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

J. Austin Williams 6/27/2025

SIGNATURE PRINT NAME DATE

NORTH CAROLINA, New Hanover COUNTY.

I, Barbara Williams, 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 27th DAY OF June, 2025.

MY COMMISSION EXPIRES 3/23/2027

BARBARA WILLIAMS
Notary Public
North Carolina
New Hanover County

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.

Michele J Raby July 1, 2025

LDA DATE
TOWN OF ROLESVILLE
NORTH CAROLINA

I, Michele J Raby, 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.

Michele J Raby July 1, 2025

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 20th DAY OF MAY, 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.

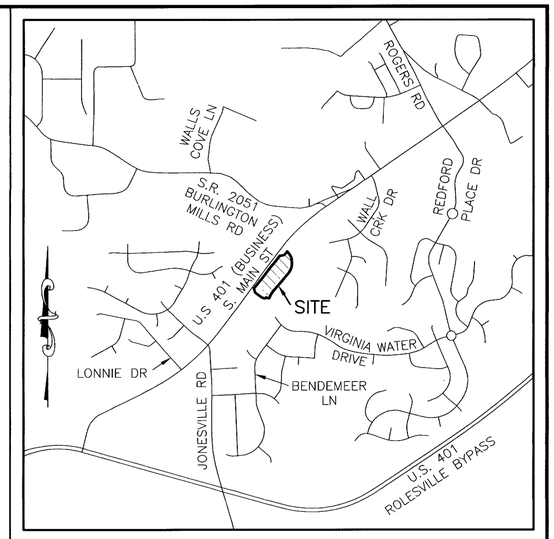
5/20/25

MICHAEL W. ZMUDA, PLS #L-5205 DATE

FSP-24-13

GENERAL NOTES

1. A FIELD-RUN BOUNDARY SURVEY WAS PERFORMED BY JOHNSON, MIRMIRAN & THOMPSON FROM DECEMBER 2019 THROUGH MARCH 2020.
2. 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).
3. ALL DISTANCES ARE HORIZONTAL GROUND.
4. 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.
5. ROLESVILLE PROJECT NUMBER: FSP 24-13
6. 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
7. ZONING: GC-CZ (GENERAL COMMERCIAL)
   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. 18103 PG 1563
   PIN# 1758563963
9. DEVELOPER: WALLBROOK LANDCO LLC
   C/O AUSTIN WILLIAMS
   3 KEEL STREET, SUITE 2
   WRIGHTSVILLE BEACH, NC 28480
10. ENGINEER: ARK CONSULTING GROUP, PLLC
    925-A CONFERENCE DRIVE
    GREENVILLE, NC 27858
    (252) 558-0888
11. 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

Register of Deeds
Tammy L. Brunner
Wake County, NC
07/03/2025 02:00:25 PM
B: BM2025 P: 01254 Pages: 2
MAP - MAP PLAT
Fee: $42.00
DOCUMENT #2025031499

NORTH CAROLINA PROFESSIONAL SEAL L-5205 LAND SURVEYOR MICHAEL W. ZMUDA 5/20/25

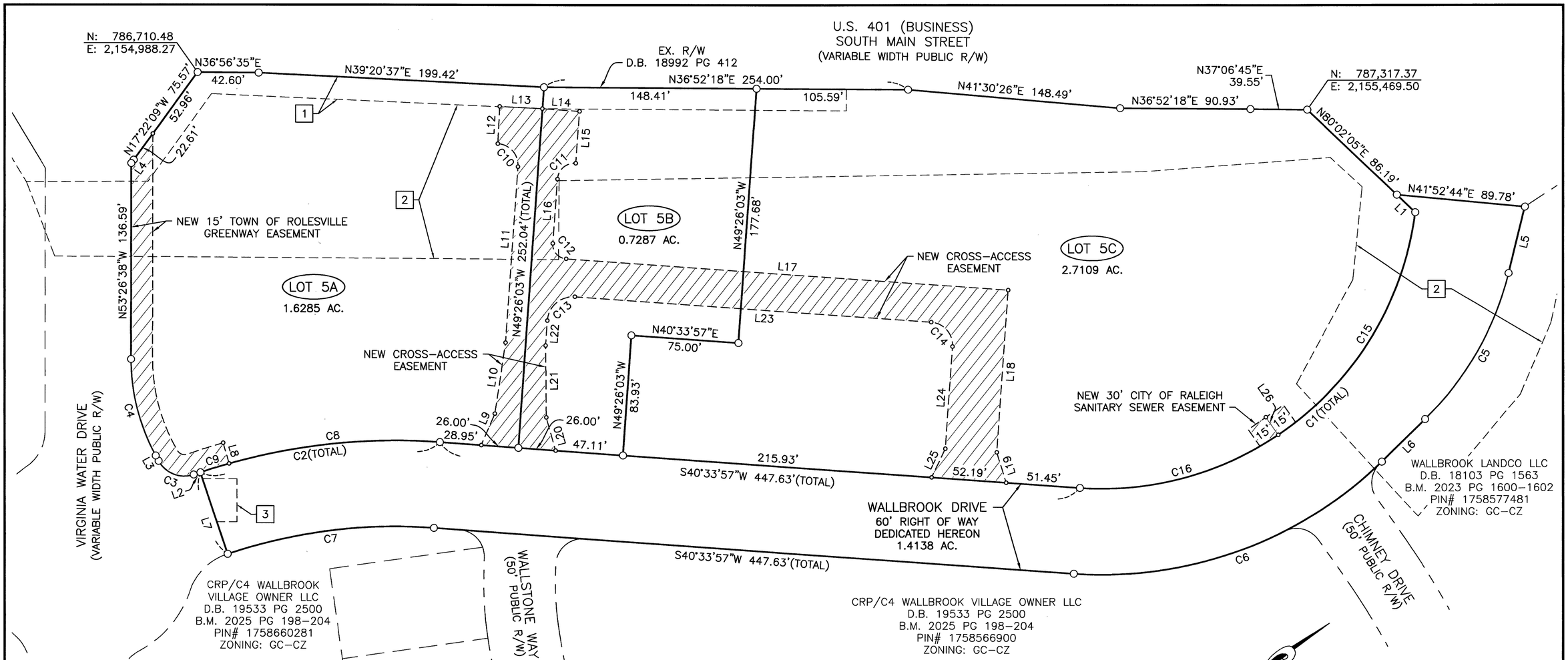
FINAL SUBDIVISION PLAT

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"

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
- ℄ = 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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PLAT DATE: 08/29/2024	SCALE: 1"=50'	SHEET 2 OF 2

FSP-24-13