

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, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER AND WATER LINES TO THE CITY OF RALEIGH PUBLIC UTILITIES AND STORM SEWER TO THE TOWN OF ROLESVILLE.

OWNER: WALLBROOK PLX LLC

SIGNATURE PRINT NAME DATE

NORTH CAROLINA, COUNTY.

I, , A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS DAY OF , 2025.

MY COMMISSION EXPIRES

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.

LDA DATE
TOWN OF 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

SURVEYOR'S CERTIFICATE

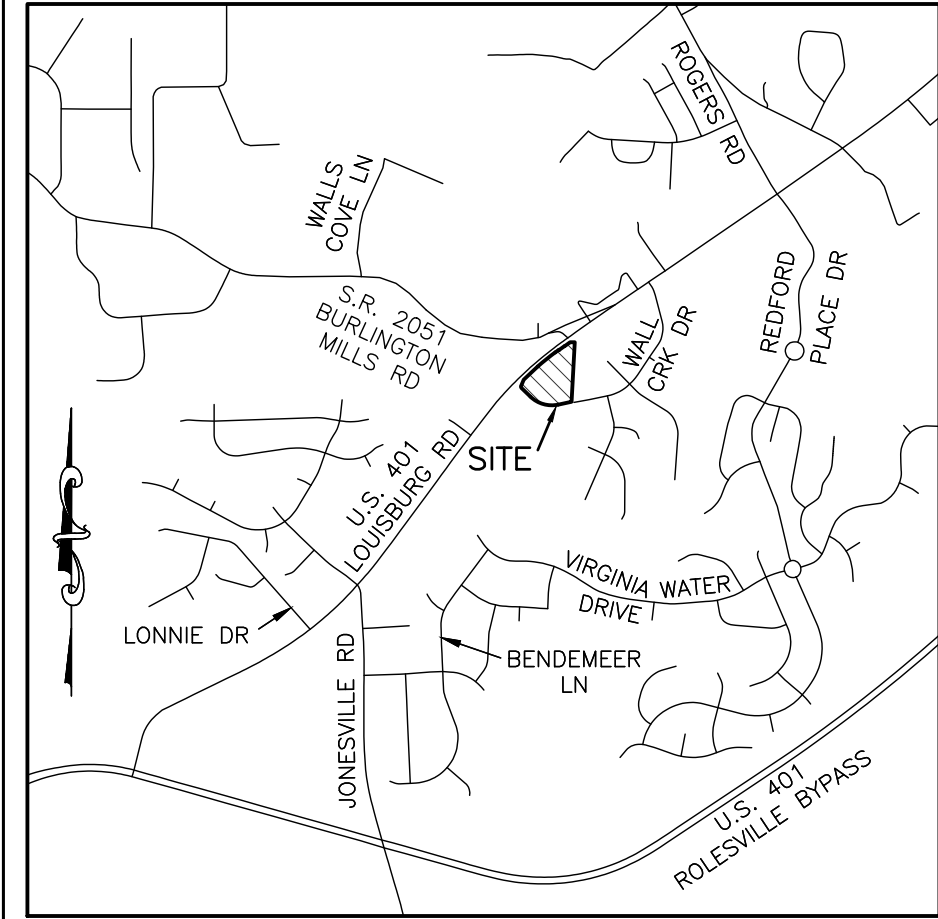
I, MICHAEL W. ZMUDA, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION BASED ON THE DEED DESCRIPTION RECORDED IN BOOK 18103, PAGE 1563, WAKE COUNTY REGISTRY; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY 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 DAY OF ,A.D., 2025.

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.

MICHAEL W. ZMUDA, 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 NGS 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 25-__
- RELATED PROJECT NUMBERS:
SUP 20-02: SPECIAL USE PERMIT
ANX 21-06: ANNEXATION
PR 21-04 REVISED: INITIAL PRELIMINARY SUBDIVISION PLAT
CID 23-01: WALLBROOK ROADWAY IMPROVEMENTS (VIRGINIA WATER DRIVE & WALLBROOK DRIVE)
FSP 23-09: INTERMEDIATE FINAL PLAT
- ZONING: GC-CZ (GENERAL COMMERCIAL)
SETBACKS: FRONT 20'
SIDE 15'
REAR 35'
CORNER 25'
- OWNER: WALLBROOK LANDCO LLC
C/O AUSTIN WILLIAMS
3 KEEL STREET, SUITE 2
WRIGHTSVILLE BEACH, NC 28480
D.B. 18103 PG 1563
PIN# 1758671871
- DEVELOPER: WALLBROOK LANDCO LLC
C/O AUSTIN WILLIAMS
3 KEEL STREET, SUITE 2
WRIGHTSVILLE BEACH, NC 28480
- ENGINEER: ARK CONSULTING GROUP, PLLC
925-A CONFERENCE DRIVE
GREENVILLE, NC 27858
(252) 558-0888
- LINEAR LENGTH OF NEW PUBLIC RIGHT-OF-WAY BEING DEDICATED: N/A
- THE RIGHT OF WAY ALIGNMENT OF WALL CREEK DRIVE HAS BEEN MODIFIED FOR DESIGN PURPOSES. A SUBDIVISION PLAT ENTITLED "WALLBROOK PHASE 1 LOT 6 TOWNHOME SUBDIVISION PLAT", RECORDED IN BOOK OF MAPS 2025, PAGES 198-204, DEDICATES THE PUBLIC RIGHT OF WAY FOR WALL CREEK DRIVE ADJACENT TO LOT 8 USING THE NEW ALIGNMENT. THIS PLAT MODIFIES THE BOUNDARY OF LOT 8 TO MATCH THE DEDICATED RIGHT OF WAY LINE.



VICINITY MAP
SCALE: 1" = ±2000'

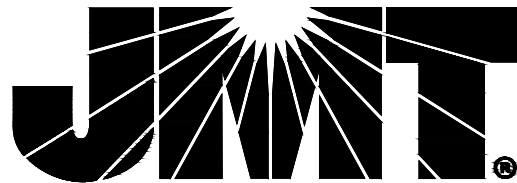
REFERENCES

D.B. 14395 PG 2080
D.B. 18103 PG 1563
D.B. 18992 PG 412
B.M. 2011 PG 383
B.M. 2023 PG 1600-1602

AREA TABULATION

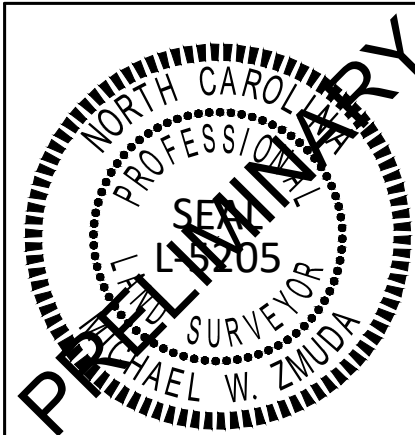
	AREA (AC.)	MAX. BUA (85%)	PLANNED USE
LOT 8A	2.9262	2.49 AC.	NON-RESIDENTIAL
LOT 8B	2.4031	2.04 AC.	NON-RESIDENTIAL

TOTAL: 5.3293 4.53 AC.
(TOTAL AREA PRIOR TO RIGHT OF WAY ADJUSTMENT: 5.3456 AC.)

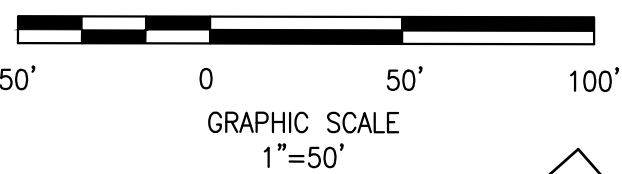
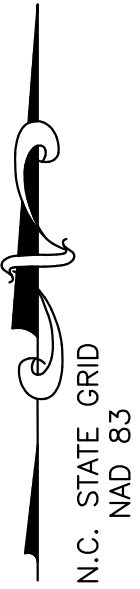


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REVISION #	DATE	REASON FOR REVISION
FINAL SUBDIVISION PLAT WALLBROOK LOT 8 WAKE FOREST TOWNSHIP TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA		
DRAWN BY: JSZ	PROJECT #: FSP 25-__	
CHECKED BY: MWZ	CONTRACT#:	JMT#: 19-04194-011
PLAT DATE: 02/26/2025	SCALE: 1"=50'	SHEET 1 OF 3



FSP-25-__



The SDP and sanitary sewer extension should be approved by Raleigh Water prior to the recording of this plat.

- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET 5/8" IRON REBAR
 - DIMENSION POINT (NOTHING SET)
 - ① KEYNOTE - SEE PROPERTY OWNER TABLE (SHEET 3)
 - 1 KEYNOTE - SEE EXISTING EASEMENT TABLE (SHEET 3)
 - NEW CITY OF RALEIGH SANITARY SEWER EASEMENT
 - (1) RECORD DATA PER B.M. 2023 PG 1600-1602
 - (2) RECORD DATA PER B.M. 2025 PG 198-204
 - B.M. BOOK OF MAPS
 - P.C. POINT OF CURVATURE
 - R/W RIGHT OF WAY
 - SUBJECT PARCEL BOUNDARY LINE
 - RIGHT OF WAY LINE
 - ADJOINING PROPERTY LINE
 - EXISTING EASEMENT LINE
 - NEUSE RIVER 50' RIPARIAN BUFFER (MEASURED FROM TOP OF BANK)

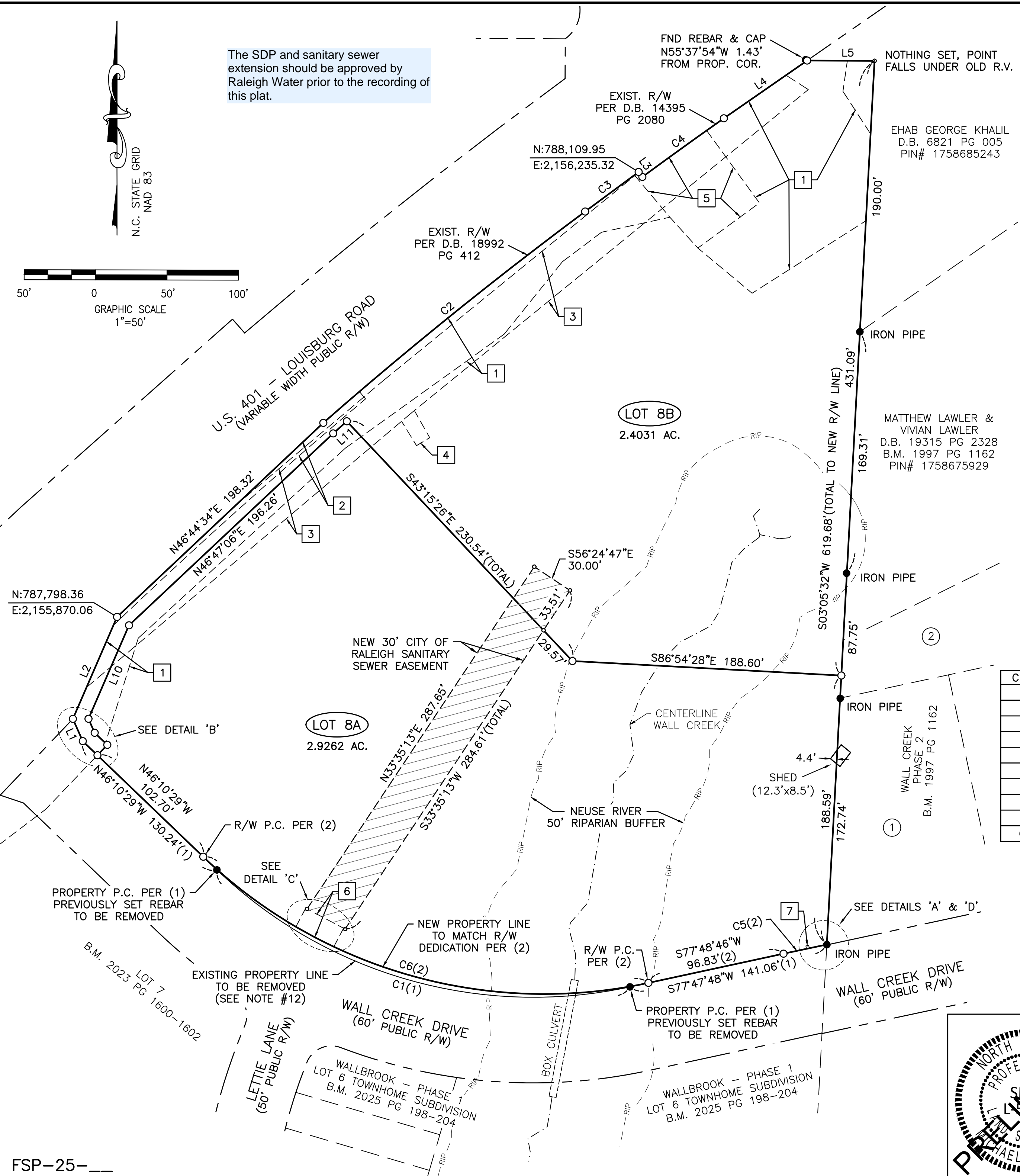
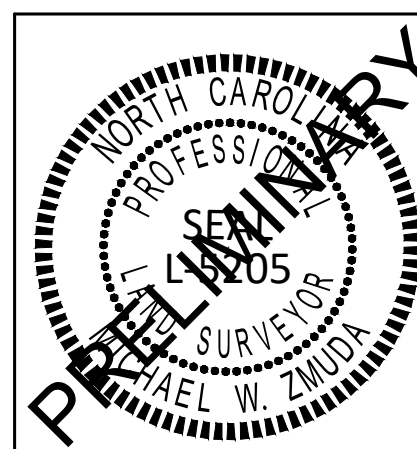
LINE	BEARING	DISTANCE
L1	N23°56'19"W	17.05'
L2	N23°25'13"E	77.77'
L3	S36°12'58"E	4.33'
L4	N55°13'38"E	70.99'
L5	S89°44'38"E	47.23'
L6	N46°10'29"W	14.24'
L7	N43°37'45"E	10.00'
L8	N46°10'29"W	12.24'
L9	N23°56'19"W	10.70'
L10	N23°25'13"E	71.32'
L11	N48°15'56"E	12.79'
L12	N27°47'49"E	14.67'
L13	N12°04'21"W	2.00'
L14	N77°55'39"E	2.00'
L15	S12°04'21"E	2.00'

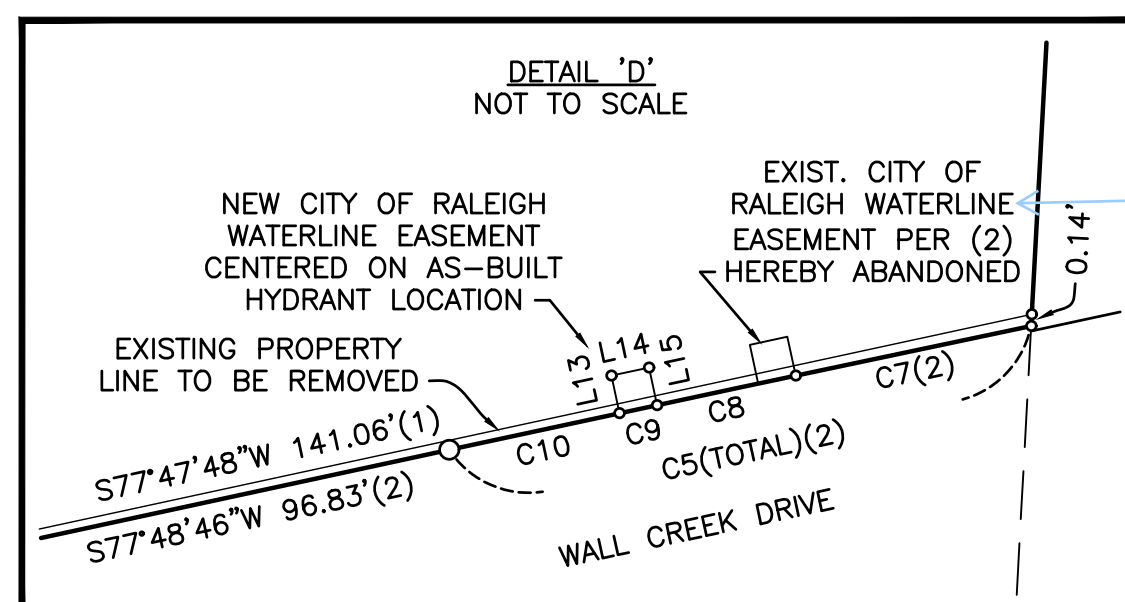
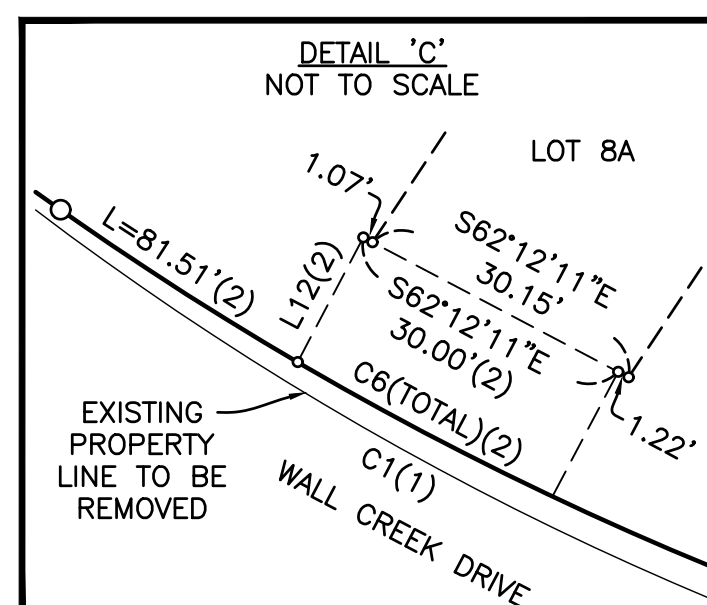
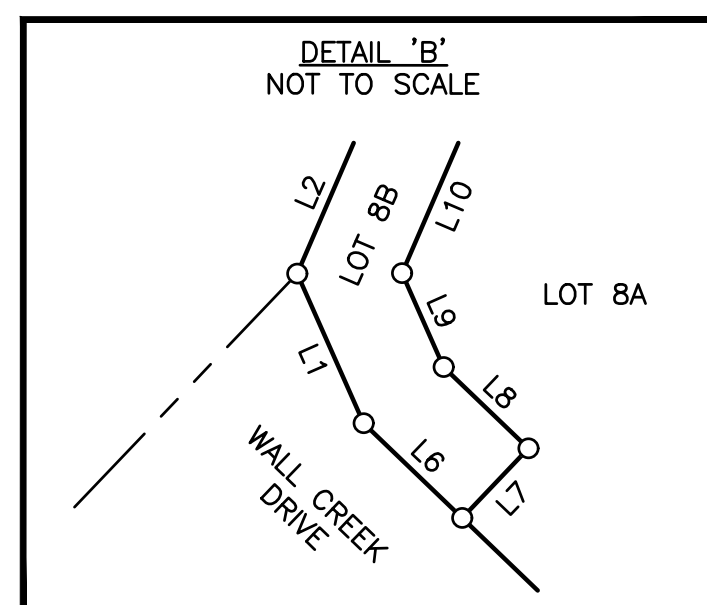
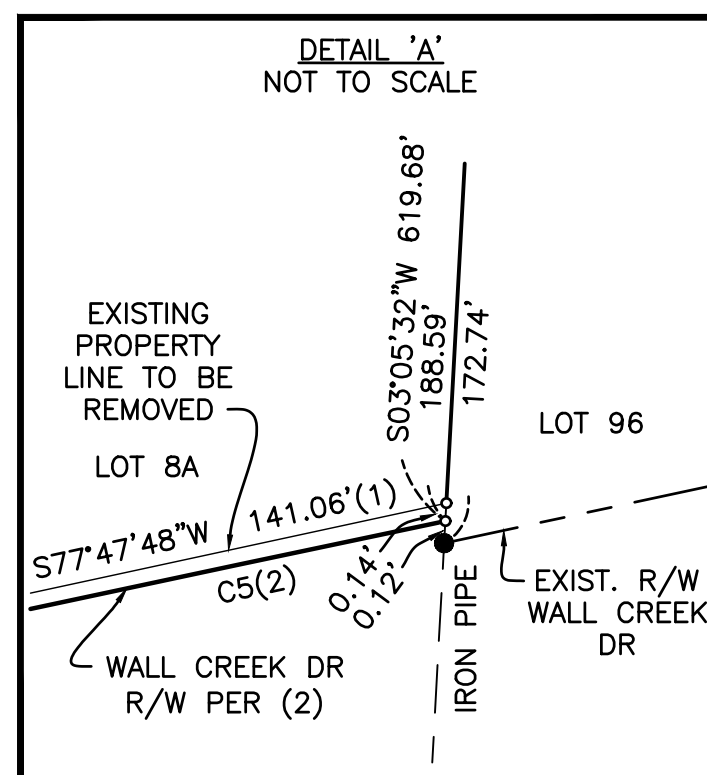
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	320.00'	312.92'	300.60'	N74°11'20"W	56°01'43"
C2	2953.50'	235.70'	235.64'	N51°05'51"E	4°34'21"
C3	11465.50'	46.62'	46.62'	N53°30'00"E	0°13'59"
C4	3700.00'	70.31'	70.31'	N54°18'48"E	1°05'20"
C5	5030.00'	30.99'	30.99'	S77°59'21"W	0°21'11"
C6	345.00'	337.27'	324.00'	N74°10'51"W	56°00'45"
C7	5030.00'	12.53'	12.53'	S78°05'40"W	0°08'34"
C8	5030.00'	7.39'	7.39'	S77°58'51"W	0°05'03"
C9	5030.00'	2.00'	2.00'	S77°55'39"W	0°01'22"
C10	5030.00'	9.07'	9.07'	S77°51'52"W	0°06'12"



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REVISION #	DATE	REASON FOR REVISION
FINAL SUBDIVISION PLAT		
WALLBROOK LOT 8		
WAKE FOREST TOWNSHIP		
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA		
DRAWN BY: JSZ	PROJECT #: FSP 25-__	
CHECKED BY: MWZ	CONTRACT#:	JMT#: 19-04194-011
PLAT DATE: 02/26/2025	SCALE: 1"=50'	SHEET 2 OF 3





EXISTING EASEMENTS

1
TEMPORARY CONSTRUCTION EASEMENT
D.B. 18992 PG 412

2
PERMANENT SLOPE EASEMENT
D.B. 14395 PG 2087
B.M. 2011 PG 383

3
30' ELECTRIC LINE EASEMENT
D.B. 3868 PG 917

4
PERMANENT UTILITY EASEMENT
D.B. 18992 PG 412

5
PERMANENT DRAINAGE EASEMENT
D.B. 18992 PG 412

30' CITY OF RALEIGH
SANITARY SEWER EASEMENT
B.M. 2025 PG 198-204

7
CITY OF RALEIGH
WATERLINE EASEMENT
B.M. 2025 PG 198-204
(TO BE ABANDONED - SEE DETAIL 'D')

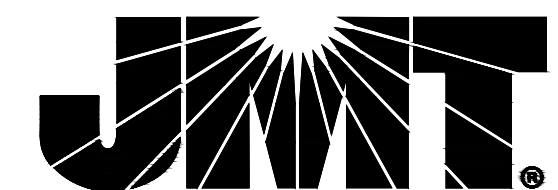
ADJOINING PROPERTY OWNERS

①
CHARLES CULBERTSON &
TERESA CULBERTSON
D.B. 17393 PG 896
B.M. 1997 PG 1162
PIN# 1758674619

②
RODERICK BLACKWELL &
CHRISTINE BLACKWELL
D.B. 8769 PG 1894
B.M. 1997 PG 1162
PIN# 1758676836

You'll need to follow up with Raleigh Real Estate for the release of this easement by deed.

Please update the called out to (to be disposed of by the City of Raleigh through a future instrument).



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REVISION #	DATE	REASON FOR REVISION

FINAL SUBDIVISION PLAT

WALLBROOK

LOT 8

WAKE FOREST TOWNSHIP

TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT #: FSP 25-__	
CHECKED BY: MWZ	CONTRACT#:	JMT#: 19-04194-011
PLAT DATE: 02/26/2025	SCALE: 1"=50'	SHEET 3 OF 3

