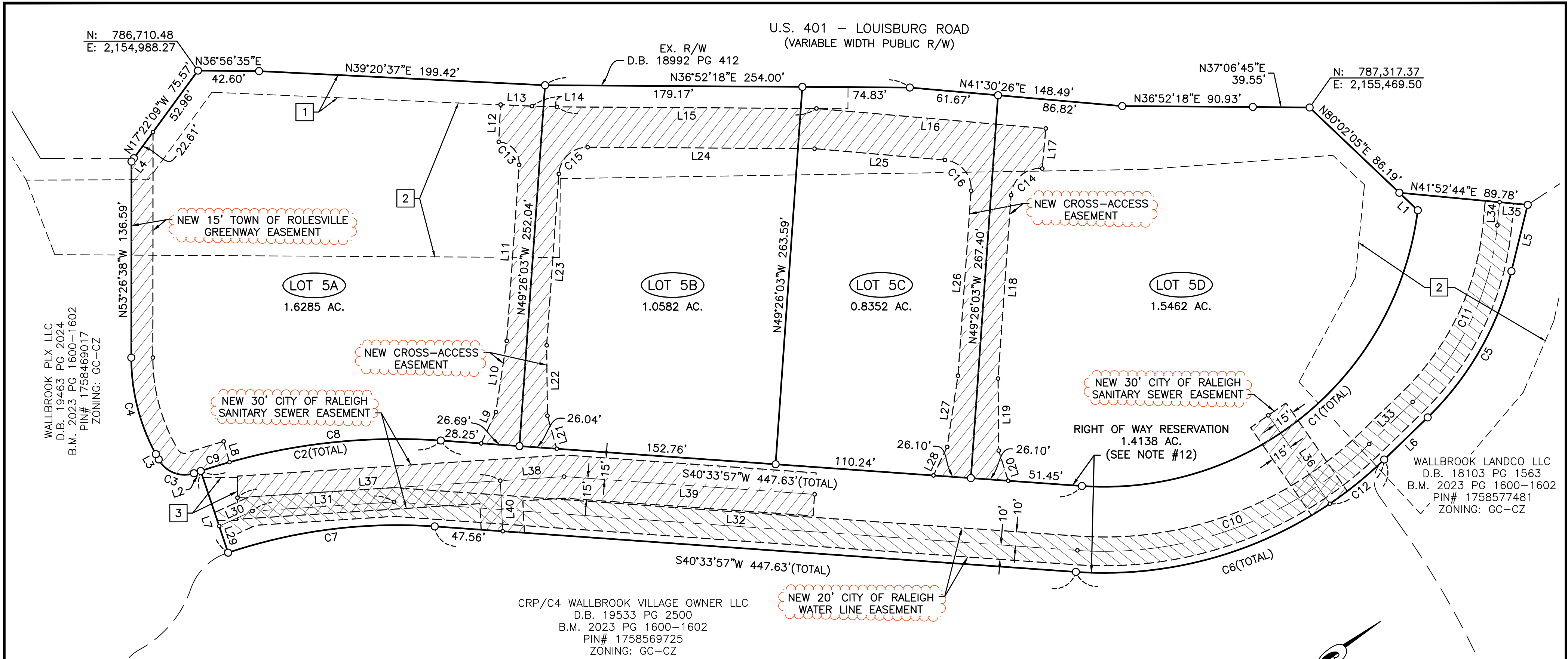


U.S. 401 - LOUISBURG ROAD
(VARIABLE WIDTH PUBLIC R/W)



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

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'
L8	N69°14'10"W	15.00'
L9	N28°26'25"W	24.10'
L10	N44°51'36"W	50.16'
L11	N49°26'03"W	122.91'
L12	N50°39'23"W	26.00'
L13	N39°20'37"E	21.96'
L14	N38°06'28"E	17.26'

LINE	BEARING	DISTANCE
L15	N36°52'18"E	180.78'
L16	N41°30'26"E	160.29'
L17	S48°29'34"E	28.00'
L18	S49°26'03"E	128.13'
L19	S54°00'29"E	50.16'
L20	S70°59'11"E	22.04'
L21	N69°13'33"W	23.91'
L22	N54°06'44"W	49.05'
L23	N49°26'03"W	119.72'
L24	N36°52'18"E	158.01'
L25	N41°30'26"E	91.14'
L26	S49°26'03"E	129.25'
L27	S44°51'36"E	50.16'
L28	S27°52'54"E	22.04'

LINE	BEARING	DISTANCE
L29	N72°01'45"W	19.53'
L30	N12°11'11"E	25.35'
L31	N32°49'01"E	98.80'
L32	N40°33'57"E	477.09'
L33	N07°36'24"W	42.14'
L34	N48°07'16"W	16.28'
L35	N41°52'44"E	19.68'
L36	N88°17'51"W	75.01'
L37	N32°49'01"E	183.42'
L38	N32°49'01"E	44.50'
L39	N40°33'57"E	174.91'
L40	S56°17'39"E	35.25'

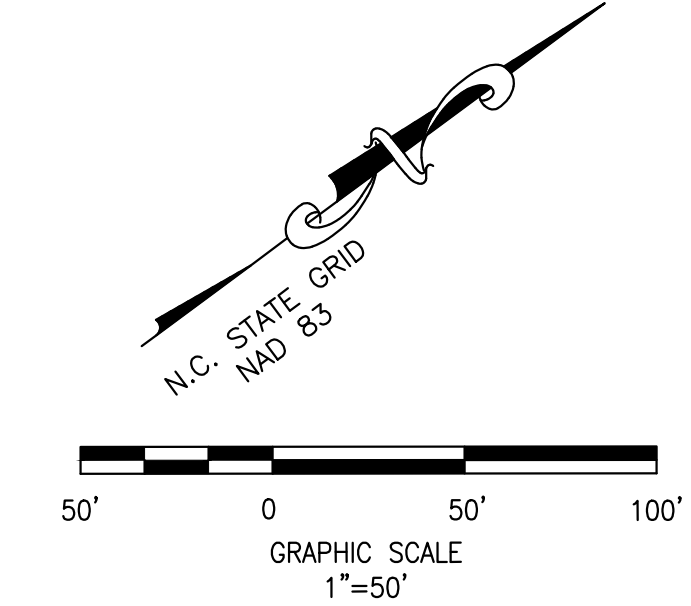
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	430.00'	169.57'	168.48'	S29°16'06"W	22°35'42"
C3	20.50'	28.62'	26.35'	S57°58'15"W	80°00'00"
C4	140.50'	70.10'	69.37'	N67°44'11"W	28°35'07"
C5	212.00'	118.95'	117.39'	S23°40'50"E	32°08'50"
C6	280.00'	235.42'	228.54'	S16°28'47"W	48°10'22"
C7	370.00'	145.91'	144.97'	S29°16'06"W	22°35'42"
C8	430.00'	148.61'	147.87'	S30°39'54"W	19°48'07"
C9	430.00'	20.96'	20.96'	S19°22'03"W	2°47'35"
C10	265.00'	222.80'	216.30'	N16°28'47"E	48°10'22"
C11	197.00'	139.30'	136.42'	N27°51'50"W	40°30'51"
C12	280.00'	48.87'	48.80'	S02°36'26"E	9°59'57"
C13	15.00'	23.88'	21.44'	S84°57'17"W	91°13'20"
C14	20.00'	31.74'	28.52'	S03°57'48"E	90°56'28"
C15	20.00'	30.13'	27.36'	N06°16'52"W	86°18'21"
C16	20.00'	31.09'	28.05'	N86°02'12"E	89°03'32"

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
- - - = EASEMENT LINE
- ▨ = NEW EASEMENT AREA

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



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	10-3-2024	PER TOWN COMMENTS

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
CHECKED BY: MWZ	CONTRACT#: JMT#: 19-04194-010
PLAT DATE: 08/29/2024	SCALE: 1"=50' SHEET 2 OF 2

