

LEGEND

CMS - CONCRETE MONUMENT SET
 ECM - EXISTING CONCRETE MONUMENT
 EIP - EXISTING IRON PIPE
 EIS - EXISTING IRON STAKE
 ERS - EXISTING RAILROAD SPIKE
 EKS - EXISTING COTTON SPIKE
 EPN - EXISTING PK NAIL
 EN - EXISTING NAIL
 ERS - EXISTING RAILROAD SPIKE
 IPS - IRON PIPE SET
 ISS - IRON STAKE SET
 RSS - RAILROAD SPIKE SET
 NS - NAIL SET
 PKS - PK OR MAG. NAIL SET
 R/W - RIGHT OF WAY
 CL - CENTERLINE
 B.M. - BOOK OF MAPS
 P.B. - PLAT BOOK
 M.B. - MAP BOOK
 D.B. - DEED BOOK
 SB - SET BACK
 EP - EDGE PAVEMENT
 NGDS - NORTH CAROLINA GEODETIC SURVEY
 CM - COTTON MONUMENT

NOTES

AREA BY COORDINATES.

LOTS SHOWN ARE NOT LOCATED
 IN A FEMA MAPPED FLOOD HAZARD
 AREA. FEMA MAP # 3720064800J, ZONE X;
 EFF. DATE 5/2/2006.

SUBJECT TO ABOVE AND/OR UNDERGROUND
UTILITIES AND/OR EASEMENTS.

ZONED - PUD
 ANNEXATION FILE # A-17-01
 TOTAL AREA TO BE RECOMBINED
 0.023 ACRES OR 1019 SQ.FT.

CERTIFICATE OF APPROVAL FOR RECORDING.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON
 HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS
 OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA, AND THAT THE
 PLUND FEE OF \$ 120.00 HAS BEEN PAID, AND THAT THIS HAS
 BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER
 OF DEEDS OF WAKE COUNTY.

SUBDIVISION ADMINISTRATION DATE 11/9/2020

Certificate of Review Officer:

State of North Carolina
 County of Wake

I, Melissa Seymour
 Review Officer of Wake County, certify that

that the map or plat to which this certification is affixed meets
 all statutory requirements for recording.

Review Officer Date 11/20/20

The subdivisor shall file the approved Plat with the Register of Deeds
 of Wake County within (60) days of final approval; otherwise
 such approval shall be null and void.

I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS PREPARED UNDER
 MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S)
 AS RECORDED IN MAP 2012 PG. 2242
 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SHOWN
 AND WERE PLATTED FROM INFORMATION AS REFERENCED HEREON; THAT
 THE RATIO OF PRECISION AS CALCULATED WAS 1:15,820.24, AND THAT
 THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO
 PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY: 1
 POSITIONAL ACCURACY: 0.02
 TYPE OF GPS FIELD PROCEDURE: RTK
 DATES OF SURVEY: JAN. 2017
 DATUM/EPHOC: NAD83
 PUBLISHED/FIXED-POINT CONTROL USE: YES
 GEOID MODEL: 2012 B
 COMBINED GRID FACTOR: 0.9999991
 UNITS: U.S. SURVEYING FEET

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR
 NO. 3040, CERTIFY
 THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS
 RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED
 SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO
 THE DEFINITION OF SUBDIVISION.

BENTON W. DEWAR, NCPLS - 3040

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER
 MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
 SUPERVISION; THAT THE RATIO OF PRECISION IS 1:15,820.24;
 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES
 PLOTTED FROM INFORMATION FOUND IN BOOK 1953
 PAGE 212 THAT THIS PLAT WAS PREPARED IN ACCORDANCE
 WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE
 LICENCE NUMBER AND SEAL THIS 20th DAY OF NOVEMBER 2020

BENTON W. DEWAR, NCPLS - 3040

I HEREBY CERTIFY THAT:

ALL STREETS, GREENWAYS AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN
 INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN STANDARDS AND
 SPECIFICATIONS OR GUARANTEES OF THE INSTALLATION OF THE REQUIRED
 IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF
 HOLLY SPRINGS HAS BEEN RECEIVED.

THE TOWN OF HOLLY SPRINGS APPROVES OF THE EASEMENTS/RIGHT OF WAY
 DEDICATION AS SHOWN AND DELINEATED ON THIS PLAT.

LOTS SHOWN ON THIS PLAT MAY NOT BE BUILT UPON PUBLIC UTILITY SERVICES
 HAVE NOT BEEN VERIFIED FOR THE LOTS SHOWN ON THIS PLAT. NOTE AT THE TIME
 OF BUILDING PERMIT APPLICATION SCHEMATIC VERIFICATION MUST BE MADE THAT
 ALL LOTS MEET THE TOWN'S DEVELOPMENT REGULATIONS. IN ADDITION, RIGHT OF WAY
 DEDICATION AND THE ISSUANCE OF ENVIRONMENTAL DEVELOPMENT PERMIT WILL BE
 REQUIRED AT THE TIME OF THE APPLICATION FOR THE BUILDING PERMIT FOR EACH LOT.

TOWN ENGINEER DATE 11/20/20
 TOWN OF HOLLY SPRINGS, NORTH CAROLINA

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 HOLLY SPRINGS 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. FURTHERMORE,
 I HEREBY DEDICATE ALL SANITARY SEWER, AND WATER LINES TO THE
 TOWN OF HOLLY SPRINGS.

SIRE DEVELOPMENT, LLC
 (Company/LLC Name)
 Date 11/20/20
 Signature Jeff Rices
 Title Jeff Rices
 SIRE DEVELOPMENT, LLC
 (Company/LLC Name)
 Date 11/20/20
 Signature Sarika Smith
 Title Sarika Smith

NOTARY STATEMENT

Notary Public in the State of North Carolina
 Sworn to and subscribed before me the 10th day of October 2020.

My Commission expires: 3-24-2022
 Notary Public Printed (Seal)



AREA TO BE RECOMBINED
716 SQ.FT OR 0.016 ACRE

SIRE DEVELOPMENT, LLC
 D.B. 17225 PG. 98
 FUTURE DEVELOPMENT
 PIN # 0648496118
 RESIDUAL AREA - 15.1 ACRES +/-

ELBERT & KATHRYN HOCKADAY
 D.B. 14180 PG. 329
 PIN # 064848641

WAKE COUNTY, NC 108
 CHARLES P. GILLIAM
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 11/23/2020 12:05:33

BOOK: BH2020 PAGE: 01953

RECORDED BOOK OF MAPS 2020 PAGE 1953 WAKE COUNTY R.O.D.

OWNERS INFORMATION
 LOT 1R - ETNAEARL, LLC
 2849 S SMITHFIELD ROAD
 KNIGHTDALE, NC 27545
 LOT 2R - RIDER HOMES, INC.
 5509 DEN HEIDER WAY
 RALEIGH, NC 27606
 LOT 3R & RESIDUAL TRACT
 SIRE DEVELOPMENT, LLC
 4034 BERMAN EDGE ROAD
 HOLLY SPRINGS, NC 27540

ZONING NOTE
 This property is subject to the zoning restrictions contained
 within the approved conditional use permit. All conditions of
 the rezoning will be verified upon submittal of each building
 permit for single-family home construction.



AREA TO BE RECOMBINED
 303 SQ.FT OR 0.007 ACRE

FORMER 20' PRIVATE STORM DRAINAGE EASEMENT
 TO BE ABANDONED
 R.M. 2018 PG. 2248

NEW 20' PRIVATE STORM DRAINAGE EASEMENT
 NEW LINE

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R/W CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C-1	375.00'	88.20'	132°35'	88.00'
C-2	375.00'	90.60'	135°03'	90.38'
C-3	375.00'	104.27'	159°54'	103.94'

AREA SUMMARY
 LOT 1R - NO AREA CHANGE
 LOT 2R OLD AREA - 11,315 SQ.FT.
 NEW AREA - 11,315 SQ.FT. + 303 SQ.FT.
 11,618 SQ.FT.
 LOT 3R OLD AREA - 10,001 SQ.FT.
 NEW AREA - 10,001 SQ.FT. + 716 SQ.FT.
 10,717 SQ.FT.
 RESIDUAL TRACT OLD AREA - 15.1 ACRES +/-
 NEW AREA - 15.1 ACRES +/- 0.023 ACRE
 15.07 ACRES +/-

RECOMBINATION & DRAINAGE EASEMENT REVISION

BLUFFS AT MORGAN PARK PHASE 1

OWNER: SIRE DEVELOPMENT, LLC
 4034 BERMAN EDGE DRIVE, HOLLY SPRINGS, NC 27540

DEED BOOK 17225 PAGE 98

BOOK OF MAPS 2018 PAGE 2248

PIN # 0648591023 PIN # 0648580975

PIN # 0648580826 PIN # 0648496118

HOLLY SPRINGS TOWNSHIP

WAKE COUNTY - NORTH CAROLINA

SCALE: 1" = 50' - JANUARY 23, 2017

GRAPHIC SCALE - FEET

BENTON W. DEWAR AND ASSOCIATES
 PROFESSIONAL LAND SURVEYOR
 5920 HONEYCUTT ROAD
 HOLLY SPRINGS, NC 27540
 PH. # (919)-552-9813