#### CERTIFICATE OF OWNERSHIP AND DEDICATION

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, STORM SEWER AND WATER LINES TO THE TOWN OF ROLESVILLE.

PRINT NAME

OWNER: WALLBROOK PLX LLC

SIGNATURE

DATE

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 LDA OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

LDA TOWN OF ROLESVILLE NORTH CAROLINA

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 BASED ON THE DEED DESCRIPTION RECORDED IN BOOK 19463, PAGE 2024, 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 \_\_\_\_\_DAY\_OF \_\_\_\_\_\_,A.D., 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 24-22

6.	ANX 21–06: PR 21–04 RE	CT NUMBERS: SPECIAL USE PERMI ANNEXATION VISED: INITIAL PRELIMINARY PUBLIX AT WALLBRO WALLBROOK ROADWA (VIRGINIA WATER DR DRIVE) INTERMEDIATE FINAL
7.	ZONING: SETBACKS:	GC–CZ (GENERAL COMME 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 D.B. 19463 PG 2024 PIN# 1758563963
9.	DEVELOPER:	WALLBROOK PLX LLC

C/O AUSTIN WILLIAMS 3 KEEL STREET, SUITE 2 WRIGHTSVILLE BEACH, NC 28480 ARK CONSULTING GROUP, PLLC

10. ENGINEER: 925-A CONFERENCE DRIVE GREENVILLE, NC 27858 (252) 558-0888

- 11. PER APPROVED WAKE COUNTY STORMWATER PERMIT SWF-105582-2023 TITLED "WALLBROOK PUBLIX", LOTS 1A, 1B AND 1C SHALL NOT EXCEED A COMBINED TOTAL OF 8.05 ACRES OF BUILT-UPON AREA. REFER TO AREA TABULATION FOR INDIVIDUAL LOT ALLOCATIONS.
- 12. LINEAR LENGTH OF NEW PUBLIC RIGHT-OF-WAY BEING DEDICATED: 621'
- 13. DOCUMENT SPECIFIES THAT EASEMENT IS CENTERED ON UTILITY AS INSTALLED. LOCATION PLOTTED HEREON IS PER DESIGN, NOT AS-BUILT LOCATION.

#### **REFERENCES**

D.B.	19463 I	-G 2	024
D.B.	18992	-G 4	09
D.B.	18992 I	⊃G 4	12
B.M.	2023 P	G 16	00-1



EXISTING EASEMENTS

1

PERMANENT UTILITY EASEMENT

D.B. 18992 PG 409

2

TEMPORARY CONSTRUCTION EASEMENT

D.B. 18992 PG 409

3 PERMANENT UTILITY EASEMENT

D.B. 18992 PG 412

4

TEMPORARY CONSTRUCTION EASEMENT

D.B. 18992 PG 412

20' SANITARY SEWER EASEMENT

D.B. 10071 PG 2179

B.M. 2003 PG 647

6

30' CITY OF RALEIGH SANITARY SEWER EASEMENT

D.B. 19691 PG 2000

7

CITY OF RALFIGH WATER FASEMENT

D.B. 19691 PG 2011

8

CITY OF RALEIGH WATER EASEMENT

D.B. 19691 PG 2023

9

CITY OF RALEIGH

SANITARY SEWER EASEMENT

D.B. 19691 PG 2034

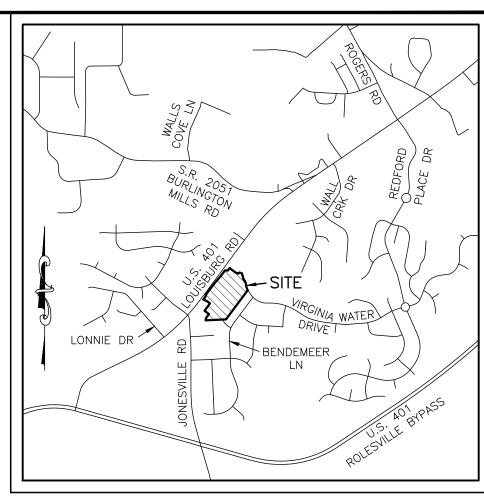
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SUBDIVISION PLAT 00K AY IMPROVEMENTS RIVE & WALLBROOK

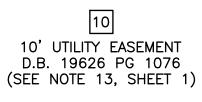
PLAT

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



11 ELECTRIC EASEMENT D.B. 19701 PG 2770 (SEE NOTE 13, SHEET 1)

### AREA TABULATION

	AREA (AC.)	MAX. BUA (AC.)	PLANNED USE
LOT 1A	6.7794		NON-RESIDENTIAL
LOT 1B	2.2961	8.05	NON-RESIDENTIAL
LOT 1C	1.8960		NON-RESIDENTIAL
LOT 2	1.9723	1.33	NON-RESIDENTIAL
VIRGINIA WATER DRIVE	1.1094	0.98	RIGHT OF WAY

TOTAL: 14.0532 10.36



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REVISION #	DATE	REASON FOR REVISION

FINAL SUBDIVISION PLAT

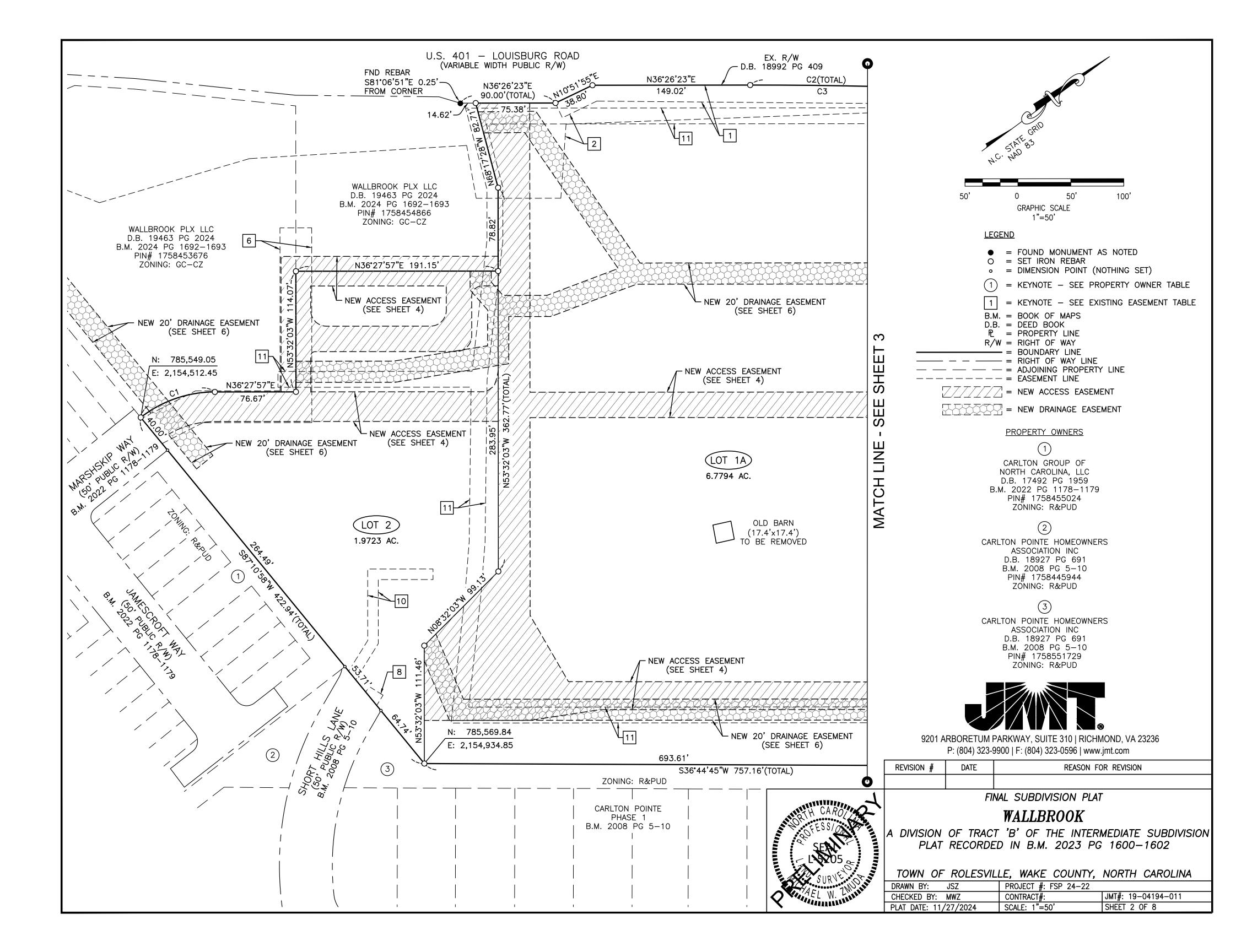
## WALLBROOK

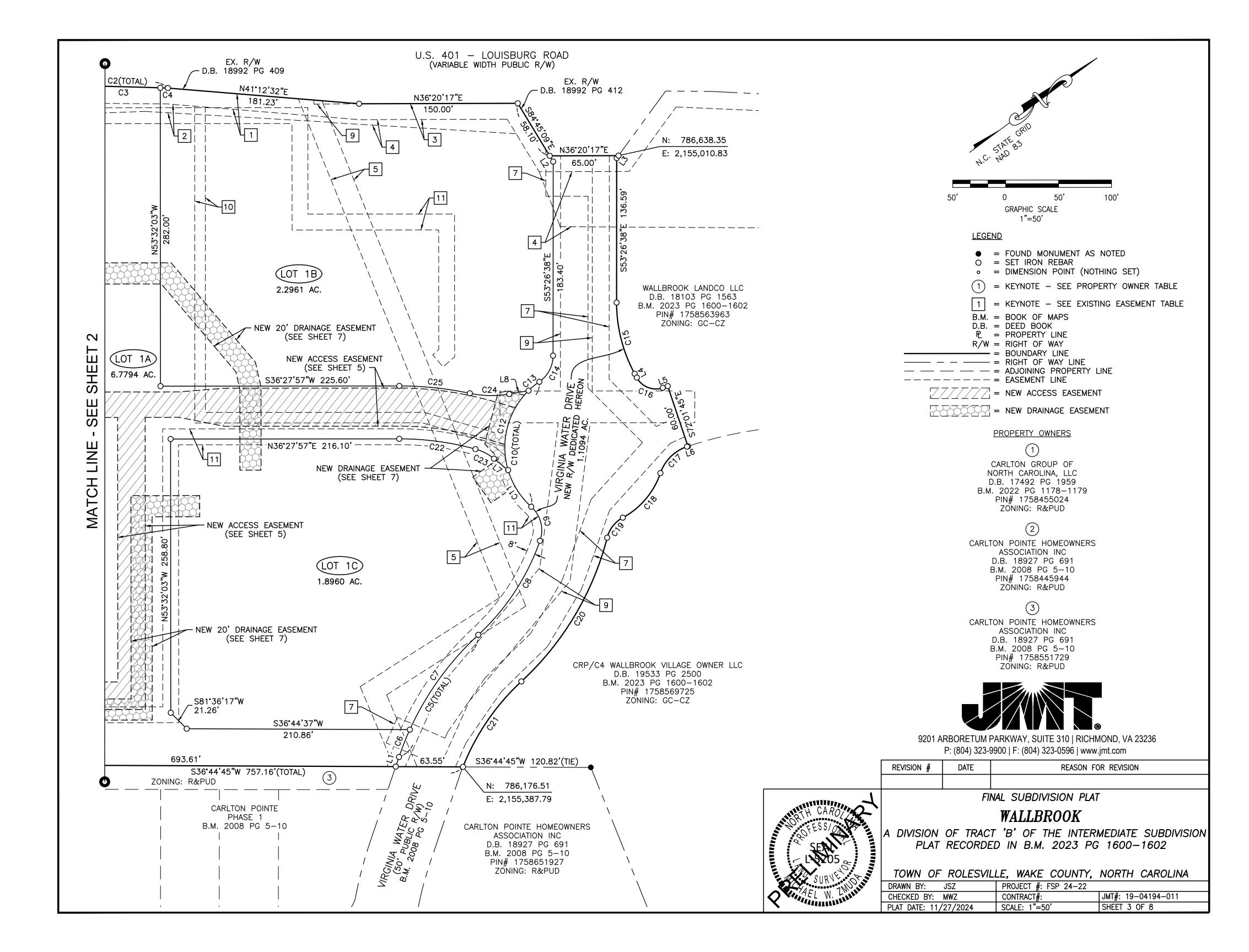
A DIVISION OF TRACT 'B' OF THE INTERMEDIATE SUBDIVISION PLAT RECORDED IN B.M. 2023 PG 1600-1602

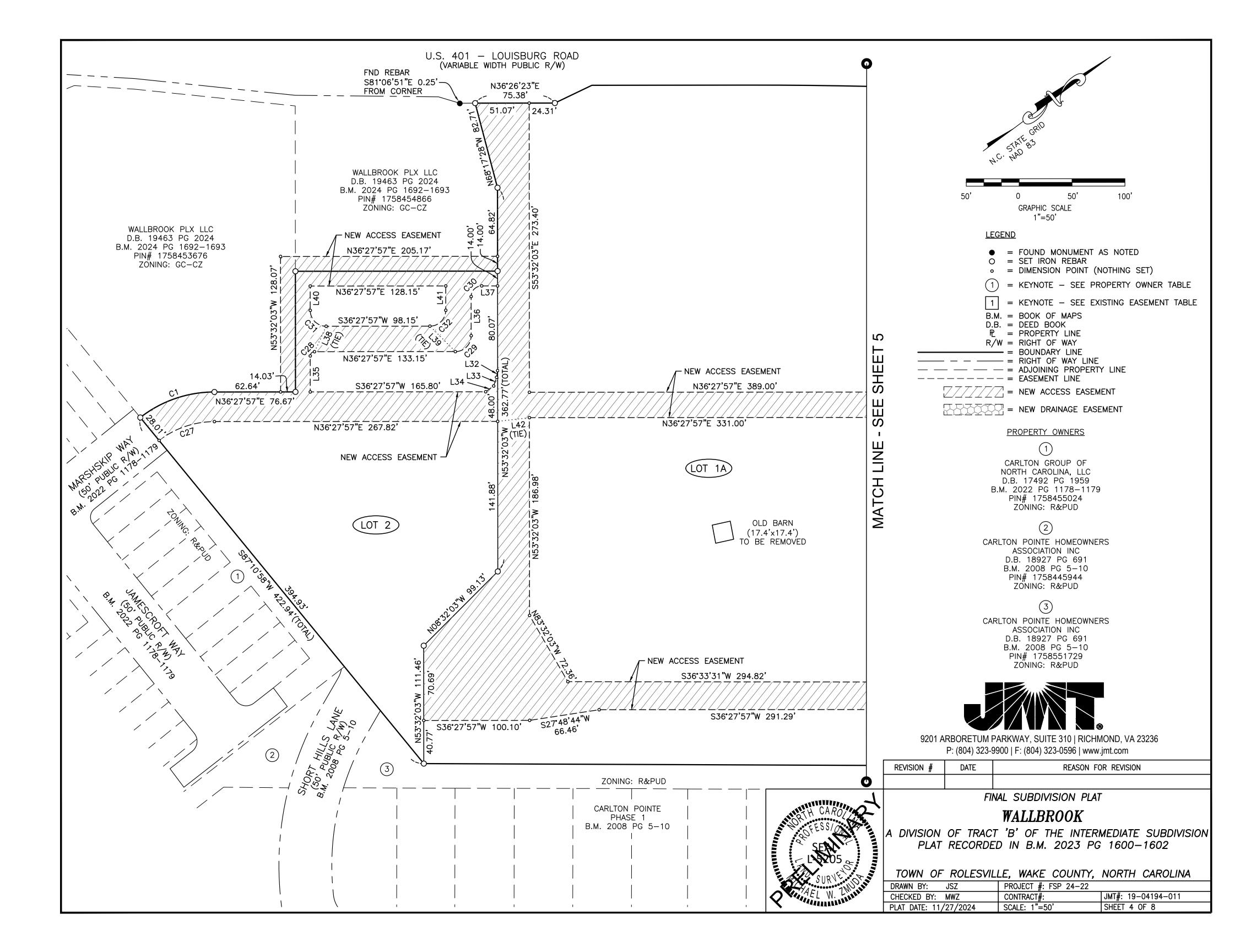
Ť	TOWN OF ROLESVILI	LE, WAKE COUNTY,	NORTH CAROLINA
	DRAWN BY: JSZ	PROJECT #: FSP 24-22	
	CHECKED BY: MWZ	CONTRACT#:	JMT#: 19-04194-011
	PLAT DATE: 11/27/2024	SCALE: 1"=50'	SHEET 1 OF 8

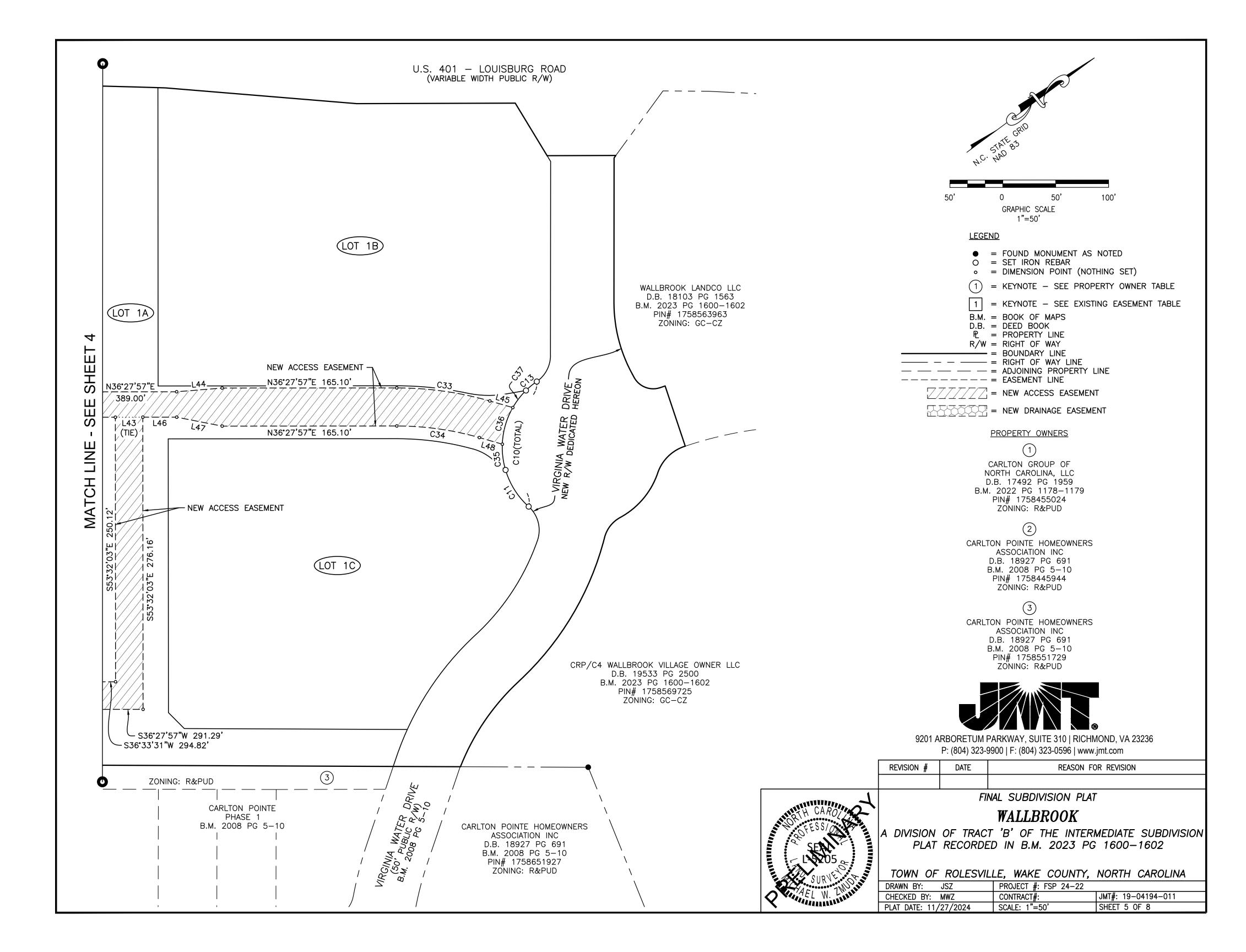
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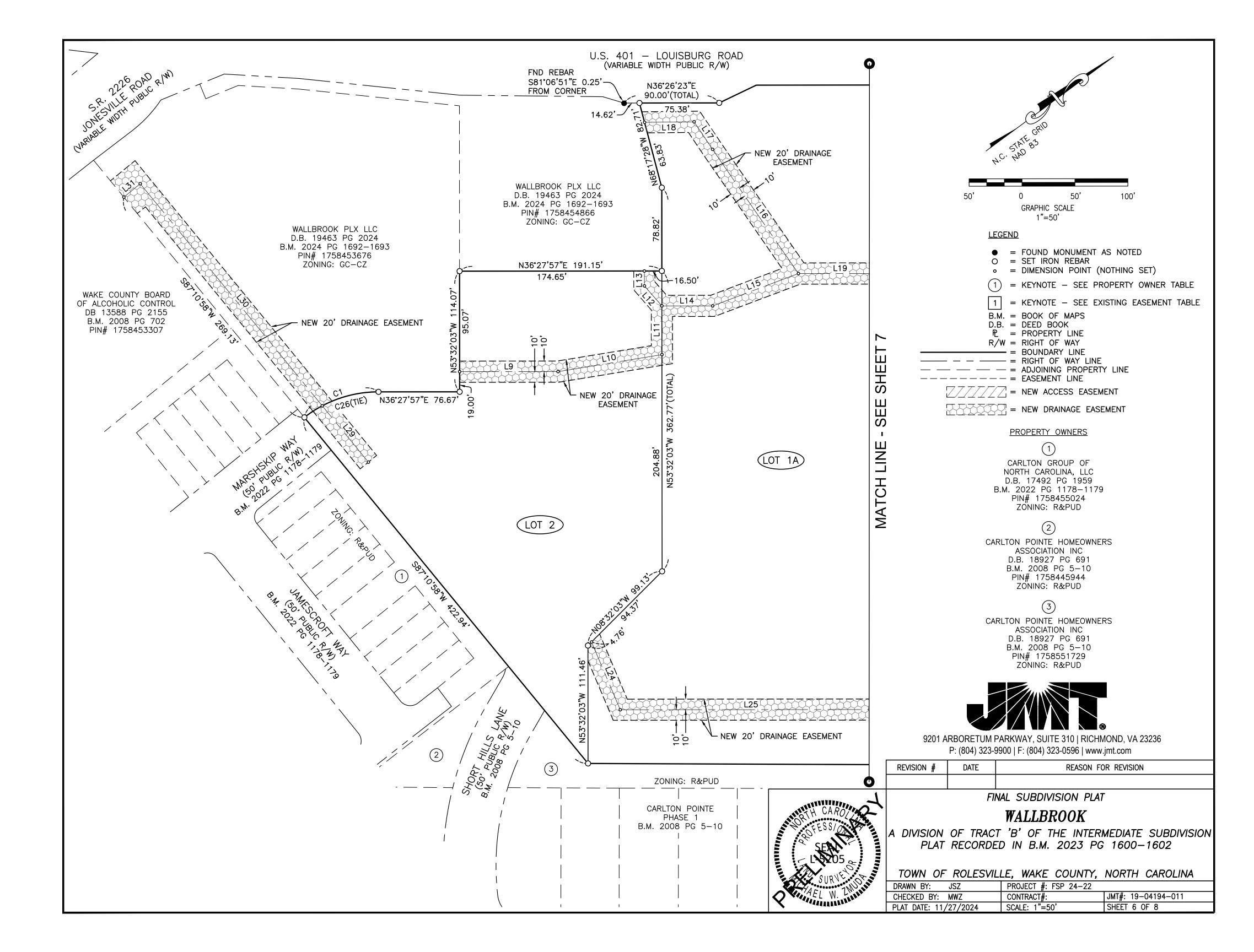
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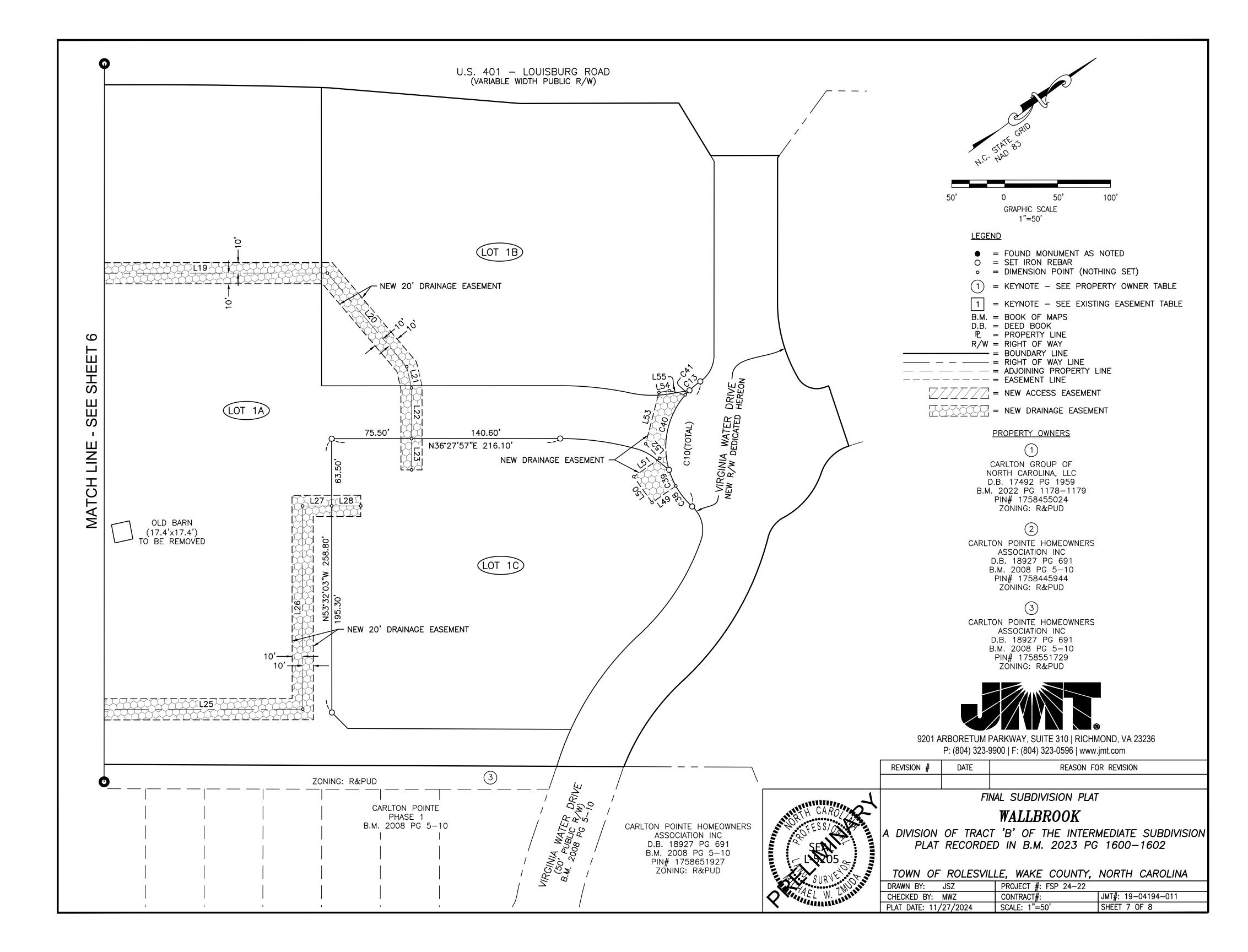












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LINE	BEARING	DISTANCE
L1	N34*43'55"W	9.60'
L2	N84*45'09"W	6.38'
L3	S17*22'09"E	2.86'
L4	S82•01'45"E	4.21'
L5	N17 <b>°</b> 58'15"E	5.00'
L6	S17•58'15"W	0.95'
L7	N75 <b>*</b> 34'01"E	17.23'
L8	S26°33'22"W	18.48'
L9	N36°27'57"E	92.98'
L10	N27°12'33"E	99.47'
L11	N53°32'03"W	46.07'
L12	S85°19'27"W	25.08'
L13	N53°32'03"W	14.11'
L14	N36*27'57"E	48.00'
L15	N15•50'00"E	86.55 <b>'</b>
 	N88°07'56"W	142.65'
L17	N87°20'31"W	31.39'
L18	S35*54'17"W	46.79'
L19	N36°27'57"E	278.00'
L20	N86°12'25"E	116.06'
L21	S66*12'52"E	20.50'
L22	S53•32'03"E	48.00'
L23	S53•32'03"E	29.50'
L24	S76•28'28"E	69.55'
L25	N36 <b>°</b> 27'57"E	423.12'
L26	N53°32'03"W	192.16'
L27	N36°27'57"E	27.50 <b>'</b>
L28	N36°27'57"E	27.50 <b>'</b>
L29	S87*10'58"W	68.82 <b>'</b>
L30	S87*10'58"W	271.38'
L31	S02*49'02"E	20.00'
L32	S44°15'13"E	6.45'
L33	S34°58'23"E	8.63'
L34	S00°44'47"W	9.34'
L35	N53°32'03"W	34.00'
L36	N53•32'03"W	37.07'
L37	N36°27'57"E	15.00'
L38	N28*58'19"W	26.46'
L39	N81°32'49"E	33.99'
 L40	N53°32'03"W	23.00'
L41	S53•32'03"E	23.00'
L42	N29°48'41"E	30.20'
 L43	N36°27'57"E	26.00'
 	N31°48'45"E	43.14'
 L45	N52•31'51"E	22.63'
 	N36°27'57"E	32.00'
 L47	N36 27 57 E N47*38'51"E	43.83'
 	N47 38 51 E N52*31'51"E	43.83 22.63'
	S01°19'10"W	22.63
L49		
L50	N88°40'50"W	30.00'
L51	N01°19'10"E	30.00'
L52	S82*36'48"W	19.19'
L53	N38*57'57"W	50.08'
L54	N26°33'22"E	9.86'
L55	N51°02'03"E	15.68'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	114.00'	75.45'	74.08'	S17°30'15"W	37*55'23"
C2	4726.75'	170.44'	170.43'	S37°28'22"W	2*03'58"
C3	4726.75'	163.21'	163.20'	S37°25'44"W	1°58'42"
C4	4726.75'	7.23'	7.23'	S38°27'43"W	0.05,15"
C5	280.00'	139.05'	137.63'	S20°30'19"E	28°27'13"
C6	280.00'	27.81'	27.80'	S31°53'10"E	5°41'30"
C7	280.00'	111.24'	110.51'	S17*39'34"E	22*45'44"
C8	220.00'	107.36'	106.30'	S20°15'31"E	27°57'37"
C9	30.00'	35.20'	33.21'	S67*50'54"E	67 <b>°</b> 13'09"
C10	75.50'	136.19'	118.46'	S49°46'53"E	103°21'11"
C11	75.50'	41.47'	40.95'	S85*43'18"E	31°28'21"
C12	75.50'	81.47'	77.57'	S39°04'25"E	61 <b>°</b> 49'24"
C13	75.50'	13.25'	13.24'	S03°08'00"E	10°03'25"
C14	30.00'	28.98'	27.86'	S25°46'28"E	55 <b>°</b> 20'20"
C15	140.50'	70.10'	69.37'	N67 <b>°</b> 44'11"W	28 <b>°</b> 35'07"
C16	20.50'	28.62'	26.35'	S57•58'15"W	80°00'00"
C17	40.00'	36.79'	35.51'	N08°22'35"W	52 <b>°</b> 41'41"
C18	75.50'	56.38'	55.07 <b>'</b>	N13°19'57"W	42 <b>°</b> 46'57"
C19	30.00'	24.69'	24.00'	N15°31'15"W	47°09'31"
C20	280.00'	160.40'	158.21'	N22 <b>°</b> 41 <b>'</b> 21"W	32•49'18"
C21	220.00'	98.66'	97.84'	N19°07'33"W	25 <b>°</b> 41'43"
C22	270.00'	72.84'	72.61'	S44•11'38"W	15 <b>°</b> 27 <b>'</b> 22"
C23	48.00'	19.81'	19.67'	S63 <b>°</b> 44'40"W	23 <b>°</b> 38'42"
C24	98.00'	37.52'	37.29'	N37 <b>°</b> 31'31"E	21 <b>°</b> 56'17"
C25	320.00'	67.18'	67.06'	N42 <b>°</b> 28'48"E	12•01'42"
C26	114.00'	55.30'	54.76'	N22 <b>°</b> 34'07"E	27•47'40"
C27	86.00'	56.26'	55.26'	N17 <b>*</b> 43'33"E	37•28'49"
C28	4.00'	6.31'	5.67'	N08 <b>°</b> 21'24"W	90 <b>°</b> 21'12"
C29	15.00'	23.56'	21.21'	N08 <b>'</b> 32'03"W	90°00'00"
C30	10.00'	15.71'	14.14'	N08°32'03"W	90°00'00"
C31	15.00'	23.56'	21.21'	S81°27'57"W	90°00'00"
C32	15.00'	23.56'	21.21'	S08°32'03"E	90°00'00"
C33	318.00'	89.16'	88.87'	N44°29'54"E	16•03'54"
C34	282.00'	79.07'	78.81'	N44°29'54"E	16 <b>°</b> 03'54"
C35	75.50'	24.67'	24.56'	N60°37'25"W	18•43'24"
C36	75.50'	36.35'	36.00'	N37*28'09"W	27•35'08"
C37	75.50'	20.44'	20.38'	N15°55'09"W	15 <b>°</b> 30'53"
C38	75.50'	24.96'	24.84'	S88°00'45"W	18 <b>•</b> 56'26"
C39	75.50'	16.51'	16.48'	N76 <b>°</b> 15'05"W	12•31'56"
C40	75.50'	75.64'	72.52'	N41°17'01"W	57 <b>°</b> 24'12"
C41	75.50'	5.82'	5.82'	N10°22'19"W	4 <b>°</b> 25'12"

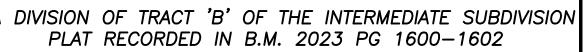


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REVISION #	DATE	REASON FOR REVISION

FINAL SUBDIVISION PLAT

# WALLBROOK



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TOWN OF	ROLESVIL	LE, WAKE	COUNTY,	NORTH	CAROLINA	
DRAWN BY:	JS7	PROJECT #:	FSP 24-22			

DRAWN BY: JSZ	PROJECT #: FSP 24-22	
CHECKED BY: MWZ	CONTRACT#:	JMT#: 19-04194-011
PLAT DATE: 11/27/2024	SCALE: 1"=50'	SHEET 8 OF 8