

CERTIFICATE OF OWNERSHIP

I certify that I am (we are) the owner(s) of the property shown and described herein, which is located in the jurisdiction of the Town of Morrisville, and that I (we) hereby adopt this plat with my (our) free consent, establish minimum building setbacks, permanent tree preservation areas, private open space, private easements, easements, and rights-of-way.

Owner's Signature, Title (When applicable): Richard W. Horn Date: 4/10/2017

Printed Name: Richard W. Horn

Owner's Signature, Title (When applicable): Richard W. Horn Date: 4/10/2017

Printed Name: Richard W. Horn

GROSS ACCESS AGREEMENT

THE UNDERSIGNED OWNER DOES HEREBY GRANT FOR THE BENEFIT OF LOT 2, A PERPETUAL, NON-EXCLUSIVE AND UNRESTRICTED EASEMENT ON OVER ACROSS AND THROUGH ALL INTERIOR DRIVEWAYS, ACCESS ROADS AND ROADWAYS USED FOR INGRESS AND EGRESS NOW OR HEREAFTER EXISTING ON THE LOTS SHOWN HEREON FOR VEHICULAR INCLUDING TRUCK TRAFFIC AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM SUCH LOTS TO SLATER ROAD.

OWNER'S SIGNATURE, TITLE: Richard W. Horn DATE: 4/10/2017

PRINTED NAME: Richard W. Horn

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THE UNDERSIGNED OWNER DOES HEREBY GRANT FOR THE BENEFIT OF LOT 1, PERPETUAL, NON-EXCLUSIVE AND UNRESTRICTED EASEMENTS ON OVER ACROSS AND THROUGH ALL INTERIOR DRIVEWAYS, ACCESS ROADS AND ROADWAYS USED FOR INGRESS AND EGRESS NOW OR HEREAFTER EXISTING ON THE LOTS SHOWN HEREON FOR VEHICULAR INCLUDING TRUCK TRAFFIC AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM SUCH LOTS TO SLATER ROAD.

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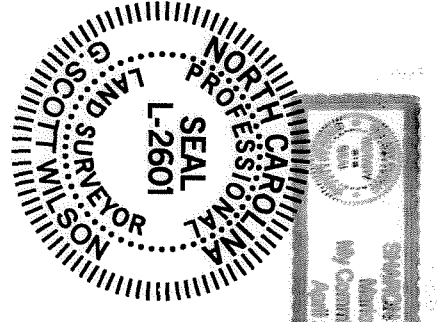
Printed Name: Richard W. Horn

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OWNER'S SIGNATURE, TITLE: Richard W. Horn DATE: 4/10/2017

PRINTED NAME: Richard W. Horn



1. G. SCOTT WILSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 18189, PAGE 2789; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF March AD. 2017.

G. SCOTT WILSON, P.L.S. L-2601 DATE: 4/10/17

ACCEPTANCE OF PUBLIC DEDICATION

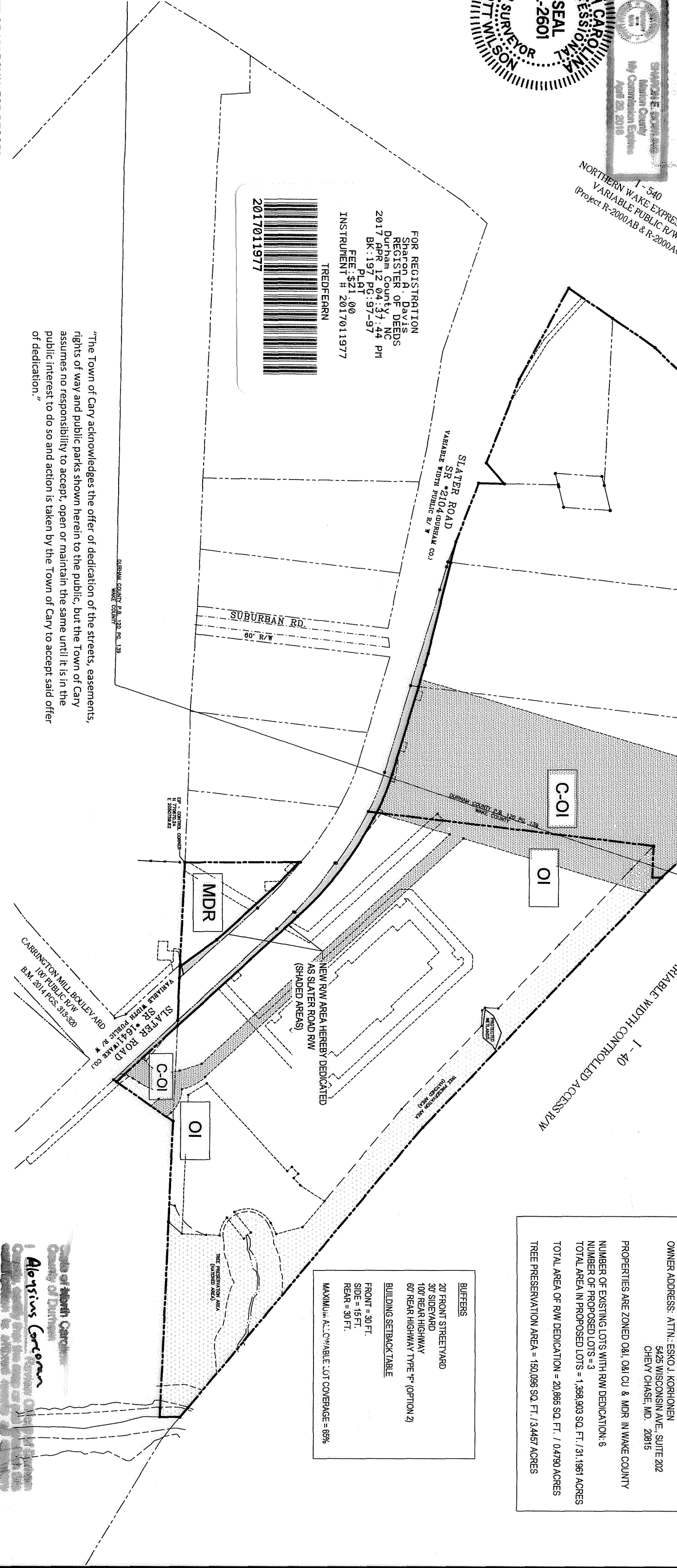
THE TOWN OF MORRISVILLE HEREBY ACCEPTS FOR THE USE OF THE GENERAL PUBLIC, THE OFFER OF PUBLIC DEDICATION OF ALL PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, PUBLIC STREETS, PUBLIC RECREATION AREAS, PUBLIC OPEN SPACE, PUBLIC UTILITIES, AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT.

MORRISVILLE TOWN MANAGER: Mark Rose DATE: 4/15/17

MORRISVILLE TOWN ENGINEER: Yadd Cholet DATE: 4/10/17

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, PUBLIC UTILITIES, AND OTHER REQUIRED IMPROVEMENTS.

HEREBY CERTIFY THAT ALL STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN OF MORRISVILLE SPECIFICATIONS AND STANDARDS. IN THE FORTY 540 PHASE 1 DEVELOPMENT OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF MORRISVILLE, HAVE BEEN RECEIVED.



REVIEW OFFICER CERTIFICATION

I, KARI GADE, the Review Officer of the Town of Morrisville, certify that the map or plat to which this certification is attached meets all statutory requirements for recording.

Review Officer: Kari Gade Date: 4/10/2017

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Morrisville, North Carolina with the exception of such variances, if any, as are noted and that this plat has been approved by the Town of Morrisville for recording in the office of the Register of Deeds for the county in which the development site is located.

Review Officer: Kari Gade Date: 4/10/2017

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 FIRN PANEL 3720074700A AND 3720075700A WITH EFFECTIVE DATE OF MAY 2, 2006.
- 7) PROPERTY MAY BE SUBJECT TO NEUSE RIVER BUFFERS.
- 8) LINES NOT SURVEYED SHOWN AS DASHED LINES.
- 9) NO CONCS MONUMENT WITHIN 2000 FT. OF SITE.
- 10) BOUNDARY INFORMATION TAKEN FROM DEEDS AND PLATS OF RECORD AND VARIOUS FIELD LOCATED PROPERTY CORNERS.
- 11) TOWN OF GART UTILITY & PIPELINE EASEMENTS ARE CENTERED OVER STRUCTURES AND UTILITY LINES AS BUILT.
- 12) STORMWATER MANAGEMENT AGREEMENT AND PRIVATE STORMWATER CONTROL MEASURES AND ACCESS EASEMENT ARE OR WILL BE SUBJECT TO SEPARATE EASEMENT AGREEMENTS.

REFERENCES:
 B.M. 1891 PG. 806
 P.B. 144 PG. 182
 P.B. 195 PG. 180
 D.B. 7913 PGS. 813-818 (DCR)
 D.B. 16351 PGS. 1672-1678 (WCR)

THIS PLAT IS BEING RECORDED ON FOUR SHEETS. SHEET ONE IS AN OVERALL VIEW. INDIVIDUAL LOTS WITH RAW DEDICATION ARE SHOWN ON SHEETS 2 AND 3. ALL EASEMENT DEDICATION IS SHOWN ON SHEET 4.

PROJECT NUMBER: 17-31000003
 FILE NUMBER: 15-0012-F

LAKE COUNTY, NC 83
LAURA H RIDDICK
REGISTERED OF DEEDS
PRESENTED & RECORDED ON
04/11/2017 09:43:01
BOOK: BH2017 PAGE: 00709

RECORDED IN
BOOK OF MAPS 2017 PAGE 709

SCALE: 1" = 200'

NO.	DATE	REVISION	BY
1	02-17-17	REVISED PER TOWN COMMENTS	PM
2	02-21-17	REVISED PER ATTORNEY COMMENTS	PM

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)851-8988
 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0287)

MORRISVILLE FINAL PLAT
RECOMBINATION, EASEMENT AND
RIGHT-OF-WAY DEDICATION PLAT ALONG SLATER ROAD
BERKSHIRE SCP SLATER ROAD
HOLDINGS II, L.L.C. AND SLATER ROAD 1, LLC
 TRIANGLE TOWNSHIP
 CEDAR FORK TOWNSHIP
 DURHAM COUNTY N.C.
 WAKE COUNTY N.C.