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 AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

OWNER: WALLBROOK PLX LLC

_DAY OF ___

MICHAEL W. ZMUDA

PLS #L-5205

SIGNATURE	PRINT NAME	DATE
NORTH CAROLINA,	COUNTY.	
l,	, A NOTARY PU	IBLIC OF THE COUNTY
AND STATE AFORESAID, PERSONALLY APPEARED EXECUTION OF THE FOR	CERTIFY THAT BEFORE ME THIS DAY AND REGOING INSTRUMENT. WI L, THIS DAY OF	D ACKNOWLEDGED THE TNESS MY HAND AND
MY COMMISSION EXPIRES	S	
CERTIFICATE OF APPROV	AL FOR RECORDING	
BEEN FOUND TO COMPI TOWN OF ROLESVILLE A APPROVED BY THE LDA	T THE SUBDIVISION PLAT LY WITH THE SUBDIVISION NORTH CAROLINA AND THAT OF THE TOWN OF ROLES' REGISTER OF DEEDS OF W	REGULATIONS OF THE THIS PLAT HAS BEEN VILLE FOR RECORDING
LDA	DATE	-
TOWN OF ROLESVILLE NORTH CAROLINA		
I,ROLESVILLE, WAKE COUNTHIS CERTIFICATION IS FOR RECORDING.	, REVIEW OFFICE NTY, CERTIFY THAT THE MA AFFIXED MEETS ALL STAT	ER OF THE TOWN OF P OR PLAT TO WHICH TUTORY REQUIREMENTS
REVIEW OFFICER		DATE
SURVEYOR'S CERTIFICATE	<u>-</u>	
SUPERVISION FROM AN BASED ON THE DEED IN 1563, WAKE COUNTY REAR CLEARLY INDICATED OF MAPS 2023, PAGES OR POSITIONAL ACCURACE WAS PREPARED IN ACCURACE.	CERTIFY THAT THIS PLAT W ACTUAL SURVEY MADE UN DESCRIPTION RECORDED IN EGISTRY; THAT THE BOUND AS DRAWN FROM INFORMA 1600 TO 1602; THAT THE CY AS CALCULATED IS 1:34 CCORDANCE WITH G.S. 4 EIGNATURE, LICENSE NUMBE	NDER MY SUPERVISION I BOOK 18103, PAGE PARIES NOT SURVEYED ATION FOUND IN BOOK I RATIO OF PRECISION I,300; THAT THIS PLAT I,7-30 AS AMENDED.

_,A.D., 2024.

DATE

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 24-13
- 6. RELATED PROJECT NUMBERS:

SUP 20-02: SPECIAL USE PERMIT

ANX 21-06: ANNEXATION

PR 21-04 REVISED: INITIAL PRELIMINARY SUBDIVISION PLAT PSP 24-01: LOT 5 PRELIMINARY SUBDIVISION PLAT 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'

SIDE 15'
REAR 35'
CORNER 25'

8. OWNER: WALLBROOK LANDCO LLC

C/O AUSTIN WILLIAMS
3 KEEL STREET, SUITE 2
WRIGHTSVILLE BEACH, NC 28480

D.B. 18103 PG 1563 PIN# 1758563963

9. DEVELOPER: WALLBROOK LANDCO LLC

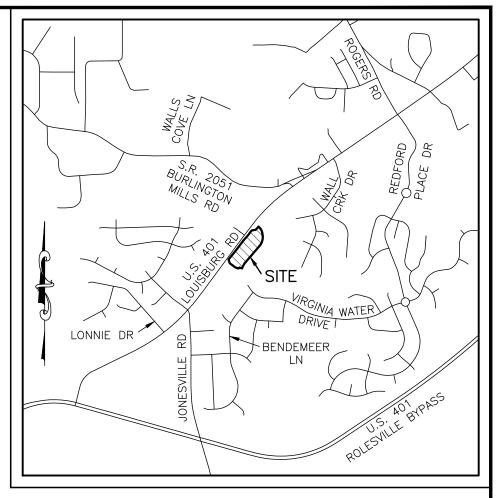
C/O AUSTIN WILLIAMS
3 KEEL STREET, SUITE 2

WRIGHTSVILLE BEACH, NC 28480

10. ENGINEER: ARK CONSULTING GROUP, PLLC 925-A CONFERENCE DRIVE

GREENVILLE, NC 27858 (252) 558-0888

- 11. PER APPROVED WAKE COUNTY STORMWATER PERMIT SWF-105582-2023 TITLED "WALLBROOK PUBLIX", LOT 5 SHALL NOT EXCEED 4.31 ACRES OF BUILT-UPON AREA. REFER TO AREA TABULATION FOR INDIVIDUAL LOT ALLOCATIONS.
- 12. RIGHT OF WAY RESERVATION AND NON-BUILDABLE AREA. RIGHT OF WAY TO BE DEDICATED BY SEPARATE INSTRUMENT.
- 13. LINEAR LENGTH OF NEW PUBLIC RIGHT-OF-WAY BEING DEDICATED: N/A



VICINITY MAP SCALE: 1" = ±2000'

REFERENCES

D.B. 18103 PG 1563 D.B. 18992 PG 412 B.M. 2023 PG 1600-1602

AREA TABULATION

	AREA (AC.)	MAX. BUA (85%)	PLANNED USE
LOT 5A	1.6285	1.3842	NON-RESIDENTIAL
LOT 5B	1.0582	0.8995	NON-RESIDENTIAL
LOT 5C	0.8352	0.7099	NON-RESIDENTIAL
LOT 5D	1.5462	1.3143	NON-RESIDENTIAL
R/W RESERVATION	1.4138	-	RIGHT OF WAY
TOTAL:	6.4819	4.3079	



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 1 OF 2

