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

SIGNATURE PRINT NAME

NORTH CAROLINA, \_\_\_\_\_ COUNTY.

\_\_\_\_\_, 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 \_\_\_\_\_, 2024.

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 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 NORTH CAROLINA

DATE

DATE

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: 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 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.

### 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 24-13

6.	ANX 21-06:	CT NUMBERS: SPECIAL USE PERMIT ANNEXATION VISED: INITIAL PRELIMINARY LOT 5 PRELIMINARY WALLBROOK ROADWAY (VIRGINIA WATER DRIV DRIVE) INTERMEDIATE FINAL
7.	ZONING: SETBACKS:	GC-CZ (GENERAL COMMENT FRONT 20' SIDE 15' REAR 35' CORNER 25'
8.	OWNER:	WALLBROOK LANDCO LLC

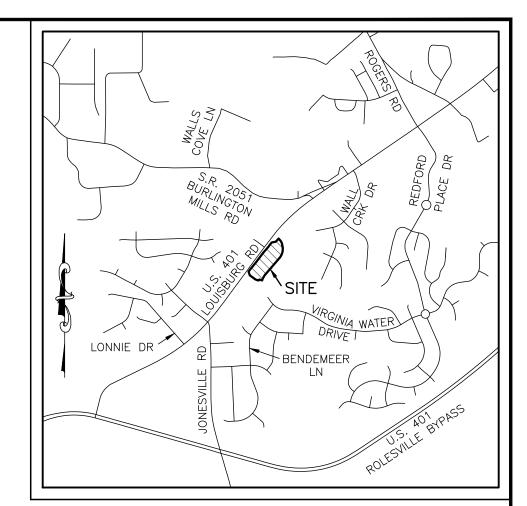
- C/O AUSTIN WILLIAMS 3 KEEL STREET, SUITE 2 WRIGHTSVILLE BEACH, NC 28480 D.B. 18103 PG 1563 PIN# 1758563963
- WALLBROOK LANDCO LLC 9. DEVELOPER: C/O AUSTIN WILLIAMS 3 KEEL STREET, SUITE 2 WRIGHTSVILLE BEACH, NC 28480
- 10. ENGINEER: ARK CONSULTING GROUP, PLLC 2755-B CHARLES BLVD GREENVILLE, NC 27858 (252) 558-0888
- 11. PER APPROVED WAKE COUNTY STORMWATER PERMIT SWF-105582-2023 TITLED "WALLBROOK PUBLIX", LOT 5 SHALL NOT EXCEED 4.31 ACRES OF BUILT-UPON AREA.
- 12. RIGHT OF WAY RESERVATION AND NON-BUILDABLE AREA. RIGHT OF WAY TO BE DEDICATED BY SEPARATE INSTRUMENT.
- 13. LINEAR LENGTH OF NEW PUBLIC RIGHT-OF-WAY BEING DEDICATED: N/A

PERMIT

INARY SUBDIVISION PLAT INARY SUBDIVISION PLAT ROADWAY IMPROVEMENTS ER DRIVE & WALLBROOK

FINAL PLAT

COMMERCIAL)



VICINITY MAP SCALE:  $1'' = \pm 2000'$ 

## REFERENCES

D.B.	18103	PG	1563
D.B.	18992	PG	412
B.M.	2023 F	°G ´	1600-1602

### AREA TABULATION

	AREA (AC.)	PLANNED USE
LOT 5A	1.6285	NON-RESIDENTIAL
LOT 5B	1.0582	NON-RESIDENTIAL
LOT 5C	0.8352	NON-RESIDENTIAL
LOT 5D	1.5462	NON-RESIDENTIAL
R/W RESERVATION	1.4138	RIGHT OF WAY
TOTAL:	6.4819	



PLAT DATE: 08/29/2024



9201 ARBORETUM PARKWAY, SUITE 310 | RICHMOND, VA 23236 P: (804) 323-9900 | F: (804) 323-0596 | www.jmt.com

REVISION #	DATE	REASON FOR REVISION

FINAL SUBDIVISION PLAT

# WALLBROOK

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

TOWN OF ROLESVIL	LE, WAKE COUNTY,	NORTH CAROLINA
DRAWN BY: JSZ	PROJECT #: FSP 24-13	
CHECKED BY: MWZ	CONTRACT#:	JMT#: 19-04194-010

SHEET 1 OF 2

SCALE: 1"=50'

	CAROLA	7
ALL	PROFESS/0	
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	YAEL W. ZMONI	•

