

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND, THIS IS A FINAL SUBDIVISION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON XXXXXXXX OF THE XXXXXXXX COUNTY REGISTRY.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: GC-C2
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720175800K DATED 7/19/22.
7. REFERENCES: AS SHOWN.
8. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

Please update with actual bearings and the Wake County Registry.

Please update the Certificate of Ownership and Dedication. Certificate will be provided on Review Memo.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBE 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 AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

OWNER _____ DATE _____

STATE OF _____
COUNTY OF _____

I, _____ A NOTARY PUBLIC OF THE COUNT AND AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FORGOING DOCUMENT. WITNESS MY HAND AND SEAL THIS THE ____ DAY OF _____ 20__.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

Please remove as this certification is only applicable for Minor Subdivision Final Plats

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBE 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 AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

OWNER _____ DATE _____

STATE OF _____
COUNTY OF _____

I, _____ A NOTARY PUBLIC OF THE COUNT AND AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FORGOING DOCUMENT. WITNESS MY HAND AND SEAL THIS THE ____ DAY OF _____ 20__.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

I _____ HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF ROLESVILLE HAS BEEN RECEIVED AND THAT THE FILING FEES FOR THIS PLOT, IN THE AMOUNT OF _____ HAVE BEEN PAID.

SUBDIVISION ADMINISTRATION DATE _____

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.

SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE DATE _____

STATE OF NORTH CAROLINA
COUNTY OF WAKE
I, _____ REVIEW OFFICER FOR THE TOWN OF ROLESVILLE, NC CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE _____

V1 - FSP-24-16



MCADAMS
The John R. McAdams Company, Inc.
621 Hillborough Street
Suite 500
Raleigh, NC 27603
phone 919.361.5000
fax 919.361.2769
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
WALLBROOK LAND CO. LLC
3 KEEL STREET, SUITE 2
WRIGHTSVILLE BEACH, NC 28480

WALLBROOK
FINAL SUBDIVISION PLAT
0 S. MAIN STREET
ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

REVISIONS

NO. DATE

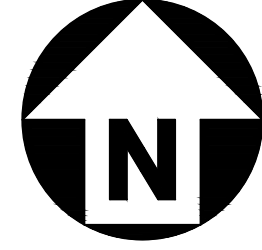
PLAN INFORMATION

PROJECT NO. CPR19010
FILENAME CPR19010-F1
CHECKED BY JBT
DRAWN BY KMM
SCALE NTS
DATE 08.16.2024

FINAL PLAT
SECOND LINE
1-7

GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.



N/F
WALLBROOK LANDCO LLC
HARBOR RETAIL PARTNERS
PIN: 1758671871
DB 18103, PG. 1563
BM 2023, PG. 1602

N/F
WALLBROOK LANDCO LLC
HARBOR RETAIL PARTNERS
PIN: 1758577481
DB 18103, PG. 1563
BM 2023, PG. 1602

N/F
CATTARUZZA, ANTONIO G
CATTARUZZA, SHEILA B
PIN: 1758674416
DB 8149, PG. 422

N/F
BONO, JOHN DANIEL III
BONO, SABRINA MICHELE
PIN: 1758674204
DB 13369, PG. 2170

N/F
PATTERSON, RONALD G
PATTERSON, LAURA A
PIN: 1758674100
DB 10087, PG. 2409

N/F
HADDER, MICHAEL A
HADDER, JENNIFER H
PIN: 1758663984
DB 16143, PG. 2477

N/F
KEELEY, JOSEPH L III
KEELEY, SARAH E
PIN: 1758664723
DB 10496, PG. 1314

N/F
MCENANEY, ELIZABETH J
PIN: 1758663695

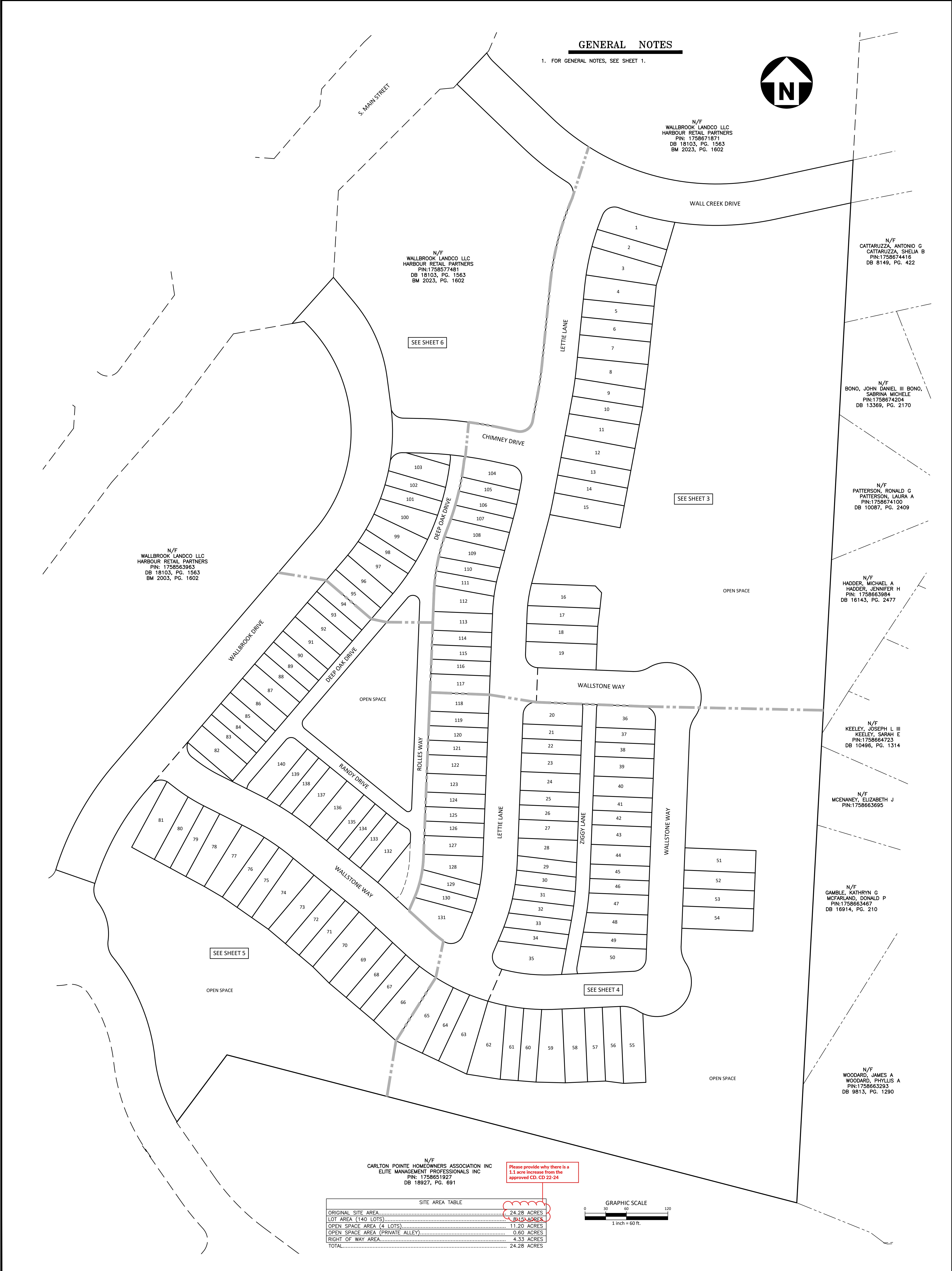
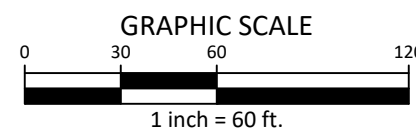
N/F
GAMBLE, KATHRYN G
MCFARLAND, DONALD P
PIN: 1758663467
DB 16914, PG. 210

N/F
WOODARD, JAMES A
WOODARD, PHYLLIS A
PIN: 1758663293
DB 9813, PG. 1290

N/F
CARLTON POINTE HOMEOWNERS ASSOCIATION INC
ELITE MANAGEMENT PROFESSIONALS INC
PIN: 1758651927
DB 18927, PG. 691

Please provide why there is a 1.1 acre increase from the approved CD. CD 22-24

SITE AREA TABLE	
ORIGINAL SITE AREA.....	24.28 ACRES
LOT AREA (140 LOTS).....	81.50 ACRES
OPEN SPACE AREA (4 LOTS).....	11.20 ACRES
OPEN SPACE AREA (PRIVATE ALLEY).....	0.60 ACRES
RIGHT OF WAY AREA.....	4.33 ACRES
TOTAL.....	24.28 ACRES



**FINAL PLAT
SECOND LINE
2-7**

PLAN INFORMATION
PROJECT NO. CPR19010
FILENAME CPR19010-F1
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=60'
DATE 08.16.2024
SHEET

REVISIONS
NO. DATE

CLIENT
WALLBROOK LAND CO, LLC
3 KEEL STREET, SUITE 2
WRIGHTSVILLE BEACH, NC 28480
www.mcadamsco.com

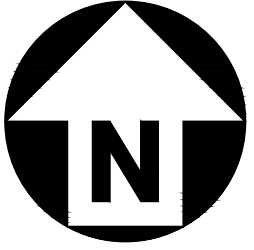
license number: C-0293, C-187
phone 919.361.5000
fax 919.361.2769
Raleigh, NC 27603
Suite 500
621 Hillsborough Street
The John R. McAdams Company, Inc.

**WALLBROOK
FINAL SUBDIVISION PLAT
0 S. MAIN STREET
ROLESVILLE, WAKE COUNTY, NORTH CAROLINA**

MCADAMS

GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.



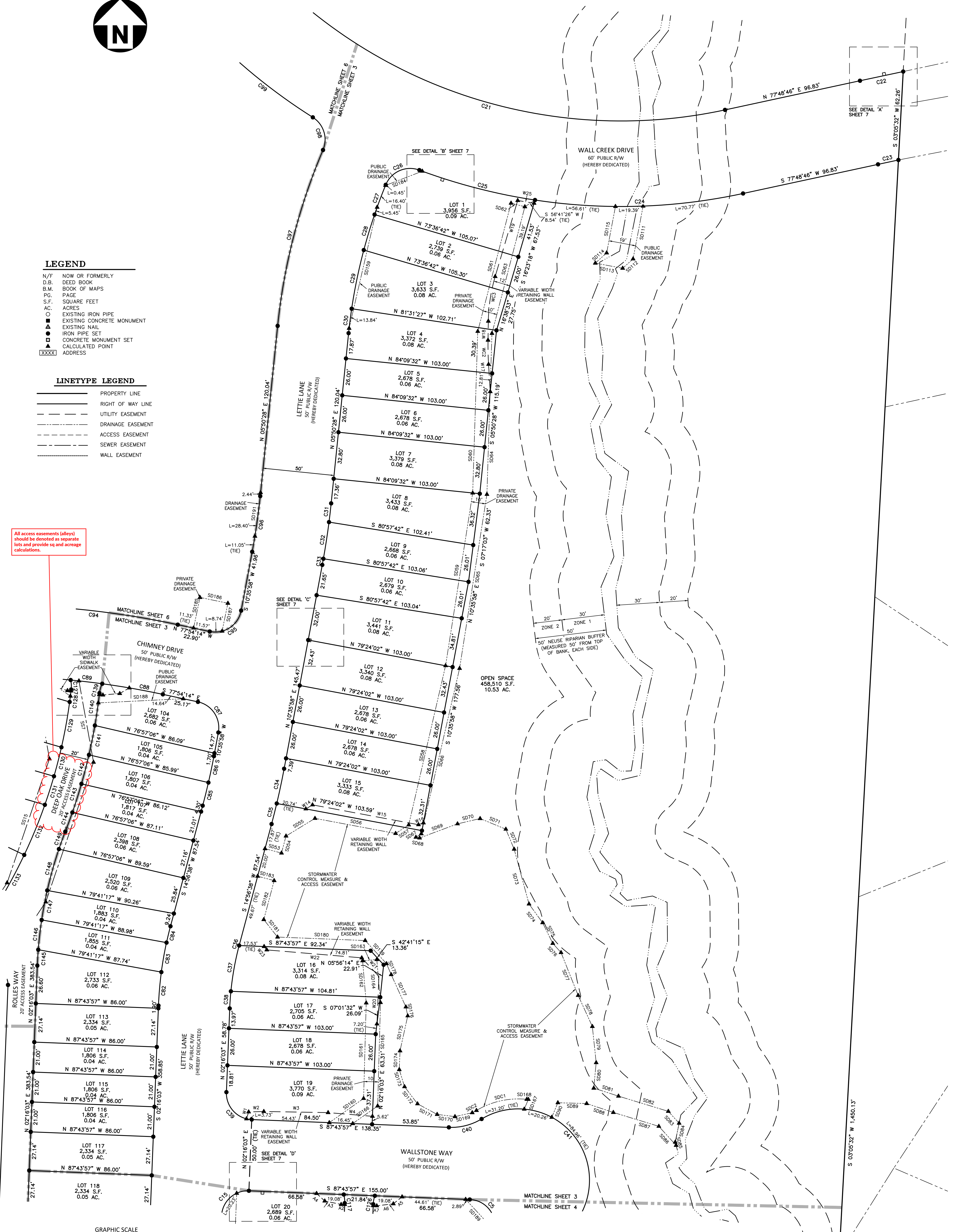
LEGEND

- N/F NOW OR FORMERLY
- D.B. DEED BOOK
- B.M. BOOK OF MAPS
- P.G. PAGE
- S.F. SQUARE FEET
- AC. ACRES
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- CALCULATED POINT
- XXXX ADDRESS

LINETYPE LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- ACCESS EASEMENT
- SEWER EASEMENT
- WALL EASEMENT

All access easements (alleys) should be denoted as separate lots and provide sq and acreage calculations.



FINAL PLAT
SECOND LINE
3-7

PLAN INFORMATION	
PROJECT NO.	CPR19100
FILENAME	CPR19100-F1
CHECKED BY	JBT
DRAWN BY	KMM
SCALE	1"=30'
DATE	08.16.2024
SHEET	

REVISIONS	
NO.	DATE

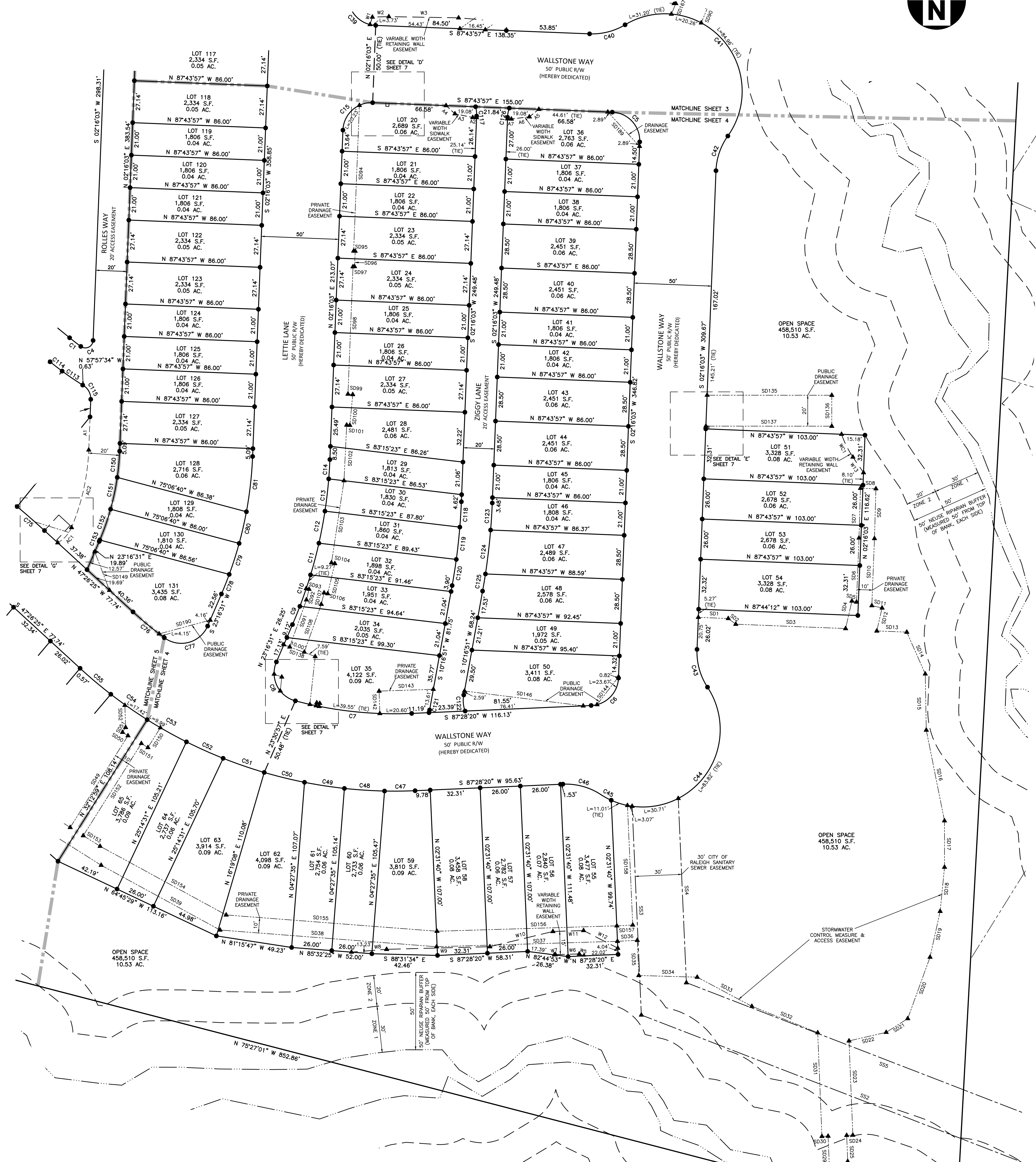
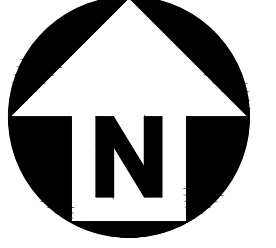
WALLBROOK
FINAL SUBDIVISION PLAT
O S. MAIN STREET
ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

CLIENT
WALLBROOK LAND CO. LLC
3 KEEL STREET, SUITE 2
WRIGHTSVILLE BEACH, NC 28480

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fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.

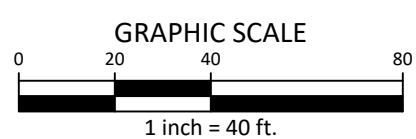


LINETYPE LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- ACCESS EASEMENT
- SEWER EASEMENT
- WALL EASEMENT

LEGEND

- N/F NOW OR FORMERLY
- D.B. DEED BOOK
- B.M. BOOK OF MAPS
- P.C. PAGE
- S.F. SQUARE FEET
- AC. ACRES
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- CALCULATED POINT
- XXXXX ADDRESS



FINAL PLAT
SECOND LINE
4-7

PLAN INFORMATION	
PROJECT NO.	CPR19100
FILENAME	CPR19100-F1
CHECKED BY	JBT
DRAWN BY	KMM
SCALE	1"=30'
DATE	08.16.2024
SHEET	

REVISIONS	
NO.	DATE

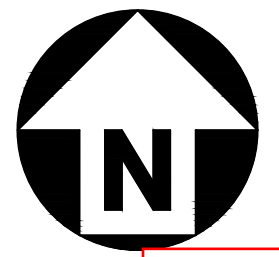
WALLBROOK
FINAL SUBDIVISION PLAT
O S. MAIN STREET
ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

CLIENT
WALLBROOK LAND CO. LLC
3 KEEL STREET, SUITE 2
WRIGHTSVILLE BEACH, NC 28480

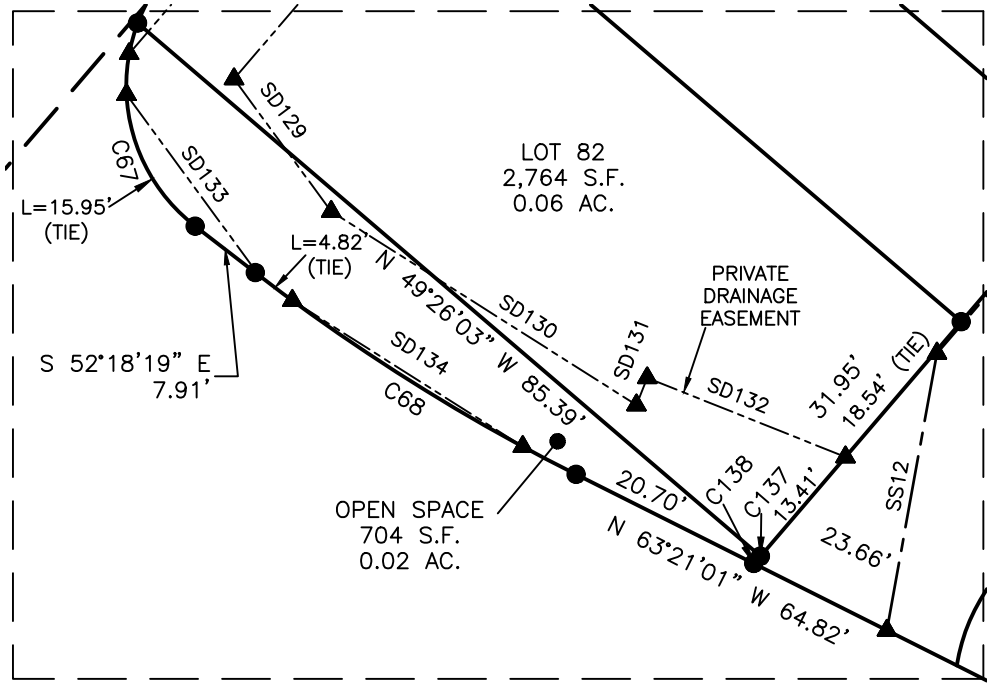
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GENERAL NOTES

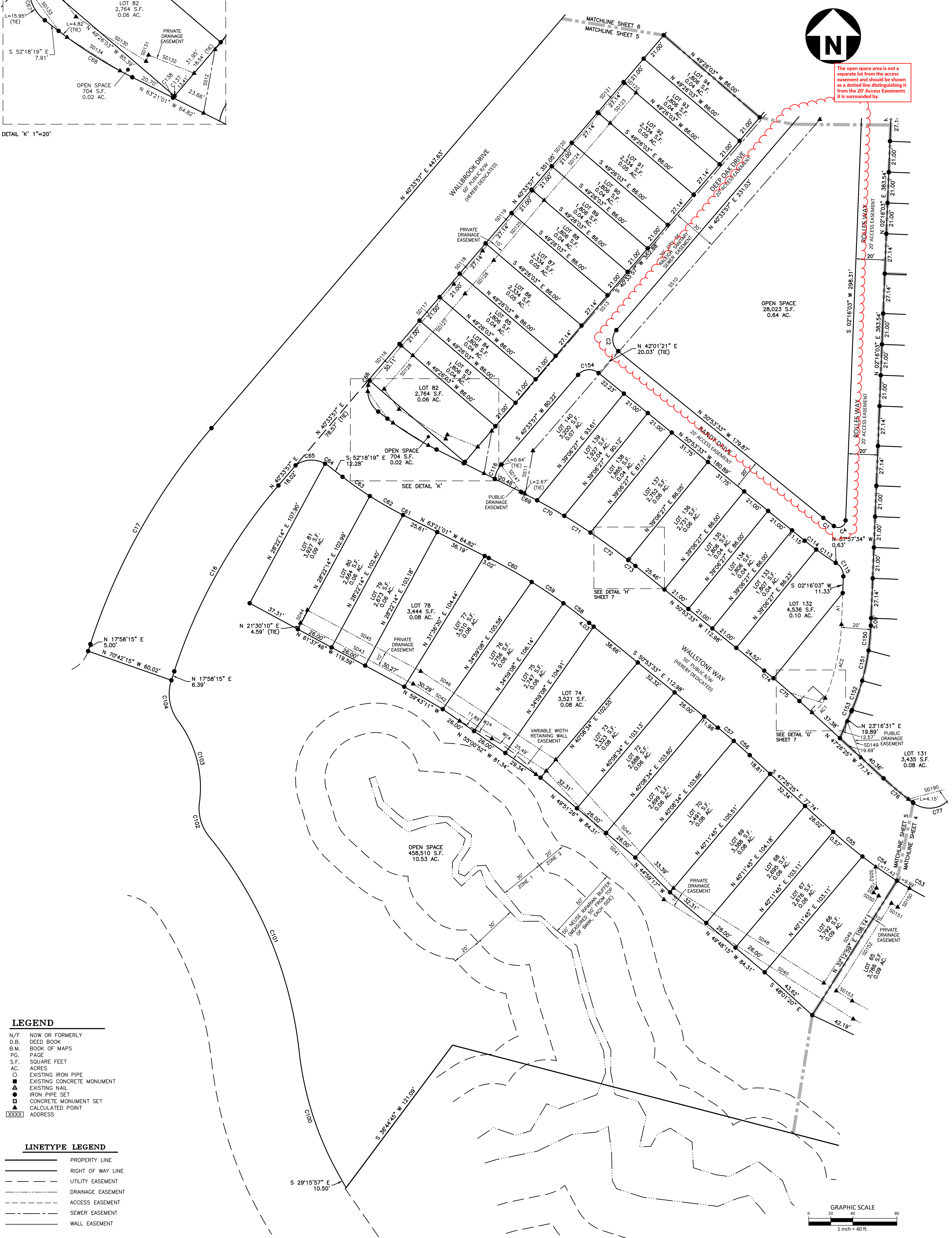
1. FOR GENERAL NOTES, SEE SHEET 1.



The open space area is not a separate lot from the access easement and should be shown as a dotted line distinguishing it from the 20' Access Easements. It is surrounded by:



DETAIL "K" 1"=20"

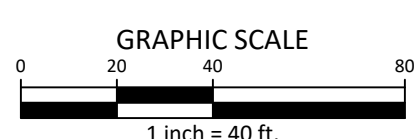


LEGEND

- N/F NOW OR FORMERLY
- D.B. DEED BOOK
- B.M. BOOK OF MAPS
- PG. PAGE
- S.F. SQUARE FEET
- AC. ACRES
- ○ EXISTING IRON PIPE
- ■ EXISTING CONCRETE MONUMENT
- ▲ ▲ EXISTING NAIL
- □ IRON PIPE SET
- ▲ ▲ CONCRETE MONUMENT SET
- ▲ ▲ CALCULATED POINT
- XXXXX ADDRESS

LINETYPE LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- ACCESS EASEMENT
- SEWER EASEMENT
- WALL EASEMENT



PLAN INFORMATION
 PROJECT NO. CPR19100
 FILENAME CPR19100-F1
 CHECKED BY JBT
 DRAWN BY KMM
 SCALE 1"=30'
 DATE 08.16.2024
 SHEET

REVISIONS
 NO. DATE

WALLBROOK
FINAL SUBDIVISION PLAT
O S. MAIN STREET
 ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

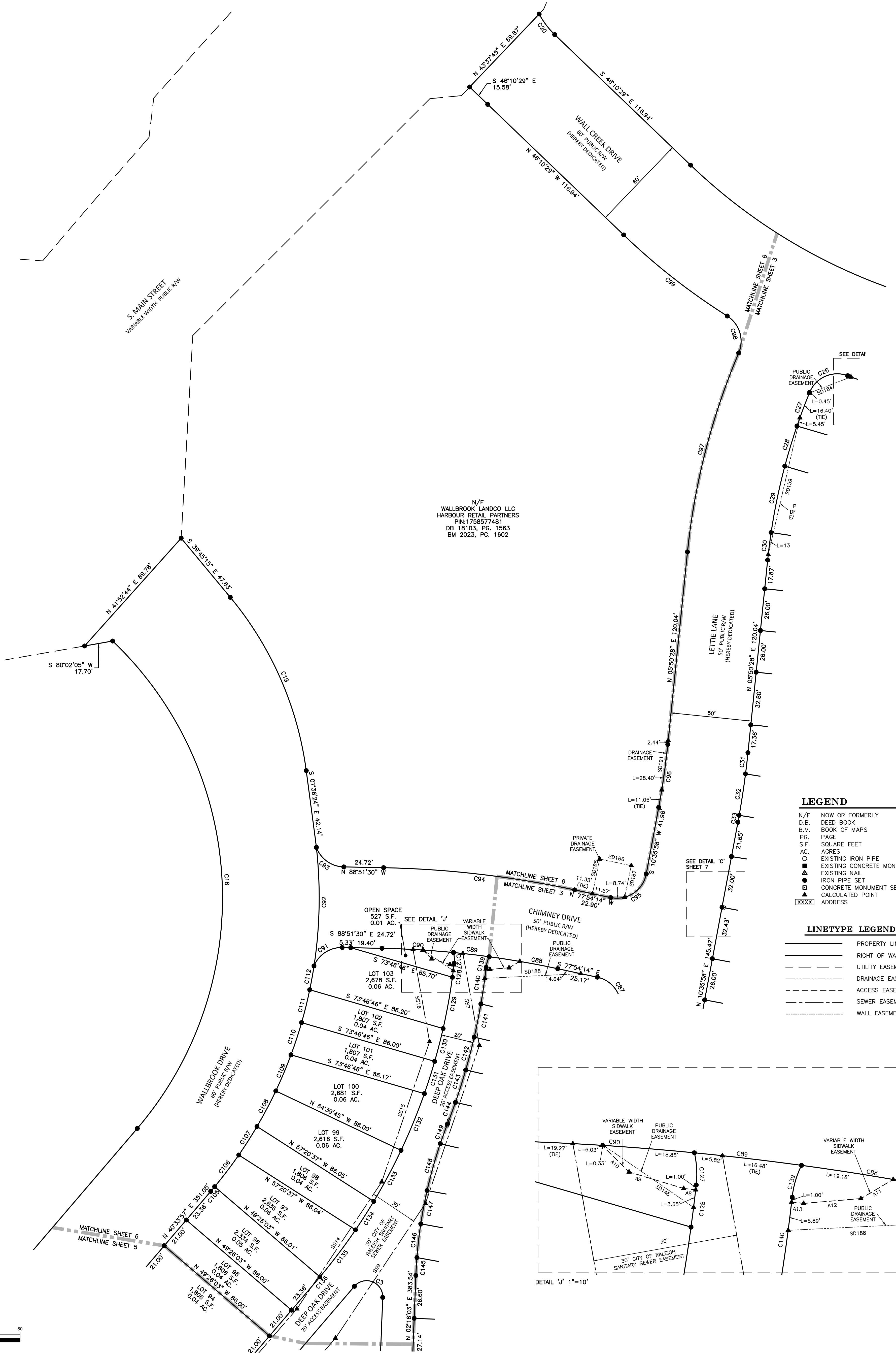
CLIENT
 WALLBROOK LAND CO. LLC
 3 KEEL STREET, SUITE 2
 WRIGHTSVILLE BEACH, NC 28480

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FINAL PLAT
SECOND LINE
5-7

GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.



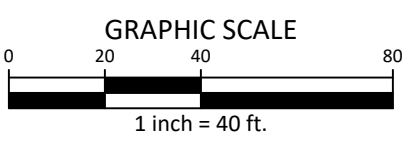
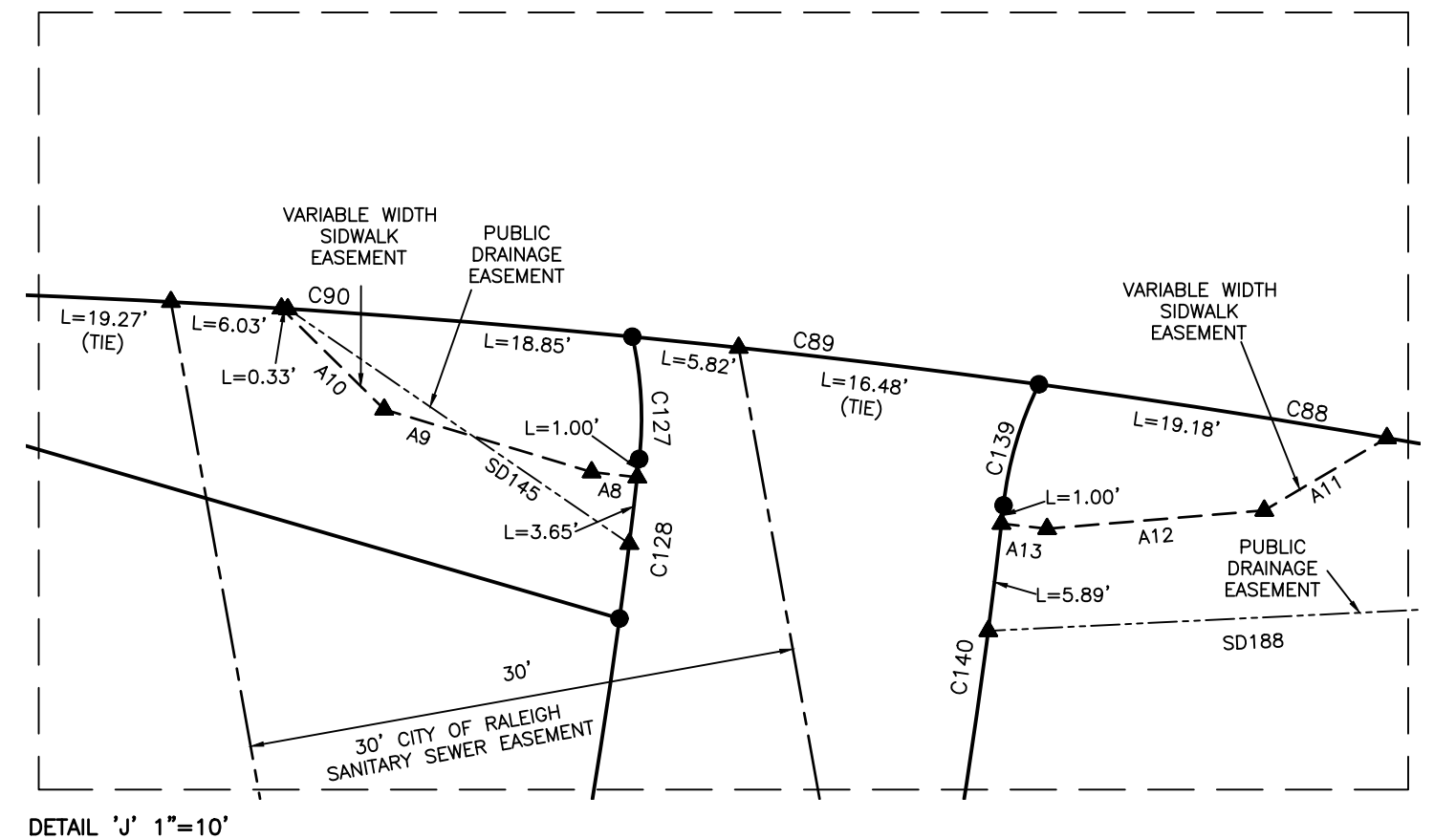
N/F
WALLBROOK LANDCO LLC
HARBOR RETAIL PARTNERS
PIN:1758577481
DB 18103, PG. 1563
BM 2023, PG. 1602

LEGEND

N/F	NOW OR FORMERLY
D.B.	DEED BOOK
B.M.	BOOK OF MAPS
P.G.	PAGE
S.F.	SQUARE FEET
AC.	ACRES
○	EXISTING IRON PIPE
■	EXISTING CONCRETE MONUMENT
●	EXISTING NAIL
▲	IRON PIPE SET
□	CONCRETE MONUMENT SET
XXXX	CALCULATED POINT ADDRESS

LINETYPE LEGEND

—————	PROPERTY LINE
—————	RIGHT OF WAY LINE
—————	UTILITY EASEMENT
—————	DRAINAGE EASEMENT
—————	ACCESS EASEMENT
—————	SEWER EASEMENT
—————	WALL EASEMENT



PLAN INFORMATION

PROJECT NO. CPR191010
 FILENAME CPR191010-F1
 CHECKED BY JBT
 DRAWN BY KMM
 SCALE 1"=30'
 DATE 08.16.2024
 SHEET

REVISIONS

NO. DATE

WALLBROOK
FINAL SUBDIVISION PLAT
0 S. MAIN STREET
 ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

CLIENT

WALLBROOK LAND CO. LLC
 3 KEEL STREET, SUITE 2
 WRIGHTSVILLE BEACH, NC 28480

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 fax 919.361.2269
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 www.mcadamsco.com



FINAL PLAT
SECOND LINE
6-7

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curve data for curves C1 through AC2.

Table with columns: LINE, BEARING, DISTANCE. Lists line data for lines SD1 through SD191.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curve data for curves SDC1, SDC2, WC1, WC2, WC3, WC4.

Table with columns: LINE, BEARING, DISTANCE. Lists line data for lines W1 through W25.

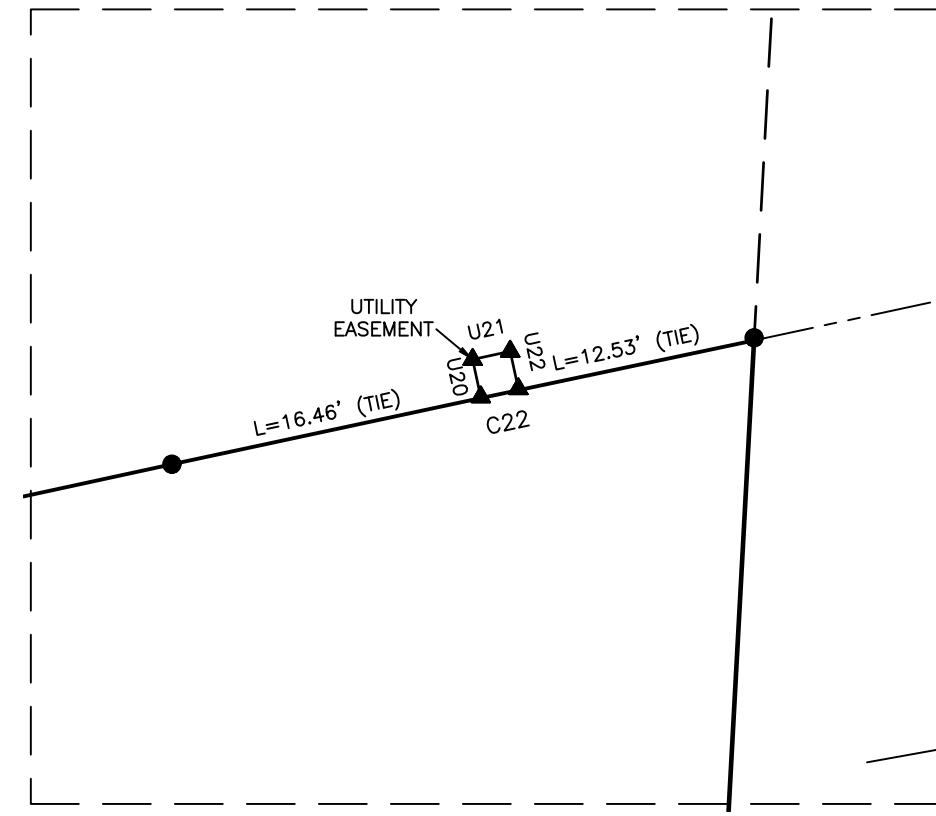
Table with columns: LINE, BEARING, DISTANCE. Lists line data for lines U1 through U25.

Table with columns: LINE, BEARING, DISTANCE. Lists line data for lines SS1 through SS16.

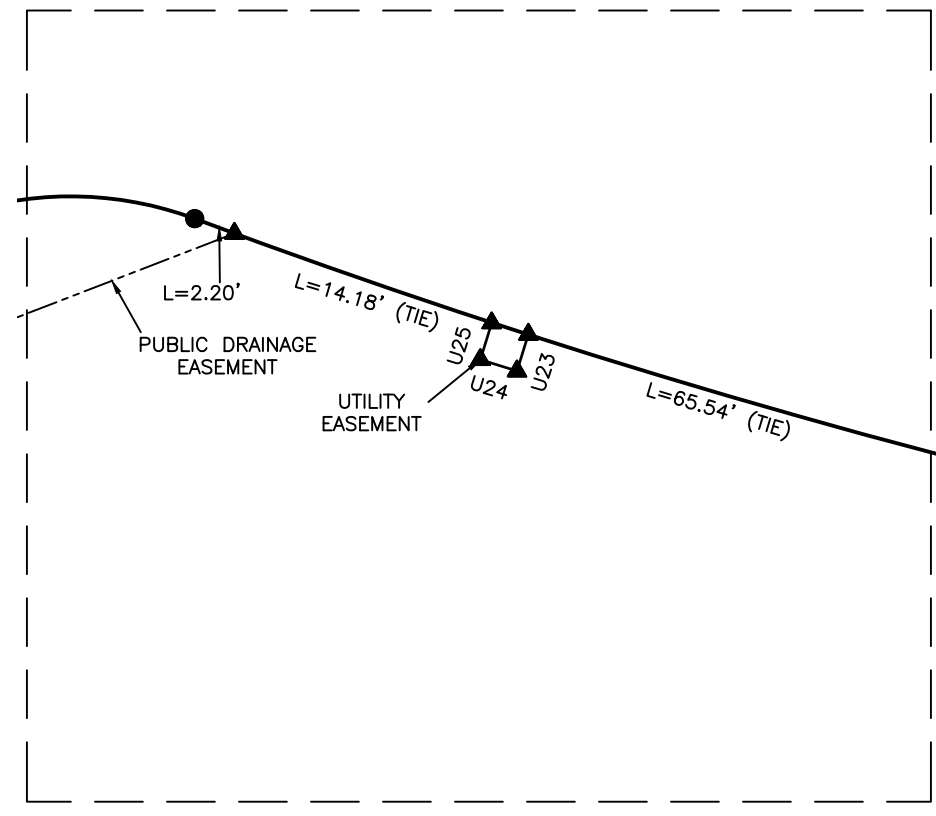
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GENERAL NOTES

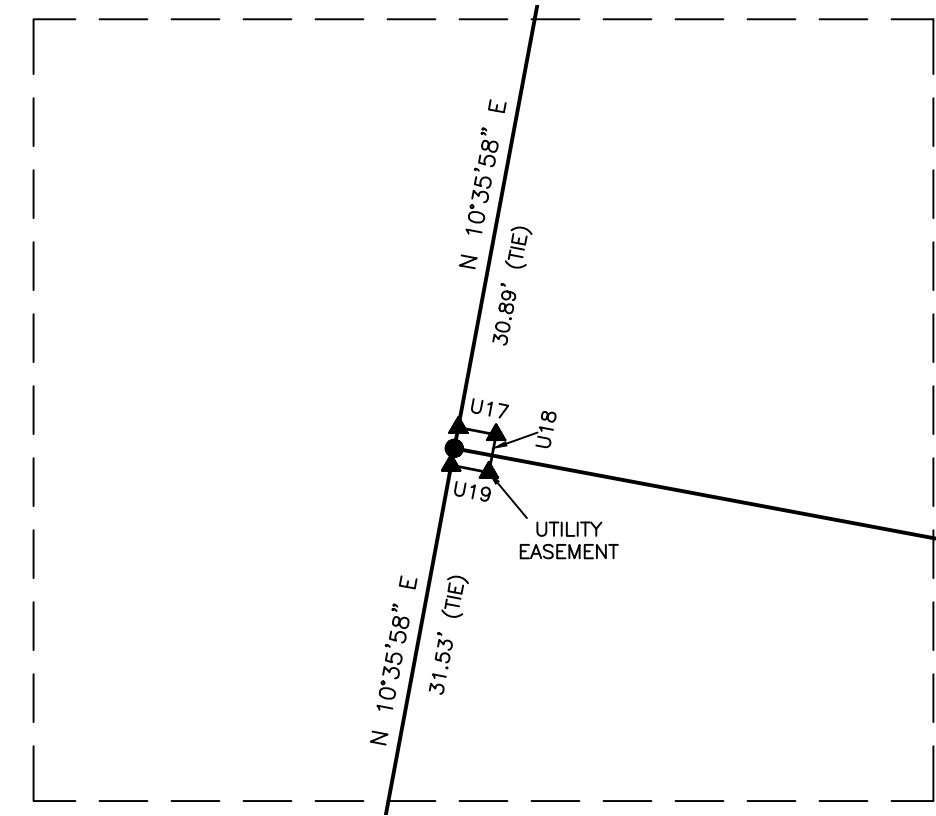
1. FOR GENERAL NOTES, SEE SHEET 1.



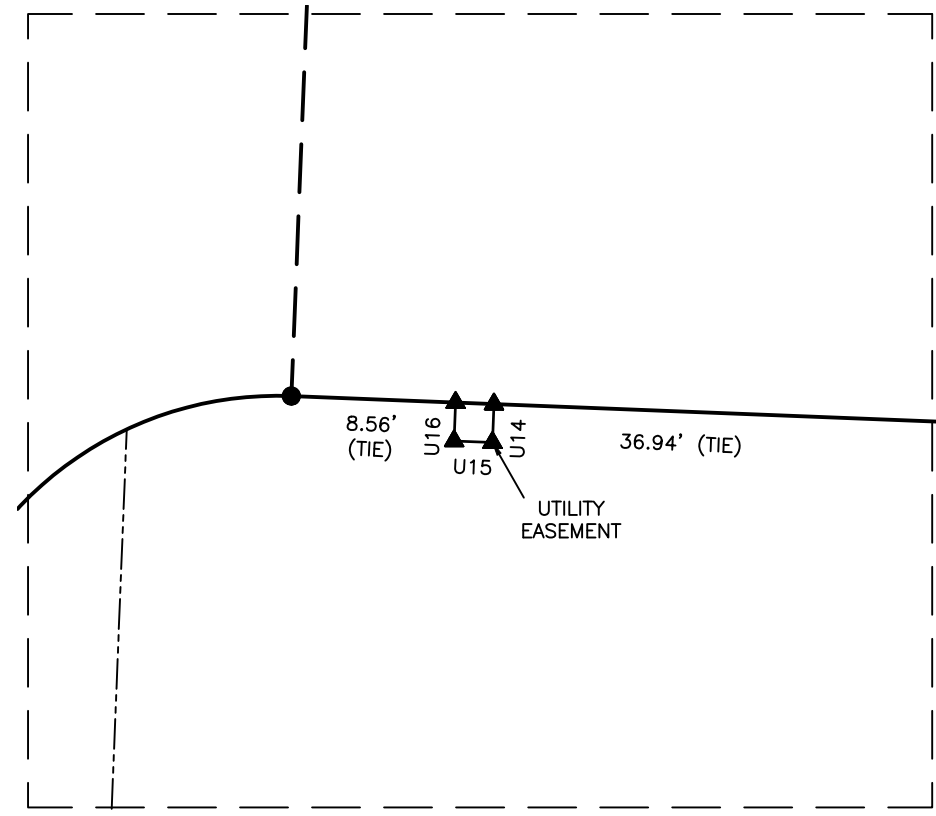
DETAIL 'A' 1"=10'



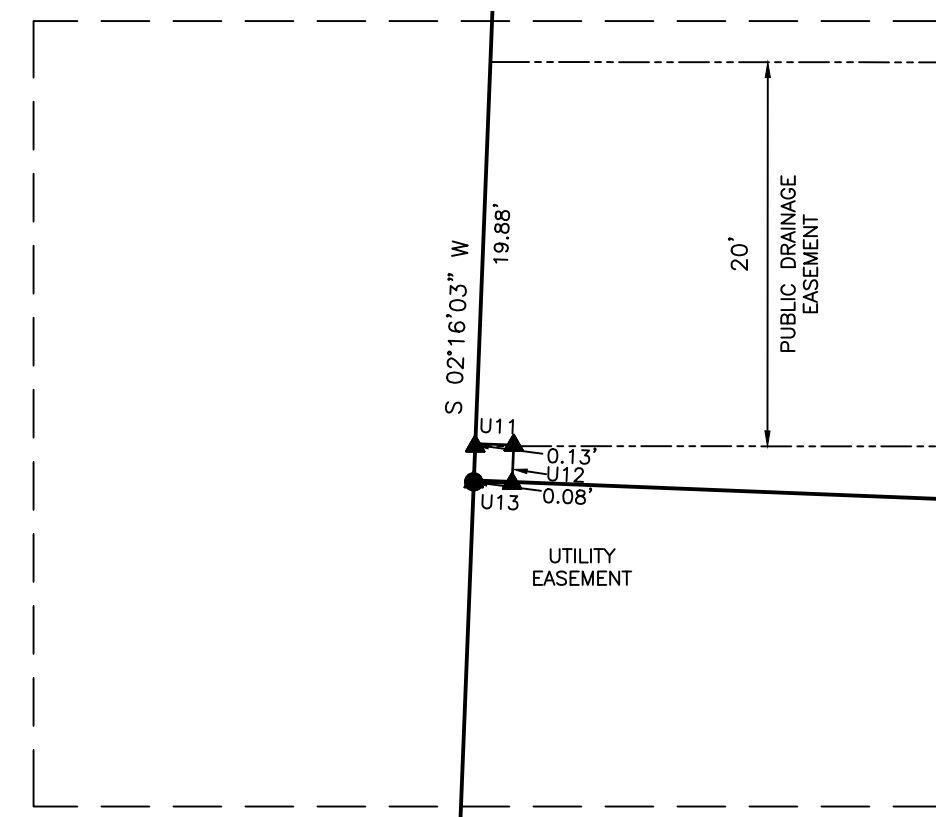
DETAIL 'B' 1"=10'



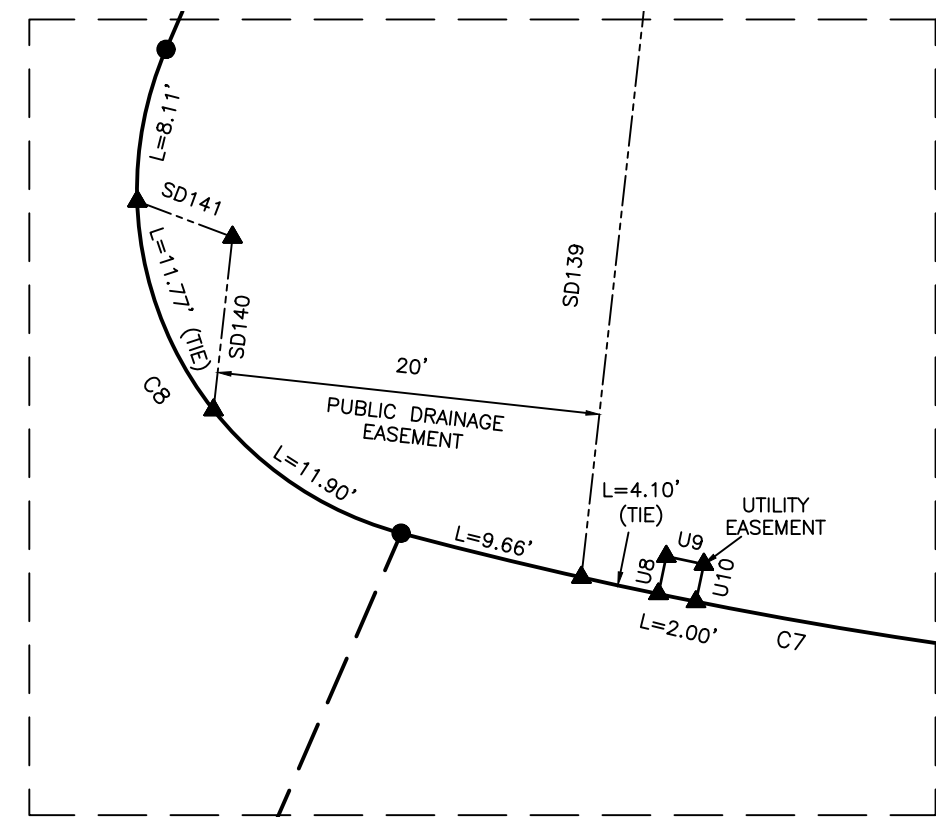
DETAIL 'C' 1"=10'



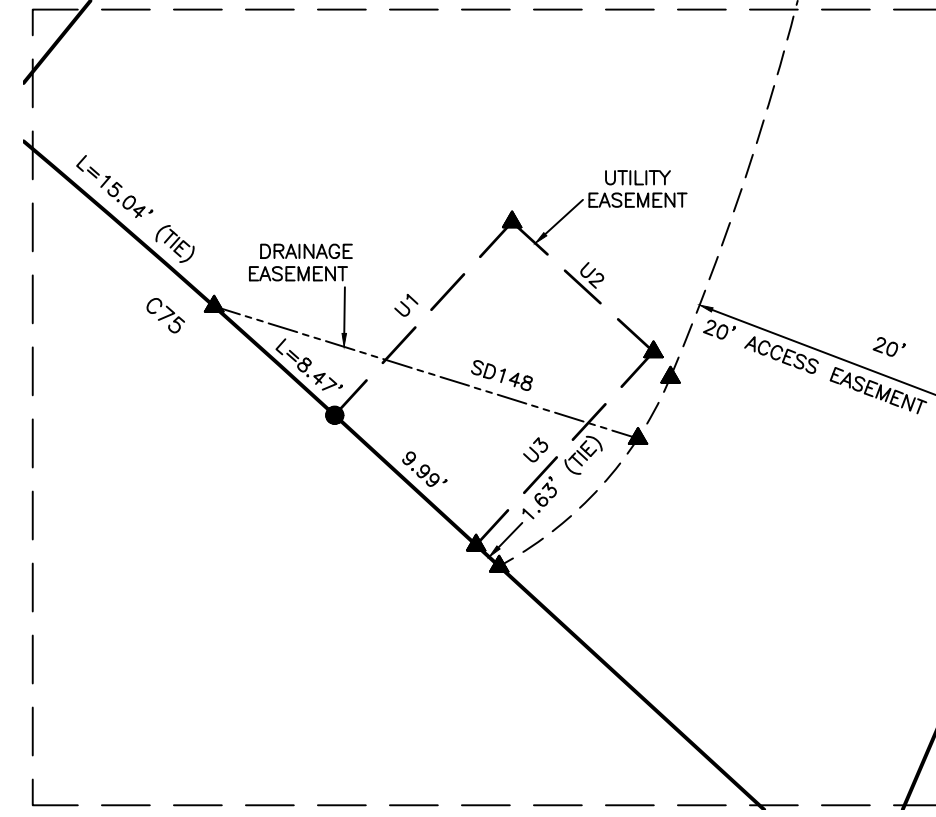
DETAIL 'D' 1"=10'



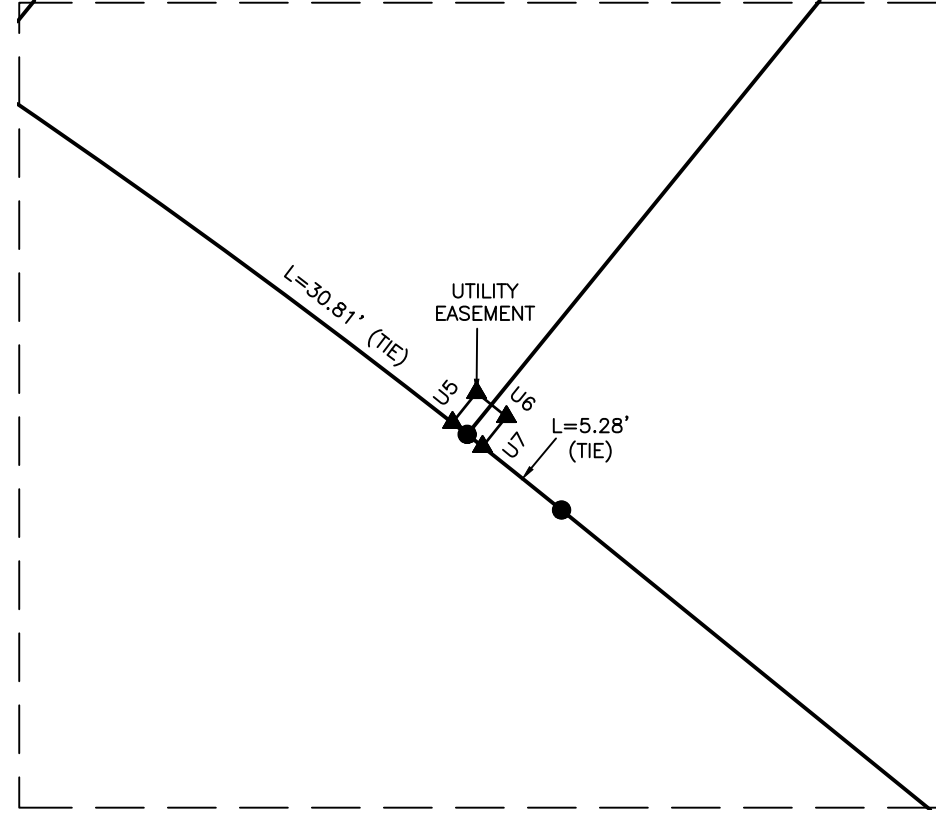
DETAIL 'E' 1"=10'



DETAIL 'F' 1"=10'



DETAIL 'G' 1"=10'



DETAIL 'H' 1"=10'

FINAL PLAT SECOND LINE 7-7

PROJECT NO: CPR19100
FILENAME: CPR19100-F1
CHECKED BY: JBT
DRAWN BY: KMM
SCALE: NTS
DATE: 08.16.2024
SHEET

PLANNING INFORMATION
NO. DATE
REVISIONS

WALLBROOK FINAL SUBDIVISION PLAT 0 S. MAIN STREET ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

CLIENT: WALLBROOK LAND CO, LLC
3 KEEL STREET, SUITE 2
WRIGHTSVILLE BEACH, NC 28480
MCADAMAS logo and contact information.