

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.

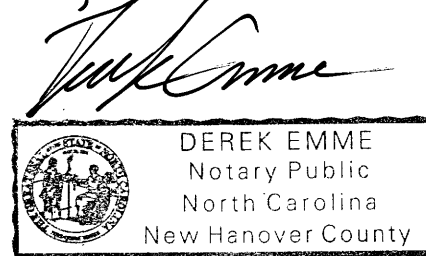
OWNER: WALLBROOK PLX LLC

J. Austin Williams 8/01/2024
 SIGNATURE PRINT NAME DATE

NORTH CAROLINA, New Hanover COUNTY.

I, Derek Emme, 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 1st DAY OF August, 2024.

MY COMMISSION EXPIRES 03/10/2029



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.

Meredith Gruber 8/6/2024
 SUBDIVISION ADMINISTRATOR DATE
 TOWN OF ROLESVILLE
 NORTH CAROLINA

I, Meredith Gruber, 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.

Meredith Gruber 8/6/2024
 REVIEW OFFICER DATE

SURVEYOR'S CERTIFICATE

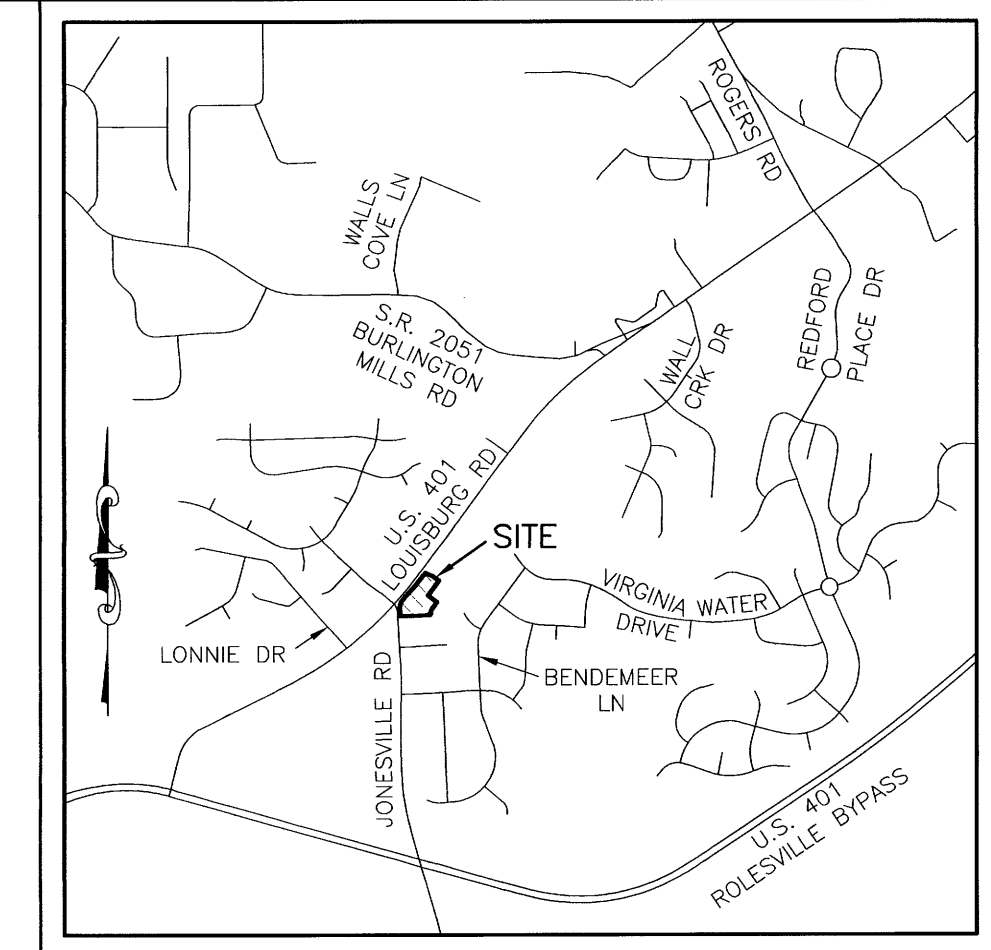
I, MICHAEL W. ZMUDA, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLATTED FROM INFORMATION FOUND IN THE REFERENCES LISTED ON THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY 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 26th DAY OF June, 2024.

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.

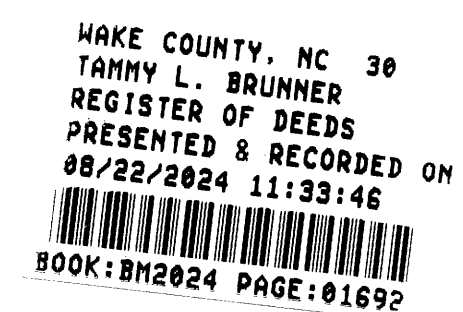
Michael W. Zmuda 6/26/24
 MICHAEL W. ZMUDA DATE
 PLS #L-5205

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 NCGS 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 24-09
6. RELATED PROJECT NUMBERS:
 SUP 20-02: SPECIAL USE PERMIT
 ANX 21-06: ANNEXATION
 PR 21-04 REVISED: PRELIMINARY SUBDIVISION PLAT
 SDP 23-05: PUBLIX AT WALLBROOK (LOT 1A)
 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 PLX LLC
 C/O AUSTIN WILLIAMS
 3 KEEL STREET, SUITE 2
 WRIGHTSVILLE BEACH, NC 28480
 D.B. 19463 PG 2024
 PIN# 1758454702
9. DEVELOPER: WALLBROOK PLX LLC
 C/O AUSTIN WILLIAMS
 3 KEEL STREET, SUITE 2
 WRIGHTSVILLE BEACH, NC 28480
10. ENGINEER: ARK CONSULTING GROUP, PLLC
 2755-B CHARLES BLVD
 GREENVILLE, NC 27858
 (252) 558-0888
11. PER APPROVED WAKE COUNTY STORMWATER PERMIT SWF-105582-2023 TITLED "WALLBROOK PUBLIX", LOT 3 SHALL NOT EXCEED 0.60 ACRES OF BUILT-UPON AREA AND LOT 4 SHALL NOT EXCEED 1.54 ACRES OF BUILT-UPON AREA.
12. LINEAR LENGTH OF NEW PUBLIC RIGHT-OF-WAY BEING DEDICATED: N/A



VICINITY MAP
 SCALE: 1" = ±2000'



REFERENCES

- D.B. 19463 PG 2024
- B.M. 2023 PG 1600-1602
- B.M. 2022 PG 1178-1179
- B.M. 2008 PG 702
- D.B. 18992 PG 409

AREA TABULATION

	AREA (AC.)	PLANNED USE
LOT 3	0.7597	NON-RESIDENTIAL
LOT 4	1.7480	NON-RESIDENTIAL
TOTAL:	2.5077	

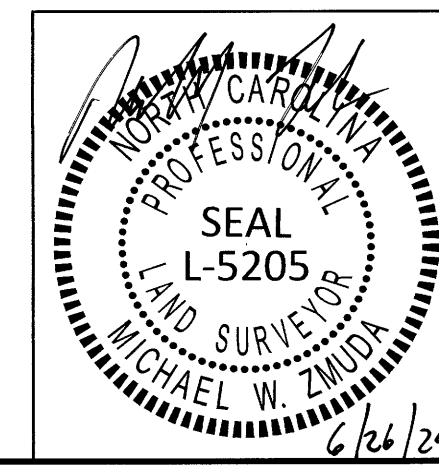


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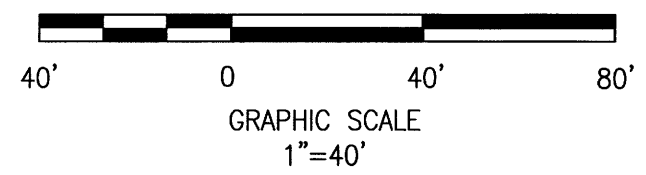
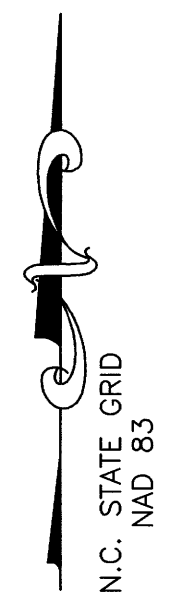
REVISION #	DATE	REASON FOR REVISION
1	06/26/2024	PER TOWN REVIEW COMMENTS

FINAL SUBDIVISION PLAT
WALLBROOK
 A DIVISION OF TRACT 'A' OF THE INTERMEDIATE SUBDIVISION PLAT RECORDED IN B.M. 2023 PG 1600-1602
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

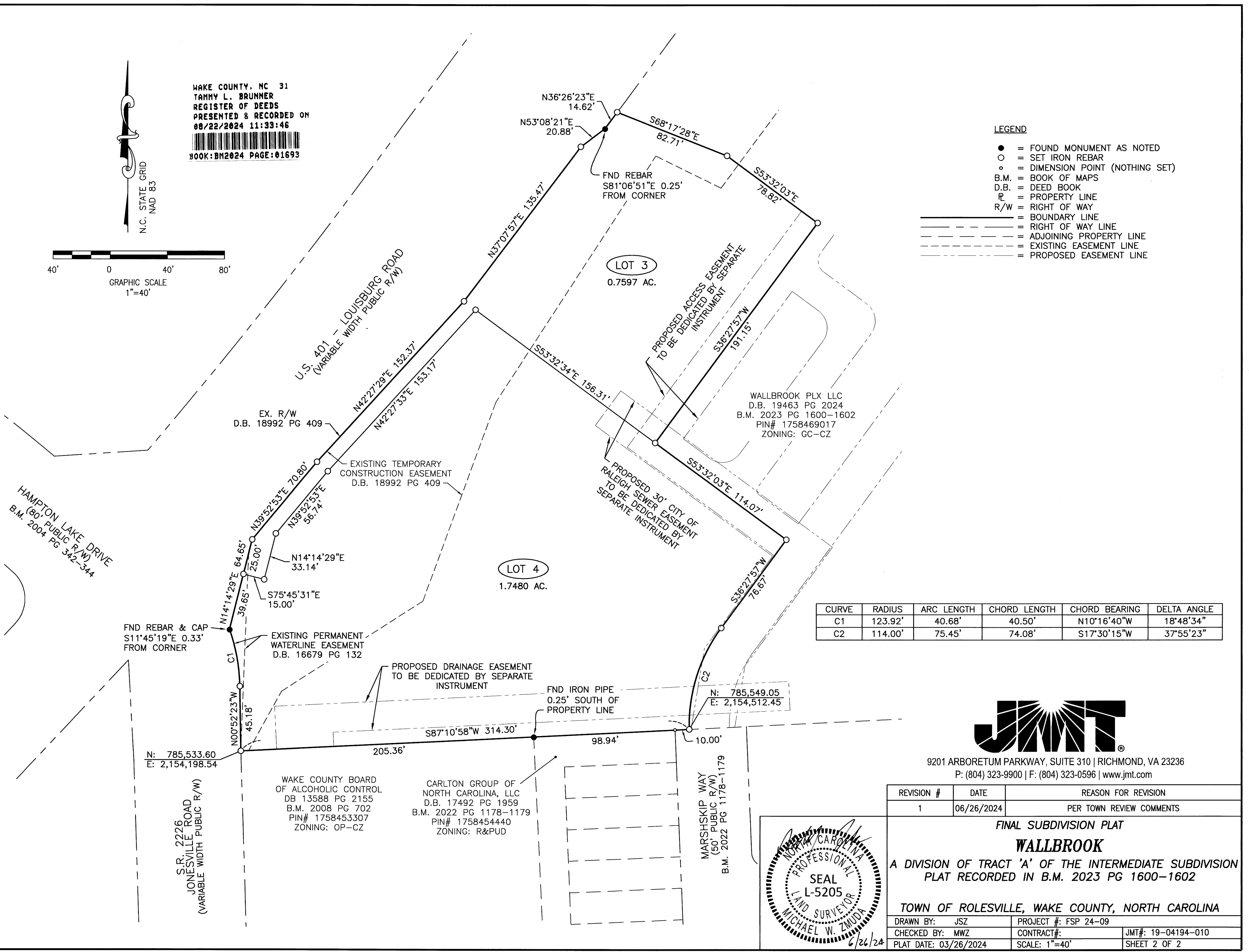
DRAWN BY: JSZ	PROJECT #: FSP 24-09
CHECKED BY: MWZ	CONTRACT#: JMT#: 19-04194-010
PLAT DATE: 03/26/2024	SCALE: 1"=40' SHEET 1 OF 2



WAKE COUNTY, NC 31
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/22/2024 11:33:46
BOOK: BM2024 PAGE: 01693



- 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
 - - - - - = EXISTING EASEMENT LINE
 - - - - - = PROPOSED EASEMENT LINE

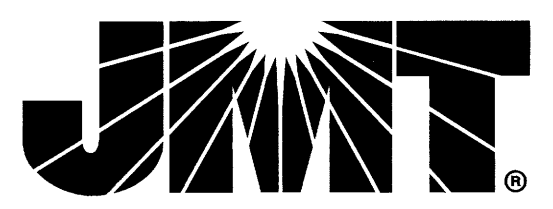


WALLBROOK PLX LLC
D.B. 19463 PG 2024
B.M. 2023 PG 1600-1602
PIN# 1758469017
ZONING: GC-CZ

LOT 4
1.7480 AC.

LOT 3
0.7597 AC.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	123.92'	40.68'	40.50'	N10°16'40"W	18°48'34"
C2	114.00'	75.45'	74.08'	S17°30'15"W	37°55'23"



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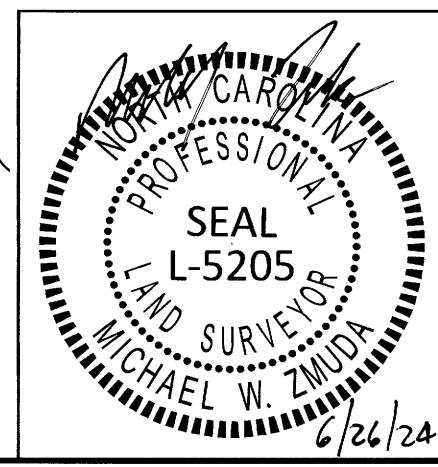
FINAL SUBDIVISION PLAT

WALLBROOK

A DIVISION OF TRACT 'A' 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 24-09
CHECKED BY: MWZ	CONTRACT#: JMT#: 19-04194-010
PLAT DATE: 03/26/2024	SCALE: 1"=40' SHEET 2 OF 2



S.R. 2226
JONESVILLE ROAD
(VARIABLE WIDTH PUBLIC R/W)

WAKE COUNTY BOARD
OF ALCOHOLIC CONTROL
DB 13588 PG 2155
B.M. 2008 PG 702
PIN# 1758453307
ZONING: OP-CZ

CARLTON GROUP OF
NORTH CAROLINA, LLC
D.B. 17492 PG 1959
B.M. 2022 PG 1178-1179
PIN# 1758454440
ZONING: R&PUD

MARSHSKIP WAY
(50' PUBLIC R/W)
B.M. 2022 PG 1178-1179

6/26/24