

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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.

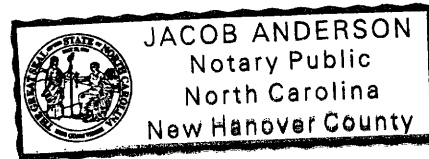
OWNER: WALLBROOK LANDCO, LLC

J. Austin Williams     J. Austin Williams     9-08-2023  
 SIGNATURE                      PRINT NAME                      DATE

NORTH CAROLINA, New Hanover COUNTY.

I, Jacob Anderson, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT J. Austin Williams PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 8<sup>th</sup> DAY OF September, 2023.

MY COMMISSION EXPIRES September 11<sup>th</sup>, 2027



**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 SUBDIVISION ADMINISTRATOR OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

[Signature]     Sept. 9, 2023  
 SUBDIVISION ADMINISTRATOR     DATE  
 TOWN OF ROLESVILLE  
 NORTH CAROLINA

WAKE COUNTY, NC 19  
 TAMMY L. BRUNNER  
 REGISTER OF DEEDS  
 PRESENTED & RECORDED ON  
 09/12/2023 12:22:46  
  
 BOOK:BM2023 PAGE:01603

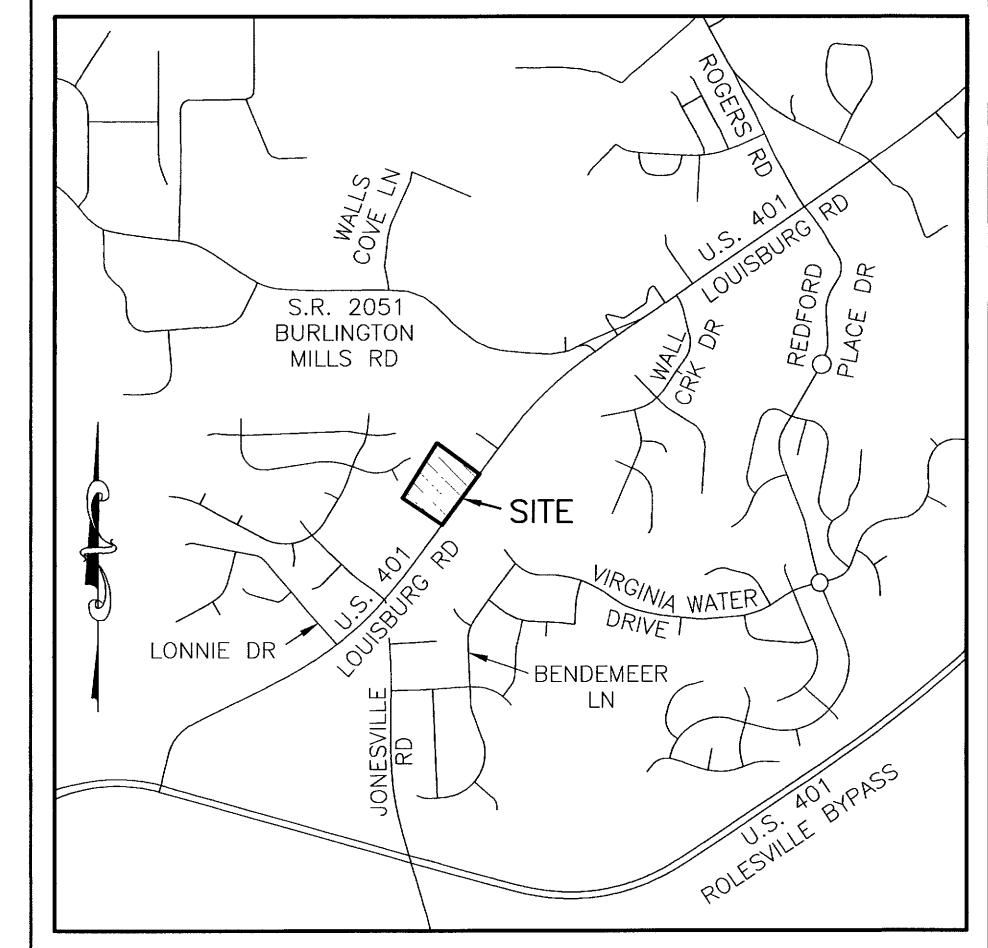
**SURVEYOR'S CERTIFICATE**

I, MICHAEL W. ZMUDA, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLATTED FROM INFORMATION FOUND IN THE REFERENCES LISTED ON THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:20,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28TH DAY OF AUGUST, 2023.

I, MICHAEL W. ZMUDA, FURTHER CERTIFY 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.  
[Signature]     AUGUST 28, 2023  
 MICHAEL W. ZMUDA     DATE  
 PLS #L-5205

**GENERAL NOTES**

- A FIELD-RUN BOUNDARY SURVEY WAS PERFORMED BY JOHNSON, MIRMIRAN & THOMPSON FROM DECEMBER 2019 THROUGH MARCH 2020.
- THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83(2001) BASED ON FIELD TIES TO NCGS MONUMENTS "TOMS" (PID EZ2419) AND "SCARBORO" (PID EZ2420).
- ALL DISTANCES ARE HORIZONTAL GROUND.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) FOR WAKE COUNTY, NORTH CAROLINA, PANEL 1758, MAP NO. 3720175800K, WITH AN EFFECTIVE DATE OF JULY 19, 2022.
- ROLESVILLE PROJECT NUMBER: FSP-23-10
- RELATED PROJECT NUMBERS:  
 SUP 20-02: SPECIAL USE PERMIT  
 ANX 21-06: ANNEXATION  
 PR 21-04: PRELIMINARY SUBDIVISION PLAT  
 SDP 23-05: PUBLIX AT WALLBROOK (LOT 1A)  
 CID 23-01: WALLBROOK ROADWAY IMPROVEMENTS (VIRGINIA WATER DRIVE & WALLBROOK DRIVE)  
 SDP 23-04: 7-ELEVEN AT WALLBROOK (LOT 11)  
 CID 23-04: WALLBROOK ROADWAY IMPROVEMENTS (VIRGINIA WATER DRIVE EXTENSION)
- CURRENT ZONING: GC-CZ  
 SETBACKS: FRONT 20'  
 SIDE 15'  
 REAR 35'  
 CORNER 25'
- OWNER: WALLBROOK LANDCO, LLC  
 D.B. 18104 PG 920  
 PIN# 1758-46-7822
- DEVELOPER: CROSLAND SOUTHEAST  
 121 WEST TRADE STREET, STE 2550  
 CHARLOTTE, NC 28202  
 PHONE: (704) 561-5200
- ENGINEER: ARK CONSULTING GROUP, PLLC  
 2755-B CHARLES BLVD  
 GREENVILLE, NC 27858  
 PHONE: (252) 558-0888
- TRACTS 'A' AND 'B' WILL BE FURTHER SUBDIVIDED IN ACCORDANCE WITH PRELIMINARY PLAT # PR 21-04.
- CERTIFICATES OF OCCUPANCY WILL NOT BE SOUGHT OUT WITH THIS PLAT. SUBSEQUENT FINAL PLATS WILL BE SUBMITTED FOR THAT PURPOSE, FOLLOWING CONSTRUCTION INFRASTRUCTURE DRAWING AND SITE DEVELOPMENT PLAN APPROVALS.
- SUBSEQUENT FINAL PLATS WILL INCLUDE DRAINAGE, ACCESS & UTILITY EASEMENTS.
- WATER METERS SHALL NOT BE SET UNTIL FULL ACCEPTANCE AND APPROVAL OF PUBLIC WATER BY CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. SUBSEQUENT FINAL PLATS WILL BE SUBMITTED FOR THAT PURPOSE FOLLOWING CONSTRUCTION PLAN APPROVALS.
- A LIMITED NUMBER OF SURVEY MONUMENTS ARE BEING SET AT THIS STAGE OF DEVELOPMENT. FULL MONUMENTATION WILL OCCUR AT COMPLETION OF THE FINAL SUBDIVISION PLAT.



VICINITY MAP  
 SCALE: 1"=2000'

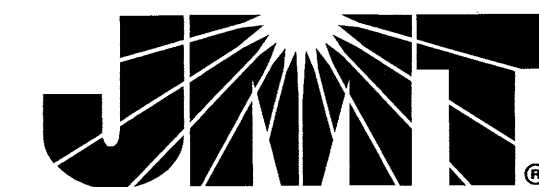
**AREA TABULATION**

	AREA (AC.)	PLANNED USE
TRACT 'A'	5.1070	COMMERCIAL
TRACT 'B'	1.9392	COMMERCIAL

TOTAL: 7.0462

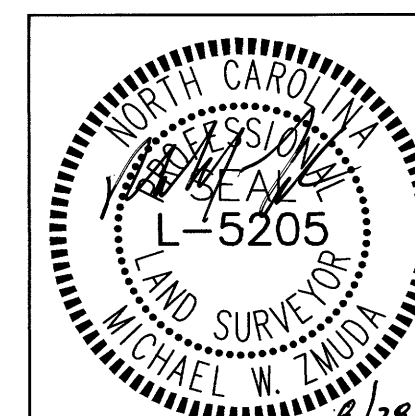
**REFERENCES**

- D.B. 18104 PG 920
- D.B. 18992 PG 406
- B.M. 1996 PG 187



9201 ARBORETUM PARKWAY, SUITE 310 | RICHMOND, VA 23236  
 P: (804) 323-9900 | F: (804) 323-0596 | www.jmt.com

REVISION #	DATE	REASON FOR REVISION



**INTERMEDIATE SUBDIVISION PLAT**

**WALLBROOK - PARIS TRACT**

WAKE FOREST TOWNSHIP  
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

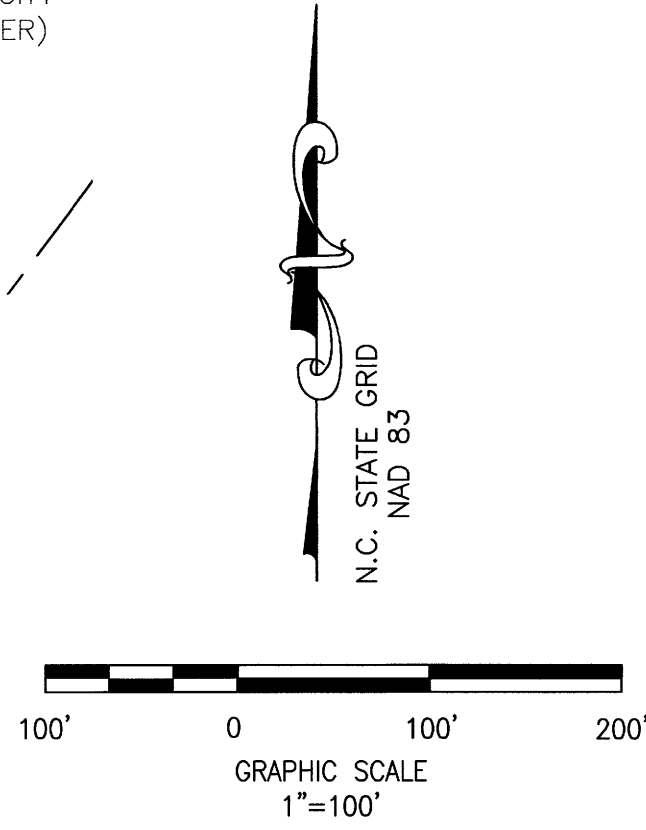
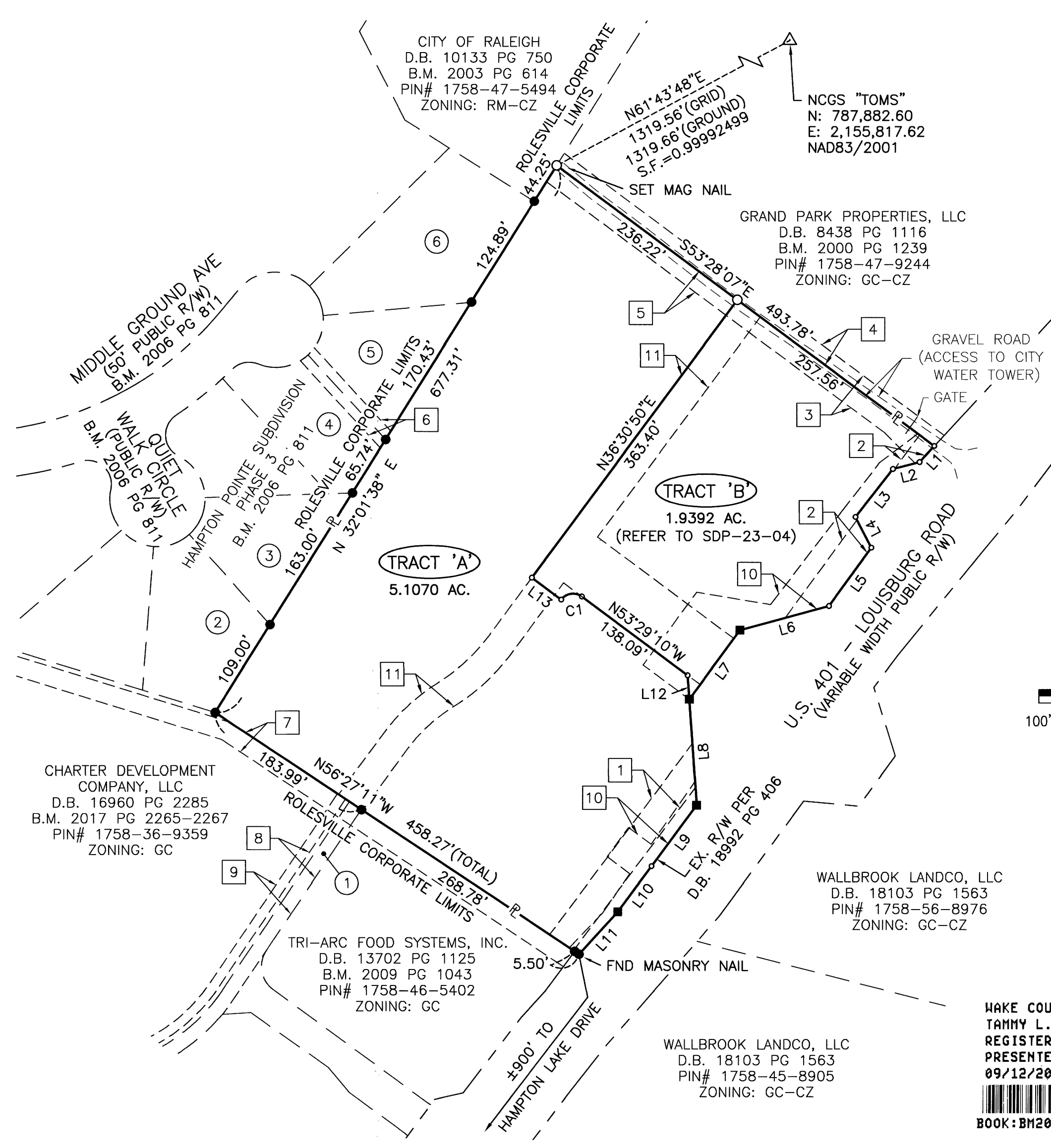
DRAWN BY: JSZ	CASE #: FSP-23-10
CHECKED BY: MWZ	CONTRACT#: JMT#: 20-00915-001
PLAT DATE: 08/28/2023	SCALE: 1"=100' SHEET 1 OF 2


EXISTING EASEMENTS

ADJOINING PROPERTY OWNERS

- 1 30' EASEMENT TO WAKE ELECTRIC MEMBERSHIP CORP. D.B. 3868 PG 917
- 2 REMNANTS OF 30' EASEMENT TO WAKE ELECTRIC MEMBERSHIP CORP. D.B. 3868 PG 917
- 3 INGRESS/EGRESS EASEMENT D.B. 10105 PG 778
- 4 15' UTILITY EASEMENT B.M. 2003 PG 614
- 5 20' UTILITY EASEMENT B.M. 2003 PG 614
- 6 20' DRAINAGE EASEMENT B.M. 2006 PG 811
- 7 20' CITY OF RALEIGH SEWER EASEMENT B.M. 2004 PG 342-344
- 8 20' CITY OF RALEIGH SEWER EASEMENT B.M. 2009 PG 1043
- 9 30' CROSS ACCESS EASEMENT B.M. 2009 PG 1043
- 10 TEMPORARY CONSTRUCTION EASEMENT TO DEPARTMENT OF TRANSPORTATION D.B. 18992 PG 406
- 11 APPROX. LOCATION OF CROSS ACCESS EASEMENT D.B. 18988 PG 1102

- 1 HAMPTON POINTE ASSOCIATES, LLC D.B. 10051 PG 530 B.M. 2022 PG 1722 PIN# 1758-46-1044 ZONING: GC
- 2 TIMOTHY KING D.B. 18540 PG 1304 B.M. 2006 PG 811 PIN# 1758-46-2777 ZONING: RM-CZ
- 3 GLENN E. CRUICKSHANK & KRISTEN L. CRUICKSHANK D.B. 12952 PG 1672 B.M. 2006 PG 811 PIN# 1758-46-3846 ZONING: RM-CZ
- 4 AMBOKA BUMBA & ANNIE MANTINGU BUMBA D.B. 12725 PG 1212 B.M. 2006 PG 811 PIN# 1758-46-3999 ZONING: RM-CZ
- 5 SHAWN K. KLINE & MICHELLE STEWART D.B. 16766 PG 1232 B.M. 2006 PG 811 PIN# 1758-47-4075 ZONING: RM-CZ
- 6 ERIC G. CRAWFORD & ANNE M. CRAWFORD D.B. 15427 PG 1754 B.M. 2006 PG 811 PIN# 1758-47-5117 ZONING: RM-CZ



WAKE COUNTY, NC 20  
 TAMMY L. BRUNNER  
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 BOOK: BM2023 PAGE: 01604

LINE	BEARING	DISTANCE
L1	S42°44'43"W	23.10'
L2	S75°45'31"W	28.94'
L3	S37°49'21"W	63.91'
L4	S27°10'50"E	36.31'
L5	S36°06'10"W	75.75'
L6	S74°59'26"W	96.87'
L7	S36°20'17"W	90.00'
L8	S03°55'42"E	111.40'
L9	S36°20'17"W	80.00'
L10	S36°41'55"W	59.58'
L11	S42°28'55"W	60.39'
L12	N03°55'42"W	25.12'
L13	N53°29'10"W	38.50'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.50'	24.35'	21.92'	S81°30'50"W	90°00'00"

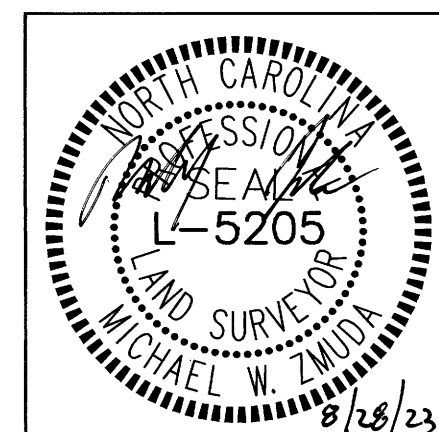
LEGEND

- = FOUND IRON PIPE (UNLESS OTHERWISE NOTED)
- = FOUND RIGHT OF WAY MONUMENT
- = SET IRON PIN
- = DIMENSION POINT (NOTHING SET)
- PL = PROPERTY LINE
- R/W = RIGHT OF WAY
- PL = PROPERTY LINE
- = RIGHT OF WAY LINE
- - - = ADJOINING PROPERTY LINE
- - - = EASEMENT LINE



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**WALLBROOK - PARIS TRACT**

WAKE FOREST TOWNSHIP  
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	CASE #: FSP-23-10
CHECKED BY: MWZ	CONTRACT#: JMT#: 20-00915-001
PLAT DATE: 08/28/2023	SCALE: 1"=100' SHEET 2 OF 2