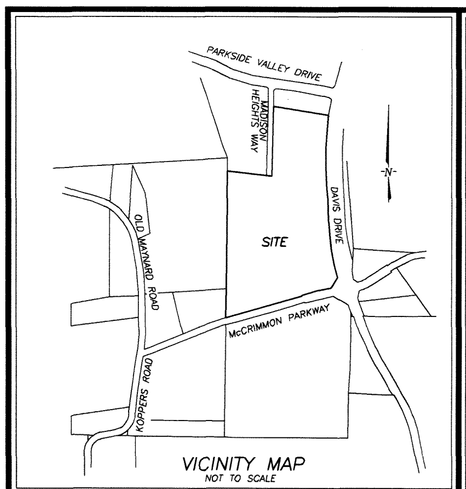


VICINITY MAP
NOT TO SCALE

NOTES:

1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARINGS: MAP BOOK 2003 PAGE 2172.
3. THE PROPOSED RIGHTS-OF-WAY SHOWN HEREON ARE PLOTTED FROM PRELIMINARY DESIGN DRAWINGS OBTAINED FROM THE NCDOT WEB SITE. THE LOCATION OF SAID R/W IS APPROXIMATE ONLY, AS NO ACTUAL DEDICATION DOCUMENTS HAVE BEEN PROVIDED TO THE SURVEYOR.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. METAL STAKES FOUND OR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
6. THIS PARCEL IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOODPLAIN.
7. NO WETLANDS HAVE BEEN DELINEATED AT THIS TIME.
8. 20' PUBLIC SANITARY SEWER FORCE MAIN EASEMENTS EXTEND 10' ON EACH SIDE OF EXISTING SANITARY SEWER LINES, AS CONSTRUCTED.
9. 20' PUBLIC WATERLINE EASEMENTS EXTEND 10' ON EACH SIDE OF EXISTING WATERLINES, AS CONSTRUCTED.
10. THE COMBINED 30' PUBLIC SANITARY SEWER FORCE MAIN & WATERLINE EASEMENT THAT RUNS PARALLEL TO DAVIS DRIVE, EXTENDS 10' WEST OF THE SANITARY SEWER LINE AS CONSTRUCTED EVEN IF SAME IS OUTSIDE THE 30' EASEMENT LINE AS SHOWN HEREON.
11. THE COMBINED 30' PUBLIC SANITARY SEWER FORCE MAIN & WATERLINE EASEMENT THAT RUNS PARALLEL TO McCRIMMON PARKWAY, EXTENDS 10' NORTH OF THE SANITARY SEWER LINE AS CONSTRUCTED EVEN IF SAME IS OUTSIDE THE 30' EASEMENT LINE AS SHOWN HEREON.
12. ALL INTERIOR TRAVEL LANES SHALL BE CONSIDERED CROSS ACCESS EASEMENTS.
13. SEE SHEETS 2 & 3 FOR EASEMENTS.
14. SETBACKS ON EACH LOT ARE NOT SHOWN SINCE INDIVIDUAL SITE PLANS FOR EACH LOT HAVE NOT BEEN SUBMITTED AND/OR APPROVED.

TYPE OF PLAT:

I, MICHAEL E. DICKERSON, PROFESSIONAL LAND SURVEYOR No. L-3639, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW;

☒ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

SURVEY CERTIFICATE

I, MICHAEL E. DICKERSON, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 8/12/04, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000+ ; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 12th DAY OF Aug, A.D., 2004.

Michael E. Dickerson L-3639
MICHAEL E. DICKERSON, REGISTERED LAND SURVEYOR No. L-3639

NORTH CAROLINA PROFESSIONAL SEAL L-3639 LAND SURVEYOR MICHAEL E. DICKERSON

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	2919.79'	1285.41'	1275.05'	S01°50'24"E
C2	1949.86'	281.13'	280.89'	S76°15'28"W
C3	275.00'	189.02'	185.32'	S27°56'37"E
C4	3500.00'	80.37'	80.37'	S07°35'42"E
C5	3500.00'	217.85'	217.82'	S05°09'14"E
C6	3500.00'	142.89'	142.88'	S02°12'05"E
C7	1450.00'	246.51'	246.21'	N05°54'07"W
C8	1450.00'	34.20'	34.20'	N11°26'52"W
C9	200.00'	143.37'	140.32'	N32°39'37"W
C10	200.00'	85.16'	84.52'	N75°52'48"W
C11	200.00'	54.93'	54.76'	N55°48'46"W
C12	86.50'	40.39'	40.03'	S61°19'17"E
C13	2959.79'	254.22'	254.15'	S09°08'36"W
C14	2959.79'	159.74'	159.73'	S05°08'11"W
C15	2959.79'	301.15'	301.02'	S00°40'32"W
C16	2959.79'	383.87'	383.60'	S05°57'17"E
C17	2959.79'	217.96'	217.91'	S11°46'48"E
C18	2959.79'	80.96'	80.96'	S14°40'23"E
C19	500.00'	52.31'	52.29'	S84°44'40"W

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 MORRISVILLE, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

C. Grady Matthews 7/1/04
PARK SOUTH VILLAGE, LLC DATE

NOTARY PUBLIC

I, Katia Foell, Notary Public, do hereby certify that C. Grady Matthews personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the 18th day of Sept, 2004.

Katia Foell
NOTARY PUBLIC

2/19/06
MY COMMISSION EXPIRES

KATIA FOELL NOTARY PUBLIC WAKE COUNTY, N.C. SEAL

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.

John A Whitton 7 SEP 04
TOWN MANAGER DATE

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 OF WAKE COUNTY.

9/8/04
DATE TOWN CLERK, TOWN OF MORRISVILLE, N.C.

Certificate of approval of the design and installation of streets, public utilities, and other required improvements:

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

SEPT 7/04
DATE TOWN ENGINEER

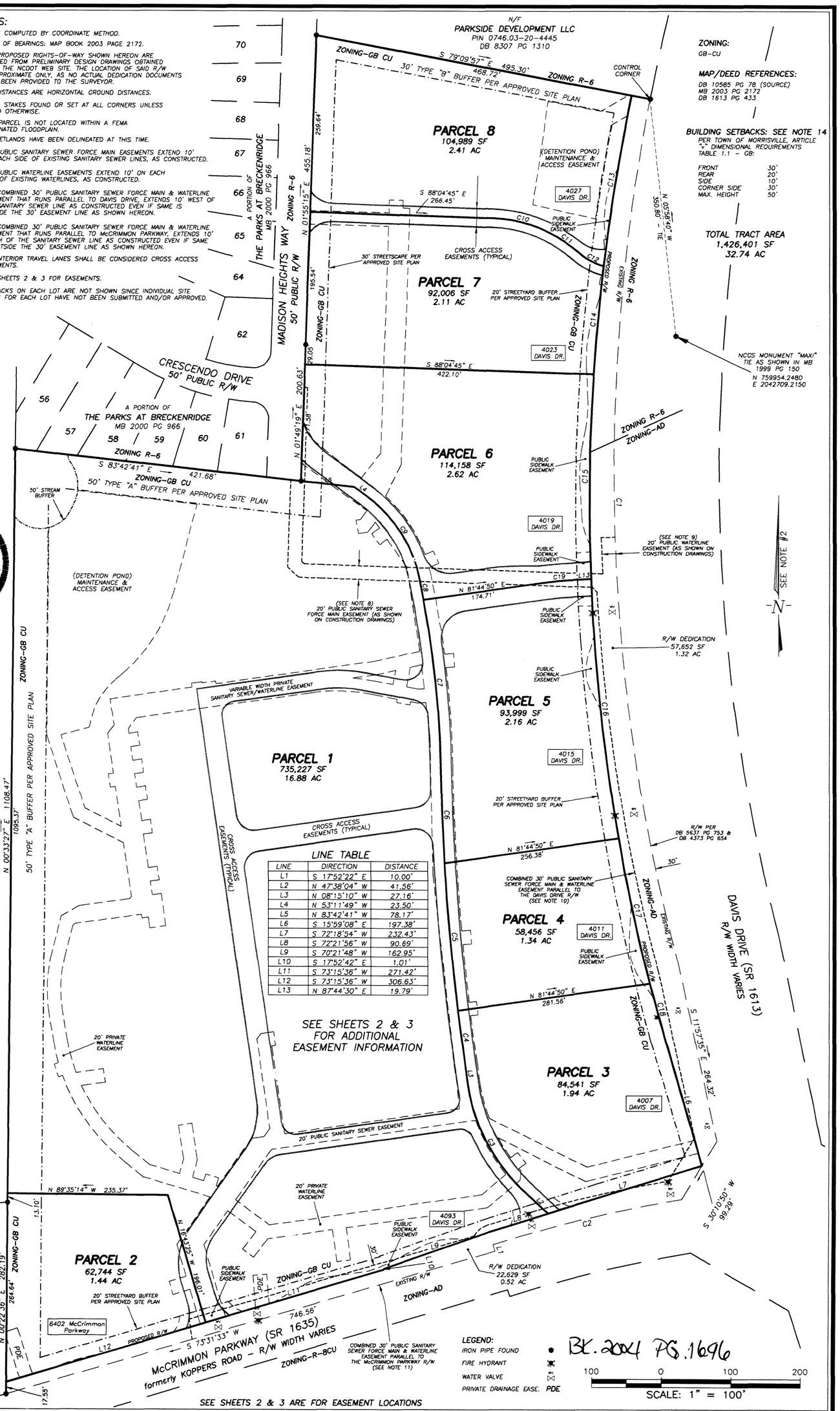
Wake County, North Carolina Review Officer Certification:

I, Courtney C. Tanner, REVIEW OFFICER OF MORRISVILLE, N.C. IN WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Courtney C. Tanner 8/18/04
REVIEW OFFICER DATE

WAKE COUNTY, NC
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/14/2004 AT 13:24:36

BOOK:BM2004 PAGE:01696



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 17°52'22" E	10.00'
L2	N 47°38'04" W	41.56'
L3	N 08°15'10" W	27.16'
L4	N 53°11'49" W	23.50'
L5	N 83°42'41" W	78.17'
L6	S 15°59'08" E	197.38'
L7	S 72°18'54" W	232.43'
L8	S 72°21'56" W	90.89'
L9	S 70°21'48" W	162.95'
L10	S 17°52'42" E	1.01'
L11	S 73°15'36" W	271.42'
L12	S 73°15'36" W	306.63'
L13	N 87°44'30" E	19.79'

SEE SHEETS 2 & 3 FOR ADDITIONAL EASEMENT INFORMATION

NO.	DATE	DESCRIPTION	BY

PROJECT NO: 203064
CAD FILE: BD_04086
SHEET: 1 OF 3
DRAWN: MED
CHECKED: MED
DATE: 8/12/04
SCALE: 1" = 100'

McCRIMMON CORNERS
PARCELS 1 THROUGH 8
OWNER: PARK SOUTH VILLAGE, LLC

CEDAR FORK TOWNSHIP WAKE COUNTY NORTH CAROLINA

SUBDIVISION PLAT

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS
111 MacKenan Drive Cary, North Carolina 27511 www.withersravenel.com
tel: 919-469-3340 fax: 919-467-6008