

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

Please add "and establish minimum building setback lines as noted."

NOTE REVISED

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 _____

Please update the Certificate for Approval for Recording in accordance with Appendix A of the LDO Handbook. (Full text included on Review Memo)

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.

NOTE REVISED

SUBDIVISION ADMINISTRATOR DATE
TOWN OF ROLESVILLE
NORTH CAROLINA

I, _____, 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; 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.

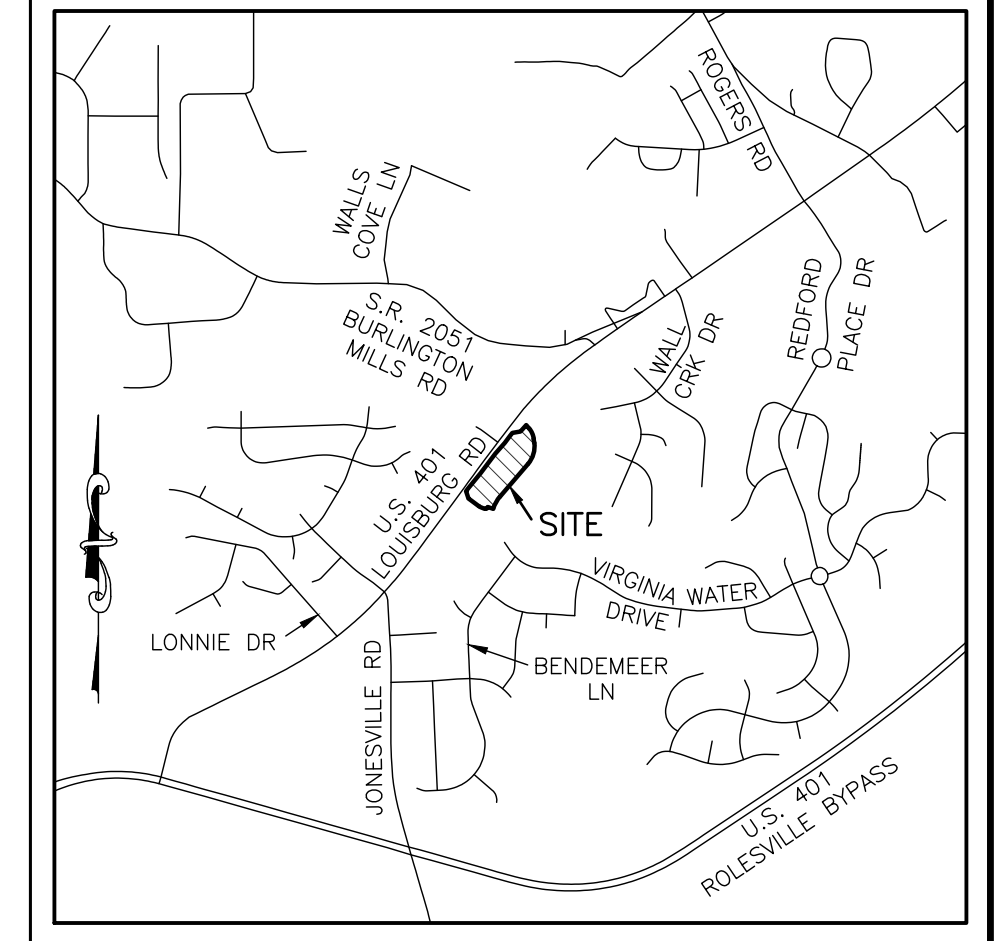
Please update the Surveyor's Certificate to match GS 47-30. (Full text included on Review Memo)

CERTIFICATE REVISED

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 24-13
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'
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
2755-B CHARLES BLVD
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.
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.)	PLANNED USE
LOT 5A	1.6285	NON-RESIDENTIAL
LOT 5B	1.0582	NON-RESIDENTIAL
LOT 5C	0.8352	NON-RESIDENTIAL
LOT 5D	1.5462	NON-RESIDENTIAL
R/W RESERVATION	1.4138	RIGHT OF WAY

TOTAL: 6.4819

5. Note 11: Breakdown the 4.31 acres of approved maximum Impervious Coverage permitted for Each Lot; without that, each Site Development Plan for each lot cannot be reviewed for compliance.

TABLE REVISED TO INCLUDE MAX BUA FOR EACH LOT



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

REVISION #	DATE	REASON FOR REVISION

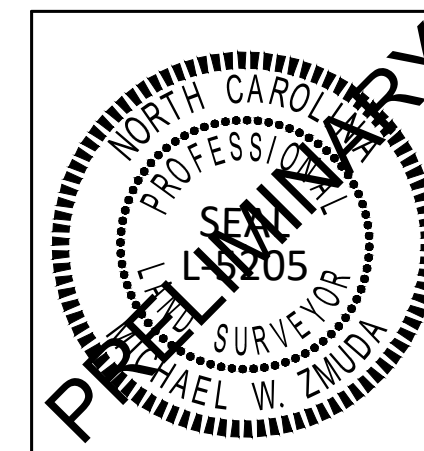
FINAL SUBDIVISION PLAT

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



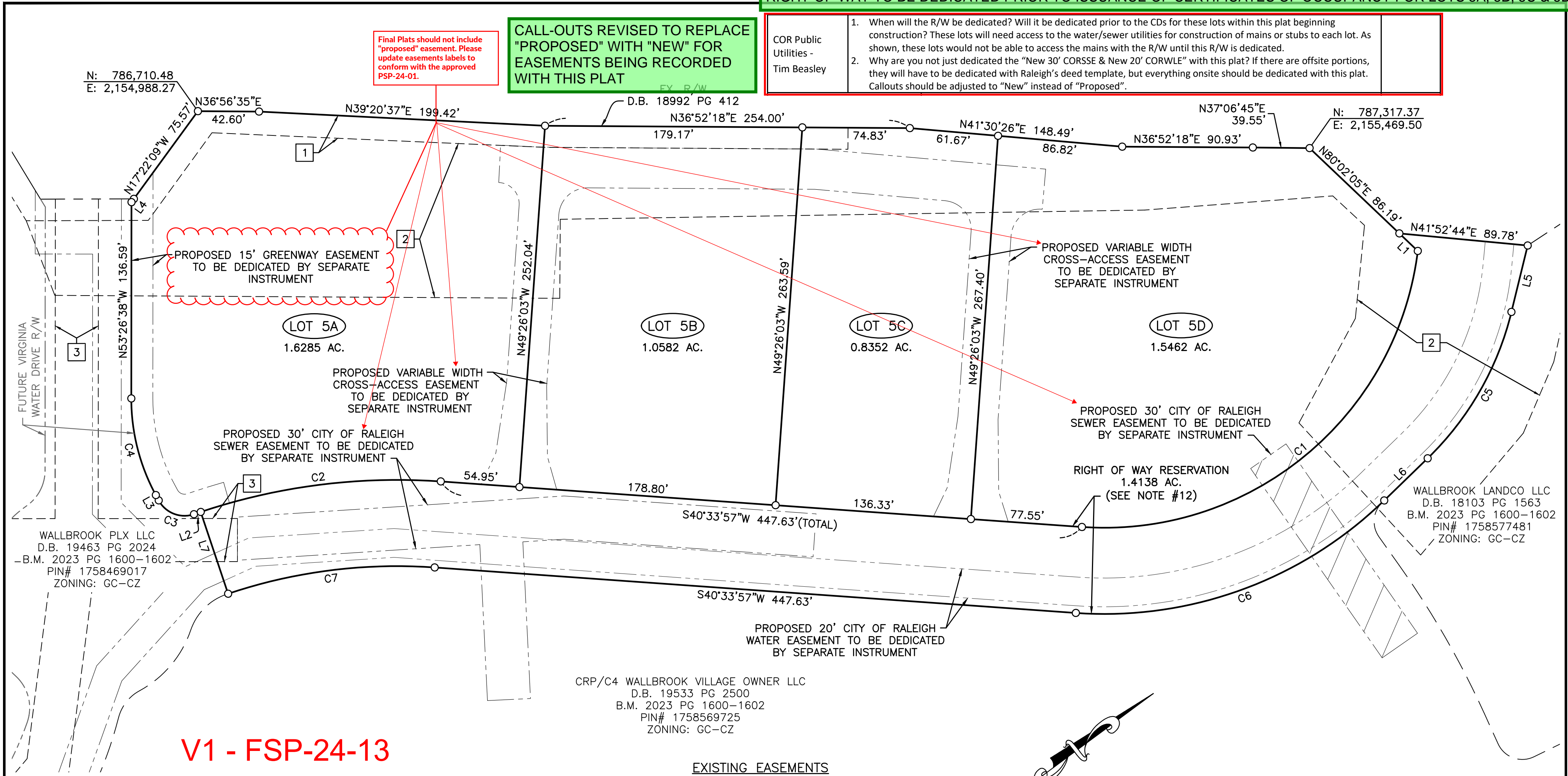
Final Plats should not include "proposed" easement. Please update easements labels to conform with the approved PSP-24-01.

CALL-OUTS REVISED TO REPLACE "PROPOSED" WITH "NEW" FOR EASEMENTS BEING RECORDED WITH THIS PLAT

COR Public Utilities - Tim Beasley

1. When will the R/W be dedicated? Will it be dedicated prior to the CDs for these lots within this plat beginning construction? These lots will need access to the water/sewer utilities for construction of mains or stubs to each lot. As shown, these lots would not be able to access the mains with the R/W until this R/W is dedicated.

2. Why are you not just dedicated the "New 30' CORSE & New 20' CORWLE" with this plat? If there are offsite portions, they will have to be dedicated with Raleigh's deed template, but everything onsite should be dedicated with this plat. Callouts should be adjusted to "New" instead of "Proposed".



V1 - FSP-24-13

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'

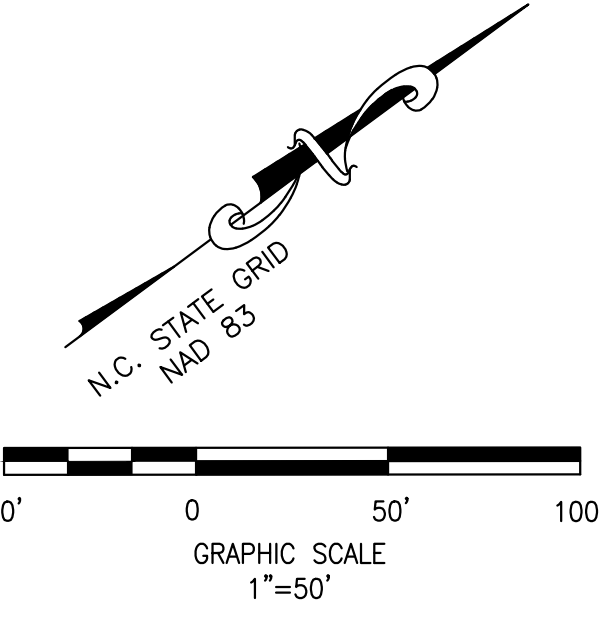
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	220.00'	333.74'	302.64'	S02°53'33"E	86°55'01"
C2	430.00'	169.57'	168.48'	S29°16'06"W	22°35'42"
C3	20.50'	28.62'	26.35'	S57°58'15"W	80°00'00"
C4	140.50'	70.10'	69.37'	N67°44'11"W	28°35'07"
C5	212.00'	118.95'	117.39'	S23°40'50"E	32°08'50"
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"

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

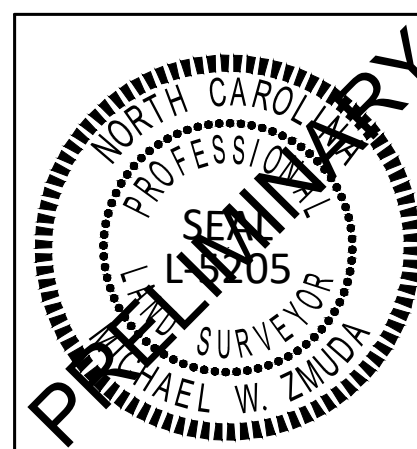
LEGEND

- = 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



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REVISION #	DATE	REASON FOR REVISION



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