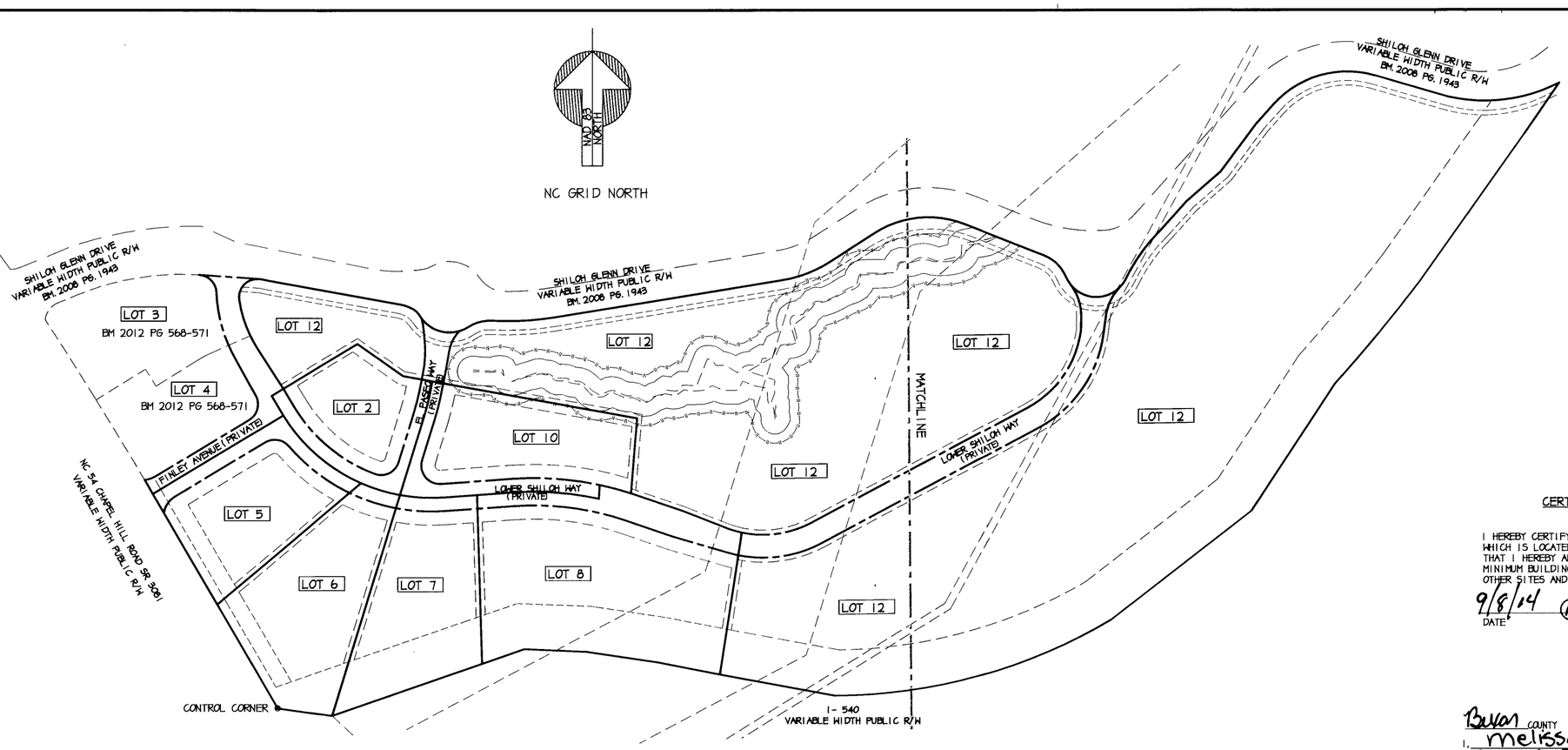

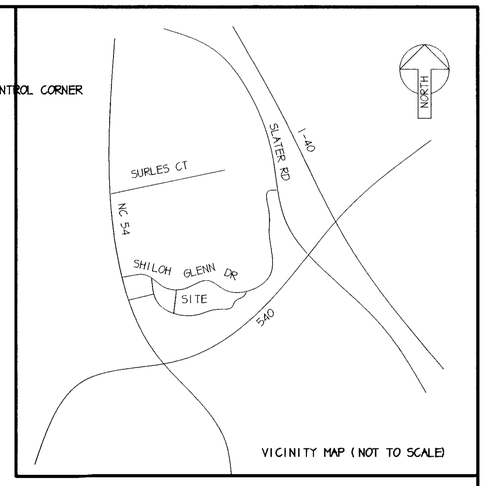

CERTIFICATE OF APPROVAL FOR RECORDING

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITHIN 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.

10.7.2014 — DATE

TOWN CLERK, TOWN OF MORRISVILLE, NC

CERTIFICATION 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 OF MORRISVILLE SPECIFICATIONS AND STANDARDS, IN THE SHILOH CROSSING DEVELOPMENT OR GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF MORRISVILLE HAVE BEEN RECEIVED.

TOWN ENGINEER — 10/6/14 DATE

WAKE COUNTY, NC 54
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/13/2014 12:03:09

BOOK:BM2014 PAGE:01379

REVIEW OFFICER CERTIFICATION

I, Shannan Campbell, THE REVIEW OFFICER FOR THE TOWN OF MORRISVILLE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER — 10/13/2014 DATE

THIS PLAT SHALL BE FILED WITH THE REGISTER OF DEEDS OF WAKE COUNTY FOR RECORDING WITHIN SIXTY (60) DAYS AFTER APPROVAL: OTHERWISE, SUCH APPROVAL SHALL BE NULL AND VOID PER ARTICLE V, SECTION 7 OF THE SUBDIVISION ORDINANCE OF THE TOWN OF MORRISVILLE, NC.

RECORDED IN BOOK OF MAPS 2014 PAGE 1379

PROPERTY OWNER DATA

SHILOH MORRISVILLE LLC
9830 COLONNADE BLVD.
SUITE 600
SAN ANTONIO, TX 78230

SITE ADDRESS

1100 SHILOH GLENN DRIVE

GENERAL NOTES

1) THIS PROPERTY IS ZONED RAC
2) THIS SITE IS LOCATED IN THE NEUSE RIVER BASIN.
3) THIS PROPERTY IS FOUND NOT TO RESIDE IN A FEMA FLOOD PLAIN ACCORDING TO MAP 3720074600J PANEL # 0746 WITH AN EFFECTIVE DATE OF MAY 2, 2006.
4) ALL DISTANCES ARE GROUND HORIZONTAL.
5) ANY AREAS IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER LAND DISTURBING ACTIVITIES: NOR CUT, REMOVE OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRAZING OR WATER OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION FROM NC DIVISION OF WATER QUALITY IN ACCORDANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (15A NCAC 2B .0233 OR .0259). THIS COVENANT IS TO RUN WITH THE LAND, AND SHALL BE BINDING ON THE OWNER AND ALL PARTIES CLAIMING UNDER IT.
6) ALL PRIVATE STORM DRAIN EASEMENTS AND STORMWATER MEASURES WILL BE MAINTAINED BY THE DEVELOPMENT ASSOCIATION.
7) SIGHT TRIANGLE EASEMENT: WITHIN THE SIGHT TRIANGLE NOTHING SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO IMPEDE THE SIGHT VISION AT THE INTERSECTION AND THE MAXIMUM HEIGHT OF ANY MATERIAL WITHIN THE SIGHT TRIANGLE EASEMENT SHALL BE 3-1/2 FEET, IN ACCORDANCE WITH THE TOWN OF MORRISVILLE ORDINANCE AND NCDOT'S STANDARDS, AS APPLICABLE.
8) THERE ARE NO NC MONUMENTS WITHIN 2,000'. SITE IS TIED TO PREVIOUS CONTROL MONUMENTS.
9) THE SHARED PRIVATE ACCESS EASEMENTS ARE TO BE MAINTAINED BY SHILOH CROSSING DEVELOPMENT ASSOCIATION AND PUBLIC ACCESS IS GRANTED.

SITE DATA

OWNER: SHILOH MORRISVILLE, LLC
REFERENCE: BM. 2008 PG. 1943
DB. 12227 PG. 639
BM. 2012 PGS. 567-571
BM. 2012 PGS. 1227-1231
BM. 2013 PGS. 660, 661
BM. 2013 PGS. 1334-1336

PINNS: 0746593767, 0746592966, 0746697742
ZONING: RAC

LOT 2	68,306 SF	1.57 AC	
LOT 5	90,031 SF	2.07 AC	
LOT 6	106,126 SF	2.44 AC	
LOT 7	101,355 SF	2.33 AC	
LOT 8	191,338 SF	4.39 AC	
LOT 10	99,305 SF	2.27 AC	
LOT 12	1,548,362 SF	35.55 AC	
TOTAL AREA	2,204,823 SF	50.62 AC	
PRIVATE OPEN SPACE	N/A		
PRIVATE PARK	N/A		
DEDICATED R/W	N/A		
PRIVATE ACCESS EASEMENT	171,813 SF	3.94 AC	PREVIOUSLY RECORDED IN BM 2012 PG. 567-571
PRIVATE DRAINAGE EASEMENT	208,380 SF	4.78 AC	PREVIOUSLY RECORDED IN BM 2013 PG. 1334-1336

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.

9/8/14 — DATE

OWNER(S) SIGNATURE

BRUCE C. PETERSEN
PRINTED NAME

NOTARY PUBLIC

Bexar COUNTY TEXAS

I, Melissa Williams, NOTARY PUBLIC, DO HEREBY CERTIFY THAT Bruce C. Petersen

ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING DOCUMENT.

WITNESS MY HAND AND SEAL THIS 8th DAY OF September, 2014.

Melissa Williams — NOTARY PUBLIC

MY COMMISSION EXPIRES

MELISSA WILLIAMS
Notary Public
State of Texas
My Comm. Exp. 01-11-2016

SURVEYORS CERTIFICATION

I, DANIEL J. BURUD, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN DB. 12227 PG. 639) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES EXCEEDS 1:10,000;

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 12th DAY OF SEPTEMBER, 2014, A.D.

DANIEL J. BURUD P.L.S. — N.C. REG. No.: L-3547

NORTH CAROLINA PROFESSIONAL SEAL L-3547 LAND SURVEYOR DANIEL J. BURUD

REVISIONS: TOWN COMMENTS	SHILOH CROSSING SUBDIVISION PLAT LOTS 2, 5-8, 10, 12	PRIEST, CRAVEN & ASSOCIATES, INC.
		LAND USE CONSULTANTS PLANNERS/LANDSCAPE DESIGNERS/SURVEYORS/ENGINEERS 3803B Computer Drive, Suite 104, Raleigh, NC 27609. Phone 919/781-0300
	TOWNSHIP: CEDAR FORK COUNTY: WAKE STATE: NC	SURVEYED BY: SB DRAWN BY: JS CHECK & CLOSURE BY: DJB
	OWNER: SHILOH MORRISVILLE, LLC	SURVEY DATE(S): DEC. 2011 DRAWING NO.
SHEET 1 OF 3	200 0 200 400 600 SCALE=1"=200'	COUNTY P.I.N. SEE SITE DATA SHILOHLOT2, 5-10LOT 12.DWG
		ZONING: RAC 2014-25-1