

I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:22,455; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS



I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(1)(g). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
RONALD T. FREDERICK PLS L-4720

REVIEW OFFICER CERTIFICATION
I, KARIGRACE, 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.
Karl Grace 2/24/2017
REVIEW OFFICER DATE

23 DAY OF FEBRUARY, A.D. 2017
RONALD T. FREDERICK PLS L-4720

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: X THE DIVISION OF LAND WHERE ALL RESULTING PARCELS ARE GREATER THAN TEN ACRES IN AREA AND NO STREET RIGHT-OF-WAY DEDICATION IS INVOLVED.

Micheli Stegall 2/24/17
AUTHORIZED SIGNATURE 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.

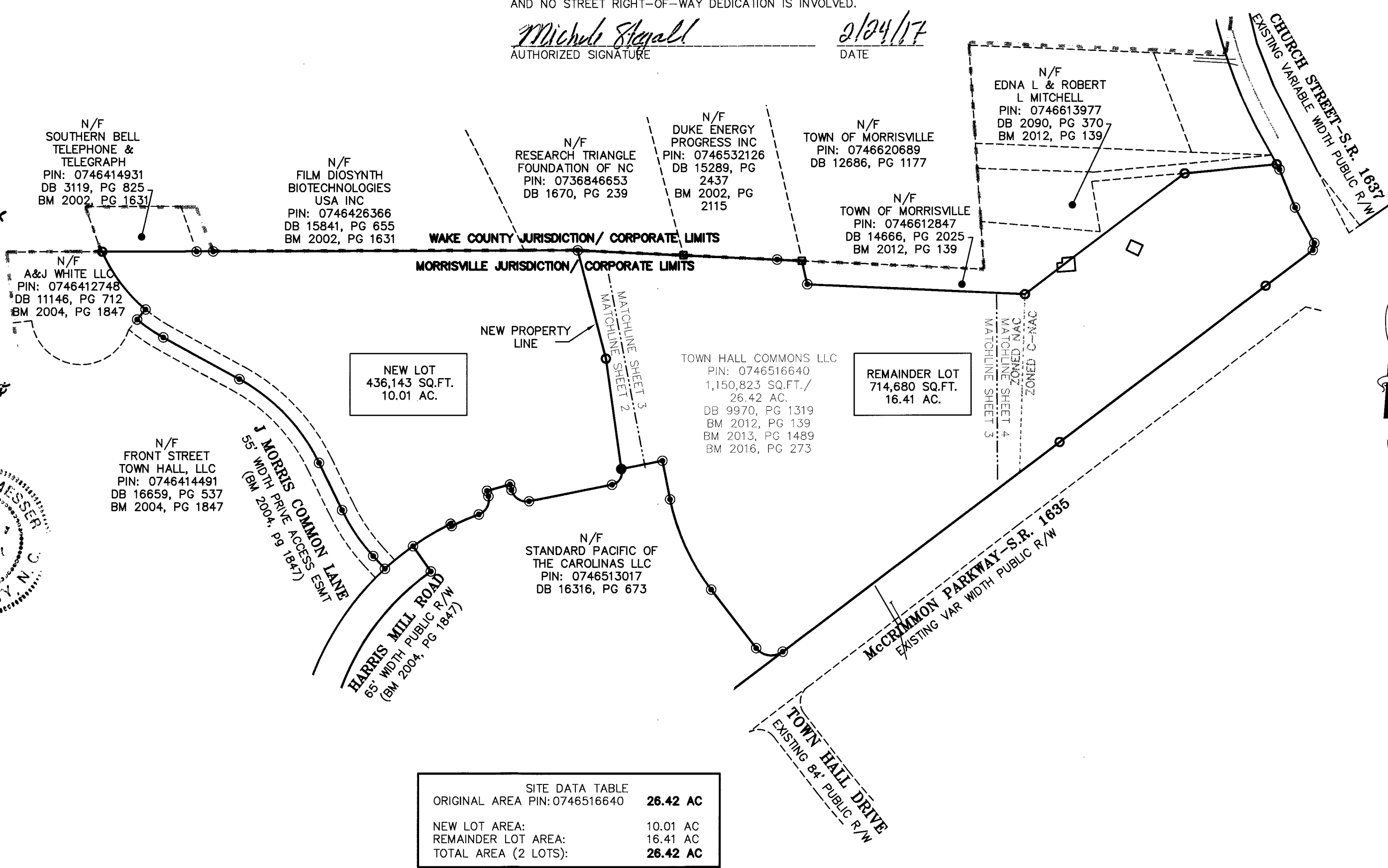
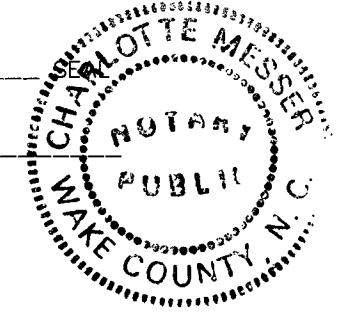
CERTIFICATE OF OWNERSHIP

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.

2-24-2017 DATE
Stuart Edward White OWNER(S) SIGNATURE, TITLE
STUART EDWARD WHITE PRINTED NAME

NORTH CAROLINA
WAKE COUNTY
I, Charlotte Messer A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT STUART EDWARD WHITE PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGE THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 24 DAY OF February, 2017
Charlotte Messer NOTARY PUBLIC
MY COMMISSION EXPIRES 1-8-2020



SITE DATA TABLE

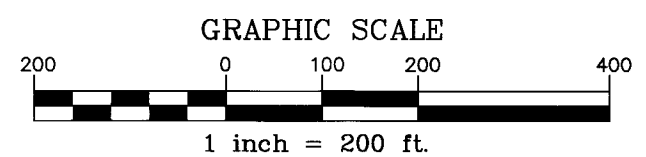
ORIGINAL AREA	PIN: 0746516640	26.42 AC
NEW LOT AREA:		10.01 AC
REMAINDER LOT AREA:		16.41 AC
TOTAL AREA (2 LOTS):		26.42 AC

GENERAL NOTES

- 1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND.
- 2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID (NAD 83).
- 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- 4. ZONING: NAC, C-NAC
- 5. AREA BY COORDINATE GEOMETRY.
- 6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M COMMUNITY PANEL #3720074600J DATED MAY 2, 2006.
- 7. REFERENCES:
BM 2013, PG 1489; BM 2006, PG 770; BM 2005, PG 1270; BM 2002, PG 2115; BM 2004, PG 1847; BM 2012, PG 139; BM 2013, PG 1489; BM 2016, PG 273
- 8. UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 9. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- 10. THE CONDITIONAL REZONING FOR THE C-NAC PORTION OF THE PARCEL WERE APPROVED UNDER ORDINANCE 2014-008 WITH THE FOLLOWING CONDITIONS:
THE FOLLOWING USES SHALL BE PROHIBITED:
-RETAIL STORE 20,000 SF TO > 50,000 SF
-CONVENIENCE STORE
-CAR WASH/DETAILING
-UTILITY FACILITY, MAJOR
-PARKING DECK OR LOT
-PARK AND RIDE TERMINAL
THE FOLLOWING USE SHALL BE PERMITTED, BUT SUBJECT TO CERTAIN PROHIBITIONS:
-SHOPPING CENTER, NEIGHBORHOOD; HOWEVER, THE MAXIMUM SIZE OF ANY SINGLE TENANT IN A NEIGHBORHOOD SHOPPING CENTER SHALL NOT EXCEED 20,000 SQUARE FEET, AND THE USES CONVENIENCE STORE AND AUTOMOBILE SERVICE STATION SHALL BE SPECIFICALLY PROHIBITED IN A NEIGHBORHOOD SHOPPING CENTER.

WAKE COUNTY, NC 98
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/27/2017 11:02:44
BOOK:BM2017 PAGE:00390

- LEGEND
- EXISTING IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - ▲ EXISTING NAIL
 - IRON PIPE SET
 - CONCRETE MONUMENT SET
 - ▲ CALCULATED POINT
 - XXXXX ADDRESS



PROJECT NUMBER: 17-31000004
FILE NUMBER: 15-0010-F

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
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REVISIONS:

2/21/2017

OWNER:
TOWN HALL COMMONS, LLC.
1116 SILVER OAKS COURT
RALEIGH, NC 27614

TOWN HALL NORTH
EXEMPT SUBDIVISION PLAT
CEDAR FORK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
FINAL PLAT

PROJECT NO. SDP15020
FILENAME: SDP15020-F4
SURVEYED BY: RTF
DRAWN BY: DJM
SCALE: 1"=200'
DATE: 01/28/2017



X:\Projects\SDP-15020\Survey\Plats\SDP15020-F4.dwg, 2/23/2017 11:47:59 AM, Mills, David

Bm 2017 P6 390