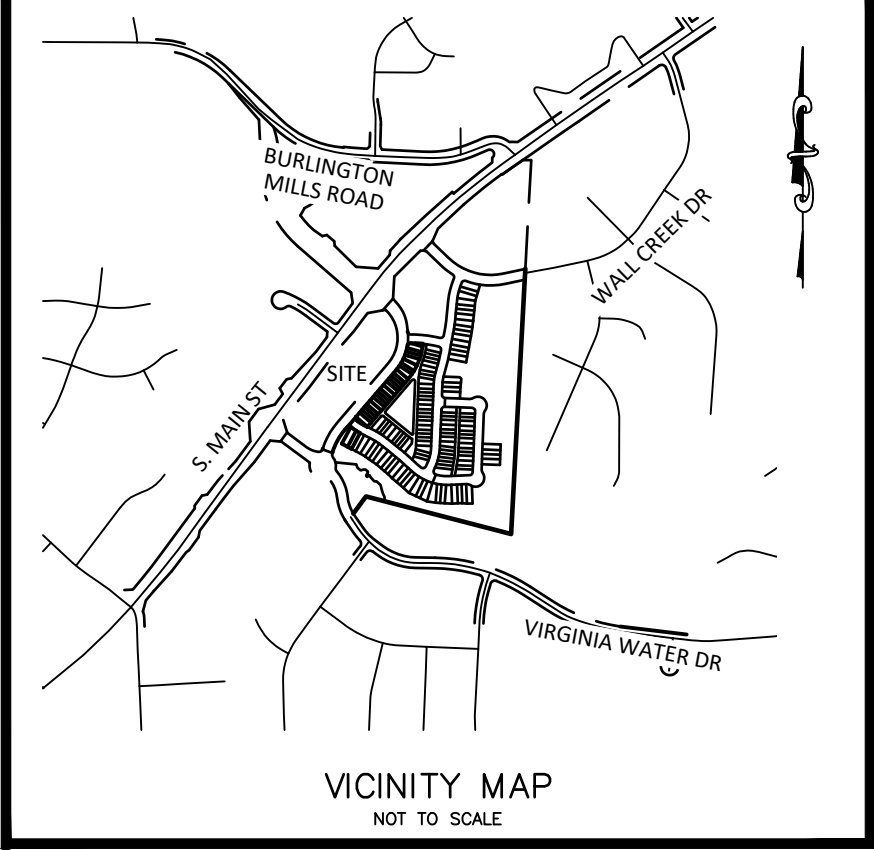




SURVEYOR'S CERTIFICATE

I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (F)(11)(A). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF _____, A.D., _____.



JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A FINAL SUBDIVISION PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: CO SUD
- AREA BY COORDINATE GEOMETRY.
- 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.
- REFERENCES: AS SHOWN.
- 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.
- SUP 20-02 CONDITION 2.B TO BE TRACKED AND ENFORCED BY TOWN STAFF; PRIOR TO ISSUANCE OF FIRST CO OF A TOWNHOME DWELLING UNIT, DEVELOPER WILL COMPLETE THE EXTENSION OF WALL CREEK DRIVE TO MAIN STREET.
- WALLBROOK DRIVE RIGHT OF WAY TO BE DEDICATED BY SEPARATE INSTRUMENT.
- LOT 1 WILL NOT TAKE VEHICULAR ACCESS FROM WALL CREEK DRIVE AND LOT 19 WILL NOT TAKE VEHICULAR ACCESS FROM WALLSTONE WAY.
- DEVELOPMENT TRACT 1 MAY BE USED TOWARDS WALLBROOK PROJECT FUTURE OPEN SPACE REQUIREMENTS.

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, 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, AND WATER LINES TO THE CITY OF RALEIGH UTILITY DEPARTMENT, AND ALL STORM SEWERS TO THE TOWN OF ROLESVILLE.

WALLBROOK LANDCO, LLC

OWNER DATE

SETBACKS

R3 PUD

FRONT (FRONT LOAD)	20 FT
FRONT (ALLEY LOAD)	10 FT
SIDE	5 FT
AGGREGATE SIDE	10 FT
CORNER SIDE	10 FT
REAR (FRONT LOAD)	15 FT
REAR (ALLEY LOAD)	5 FT (RIGHT-OF-WAY)
MIN LOT WIDTH	26 FT (FRONT) 20 FT (ALLEY)

QUANTITIES :

STREETS

WALL CREEK DR	60' R/W	680 LF
LETTIE LN	50' R/W	1,180 LF
WALLSTONE WAY	50' R/W	1,520 LF

LOTS PER PHASE

PHASE 1	116
PHASE 2	24
TOTAL	140

LOT NUMBER SEQUENCES PER PHASE

PHASE 1:	1-79; 104-140
PHASE 2:	80-103

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

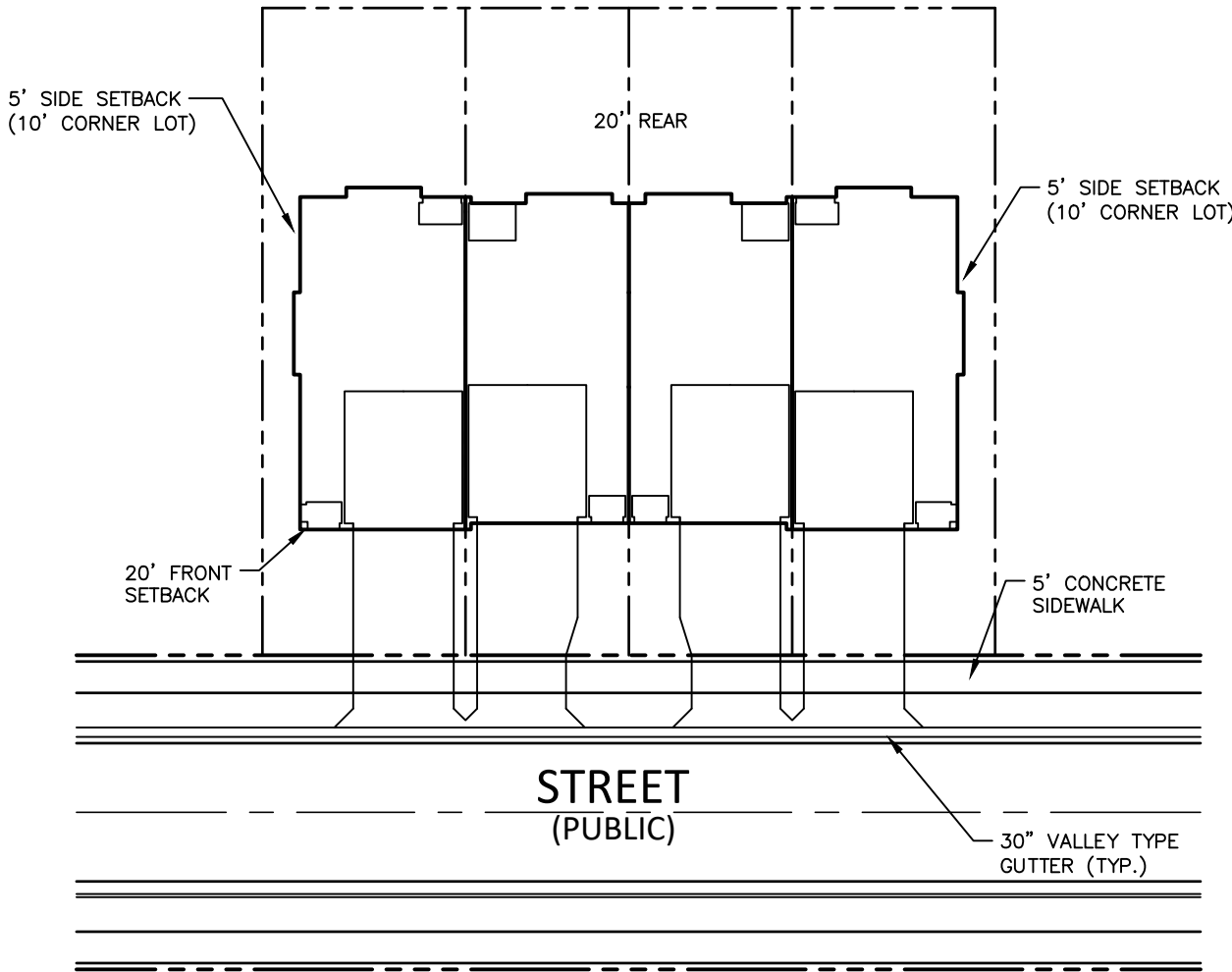
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE DATE

STATE OF NORTH CAROLINA
COUNTY OF WAKE

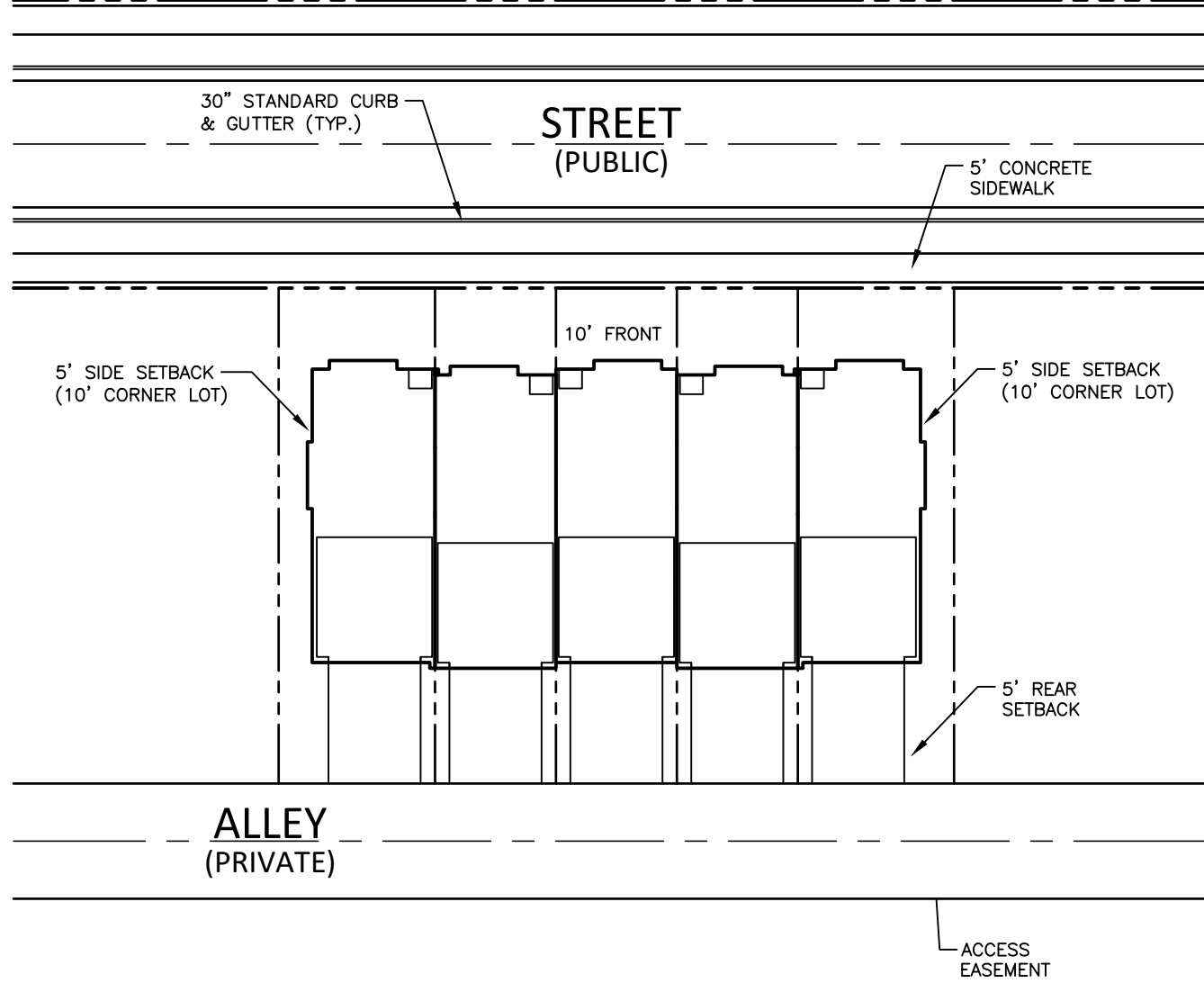
I, _____ REVIEW OFFICER FOR THE TOWN OF ROLESVILLE, NC CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE



TYPICAL TOWNHOME LAYOUT
(FRONT LOADED UNITS)

SCALE: 1" = 30'



TYPICAL TOWNHOME LAYOUT
(ALLEY LOADED UNITS)

SCALE: 1" = 30'

FSP-XX-XX

WALLBROOK
PHASE 2
TOWNHOME SUBDIVISION PLAT
0 S. MAIN STREET
ROLESVILLE, WAKE COUNTY, NORTH CAROLINA



The John R. McAdams Company, Inc.
621 Hillborough Street
Suite 500
Raleigh, NC 27603
phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

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

PLAN INFORMATION

PROJECT NO. CPR19010
FILENAME CPR19010-F2
CHECKED BY JBT
DRAWN BY KMM
SCALE NTS
DATE 02.24.2025
SHEET

FINAL PLAT

1-4

1. FOR GENERAL NOTES, SEE SHEET 1.

SITE AREA TABLE A - PIN:1758563670 PHASE 2	
ORIGINAL SITE AREA.....	0.15 ACRES
LOT AREA (2 LOTS)*.....	0.15 ACRES
TOTAL.....	0.15 ACRES

*PHASE 2 INCLUDES LOTS 80-81 & 82-103

SITE AREA TABLE B - PIN:1758566900 PHASE 2	
ORIGINAL SITE AREA.....	1.10 ACRES
LOT AREA (22 LOTS)*.....	1.07 ACRES
OPEN SPACE AREA (2 LOTS).....	0.03 ACRES
TOTAL.....	1.10 ACRES

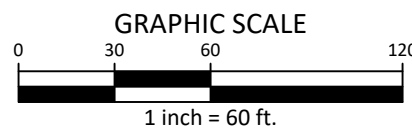
*PHASE 2 INCLUDES LOTS 80-81 & 82-103

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

WALLBROOK LANDCO LLC
HARBOUR RETAIL PARTNERS
PIN: 1758563963
DB 18103, PG. 1563
BM 2023, PG. 1602

WALLBROOK
PHASE
BM 2025
PG. 198

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



FSP-XX-XX

REVISIONS



PLAN INFORMATION

PROJECT NO.	CPR19010
FILENAME	CPR19010-F2
CHECKED BY	JBT
DRAWN BY	KMM
SCALE	1"=60'
DATE	02.24.2025

CLIENT

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

license number: C-02993, C-187

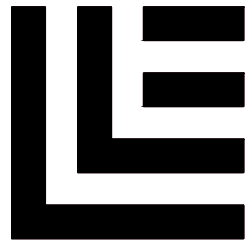
www.mcadamsco.com

SHEET

FINAL PLAT

2-4

WALLBROOK
PHASE 2
TOWNHOME SUBDIVISION PLAT
O S. MAIN STREET
ROLESVILLE, WAKE COUNTY, NORTH CAROLINA



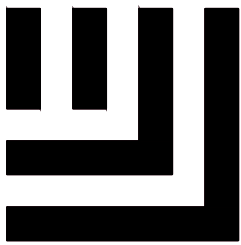
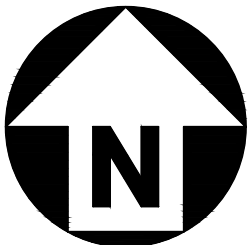
MCADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Durham, NC 27601
(919) 286-1000

SETBACKS

R3 PUD	
FRONT (FRONT LOAD)	20 FT
FRONT (ALLEY LOAD)	10 FT
SIDE	5 FT
AGGREGATE SIDE	10 FT
CORNER SIDE	10 FT
REAR (FRONT LOAD)	15 FT
REAR (ALLEY LOAD)	5 FT (RIGHT-OF-WAY)
MIN LOT WIDTH	26 FT (FRONT) 20 FT (ALLEY)

GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.



McADAMS

The John R. McAdams Company, Inc.
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Suite 500
Raleigh, NC 27603
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fax 919. 361. 2269
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CLIENT

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

WALLBROOK
PHASE 2
TOWNHOME SUBDIVISION PLAT
0 S. MAIN STREET
ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

FSP-XX-XX



REVISIONS

NO.	DATE	
1	10.09.2024	TOWN COMMENTS
2	11.27.2024	TOWN COMMENTS

PLAN INFORMATION

PROJECT NO. CPR19010
FILENAME CPR19010-F2
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=30'
DATE 02.24.2025

SHEET

FINAL PLAT

3-4

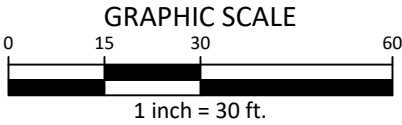
S MAIN STREET
VARIABLE WIDTH PUBLIC R/W

WALLBROOK LANDCO LLC
HARBOR RETAIL PARTNERS
PIN: 1758563963
DB 18103, PG. 1563
BM 2023, PG. 1602

WALLBROOK DRIVE
60' PUBLIC R/W
BM 2025, PG. 1598

LEGEND

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

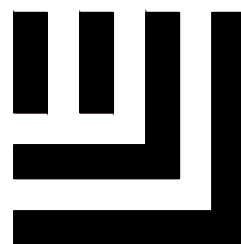
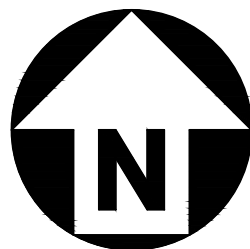


SETBACKS

R3 PUD	
FRONT (FRONT LOAD)	20 FT
FRONT (ALLEY LOAD)	10 FT
SIDE	5 FT
AGGREGATE SIDE	10 FT
CORNER SIDE	10 FT
REAR (FRONT LOAD)	15 FT
REAR (ALLEY LOAD)	5 FT (RIGHT-OF-WAY)
MIN LOT WIDTH	26 FT (FRONT) 20 FT (ALLEY)

GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.



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CLIENT

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WALLBROOK
PHASE 2
TOWNHOME SUBDIVISION PLAT
O S. MAIN STREET
ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

FSP-XX-XX

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	20.50'	28.62'	S 57°58'15" W
C2	140.50'	70.10'	N 67°44'11" W
C3	4,708.00'	39.55'	N 37°06'45" E
C4	18.50'	22.17'	N 56°48'20" E
C5	575.00'	44.48'	S 86°38'52" E
C6	20.00'	6.71'	S 03°13'54" E
C7	366.00'	8.76'	S 07°03'34" W
C8	366.00'	32.33'	S 10°16'33" W
C9	366.00'	21.01'	S 14°27'04" W
C10	366.00'	21.01'	S 17°44'25" W
C11	366.00'	38.02'	S 22°21'40" W
C12	366.00'	35.91'	S 28°08'54" W
C13	366.00'	21.00'	S 32°36'11" W
C14	366.00'	36.58'	S 37°06'38" W
C15	366.00'	3.78'	S 40°16'12" W
C16	20.00'	0.20'	S 40°50'53" W
C17	20.00'	1.04'	S 42°37'07" W
C18	205.00'	39.52'	N 57°49'40" W
C19	18.50'	23.56'	N 15°49'44" W
C20	18.50'	2.12'	N 23°55'52" E
C21	280.00'	3.78'	N 40°10'44" E
C22	280.00'	24.71'	N 37°15'50" E
C23	280.00'	21.00'	N 32°35'12" E
C24	280.00'	24.92'	N 27°53'15" E
C25	280.00'	24.33'	N 22°50'52" E
C26	280.00'	21.02'	N 18°12'28" E
C27	280.00'	21.02'	N 13°54'24" E
C28	280.00'	14.99'	N 10°13'19" E
C29	370.00'	145.91'	S 29°16'06" W
C30	430.00'	169.57'	N 29°16'06" E
C31	220.00'	333.74'	N 02°53'33" W
C32	212.00'	118.95'	S 23°40'50" E
C33	280.00'	5.87'	S 07°00'21" E
C34	280.00'	73.76'	S 01°08'30" W
C35	18.50'	21.18'	S 86°43'03" W
C36	18.50'	2.64'	N 56°23'37" W
C37	255.00'	22.74'	S 54°51'35" E
C38	255.00'	26.02'	S 80°20'14" E

WALLBROOK LANDCO LLC
HARBOR RETAIL PARTNERS
PIN: 1758563963
DB 18103, PG. 1563
BM 2023, PG. 1602

LEGEND

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

