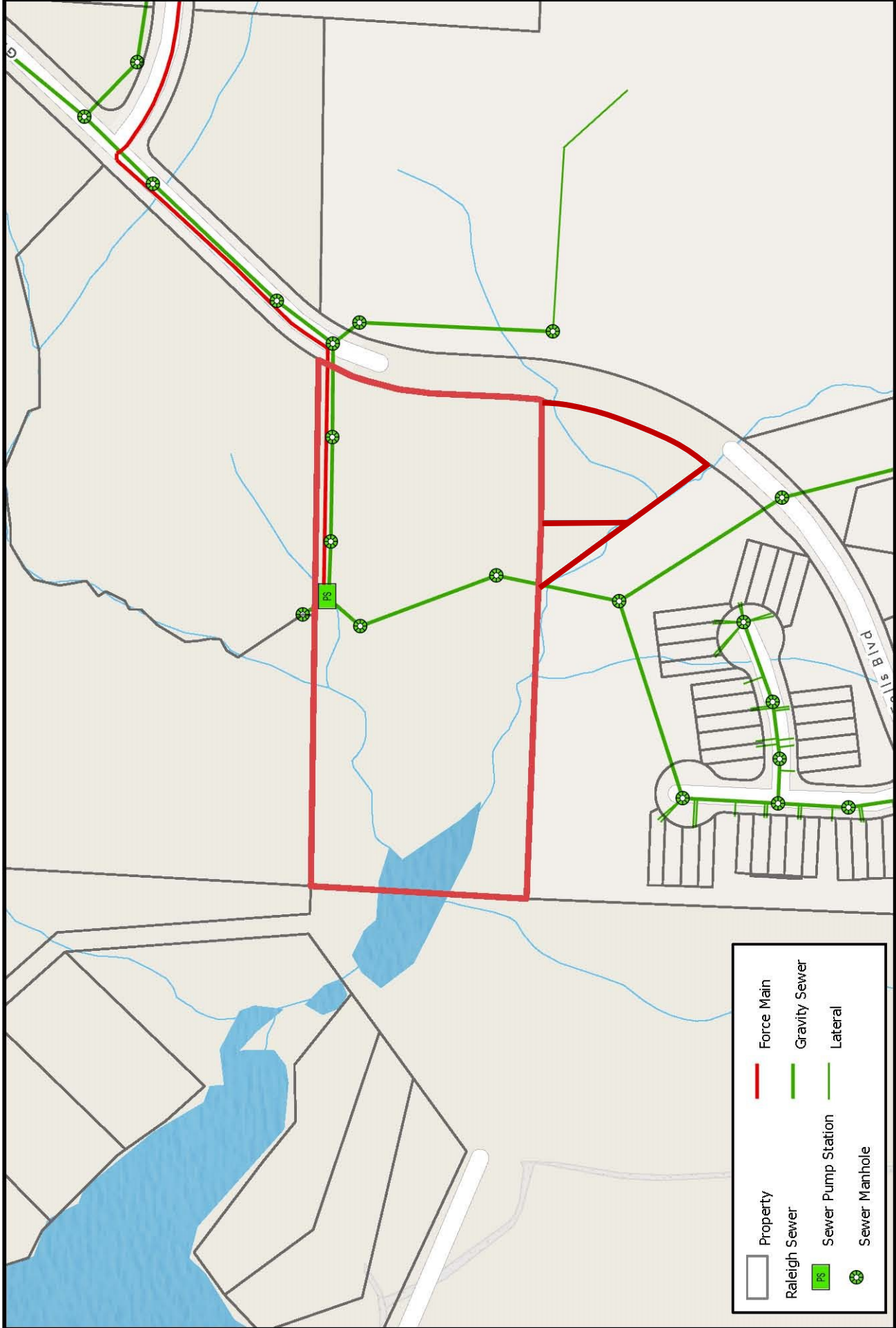


Exhibit "A"



REID # 0060880, REID # 0424245, and REID # 0334431

Three Parcels Consisting of 6.55 Acres, after acreage reduction

For Granite Falls Extension + or -

Deed Book 17507 Page 2341 - Property Description

Being all of that tract containing 7.471 acres as shown on that plat entitled "Recombination Plat for Lloyds of Rolesville, LLC" dated July 15, 2013, revised May 8, 2014, and recorded August 15, 2014 in Book of Maps 2014 at Page 1095, Wake County Registry reference to said plat being made for a more particular description of same.

Seller Signature _____

I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

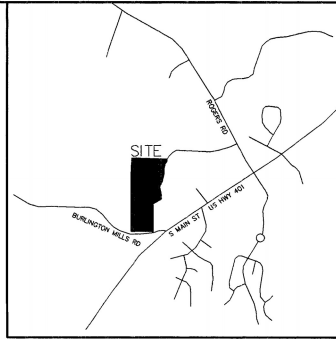
THIS 14TH DAY OF AUGUST, 2014.



I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794

PROFESSIONAL LAND SURVEYOR (L-3794)



VICINITY MAP

NOTES:
 - AREA COMPUTED BY COORDINATE METHOD.
 - THERE IS NO NCMS MONUMENT WITHIN 2000' OF THIS PROPERTY.
 - THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULE CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
 - THE PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULE DRAINAGE EASEMENT NOTES. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE. EASEMENTS MAY NOT BE PIPED WITHOUT RECEIVING PLAN APPROVAL FROM WAKE COUNTY.

LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- - ADDRESS

REFERENCES:

- B.M. 2001 PG. 278
- B.M. 2010 PG. 780
- B.M. 2011 PG. 383
- B.M. 2011 PG. 1217
- B.M. 2012 PG. 422
- B.M. 2012 PG. 423
- B.M. 2013 PG. 110

LINE TABLE		
LINE	LENGTH	BEARING
L-1	60.00'	S 68°25'15" E
L-2	122.59'	S 02°58'55" W
L-3	85.50'	S 16°57'45" W
L-4	24.50'	N 83°43'45" W
L-5	98.21'	N 85°48'34" W
L-6	97.16'	N 86°37'16" W
L-7	84.90'	S 86°59'05" E
L-8	91.17'	S 86°07'02" E
L-9	43.25'	S 84°15'53" E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	54.14'	380.00'	54.10'	S 25°39'39" W
C-2	103.87'	320.00'	103.41'	S 12°18'50" W
C-3	221.22'	630.00'	220.08'	N 13°02'28" E
C-4	148.08'	630.00'	147.74'	N 29°50'04" E

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ROLESVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

Shel Matthey 7/23/14
 OWNER DATE

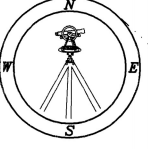
ROLESVILLE, NORTH CAROLINA
 I, *Thomas A. Lloyd*, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

8/14/14
 DATE REVIEW OFFICER

N/F BERTIE WALL WIGGINS & BESSE WAKE DIVON
 D.B. 11256 PG. 2438
 PIN 1758.01-49-4277

FILED FOR REGISTRATION

DATE: _____
 LAURA M. RIDDICK
 REGISTER OF DEEDS
 WAKE COUNTY
 BY: _____ ASST./DEPUTY
 TIME: _____
 RECORDED IN B.M. 2014 PAGE 1095



NCSR 2051
 BURLINGTON MILLS ROAD
 VARIABLE WIDTH PUBLIC R/W
 (R/W PER B.M. 2011 PG. 353)

CAWTHORNE, MOSS & PANCIERA, P.C.
 PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

RECOMBINATION PLAT FOR
LLOYDS OF ROLESVILLE, LLC

OWNER: LLOYD MATTINGLY
 KENNETH S. BILLINGS & KENNETH BILLINGS, JR.
 OWNER: LLOYDS OF ROLESVILLE, LLC
 & LLOMEL, INC (LOT 2)
 REF: D.B. 9252 PAGE 1403
 REF: D.B. 14046 PAGE 2748
 REF: D.B. 11589 PAGE 2320
 WAKE FOREST TOWNSHIP
 WAKE COUNTY, NORTH CAROLINA

120 60 0 120 240
 SCALE 1"=120'

JULY 15, 2013
 REVISED MAY 8, 2014
 ZONED R-1
 PIN # 1758.07-59-6055
 PIN # 1758.07-69-0358
 PIN # 1758.07-59-8900

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS

ROLESVILLE COMMUNITY SURVEY (L-14)