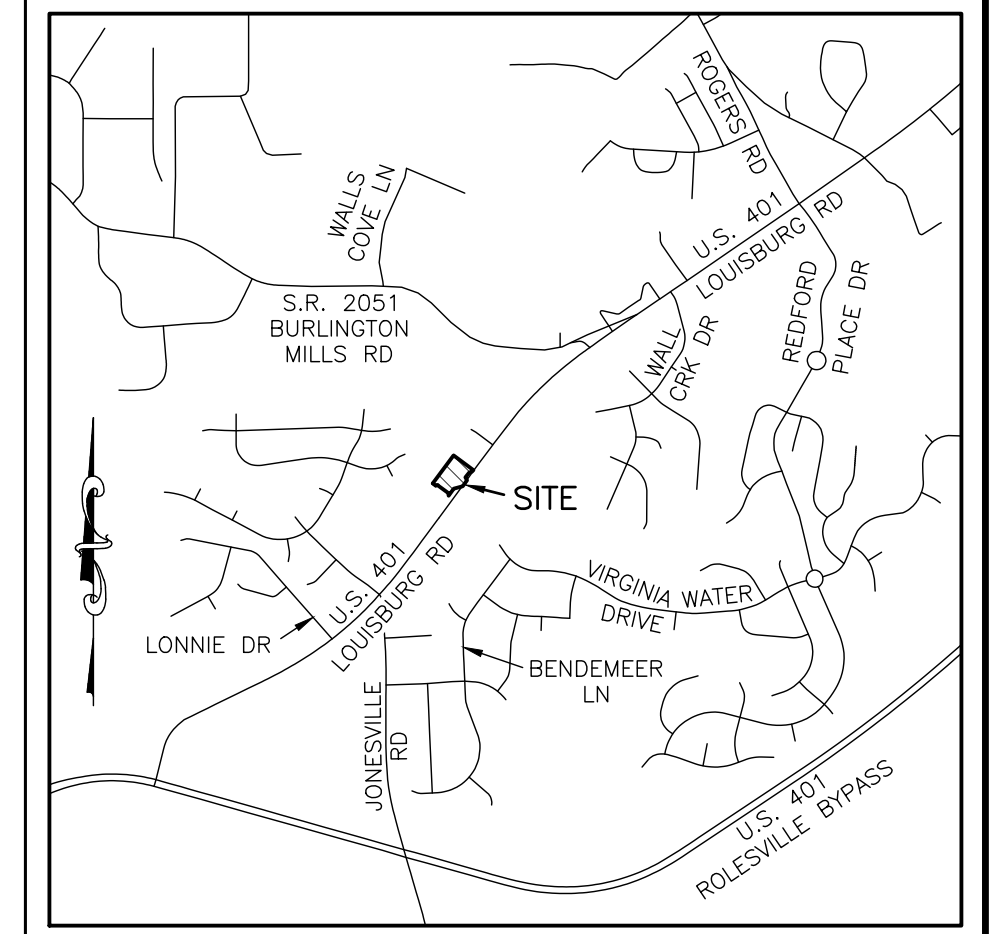


V1-
FSP-24-
12



VICINITY MAP
SCALE: 1"=2000'

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 CSTORE 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

- A FIELD-RUN BOUNDARY SURVEY WAS PERFORMED BY JOHNSON, MIRMIRAN & THOMPSON FROM DECEMBER 2019 THROUGH MARCH 2020.
- 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).
- ALL DISTANCES ARE HORIZONTAL GROUND.
- 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.
- ROLESVILLE PROJECT NUMBER: FSP-24-__
- 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)
SDP 23-04: 7-ELEVEN AT WALLBROOK (LOT 11)
CID 23-04: WALLBROOK ROADWAY IMPROVEMENTS (VIRGINIA WATER DRIVE EXTENSION)
- CURRENT ZONING: GC-CZ
SETBACKS: FRONT 20'
SIDE 15'
REAR 35'
CORNER 25'
- OWNER: WALLBROOK CSTORE LLC
C/O AUSTIN WILLIAMS
3 KEEL STREET, SUITE 2
WRIGHTSVILLE BEACH, NC 28480
D.B. 19463 PG 2429
PIN# 1758468940
- DEVELOPER: WALLBROOK CSTORE LLC
C/O AUSTIN WILLIAMS
3 KEEL STREET, SUITE 2
WRIGHTSVILLE BEACH, NC 28480
- ENGINEER: ARK CONSULTING GROUP, PLLC
2755-B CHARLES BLVD
GREENVILLE, NC 27858
(252) 558-0888
- PER APPROVED WAKE COUNTY STORMWATER PERMIT SWF-105582-2023 TITLED "WALLBROOK PUBLIX", LOT 11 SHALL NOT EXCEED 1.37 ACRES OF BUILT-UPON AREA.
- RIGHT OF WAY RESERVATION AND NON-BUILDABLE AREA. RIGHT OF WAY TO BE DEDICATED BY SEPARATE INSTRUMENT.
- LINEAR LENGTH OF NEW PUBLIC RIGHT OF WAY BEING DEDICATED: N/A

AREA TABULATION

	AREA (AC.)	PLANNED USE
LOT 11	1.6180	COMMERCIAL
R/W RESERVATION	0.3212	RIGHT OF WAY
TOTAL:	1.9392	

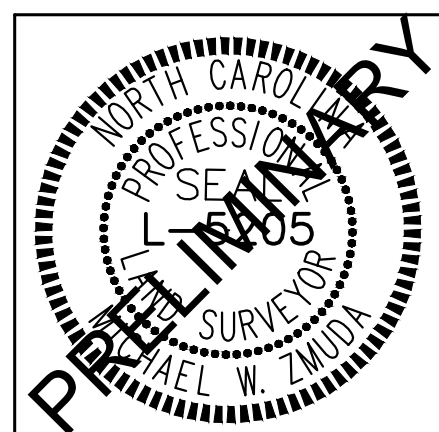
REFERENCES

D.B. 19463 PG 2429
B.M. 2023 PG 1603-1604



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 - PARIS TRACT
A DIVISION OF TRACT 'B' OF THE INTERMEDIATE SUBDIVISION
PLAT RECORDED IN B.M. 2023 PG 1603-1604
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	CASE #: FSP-24-__
CHECKED BY: MWZ	CONTRACT#: JMT#: 19-04194-006
PLAT DATE: 07/11/2024	SCALE: 1"=50' SHEET 1 OF 2

ADDED TIE INFORMATION

Please add grid tie from BM2023, PG 1604, add coordinates on one or more corners

CORPUS ACCESS ROAD NOW SHOWN

Show the roadway crossing the property line

DRAINAGE EASEMENT WILL BE RECORDED AT LATER DATE

Please explain whether the drainage easement will be recorded with this plat or at a later date.

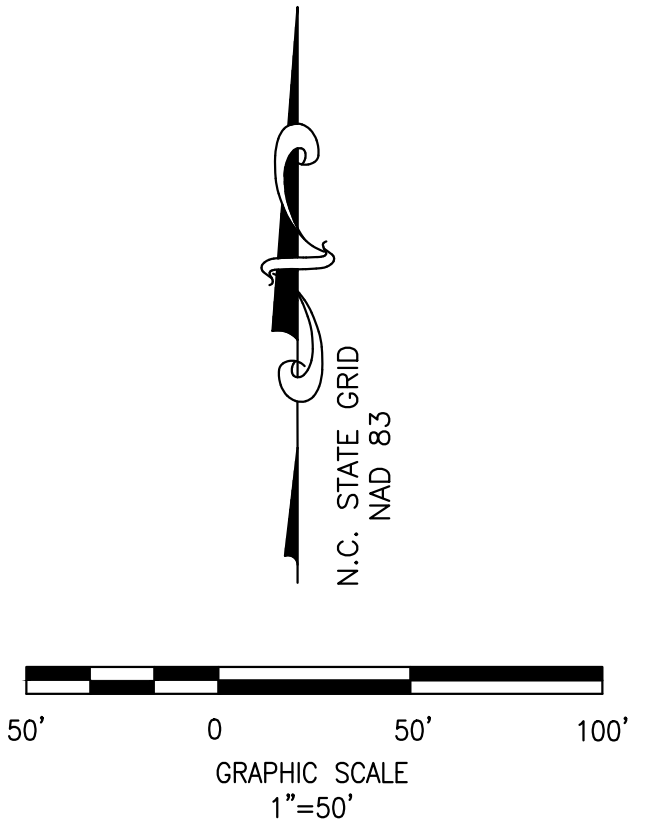
GRAND PARK PROPERTIES, LLC
D.B. 8438 PG 1116
B.M. 2000 PG 1239
PIN# 1758-47-9244
ZONING: GC-CZ

WALLBROOK LANDCO LLC
D.B. 18104 PG 0920
B.M. 2023 PG 1603-1604
PIN# 1758-46-5891
ZONING: GC-CZ

WALLBROOK LANDCO LLC
D.B. 18104 PG 0920
B.M. 2023 PG 1603-1604
PIN# 1758-46-5891
ZONING: GC-CZ

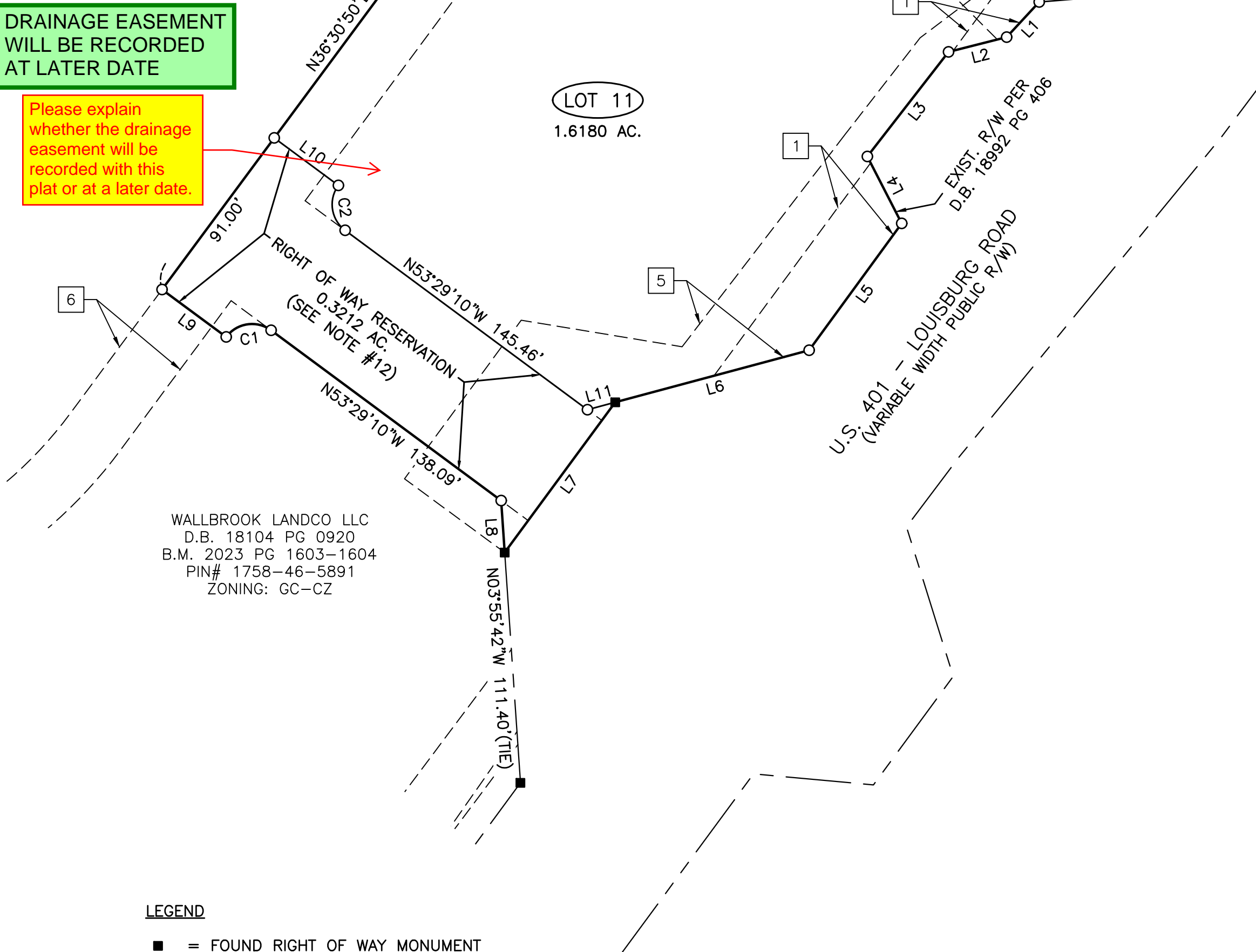
EXISTING EASEMENTS

- 1 EXIST. EASEMENT TO WAKE ELECTRIC MEMBERSHIP CORP. D.B. 3868 PG 917
- 2 EXIST. INGRESS/EGRESS EASEMENT D.B. 10105 PG 778
- 3 EXIST. 15' UTILITY EASEMENT B.M. 2003 PG 614
- 4 EXIST. 20' UTILITY EASEMENT B.M. 2003 PG 614
- 5 EXIST. TEMPORARY CONSTRUCTION EASEMENT TO DEPARTMENT OF TRANSPORTATION D.B. 18992 PG 406
- 6 APPROX. LOCATION OF EXIST. CROSS ACCESS EASEMENT D.B. 18988 PG 1102



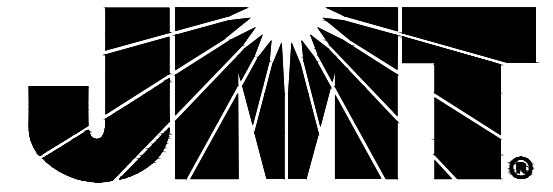
LINE	BEARING	DISTANCE
L1	S42°44'43"W	23.10'
L2	S75°45'31"W	28.94'
L3	S37°49'21"W	63.91'
L4	S27°10'50"E	36.31'
L5	S36°06'10"W	75.75'
L6	S74°59'26"W	96.87'
L7	S36°20'17"W	90.00'
L8	N03°55'42"W	25.12'
L9	N53°29'10"W	38.50'
L10	N53°29'10"W	38.50'
L11	S74°59'26"W	13.90'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.50'	24.35'	21.92'	S81°30'50"W	90°00'00"
C2	15.50'	24.35'	21.92'	N08°29'10"W	90°00'00"



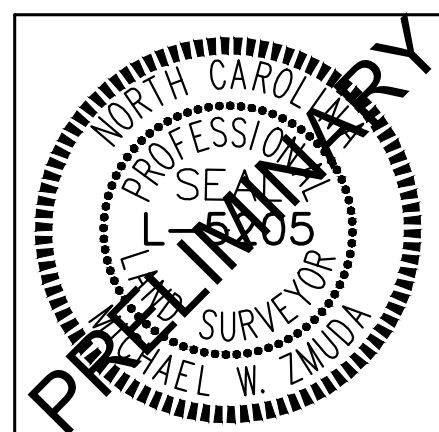
LEGEND

- = FOUND RIGHT OF WAY MONUMENT
- = SET IRON REBAR
- = DIMENSION POINT (NOTHING SET)
- ℙ = PROPERTY LINE
- R/W = RIGHT OF WAY
- = PROPERTY LINE
- - - = RIGHT OF WAY LINE
- - - = ADJOINING PROPERTY LINE
- - - = EASEMENT LINE



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 - PARIS TRACT
A DIVISION OF TRACT 'B' OF THE INTERMEDIATE SUBDIVISION
PLAT RECORDED IN B.M. 2023 PG 1603-1604
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	CASE #: FSP-24-__
CHECKED BY: MWZ	CONTRACT#: JMT#: 19-04194-006
PLAT DATE: 07/11/2024	SCALE: 1"=50' SHEET 2 OF 2