

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 LANDCO 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 OF MAPS 2023, PAGES 1600 TO 1602; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:34,300; 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.

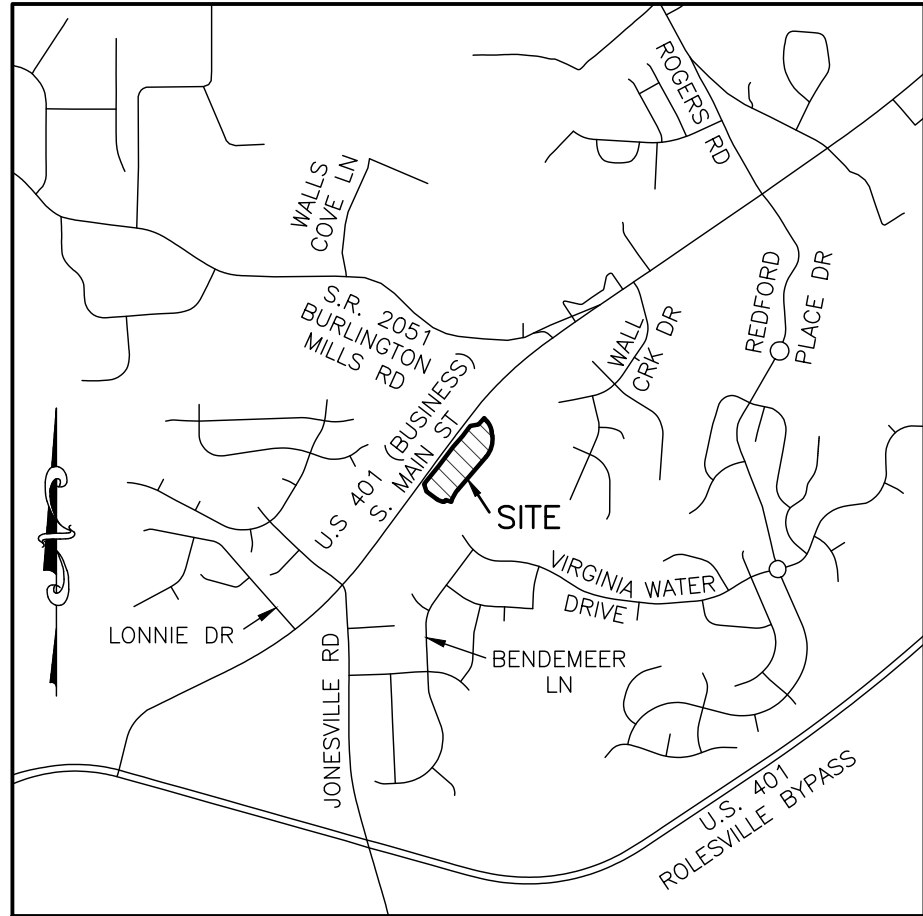
MICHAEL W. ZMUDA, PLS #L-5205 DATE

FSP-24-13

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 24-13
- RELATED PROJECT NUMBERS:
SUP 20-02: SPECIAL USE PERMIT
ANX 21-06: ANNEXATION
PR 21-04 REVISED: INITIAL PRELIMINARY SUBDIVISION PLAT
PSP 24-01: LOT 5 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# 1758563963
- 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
- PER APPROVED WAKE COUNTY STORMWATER PERMIT SWF-105582-2023 TITLED "WALLBROOK PUBLIX", LOT 5 SHALL NOT EXCEED 4.31 ACRES OF BUILT-UPON AREA. REFER TO AREA TABULATION FOR INDIVIDUAL LOT ALLOCATIONS.

12. LINEAR LENGTH OF NEW PUBLIC RIGHT-OF-WAY BEING DEDICATED: 1003'



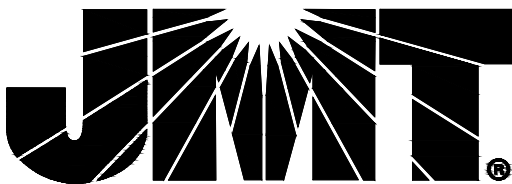
VICINITY MAP
SCALE: 1" = ±2000'

REFERENCES

D.B. 18103 PG 1563
D.B. 18992 PG 412
B.M. 2023 PG 1600-1602

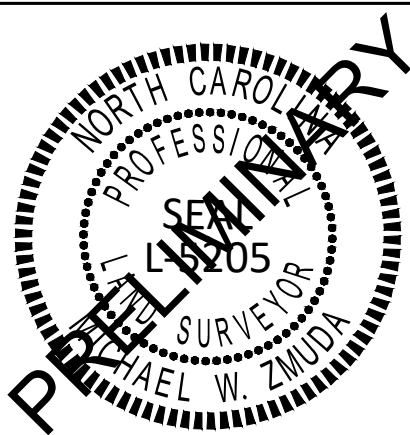
AREA TABULATION

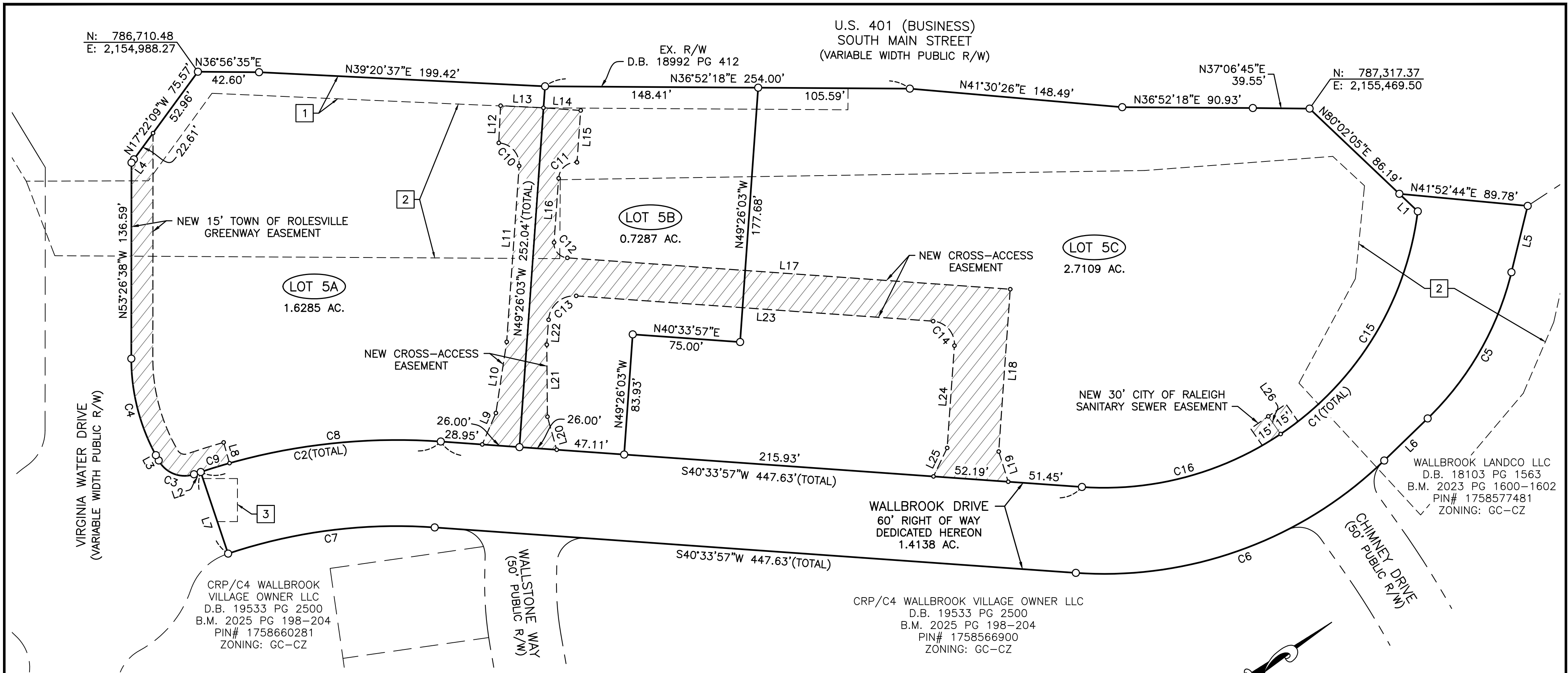
	AREA (AC.)	MAX. BUA (85%)	PLANNED USE
LOT 5A	1.6285	1.3842	NON-RESIDENTIAL
LOT 5B	0.7287	0.6194	NON-RESIDENTIAL
LOT 5C	2.7109	2.3043	NON-RESIDENTIAL
RIGHT OF WAY	1.4138	-	RIGHT OF WAY
TOTAL:	6.4819	4.3079	



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REVISION #	DATE	REASON FOR REVISION
1	10-3-2024	PER TOWN COMMENTS
2	5-20-2025	LOT LINE AND EASEMENT REVISIONS
FINAL SUBDIVISION PLAT		
WALLBROOK		
A DIVISION OF LOT 5 OF THE INTERMEDIATE SUBDIVISION PLAT RECORDED IN B.M. 2023 PG 1600-1602		
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA		
DRAWN BY: JSZ	PROJECT #: FSP 24-13	
CHECKED BY: MWZ	CONTRACT#:	JMT#: 19-04194-010
PLAT DATE: 08/29/2024	SCALE: 1"=50'	SHEET 1 OF 2





LINE	BEARING	DISTANCE
L1	N80°02'05"E	17.70'
L2	S17°58'15"W	5.00'
L3	N82°01'45"W	4.21'
L4	N17°22'09"W	2.86'
L5	S39°45'15"E	47.63'
L6	S07°36'24"E	42.14'
L7	N72°01'45"W	60.00'
L8	N69°14'10"W	15.00'
L9	N29°59'50"W	23.86'

LINE	BEARING	DISTANCE
L10	N44°51'36"W	50.16'
L11	N49°26'03"W	122.91'
L12	N50°39'23"W	26.00'
L13	N39°20'37"E	29.88'
L14	N40°33'57"E	26.00'
L15	S49°26'03"E	36.28'
L16	S49°26'03"E	44.83'
L17	N40°33'57"E	309.19'
L18	S49°26'03"E	113.43'

LINE	BEARING	DISTANCE
L19	S70°59'11"E	22.04'
L20	N69°08'35"W	23.90'
L21	N54°00'29"W	50.16'
L22	N49°26'03"W	17.43'
L23	N40°33'57"E	249.19'
L24	S49°26'03"E	71.43'
L25	S27°52'54"E	22.04'
L26	N88°17'51"W	15.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	220.00'	333.74'	302.64'	S02°53'33"E	86°55'01"
C2	430.00'	169.57'	168.48'	S29°16'06"W	22°35'42"
C3	20.50'	28.62'	26.35'	S57°58'15"W	80°00'00"
C4	140.50'	70.10'	69.37'	N67°44'11"W	28°35'07"
C5	212.00'	118.95'	117.39'	S23°40'50"E	32°08'50"
C6	280.00'	235.42'	228.54'	S16°28'47"W	48°10'22"
C7	370.00'	145.91'	144.97'	S29°16'06"W	22°35'42"
C8	430.00'	148.61'	147.87'	S30°39'54"W	19°48'07"
C9	430.00'	20.96'	20.96'	S19°22'03"W	2°47'35"
C10	15.00'	23.88'	21.44'	N84°57'17"E	91°13'20"
C11	12.00'	18.85'	16.97'	N04°26'03"W	90°00'00"
C12	10.00'	15.71'	14.14'	S85°33'57"W	90°00'00"
C13	18.00'	28.27'	25.46'	S04°26'03"E	90°00'00"
C14	16.00'	25.13'	22.63'	S85°33'57"W	90°00'00"
C15	220.00'	187.88'	182.23'	N21°53'07"W	48°55'54"
C16	220.00'	145.85'	143.20'	N21°34'24"E	37°59'07"

U.S. 401 (BUSINESS)
SOUTH MAIN STREET
(VARIABLE WIDTH PUBLIC R/W)

VIRGINIA WATER DRIVE
(VARIABLE WIDTH PUBLIC R/W)

WALLBROOK DRIVE
60' RIGHT OF WAY
DEDICATED HEREON
1.4138 AC.

CHIMNEY DRIVE
(50' PUBLIC R/W)

CRP/C4 WALLBROOK VILLAGE OWNER LLC
D.B. 19533 PG 2500
B.M. 2025 PG 198-204
PIN# 1758566900
ZONING: GC-CZ

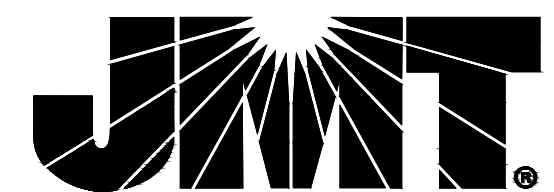
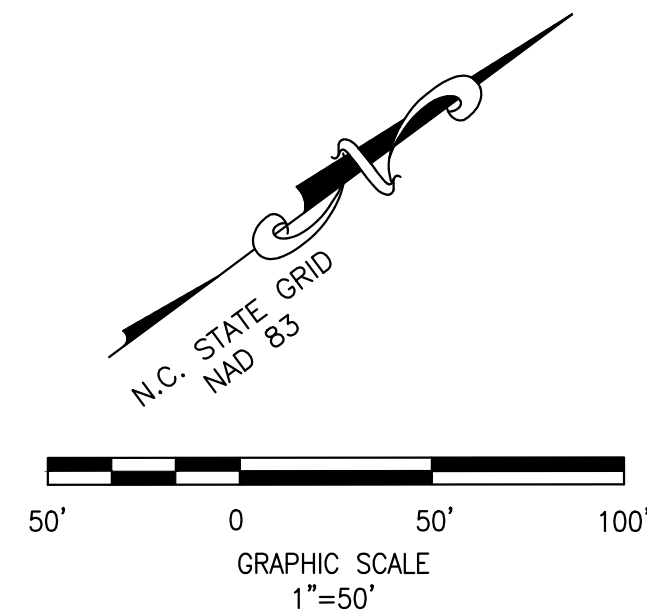
CRP/C4 WALLBROOK VILLAGE OWNER LLC
D.B. 19533 PG 2500
B.M. 2025 PG 198-204
PIN# 1758660281
ZONING: GC-CZ

EXISTING EASEMENTS

- 1
PERMANENT UTILITY EASEMENT
D.B. 18992 PG 412
- 2
TEMPORARY CONSTRUCTION EASEMENT
D.B. 18992 PG 412
- 3
CITY OF RALEIGH
30' SANITARY SEWER EASEMENT
D.B. 19691 PG 2034

LEGEND

- = FOUND MONUMENT AS NOTED
○ = SET IRON REBAR
◦ = DIMENSION POINT (NOTHING SET)
B.M. = BOOK OF MAPS
D.B. = DEED BOOK
P = PROPERTY LINE
R/W = RIGHT OF WAY
— = BOUNDARY LINE
- - - = RIGHT OF WAY LINE
- · - · - = ADJOINING PROPERTY LINE
- · - · - = EASEMENT LINE
▨▨▨▨ = NEW EASEMENT AREA



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WALLBROOK

A DIVISION OF LOT 5 OF THE INTERMEDIATE SUBDIVISION
PLAT RECORDED IN B.M. 2023 PG 1600-1602

TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT #: FSP 24-13	JMT#: 19-04194-010
CHECKED BY: MWZ	CONTRACT#:	
PLAT DATE: 08/29/2024	SCALE: 1"=50'	SHEET 2 OF 2

