

**LEGEND**  
 EIP = EXISTING IRON PIPE FOUND  
 IPS = NEW IRON PIPE SET  
 CP = COMPUTED POINT  
 R/W = RIGHT-OF-WAY  
 D.B. = DEED BOOK  
 B.M. = BOOK OF MAPS  
 PIN = PARCEL IDENTIFICATION NUMBER  
 WCR = WAKE COUNTY REGISTRY  
 DCR = DURHAM COUNTY REGISTRY  
 [ ] = STREET ADDRESS

**MINIMUM BUILDING SETBACK TABLE**  
 ZONING: O & I

FRONT	= 30 FT.
SIDE	= 15 FT.
CORNER SIDE	= 20 FT.
REAR	= 30 FT.

MAXIMUM ALLOWABLE LOT COVERAGE = 65%

**SITE DATA TABLE**

OWNER OF CURRENT PINS: 0756-09-4533 AND 0756-08-7941  
 SVT CARRINGTON MILL BLVD, L.P.  
 STARWOOD CAPITAL GROUP  
 591 W. PUTNAM AVE.  
 GREENWICH, CT. 06830-6005

PROPERTIES ARE ZONED O & I WITH FLOODPLAIN OVERLAY AIRPORT OVERLAY IS ONLY ON PIN 0755-08-7941

NUMBER OF EXISTING LOTS WITH PINS: 2  
 NUMBER OF PROPOSED LOTS: 3  
 TOTAL AREA IN LOTS = 35,8877 ACRES  
 1,554,557 SQ. FT.

TOTAL AREA OF TOWN OF MORRISVILLE PUBLIC GREENWAY EASEMENT BEING DEDICATED = 72,355 SQ. FT. / 1.6610 ACRES



WAKE COUNTY, NC 103  
 LAURA M RIDDICK  
 REGISTER OF DEEDS  
 PRESENTED & RECORDED ON  
 01/04/2017 14:37:40  
 BOOK:BM2017 PAGE:00018

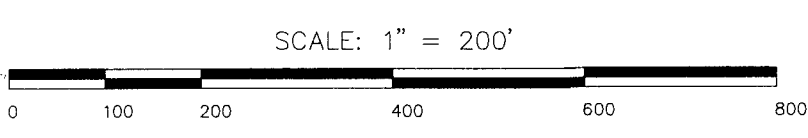
- NOTE:**
- 1) AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
  - 2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
  - 3) ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
  - 4) OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
  - 5) NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
  - 6) FEMA FLOOD HAZARD AREAS PER FIRM PANEL 3720074600J WITH EFFECTIVE DATE OF MAY 2, 2006.
  - 7) PROPERTY MAYBE SUBJECT TO NEUSE RIVER BUFFERS.
  - 8) LINES NOT SURVEYED SHOWN AS DASHED LINES.
  - 9) NO NCGS MONUMENT WITHIN 2000 FT. OF SITE.
  - 10) STORMWATER MANAGEMENT AGREEMENT RECORDED IN D.B. 16125 PGS. 1524 AND 1535.
  - 11) DASHED LINES AND STREAM BUFFERS NOT SURVEYED. DATA IS FROM FILE PROVIDED BY ADVANCE CIVIL DESIGN AND B.M. 2000 PG. 445.
  - 12) TOWN OF CARY UTILITY & PIPELINE EASEMENTS ARE CENTERED OVER STRUCTURES AND UTILITY LINES AS BUILT.

\* A SIGNED AND SEALED FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM ELEVATION CERTIFICATE DEMONSTRATING THE BASE FLOOD ELEVATION MEETS TOWN CODE SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION

THIS PLAT IS BEING RECORDED ON FIVE SHEETS. SHEET ONE IS AN OVERALL VIEW. INDIVIDUAL LOTS ARE SHOWN ON SHEETS 2 AND 3. EASEMENT ANNOTATION ON SHEET 4.

SEE SHEET 5 OF 5 FOR ANNOTATION TABLE AND CERTIFICATIONS

RECORDED IN BOOK OF MAPS 2017 PAGE 18



REV.	DATE	DESCRIPTION
4	12-02-16	REVISED PER TOWN COMMENTS
3	12-01-16	REVISED PER TOWN COMMENTS
2	10-27-16	REVISED PER TOWN COMMENTS
1	09-28-16	REVISED PER TOWN COMMENTS

**BASS, NIXON & KENNEDY, INC.**  
 CONSULTING ENGINEERS

- 6310 CHAPEL HILL ROAD, SUITE 250
- RALEIGH, NORTH CAROLINA 27607
- TELEPHONE: (919)851-4422 OR (800)354-1879
- FAX: (919)851-8968
- CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY  
JM

DRAWN BY  
PM

CHECKED BY  
GSW

DATE  
05-06-16

PROJECT NUMBER: 16-31000014  
 FILE NUMBER: 05-0025-F

EASEMENT DEDICATION AND SUBDIVISION EXEMPTION PLAT FOR PROPERTY OF SVT CARRINGTON MILL BLVD, L.P.  
 CEDAR FORK TOWNSHIP TOWN OF MORRISVILLE WAKE COUNTY N.C.

SHEET 1 OF 5