

LINE	DIRECTION	DISTANCE
L1	N52°11'16"W	10.70
L2	S89°56'27"E	24.40
L3	S89°56'18"E	16.15
L4	S89°56'27"E	20.37

CURVE	RADIUS	LENGTH	CHORD	DIRECTION	CHORD
C1	995.00	517.47	511.66	N70°49'49"W	511.66
C2	262.00	153.38	151.20	S68°57'31"E	151.20
C3	30.00	49.22	43.88	S05°11'19"E	43.88
C4	100.00	27.80	27.72	S07°54'23"E	27.72
C5	150.49	52.62	52.35	S29°16'06"E	52.35

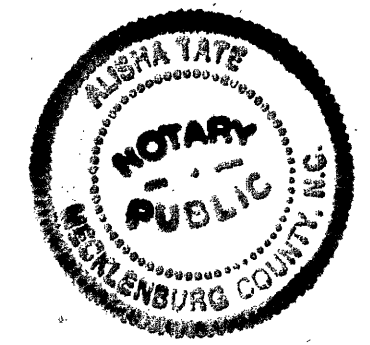
LEGEND
 EIP = EXISTING IRON PIPE FOUND
 IPS = NEW IRON PIPE SET
 PKNS = PK NAIL SET
 CP = COMPUTED POINT
 R/W = RIGHT-OF-WAY
 D.B. = DEED BOOK
 B.M. = BOOK OF MAPS
 PIN = PARCEL IDENTIFICATION NUMBER
 WCR = WAKE COUNTY REGISTRY
 DCR = DURHAM COUNTY REGISTRY
 STREET ADDRESS

PUBLIC GREENWAY
 ALL PUBLIC GREENWAY EASEMENTS WILL BE MAINTAINED BY THE TOWN OF MORRISVILLE AND PUBLIC ACCESS IS GRANTED.

CERTIFICATE OF OWNERSHIP
 I certify that I am (we are) the owner(s) of the property shown and described hereon, which is located in the jurisdiction of the Town of Morrisville, and that I (we) hereby adopt this plat with my (our) free consent.
 Owner(s) Signature, Title (when applicable) Date
 SVT CARRINGTON MILL BLVD LP, BY: *C. Walker Collier III*
 Printed Name BY: VPTC Management Partners, LLC
 a Delaware limited liability company
 its Authorized Signatory
 North Carolina Notary Public
 Alisha Tate, a notary public for said county and state, do hereby certify that C. Walker Collier, personally appeared before me this day and acknowledge the due execution of the foregoing instrument.
 Witness my hand and official seal, this 2nd day of March, 2018.
 Alisha Tate
 Notary Public
 My commission expires 6-23-18

CERTIFICATE OF EXCEPTION FROM SUBDIVISION ORDINANCE
 I hereby certify this plat is exempt from the subdivision ordinance under definitions of subdivision contained in N.C. Gen. Statutes and the Town of Morrisville Unified Development Ordinance (UDO) for the following reason: (Select appropriate reason)
 The combination or recombination of portions of previously subdivided and recorded lots, where the total number of lots not increased and the resultant lots meet or exceed the lot standards set forth in the UDO;
 The division of land where all resulting parcels are greater than ten acres in area and no street right-of-way dedication is involved;
 The public acquisition of land for the opening or widening of streets or for public transportation corridors, and
 The division of a parcel of land with an area no greater than two acres into not more than three lots, where no street right-of-way dedication is involved and the resultant lots meet or exceed the lot standards set forth in the UDO.
 Authorized Signature Date *E. Wald* 3-8-18

WAKE COUNTY, NC 28
 CHARLES P. GILLIAM
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 03/09/2018 11:23:30
 BOOK: B2018 PAGE: 00485



I, DAN GREGORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK, SEE, PAGE, REFERENCES, ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK, SEE, PAGE, REFERENCES, 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 February, A.D., 2018.
 DAN GREGORY, PLS L-5240

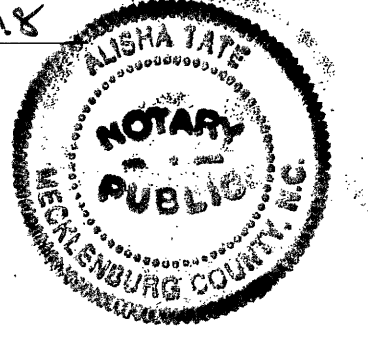


CROSS ACCESS AGREEMENT
 THE UNDERSIGNED OWNER DOES HEREBY ESTABLISH A PERPETUAL, NON-EXCLUSIVE AND UNOBSTRUCTED EASEMENT ON, OVER, ACROSS AND THROUGH ALL INTERIOR DRIVEWAYS, ACCESS ROADS AND ROADWAYS USED FOR INGRESS AND EGRESS NOW OR HEREAFTER EXISTING ON THE LOTS SHOWN HEREON FOR VEHICULAR (INCLUDING TRUCK TRAFFIC) AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM SUCH LOTS TO CARRINGTON MILL BLVD.

OWNER(S) SIGNATURE, TITLE DATE
C. Walker Collier III 3/1/18
 BY: VPTC Management Partners, LLC
 a Delaware limited liability company
 its Authorized Signatory

NORTH CAROLINA Notary Public
 Alisha Tate, a notary public for said county and state, do hereby certify that C. Walker Collier, personally appeared before me this day and acknowledge the due execution of the foregoing instrument.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 2nd DAY OF March, 2018.
 Alisha Tate
 Notary Public
 MY COMMISSION EXPIRES 6-23-18



BUILDING SETBACK TABLE (ZONING O&I)

FRONT:	30'
SIDE:	15'
CORNER SIDE:	20'
REAR:	30'

REFERENCES

B.M. 2014 PGS. 313-320
B.M. 2001 PG 42
B.M. 1999 PG 225
D.B. 8917 PG 1675
D.B. 8100 PG 1431

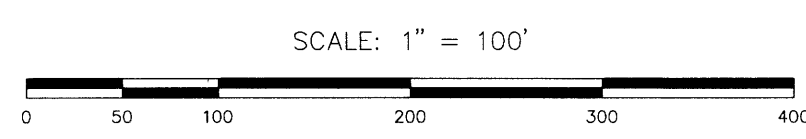
SITE DATA TABLE

PROPERTY OWNER LOT 8:	SVT 5200 PARAMOUNT LP, A DELAWARE LIMITED PARTNERSHIP
PIN:	0746-88-5661
ZONING:	O&I
NUMBER OF LOTS:	EXISTING LOTS: 1 PROPOSED LOTS: 2
AREA OF EXISTING LOT 8:	1,047,523 SF/24.048 ACRES
AREA OF NEW LOT 8A:	504,430 SF/11.5801 ACRES
AREA OF NEW LOT 8B:	543,093 SF/12.4677 ACRES
MAXIMUM LOT COVERAGE = 69%	
LOT 8A IMPERVIOUS AREA:	348,998 SF = 69%
LOT 8B IMPERVIOUS AREA:	346,160 SF = 64%

- 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) NO NCGS MONUMENT WITHIN 2000 FT. OF SITE.

REVIEW OFFICER CERTIFICATION
 I, *Eliot Ward*, the Review Officer of the Town of Morrisville, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
E. Wald 3-8-18
 Review Officer Date

This plat shall be filed with the Register of Deeds for the county in which the development site is located within 30 days after the date of approval. Otherwise, such approval shall become invalid per the standards set forth in the Town of Morrisville Unified Development Ordinance.



REV.	DATE	DESCRIPTION
1	02-02-2018	REVISED PER TOWN'S 1ST REVIEW COMMENTS

B N K
 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

SURVEYED BY
 DRAWN BY PM
 CHECKED BY DG
 DATE 12-20-2017

PROJECT #18-31000001 FILE #98-002-F
 EXEMPT SUBDIVISION PLAT
 PROPERTY OF
 SVT 5200 PARAMOUNT, LP
 PARAMOUNT CENTER
 LOT 8
 CEDAR FORK TOWNSHIP WAKE COUNTY MORRISVILLE, N.C.

SHEET 1 OF 1