

VICINITY MAP NTS

Wake County Certification

Celena Everett, Planning Director and Review Officer of Wake County certifies 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.

Date: 12-16-23

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 indicated:

Date: SEP. 26th 2023
Woochul Kim
Notary Public, State of New York
No. 01K16232839
Qualified in Nassau County
Commission Expires Dec 20, 2026

My commission expires: 12/20/26

A PERFORMANCE GUARANTEE IS IN PLACE FOR THIS DEVELOPMENT PHASE TO ENSURE ALL REQUIRED STORMWATER IMPROVEMENTS ARE INSTALLED IN ACCORDANCE WITH APPROVED CONSTRUCTION PLANS AND SUBDIVISION PLATS. THIS PERFORMANCE GUARANTEE WILL NOT BE RELEASED UNTIL AN AS BUILT SURVEY HAS BEEN ACCEPTED AND THE REQUIRED IMPROVEMENTS ARE CERTIFIED AS INSTALLED IN ACCORDANCE WITH THE APPROVED PRELIMINARY AND CONSTRUCTION PLANS BY THE APPROPRIATE PUBLIC AGENCY.

AS SUBDIVIDER/OWNER, I, DONALD DENIHAN, 630 ROCK SERVICE STATION ROAD LLC, 950 CLIFTON AVENUE, CLIFTON, N.J. 07013.

AM RESPONSIBLE FOR PROVIDING EACH PROSPECTIVE BUYER OF ANY LOT ON THIS SET OF MAPS WRITTEN DISCLOSURE OF THE FOLLOWING:

MAINTAINING REQUIRED IMPROVEMENTS TO THE STANDARDS OF THIS ORDINANCE UNTIL SUCH TIME AS HOMEOWNER ASSOCIATION, PROPERTY OWNERS ASSOCIATION, LOT OWNER OR OTHER LEGAL ENTITY ASSUMES FORMAL, LEGAL RESPONSIBILITY FOR MAINTENANCE OF THE STORMWATER IMPROVEMENTS.

Date: SEP. 26th 2023
Woochul Kim
Notary Public, State of New York
No. 01K16232839
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Commission Expires Dec 20, 2026

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DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD

DESIGN STANDARDS CERTIFICATION

Approved: *Jeremy Wanner/TRE*
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.

Beny Rabin
ENVIRONMENTAL ENGINEERING CONSULTANT
Date: 12-6-2023

REFERENCES

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

SUBDIVISION IMPROVEMENTS DISCLOSURE STATEMENT

AS SUBDIVIDER / OWNER, I, DONALD DENIHAN 5908-5909 ROCK SERVICE STATION ROAD LLC., 950 CLIFTON AVE., CLIFTON, N.J. 07013, AM RESPONSIBLE FOR PROVIDING EACH PROSPECTIVE BUYER OF ANY LOT ON THIS SET OF MAPS WRITTEN DISCLOSURE OF THE FOLLOWING:

MAINTAINING REQUIRED IMPROVEMENTS INCLUDING RIGHTS-OF-WAY, TO THE STANDARDS OF THIS ORDINANCE UNTIL SUCH TIME AS A UNIT OF GOVERNMENT, PUBLIC OR PRIVATE UTILITY, HOMEOWNER ASSOCIATION, PROPERTY OWNERS ASSOCIATION, LOT OWNER OR OTHER LEGAL ENTITY ASSUMES FORMAL, LEGAL RESPONSIBILITY FOR MAINTENANCE OF THE IMPROVEMENTS.

Date: SEP. 26th 2023
Woochul Kim
Notary Public, State of New York
No. 01K16232839
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NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.
5. 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.
6. RESTRICTIVE COVENANTS RECORDED AT DEED BOOK _____ PAGE _____
7. 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.
8. IRON PIPES SET AT ALL NEW LOT CORNERS.
9. LOTS TO BE SERVED BY COMMUNITY WELL AND INDIVIDUAL SEPTIC SYSTEM.
10. DRAINAGE EASEMENTS TO FOLLOW NATURAL LOW AREA OR CONSTRUCTED DITCHES UNLESS NOTED OTHERWISE.
11. SIGHT DISTANCE TRIANGLES SHALL TAKE PRECEDENCE OVER SIGN EASEMENTS.
12. MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY.
13. THE DEVELOPER OF THE ADJACENT PROPERTY MAKING A ROAD CONNECTION TO THE EXISTING STUB 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.
14. 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.
15. NO CERTIFICATION OF OCCUPANCY WILL BE ISSUED UNTIL THE WATER SYSTEM IS OPERATIONAL AND CERTIFIED BY AN ENGINEER. (WATER SYSTEM PERMIT # _____)
16. 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.
17. DISCONNECTED IMPERVIOUS SURFACE SHALL NOT BE PIPED TO A SWALE OR LOWPOINT ON SITE.
18. NO GRID MONUMENT FOUND WITHIN 2000 FEET OF PROPERTY.
19. APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE VEGETATION PROTECTION ZONE.
20. 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 hand and seal this 25th day of January, 2023.

Professional Land Surveyor L-5442

BOOK OF MAPS 2023, PAGE 2167

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

400 0 200 400 800

(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.

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

BY: _____
ASST/DEPUTY

TIME: _____

COVER SHEET SHEET 1 OF 5

MORNINGTON ESTATES SUBDIVISION
PHASE 4B
A CLUSTER SUBDIVISION
LOTS 78 thru 98, LOTS 100 thru 103,
LOTS 105 thru 106, and LOTS 108 thru 149,

PANTHER BRANCH TOWNSHIP	NORTH CAROLINA
WAKE COUNTY	OWNER
ZONED R30	P.I.N. 0697-86-0445 PORTION
STEWART-PROCTOR, PLLC ENGINEERING and SURVEYING (LICENSE NUMBER P-0148) 319 CHAPANOKE ROAD SUITE 106 RALEIGH, NC 27603 TEL. 919 779-1855 FAX 919 779-1661	
DATE 01/23/2023	SURVEYED BY
SCALE 1"=400'	DRAWN BY JDW
REVISIONS	DWG. NO. MORNINGTON PH. 4B PLAT
PLG-004165-2022	