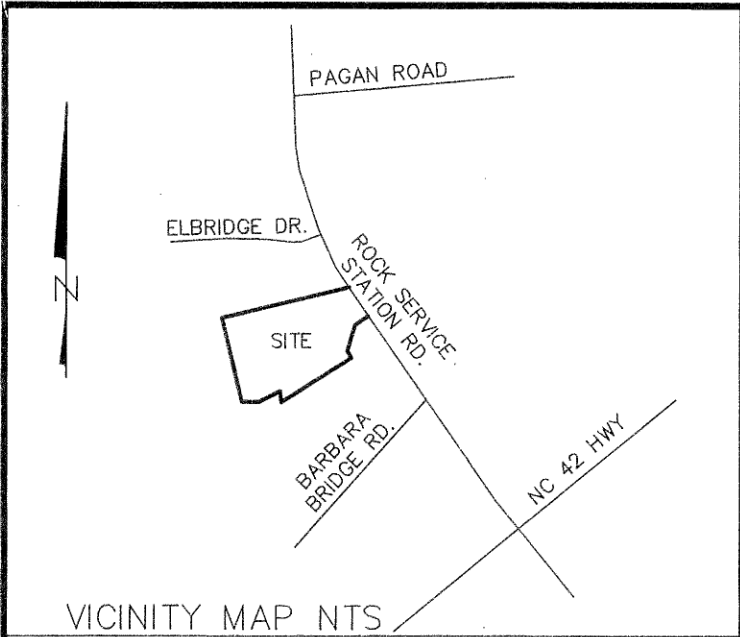




Wake County Certification

*Celena Everett* Planning Director and Review Officer of Wake County certify that this plat creates a subdivision subject to and approved in accordance with the Wake County Unified Development Ordinance, and that it meets all statutory requirements for recording. I also certify that copies of all necessary approvals of other state and local agencies having jurisdiction over the roads, utilities and other improvements have been submitted to me and are on file in my office.

Wake County hereby accepts, for the use and benefit of the general public, the rights-of-way, easements, open spaces, and recreation areas shown or otherwise provided for on this plat as dedicated for public roads, public utilities, public recreation facilities, and other public improvements. This acceptance does not include the county's acceptance of any responsibility to construct, install, or maintain the roadway, utility line recreation facility or other public improvement intended to be constructed or installed within the right-of-way, responsibility to construct, install, easement, open space, or recreation area.

12-6-23  
Date  
*Celena Everett*  
Planning Director/Review Officer  
Approval expires if not recorded on or before: 12-21-23

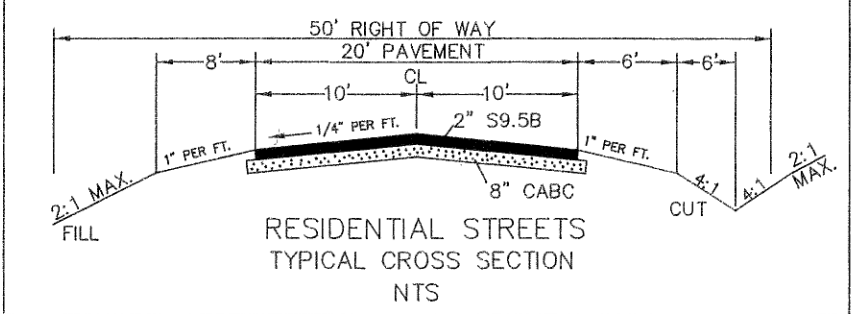
WAKE COUNTY, NORTH CAROLINA

I, certify that I am (we are) the owner of the property shown and described hereon, which is in the subdivision jurisdiction of the County of Wake and that I (we) hereby adopt this plat with my (our) free consent.

Owner: DONALD DENIHAN, Date: 9/26/23

I certify that the following person(s) personally appeared before me acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity stated.

SEP 26th 2023  
*Woochul Kim*  
Notary Public, State of New York  
No. 01K16232939  
Qualified in Nassau County  
Commission Expires Dec 20, 2026  
My commission expires: 12/20/26



A PERFORMANCE STORMWATER IMPROVEMENT AND SUBDIVISION SURVEY HAS BEEN ACCORDANCE WITH PUBLIC AGENCY.

AS SUBDIVIDER/O

AM RESPONSIBLE WRITTEN DISCLOSURE

MAINTAINING TIME AS HOMEOWNERS ASSUMES

*Donald Denihan*

I certify that acknowledging document for

Date: 9/26/23

My commission expires: 12/20/26

- MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS THE NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
- ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT OF WAY.
  - ALL LOTS TO BE SERVED INTERNALLY (IF APPLICABLE)
  - MAIL KIOSK AND ASSOCIATED PARKING SHALL NOT BE ALLOWED IN NCDOT RIGHT OF WAY.
  - PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
DESIGN STANDARDS CERTIFICATION

Approved: *Army Warren*  
District Engineer  
Date: 10-4-2023

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

STORMWATER MANAGEMENT CERTIFICATION

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH ARTICLE 9, STORMWATER MANAGEMENT OF THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

*Army Warren* 12-6-2023  
ENVIRONMENTAL ENGINEERING CONSULTANT DATE

BMP REFERENCES:  
STORMWATER BMPs TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION PER STORMWATER AGREEMENT RECORDED IN D.B. 19072, PG. 149.  
OPERATION & MAINTENANCE MANUAL FOR STORMWATER DEVICES RECORDED IN D.B. 19072, PG. 147.

REFERENCES

- D.B. 16339, PG. 921 (SOURCE OF TITLE)
- B.M. 2019, PGS. 2203-2205
- ALL DEEDS AND MAPS WITH ADJOINERS.
- WAKE COUNTY GIS.
- B.M. 2020, PG. 108-110
- B.M. 2021, PG. 278-281
- B.M. 2021, PG. 771

- NOTES:
- NOTE: SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
- AREA BY COORDINATE CALCULATION.
  - PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
  - SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
  - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.
  - THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
  - RESTRICTIVE COVENANTS RECORDED AT DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.
  - EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED OVER 10' AT REAR AND 5' ON EACH SIDE LINE OF EACH LOT.
  - IRON PIPES SET AT ALL NEW LOT CORNERS.
  - LOTS TO BE SERVED BY COMMUNITY WELL AND INDIVIDUAL SEPTIC SYSTEM.
  - DRAINAGE EASEMENTS TO FOLLOW NATURAL LOW AREA OR CONSTRUCTED DITCHES UNLESS NOTED OTHERWISE.
  - SIGHT DISTANCE TRIANGLES SHALL TAKE PRECEDENCE OVER SIGN EASEMENTS.
  - MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY.
  - THE DEVELOPER OF THE ADJACENT PROPERTY MAKING A ROAD CONNECTION TO THE EXISTING SUB ROAD IS RESPONSIBLE FOR THE REMOVAL OF THE TURN AROUND AND FOR THE RESTORATION OF THE AREA AT THE TIME THAT THE ROAD CONNECTION IS MADE.
  - THE ROAD SYSTEM SHOWN ON THIS PLAT INCLUDES ONE OR MORE STUB ROADS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED. THE INTERCONNECTION OF NEIGHBORHOODS WITH A ROAD NETWORK ENSURES THE EFFICIENT FLOW AND DISPERSAL OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.
  - NO CERTIFICATION OF OCCUPANCY WILL BE ISSUED UNTIL THE WATER SYSTEM IS OPERATIONAL AND CERTIFIED BY AN ENGINEER. (WATER SYSTEM PERMIT # \_\_\_\_\_)
  - DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PERMANENT OPEN SPACE UNTIL SUCH TIME THAT OPEN SPACE IS DEEDED TO HOMEOWNERS ASSOCIATION OR OTHER ENTITY.
  - DISCONNECTED IMPERVIOUS SURFACE SHALL NOT BE PIPED TO A SWALE OR LOWPOINT ON SITE.
  - NO GRID MONUMENT FOUND WITHIN 2000 FEET OF PROPERTY.
  - APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE VEGETATION PROTECTION ZONE.
  - MAIL KIOSK IS LOCATED IN THE FIRST PHASE OF MORNINGTON ESTATES RECORDED AT B.M. 2020, PGS. 108 TO 110, ORIGINALLY RECORDED AT B.M. 2017, PGS. 126 TO 128.

I, John M. Stewart, certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I, John M. Stewart, certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 16339, page 921; that the boundaries not surveyed are clearly indicated as drawn from references noted on said map; that the ratio of precision as calculated is 1:10,000+; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS survey:

Class of survey: "A"  
Positional accuracy: 0.10'  
Type of GPS field procedure: VRS (NC)  
Dates of survey: 20January2021  
Datum/Epoch: NAD83 (CONUS)  
Published/Fixed-control use: NC GNSS RTN  
Geoid model: Geoid 12A (Conus)  
Combined grid factor(s): 0.999883475  
Units: US Survey Feet

That this plat was prepared in accordance with G.S. 47-30 as amended. That this plat meets the requirement of G.S. 47-30 section F-11-A, Witness my original signature and seal this 25th day of January, 2023.



WAKE COUNTY, NC 27  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
12/11/2023 11:08:34  
BOOK:BM2023 PAGE:02167

GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.

Drainage Easement Notes:  
Easements for storm drainage shown on the plat are not made to Wake County but are irrevocably made to the subsequent owners of any and all of the properties shown hereon for their use and benefit public acceptance. It shall be the responsibility of the property owners to maintain the drainage easements and any drainage structures therein, so as to maintain the integrity of the drainage system and ensure positive drainage. Easements may not be piped without receiving plan approval from Wake County.

Note:  
At the time of recordation the roads identified as public were built to public road standards per NCDOT. Roads identified as private were certified as complete by the surveyor/engineer of this development. In each case, Wake County maintains no responsibility for maintenance of the roads.

LEGEND

- EIP = EXISTING IRON PIPE
- ERRS = EXISTING RAILROAD SPIKE
- IP = IRON PIPE SET
- CP = CALCULATED POINT (NOT SET)
- PKS = P.K. NAIL SET
- WIS = WITNESS IRON SET
- EIS = EXISTING IRON STAKE
- ERB = EXISTING REBAR
- ECM = EXISTING CONCRETE MONUMENT
- PO = POWER POLE
- OHE = OVERHEAD POWER
- CL = CENTERLINE
- R/W = RIGHT-OF-WAY
- N/F = NOW OR FORMERLY
- M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
- P.D.E. = PUBLIC DRAINAGE EASEMENT
- YI = EXISTING YARD INLET
- N/F = NOW OR FORMERLY
- WAKE COUNTY ADDRESS
- MISA = MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA IN EACH LOT
- HATCHED AREA DENOTES FLOOD HAZARD SOIL

NOTE:  
OPEN SPACE AREA TO BE USED AS CONSERVATION AND PROTECTION OF NATURAL HAZARD AREA.

NOTE:  
NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:

- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS

FILED FOR REGISTRATION  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
WAKE COUNTY

BY: ASST/DEPUTY  
TIME: \_\_\_\_\_