

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 DATE

NORTH CAROLINA, _____ COUNTY.

I, _____, 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

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.

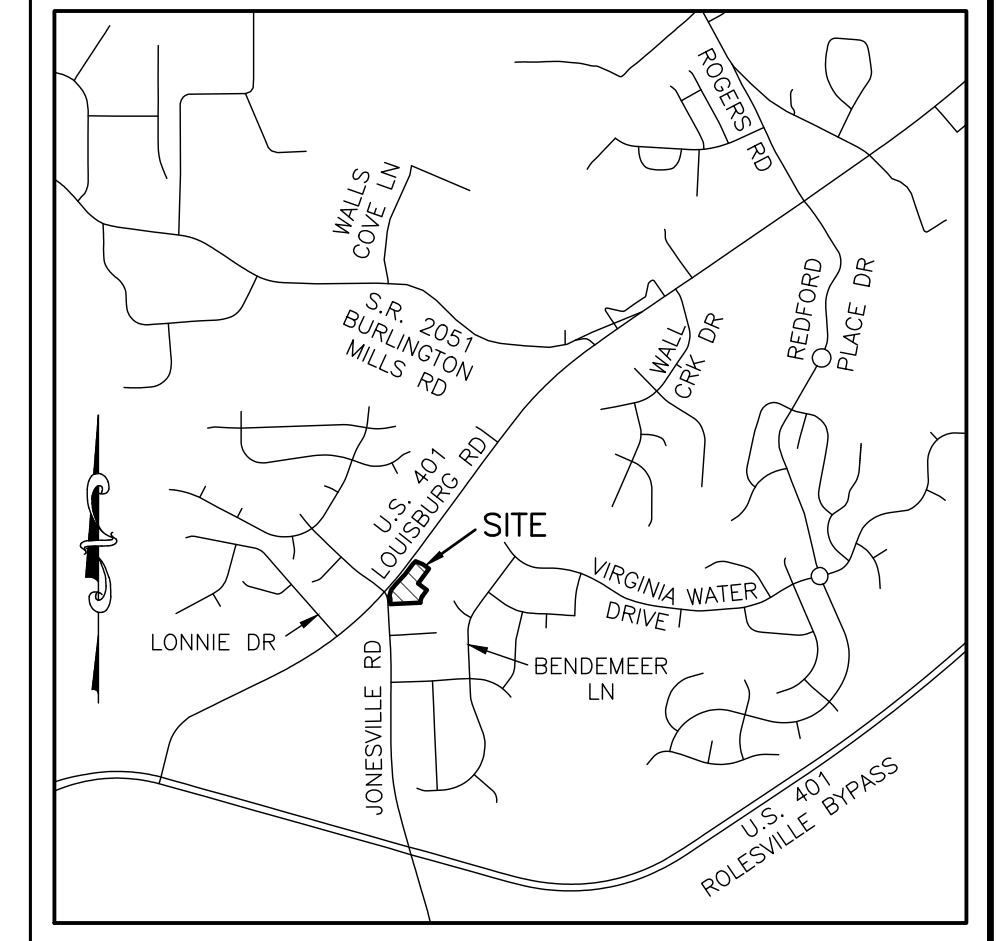
I, MICHAEL W. ZMUDA, FURTHER CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MICHAEL W. ZMUDA DATE
PLS #L-5205

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 24-09**
6. RELATED PROJECT NUMBERS:
SUP 20-02: SPECIAL USE PERMIT
ANX 21-06: ANNEXATION
PR 21-04 REVISED: PRELIMINARY SUBDIVISION PLAT
SDP 23-05: PUBLIX AT WALLBROOK (LOT 1A)
CID 23-01: WALLBROOK ROADWAY IMPROVEMENTS (VIRGINIA WATER DRIVE & WALLBROOK DRIVE)
FSP 23-09: INTERMEDIATE FINAL PLAT
7. ZONING: GC-CZ (GENERAL COMMERCIAL)
SETBACKS: 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 28480
D.B. 19463 PG 2024
PIN# 1758454702
9. DEVELOPER: WALLBROOK PLX LLC
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 3 SHALL NOT EXCEED 0.60 ACRES OF BUILT-UPON AREA AND LOT 4 SHALL NOT EXCEED 1.54 ACRES OF BUILT-UPON AREA.
12. LINEAR LENGTH OF NEW PUBLIC RIGHT-OF-WAY BEING DEDICATED: N/A



VICINITY MAP
SCALE: 1" = ±2000'

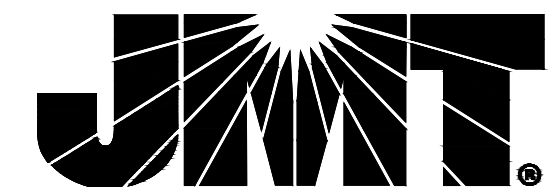
REFERENCES

- D.B. 19463 PG 2024
- B.M. 2023 PG 1600-1602
- B.M. 2022 PG 1178-1179
- B.M. 2008 PG 702
- D.B. 18992 PG 409

AREA TABULATION

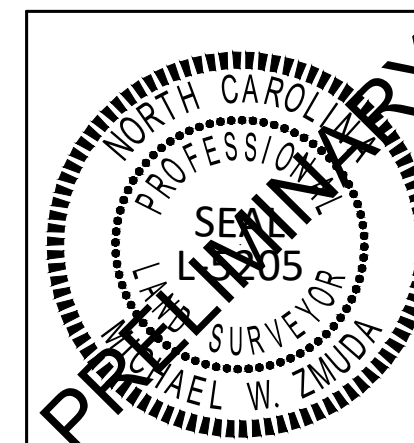
	AREA (AC.)	PLANNED USE
LOT 3	0.7597	NON-RESIDENTIAL
LOT 4	1.7480	NON-RESIDENTIAL

TOTAL: 2.5077



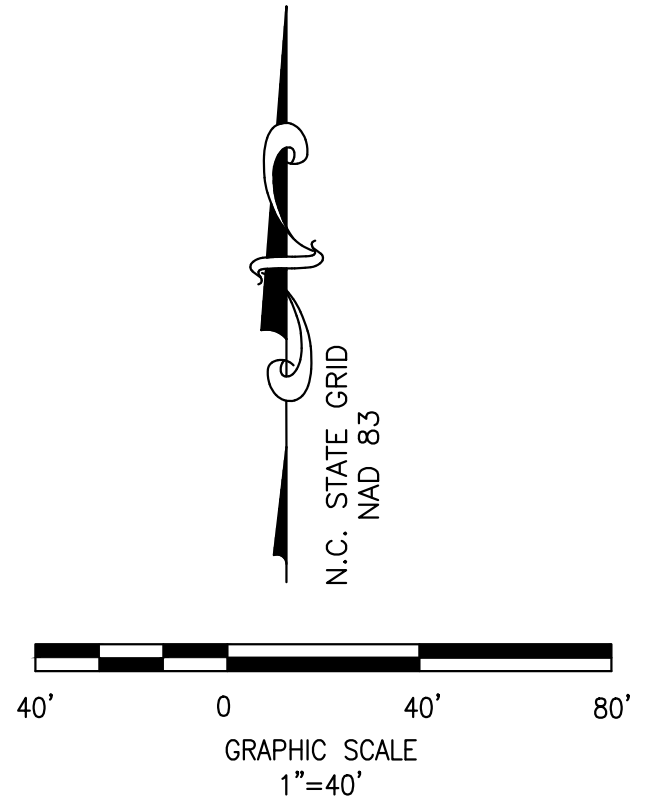
9201 ARBORETUM PARKWAY, SUITE 310 | RICHMOND, VA 23236
P: (804) 323-9900 | F: (804) 323-0596 | www.jmt.com

REVISION #	DATE	REASON FOR REVISION
1	06/26/2024	PER TOWN REVIEW COMMENTS

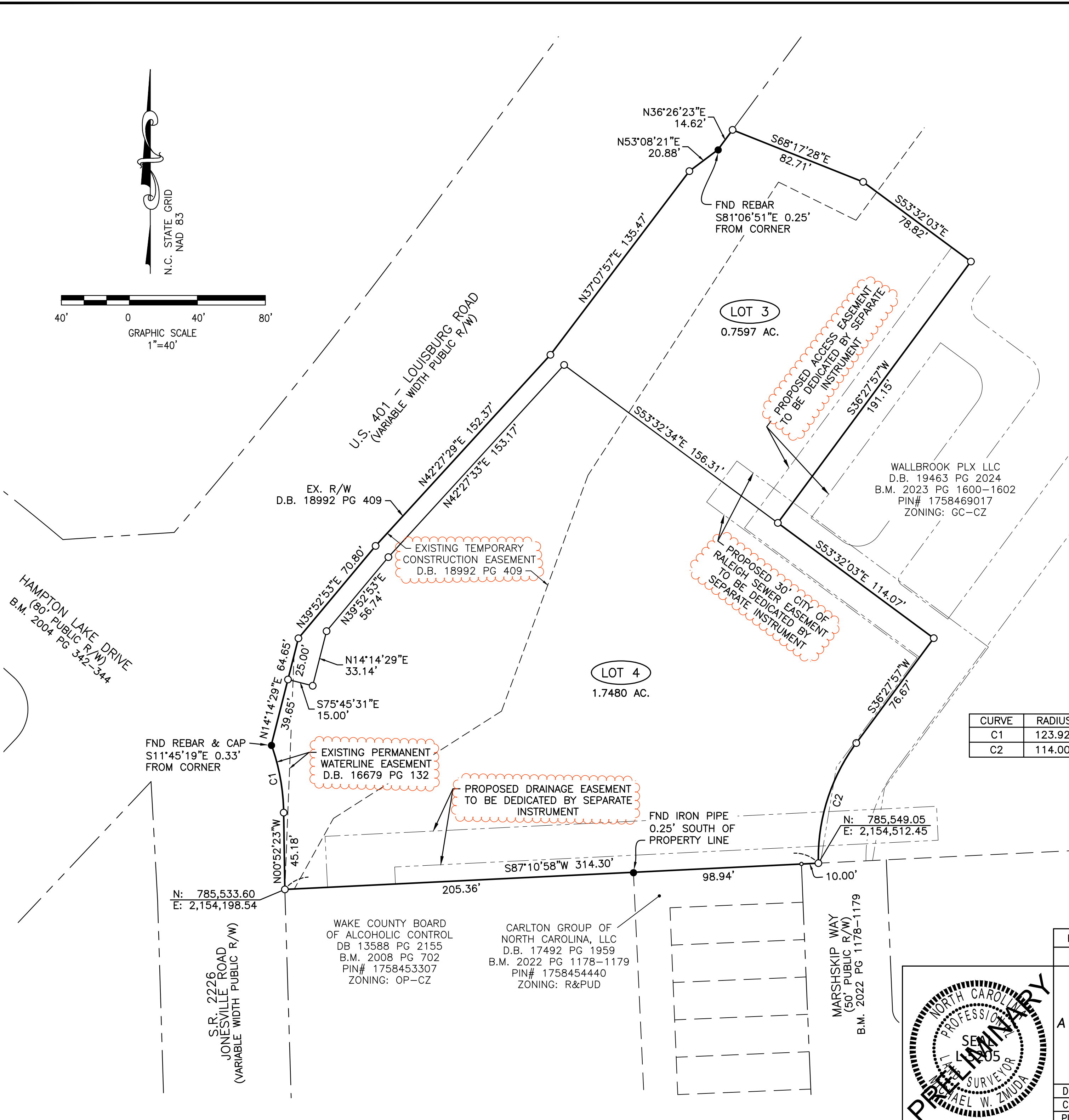


FINAL SUBDIVISION PLAT
WALLBROOK
A DIVISION OF TRACT 'A' OF THE INTERMEDIATE SUBDIVISION PLAT RECORDED IN B.M. 2023 PG 1600-1602
~~(REMOVED WAKE FOREST TOWNSHIP)~~
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT #: FSP 24-09	JMT#: 19-04194-010
CHECKED BY: MWZ	CONTRACT#:	SCALE: 1"=40'
PLAT DATE: 03/26/2024		SHEET 1 OF 2



- 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



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	123.92'	40.68'	40.50'	N10°16'40"W	18°48'34"
C2	114.00'	75.45'	74.08'	S17°30'15"W	37°55'23"



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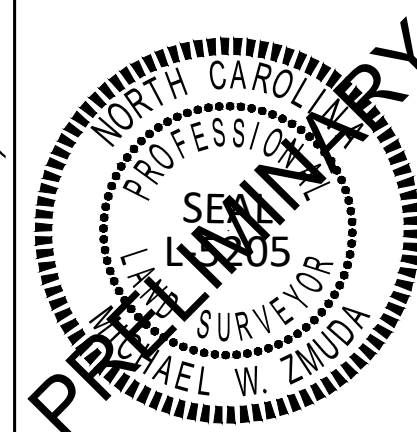
WALLBROOK

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WAKE COUNTY BOARD OF ALCOHOLIC CONTROL
 DB 13588 PG 2155
 B.M. 2008 PG 702
 PIN# 1758453307
 ZONING: OP-CZ

CARLTON GROUP OF NORTH CAROLINA, LLC
 D.B. 17492 PG 1959
 B.M. 2022 PG 1178-1179
 PIN# 1758454440
 ZONING: R&PUD

N: 785,549.05
 E: 2,154,512.45

N: 785,533.60
 E: 2,154,198.54