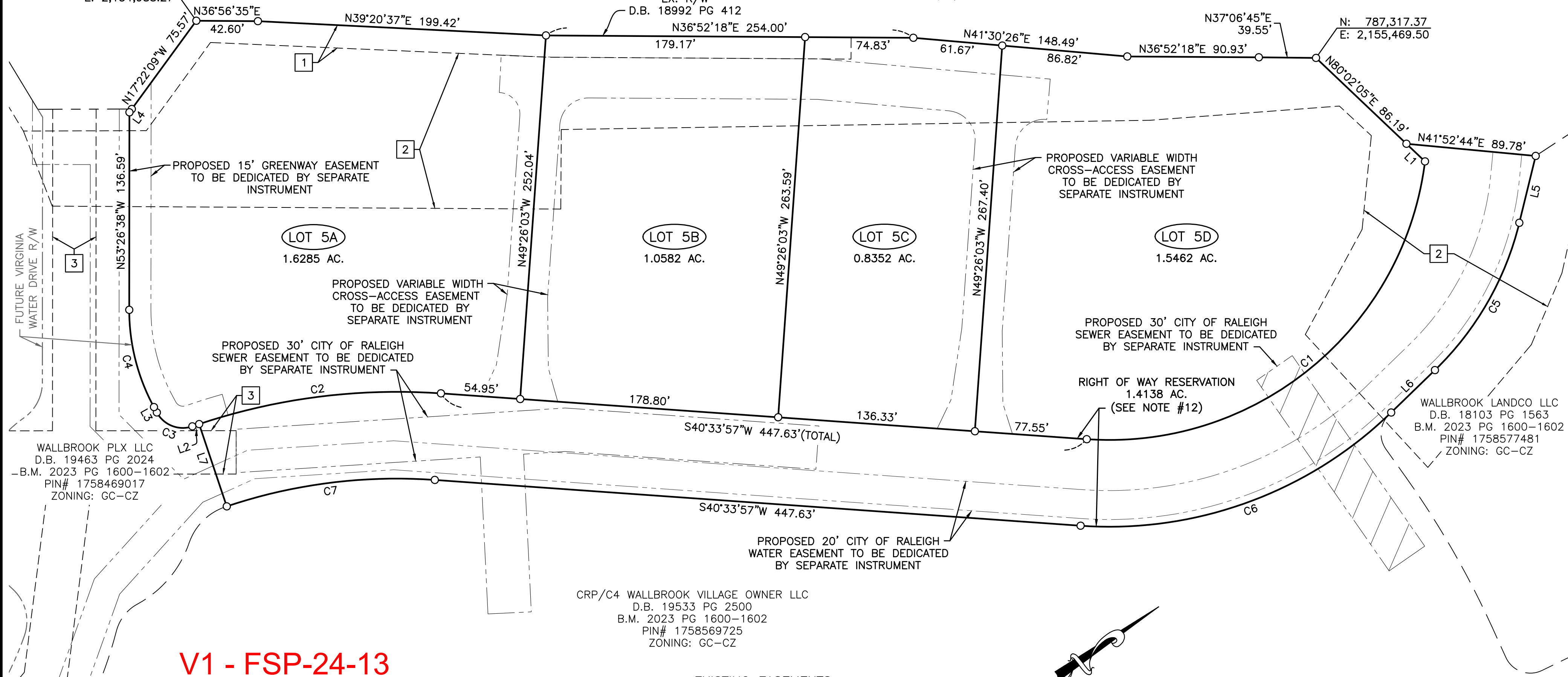


N: 786,710.48
E: 2,154,988.27

U.S. 401 - LOUISBURG ROAD
(VARIABLE WIDTH PUBLIC R/W)

N: 787,317.37
E: 2,155,469.50



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

WALLBROOK LANDCO LLC
D.B. 18103 PG 1563
B.M. 2023 PG 1600-1602
PIN# 1758577481
ZONING: GC-CZ

CRP/C4 WALLBROOK VILLAGE OWNER LLC
D.B. 19533 PG 2500
B.M. 2023 PG 1600-1602
PIN# 1758569725
ZONING: GC-CZ

V1 - FSP-24-13

EXISTING EASEMENTS

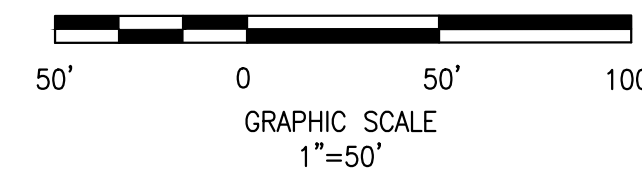
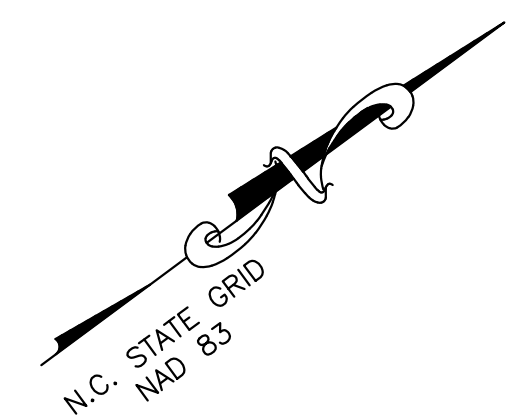
1
PERMANENT UTILITY EASEMENT
D.B. 18992 PG 412

2
TEMPORARY CONSTRUCTION EASEMENT
D.B. 18992 PG 412

3
CITY OF RALEIGH
30' SANITARY SEWER EASEMENT
D.B. 19691 PG 2034

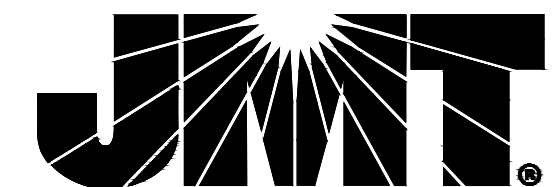
LEGEND

- = FOUND MONUMENT AS NOTED
- = SET IRON REBAR
- = DIMENSION POINT (NOTHING SET)
- B.M. = BOOK OF MAPS
- D.B. = DEED BOOK
- ℙ = PROPERTY LINE
- R/W = RIGHT OF WAY
- = BOUNDARY LINE
- - - = RIGHT OF WAY LINE
- · - · - = ADJOINING PROPERTY LINE
- · - · - = EXISTING EASEMENT LINE
- · - · - = PROPOSED EASEMENT LINE



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'

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"



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 ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT #: FSP 24-13	JMT#: 19-04194-010
CHECKED BY: MWZ	CONTRACT#:	
PLAT DATE: 08/29/2024	SCALE: 1"=50'	

