

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 UTILITY DEPARTMENT.

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 17801, PAGE 1550, WAKE COUNTY REGISTRY; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES LISTED HEREON; 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 DATE
PLS #L-5205

FSP-25-06

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-25-06
- RELATED PROJECT NUMBERS:

SUP 20-02: SPECIAL USE PERMIT
ANX 21-06: ANNEXATION
PR 21-04 REVISED: PRELIMINARY SUBDIVISION PLAT

7. CURRENT ZONING: GC-CZ
SETBACKS: FRONT 20'
SIDE 15'
REAR 35'
CORNER 25'

8. OWNER: WALLBROOK LANDCO LLC
C/O AUSTIN WILLIAMS
3 KEEL STREET, SUITE 2
WRIGHTSVILLE BEACH, NC 28480
D.B. 17801 PG 1550
PIN# 1758489229
PIN# 1758582090

9. DEVELOPER: CROSLAND SOUTHEAST
121 WEST TRADE STREET, STE 2550
CHARLOTTE, NC 28202
(704) 561-5200

10. ENGINEER: ARK CONSULTING GROUP, PLLC
925-A CONFERENCE DRIVE
GREENVILLE, NC 27858
(252) 558-0888

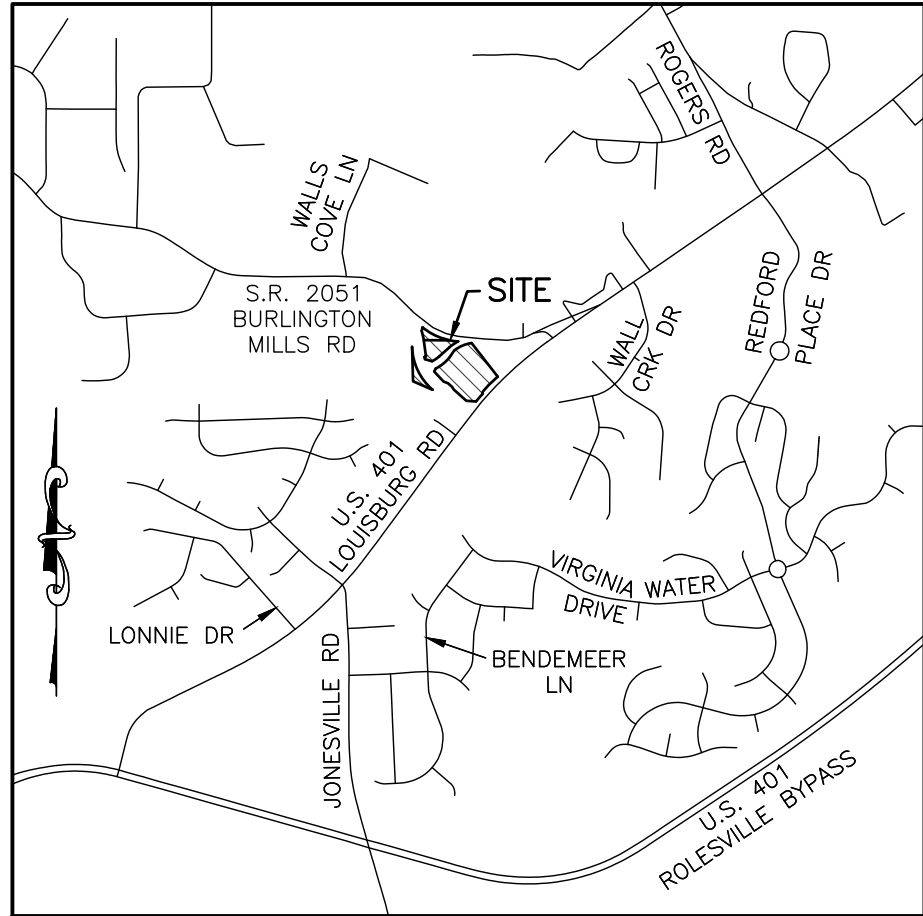
11. A LIMITED NUMBER OF SURVEY MONUMENTS ARE BEING SET AT THIS STAGE OF DEVELOPMENT. FULL MONUMENTATION WILL OCCUR AFTER COMPLETION OF NEW ROAD CONSTRUCTION.

12. THERE ARE NO NEW PUBLIC STREETS/RIGHT-OF-WAYS BEING DEDICATED TO THE TOWN.

SITE DATA TABLE

	AREA (AC.)	MAX BUA (85%)	PLANNED USE
LOT 12	5.1345	4.3643	COMMERCIAL
LOT 13	1.3959	1.1865	COMMERCIAL
LOT 14	0.4210	0.3579	COMMERCIAL

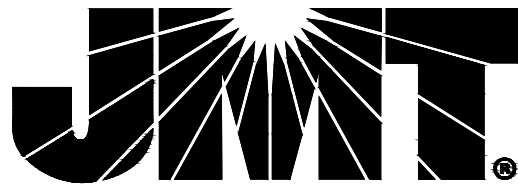
TOTAL: 6.9514 5.9087



VICINITY MAP
SCALE: 1"=2000'

REFERENCES

D.B. 17801 PG 1550
D.B. 18992 PG 416
B.M. 1996 PG 187
B.M. 1996 PG 1582
B.M. 1999 PG 1039
B.M. 2000 PG 1239
B.M. 2008 PG 1281



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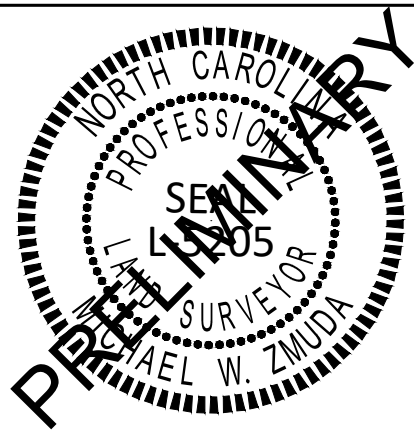
REVISION #	DATE	REASON FOR REVISION
1	03/31/2025	PER TOWN COMMENTS

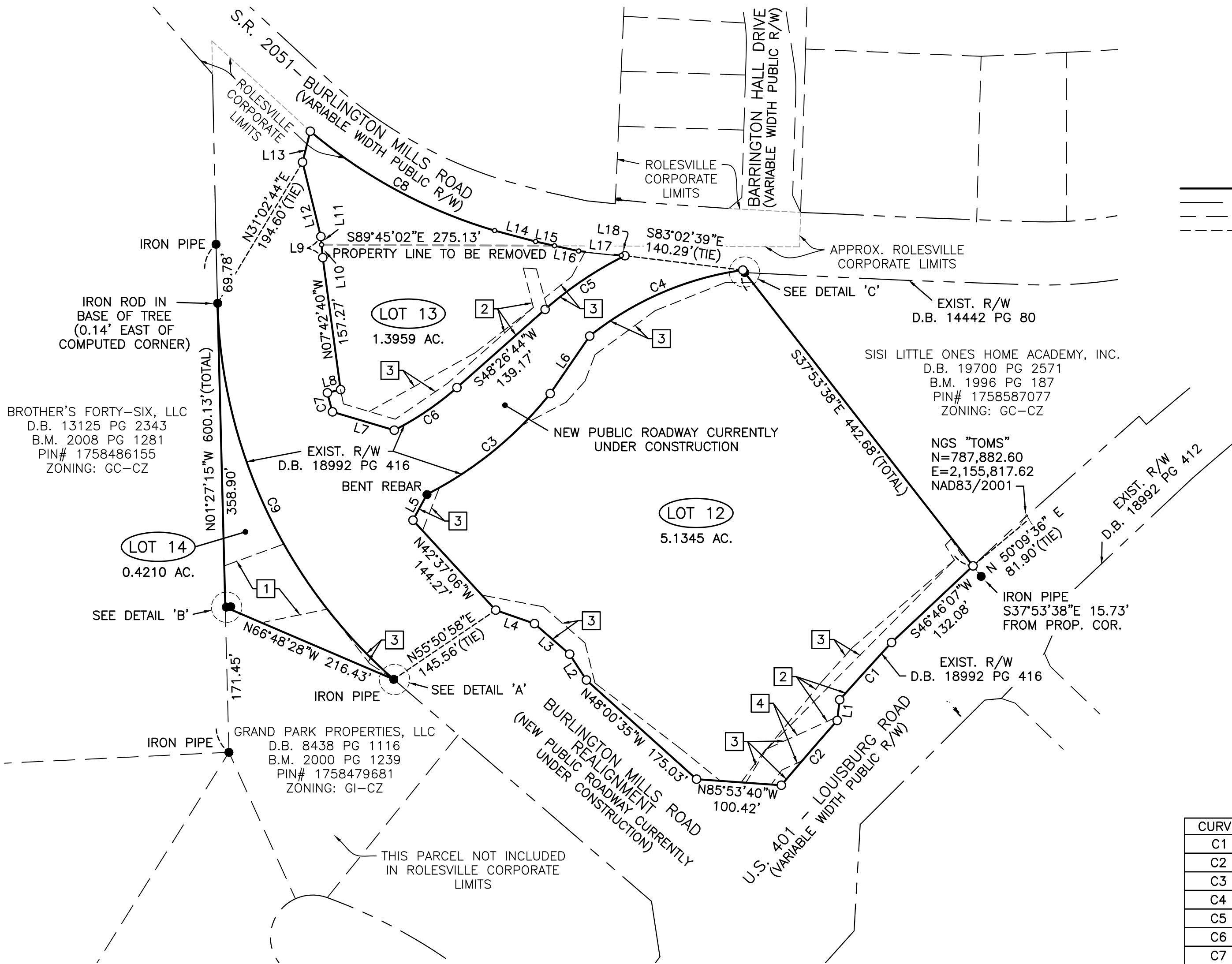
SUBDIVISION PLAT

WALLBROOK - MBW TRACT

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

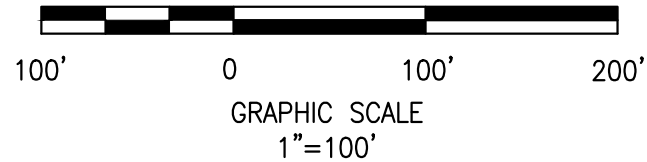
DRAWN BY: JSZ	PROJECT #: FSP-25-06	
CHECKED BY: MWZ	CONTRACT#:	JMT#: 19-04194-009
PLAT DATE: 02/06/2025	SCALE: 1"=100'	SHEET 1 OF 2





LEGEND

- = FOUND MONUMENT AS NOTED
- = SET IRON PIN
- △ = NGS MONUMENT
- = DIMENSION POINT (NOTHING SET)
- = PROPERTY LINE
- R/W = RIGHT OF WAY
- = PARCEL BOUNDARY LINE
- = RIGHT OF WAY LINE
- = ADJOINING PROPERTY LINE
- - - = EXISTING EASEMENT LINE



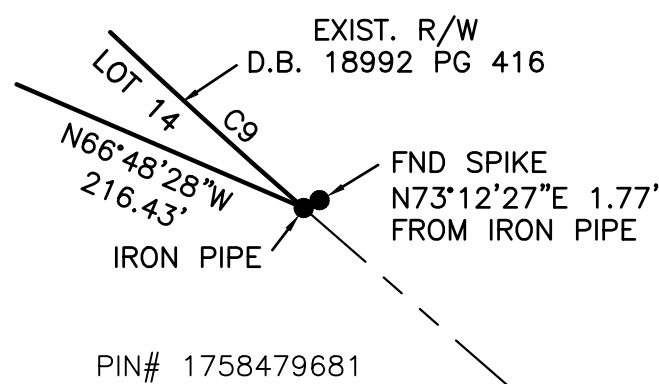
LINE	BEARING	DISTANCE
L1	S06°49'47"W	24.61'
L2	N33°02'47"W	36.40'
L3	N48°59'31"W	55.00'
L4	N70°47'36"W	48.47'
L5	N28°21'37"E	34.77'
L6	N34°28'36"E	82.35'
L7	N73°26'43"W	76.12'
L8	N76°29'15"E	16.00'
L9	N05°05'35"W	25.00'
L10	N05°05'35"W	15.31'
L11	N05°05'35"W	9.69'
L12	N13°49'32"W	90.48'
L13	N14°03'30"E	37.60'
L14	S75°02'10"E	50.12'
L15	S77°31'31"E	22.85'
L16	S77°31'31"E	29.16'
L17	S84°03'28"E	50.67'
L18	S87°10'20"E	4.29'

EXISTING EASEMENTS

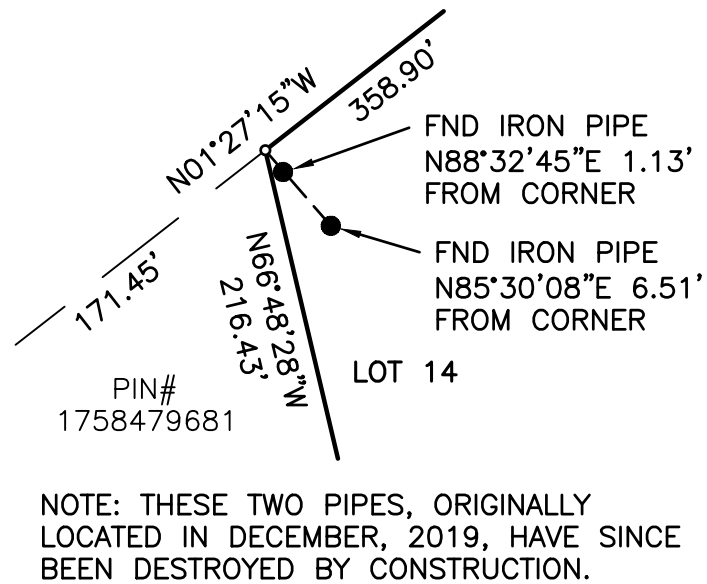
- PERMANENT DRAINAGE EASEMENT
D.B. 18992 PG 416
- PERMANENT UTILITY EASEMENT
D.B. 18992 PG 416
- TEMPORARY CONSTRUCTION EASEMENT
D.B. 18992 PG 416
- 30' EASEMENT TO WAKE
ELECTRIC MEMBERSHIP CORP.
D.B. 3868 PG 917

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4835.00'	91.23'	91.23'	S42°09'28"W	1°04'52"
C2	4821.00'	101.07'	101.07'	S40°46'35"W	1°12'04"
C3	444.00'	189.46'	188.03'	N50°43'59"E	24°26'57"
C4	371.00'	199.31'	196.92'	N66°41'30"E	30°46'49"
C5	429.00'	113.97'	113.63'	S56°02'50"W	15°13'16"
C6	359.00'	89.75'	89.52'	S55°47'44"W	14°19'26"
C7	497.00'	23.31'	23.31'	N14°51'22"W	2°41'15"
C8	600.00'	249.11'	247.33'	S61°41'16"E	23°47'19"
C9	610.00'	504.60'	490.33'	S25°06'21"E	47°23'45"

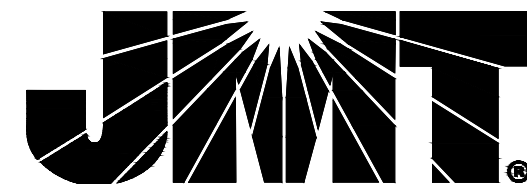
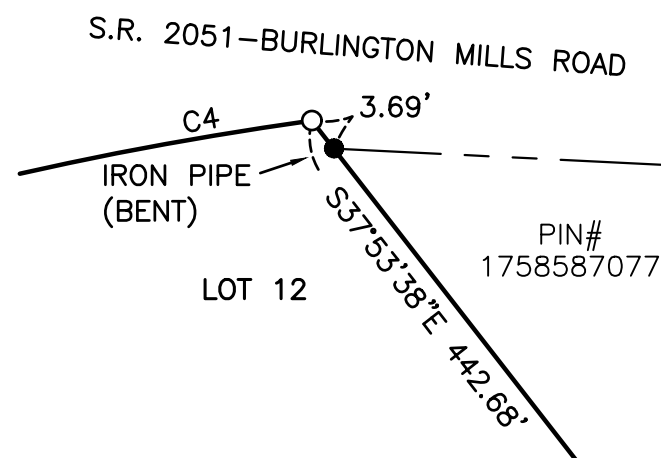
DETAIL 'A'
NOT TO SCALE



DETAIL 'B'
NOT TO SCALE



DETAIL 'C'
NOT TO SCALE



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SUBDIVISION PLAT

WALLBROOK - MBW TRACT

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

DRAWN BY: JSZ	PROJECT #: FSP-25-06
CHECKED BY: MWZ	CONTRACT#: JMT#: 19-04194-009
PLAT DATE: 02/06/2025	SCALE: 1"=100' SHEET 2 OF 2

