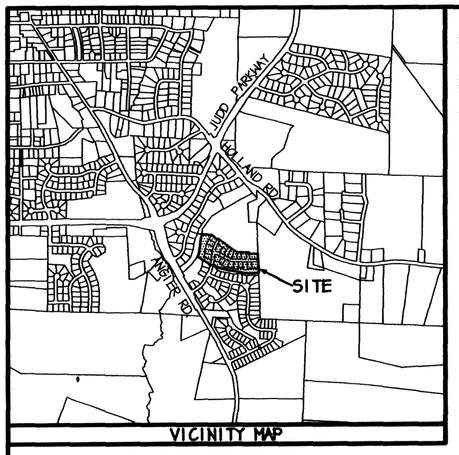


VICINITY MAP

AREA SUMMARY

NEW PUBLIC STREET R/W	61,967 SF	1.42 AC
23 LOTS	203,381 SF	4.67 AC
PRIVATE OPEN SPACE	96,239 SF	2.21 AC
TOTAL AREA PHASE SIX	361,587 SF	8.30 AC

NORTH CAROLINA WAKE COUNTY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE FUQUAY-VARINA PLANNING BOARD AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS FOR THE TOWN OF FUQUAY-VARINA.

I, JANE H. HAMM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION REFERENCING DESCRIPTIONS RECORDED:
DEED BOOK 10290 PAGE 944

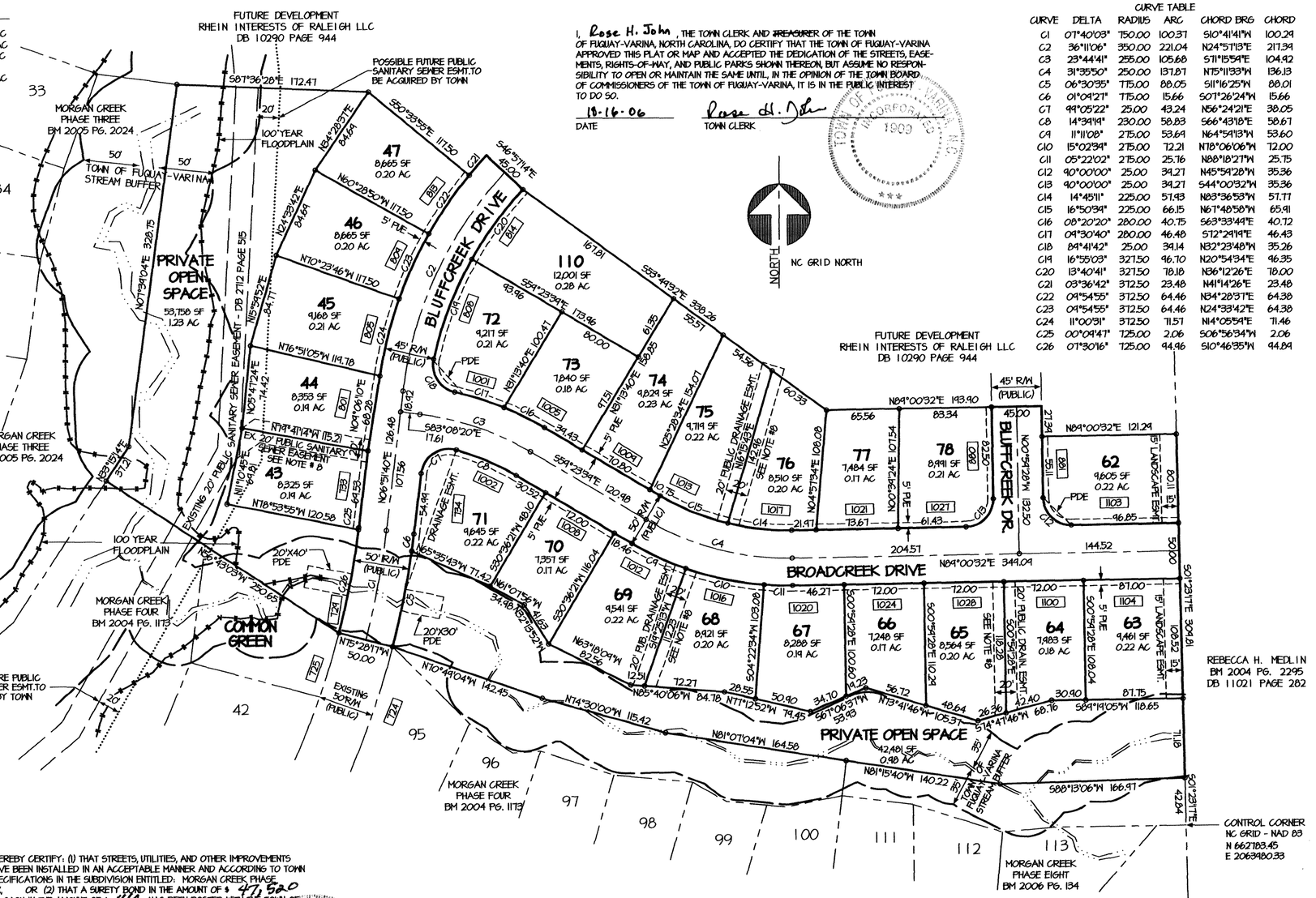
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES SHOWN; THAT THE RATION OF PRECISION BEFORE ANY ADJUSTMENTS AS CALCULATED IS 1 : 30000 ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20th DAY OF Sept. , 2006.

9/20/06 — DATE
Jane H. Hamm — SURVEYOR
REGISTRATION NUMBER: L-2462

NORTH CAROLINA PROFESSIONAL SEAL L-2462 LAND SURVEYOR JANE H. HAMM

NOTES:

1. IRON PIPES HAVE BEEN SET AT ALL CORNERS.
2. LEGEND
 - PUE = PUBLIC UTILITY EASEMENT
 - PDE = PUBLIC DRAINAGE EASEMENT
 - [1111] DENOTES STREET ADDRESS
3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET.
4. NO HORIZONTAL CONTROL IS WITHIN 2000' OF THIS SITE.
5. THIS PROPERTY IS ZONED R-8 CUD.
6. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED UNTIL AS-BUILTS ON THE DEVELOPMENT INFRASTRUCTURE HAVE BEEN SUBMITTED TO THE TOWN OF FUQUAY-VARINA FOR THEIR FILES.
7. THIS SITE IS FOUND ON FEMA DFIRM MAP # 3720066600 J.
8. ALL UTILITY EASEMENTS LIE CONTIGUOUS TO AND 10' DISTANT FROM THE UNDERGROUND UTILITY AS CONSTRUCTED.
9. THE STREET ADDRESS NUMBER DESIGNATED ON THE PLAT MAP SHOULD NOT BE USED AS THE IDENTIFYING NUMBER ON THE CLOSING DOCUMENTS. THE PIN (NUMBER) IS THE OFFICIAL IDENTIFYING NUMBER. THE STREET ADDRESS NUMBER IS SUBJECT TO CHANGE IN THE FUTURE.
10. BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL TO THE TOWN OF FUQUAY-VARINA, THE OWNER DEDICATED TO THE TOWN FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS OF WAY AND PARKS SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE TOWN MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH TOWN POLICIES, ORDINANCES AND REGULATIONS OR CONDITION OF THE TOWN FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE, EXCEPT DEDICATIONS OF EASEMENTS OUTSIDE THE RIGHTS OF WAY FOR STORM DRAINAGE ARE NOT MADE TO THE TOWN, BUT ARE IRREVOCABLY MADE FOR THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT.
11. THE TOWN OF FUQUAY-VARINA STREAM BUFFER IS MEASURED AT 35' OR 50' (AS DIMENSIONED) FROM THE TOP OF BANK OF THE CREEK.
12. MINIMUM LOT SIZE IS 7000 SF.
13. THERE IS A 5' PUBLIC UTILITY EASEMENT ACROSS THE FRONTS OF THE LOTS IN THIS PHASE FOR THE PURPOSE OF PROVIDING ACCESS TO UTILITY SERVICES PLACED BEHIND THE SIDEWALK AND OUTSIDE OF THE PUBLIC RIGHTS OF WAY.
14. THE LANDSCAPE EASEMENT IS TO BE MAINTAINED BY THE HOMEOWNERS. LANDSCAPING WITHIN THE EASEMENT CANNOT BE REMOVED BUT ONLY ENHANCED. ANY PRIVACY FENCING WITHIN THE LANDSCAPE EASEMENT MUST BE PLACED A MINIMUM OF 10 FEET FROM THE PROPERTY LINE.
15. OWNER (AND ANY SUCCESSOR-IN-INTEREST) HEREBY WARRANTS AND AGREES TO MAKE REPAIR(S) TO ANY AND ALL STREETS, CURB, GUTTER, STORM DRAINAGE, UTILITIES AND APPURTENANCES (REFERRED HEREIN AS "IMPROVEMENT(S)") INSTALLED BY THE OWNER (WITHIN THE DEDICATED RIGHT(S)-OF WAY OR EASEMENT(S) DUE TO DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP FOR A PERIOD OF ONE YEAR BEGINNING FROM THE DATE OF RECORDATION OF THIS PLAT MAP. IN THE EVENT THE OWNER POSTS A BOND FOR CONSTRUCTION OF FUTURE IMPROVEMENTS, THEN OWNER'S WARRANTY AND AGREEMENT SHALL BEGIN FROM THE DATE SAID BOND IS RELEASED. OWNER(S) OBLIGATION TO REPAIRS SHALL BE TRIGGERED WHEN, IN THE OPINION OF THE TOWN'S ENGINEER OR PUBLIC WORKS DIRECTOR, A DEFECT IN SAID IMPROVEMENT(S) OCCURS.



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BRG	CHORD
C1	07°40'03"	750.00	100.37	S10°41'41"W	100.24
C2	36°11'06"	350.00	221.04	N24°57'13"E	217.39
C3	23°44'41"	255.00	105.68	S71°15'54"E	104.92
C4	31°35'50"	250.00	137.87	N75°11'33"W	136.13
C5	06°30'35"	775.00	88.05	S11°16'25"W	88.01
C6	01°04'27"	775.00	15.66	S07°26'24"W	15.66
C7	99°05'22"	25.00	43.24	N56°24'21"E	38.05
C8	14°34'19"	230.00	58.83	S66°43'18"E	58.67
C9	11°11'08"	275.00	53.69	N64°54'13"W	53.60
C10	15°02'34"	275.00	72.21	N78°06'06"W	72.00
C11	05°22'02"	275.00	25.76	N88°18'21"W	25.75
C12	90°00'00"	25.00	34.27	N45°54'28"W	35.36
C13	90°00'00"	25.00	34.27	S44°00'32"W	35.36
C14	14°45'11"	225.00	57.93	N83°36'53"W	57.77
C15	16°50'34"	225.00	66.15	N67°48'58"W	65.91
C16	08°20'20"	280.00	40.75	S63°33'44"E	40.72
C17	09°30'40"	280.00	46.48	S72°29'19"E	46.43
C18	89°41'42"	25.00	39.14	N32°23'48"W	35.26
C19	16°55'03"	327.50	96.70	N20°54'34"E	96.35
C20	13°40'41"	327.50	78.18	N36°12'26"E	78.00
C21	03°36'42"	372.50	23.48	N41°14'26"E	23.48
C22	09°54'55"	372.50	64.46	N34°28'37"E	64.38
C23	09°54'55"	372.50	64.46	N24°33'42"E	64.38
C24	11°00'31"	372.50	71.57	N14°05'54"E	71.46
C25	00°09'47"	725.00	2.06	S06°56'34"W	2.06
C26	07°30'16"	725.00	94.96	S10°46'35"W	94.89

I, Rose H. John, THE TOWN CLERK AND TREASURER OF THE TOWN OF FUQUAY-VARINA, NORTH CAROLINA, DO CERTIFY THAT THE TOWN OF FUQUAY-VARINA APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC PARKS SHOWN THEREON, BUT ASSUME NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL, IN THE OPINION OF THE TOWN BOARD OF COMMISSIONERS OF THE TOWN OF FUQUAY-VARINA, IT IS IN THE PUBLIC INTEREST TO DO SO.

10-16-06 — DATE
Rose H. John — TOWN CLERK

I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS IN THE SUBDIVISION ENTITLED: MORGAN CREEK PHASE SIX, OR (2) THAT A SURETY BOND IN THE AMOUNT OF $ 47,520 OR CASH IN THE AMOUNT OF $ N/A HAS BEEN POSTED WITH THE TOWN OF FUQUAY-VARINA TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT

10-16-06 — DATE
(1) TOWN MANAGER
(2) Rose H. John — TOWN CLERK

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR FUQUAY-VARINA, NORTH CAROLINA, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING BOARD AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

10-16-06 — DATE
Rose H. John — SECRETARY, TOWN BOARD OF COMMISSIONERS

BUILDING SETBACKS:

FRONT	20'
SIDE	6'
AGG. SIDE	16'
SIDE CORNER	16'
REAR	15'

BY RECORDING THIS SUBDIVISION PLAN AS AN "OPEN SPACE DEVELOPMENT" AND MEETING ALL CONDITIONS AND REGULATIONS SET FORTH BY THE TOWN OF FUQUAY-VARINA CODE OF ORDINANCES, THIS PLAN IS BINDING UPON THE OWNERS, RESPECTIVE HEIRS, SUCCESSORS, ADMINISTRATORS, EXECUTORS, BUYERS AND ASSIGNS HERETO AND MUST MEET ALL CONDITIONS AS FOLLOWS:
1. ALL "DEDICATED OPEN SPACE", COMMON GREEN AREAS AND CONSERVATION EASEMENTS MUST BE MAINTAINED AS OPEN SPACE AND MUST NOT BE SOLD, DIVIDED OR DISPOSED OF IN ANY MANNER THAT WOULD ALLOW CONSTRUCTION OF BUILDING OR DEVELOPMENT WHICH COMPROMISES THE EXISTENCE OF THE OPEN SPACE.
2. THE DEDICATED OPEN SPACE AREAS AND CONSERVATION EASEMENTS MUST REMAIN IN ITS NATURAL STATE, MAINTAINING EXISTING VEGETATION AND NO LAND DISTURBING ACTIVITY EXCEPT FOR UTILITIES, GREENWAY TRAILS AND EROSION CONTROL AND EVEN THESE MUST BE ADDRESSED IN A SPECIFIC MANNER TO MINIMIZE DISTURBANCES, IN SUCH CASE, DISTURBANCE SHALL BE LIMITED ONLY TO THE EXTENT NECESSARY FOR CONSTRUCTION THEREOF.
3. CONSERVATION EASEMENTS THAT ARE PART OF A LOT MUST NOT BE DISTURBED, CLEARED OR BUILT ON EXCEPT FOR THE INTENTION OF INCREASING OR ESTABLISHING A PLANTED VEGETATION AS A NATURAL AREA.
4. COMMON GREEN AREAS ARE FOR THE PURPOSE OF ENJOYMENT FOR THE DEVELOPMENT AND MUST BE MAINTAINED IN ITS NATURAL STATE WITH MINIMAL DISTURBANCE OTHER THAN TO ENHANCE THE COMMON GREEN AREA AS PART OF THE OVERALL OPEN SPACE PLAN, AS APPROVED BY THE TOWN OF FUQYAY-VARINA.
5. ALL PERSONS OR ENTITIES TAKING TITLE TO ANY LOT OR PROPERTY WITHIN THE SUBJECT DEVELOPMENT SHALL BE SUBJECT TO THIS CERTIFICATION. SAID CERTIFICATION IS PERPETUAL AND SHALL RUN WITH THE LAND.

I (ME) HEREBY CERTIFY THAT I AM (ME ARE) THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AN THAT I (ME) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Richard M. Westmoreland, V.P.
OWNER: RHEIN INTERESTS OF RALEIGH LLC BY RICHARD M. WESTMORELAND
9.19.06 — DATE:

STATE OF NORTH CAROLINA COUNTY OF WAKE

I, Michael Sorensen, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

10-16-06 — DATE
Michael Sorensen — REVIEW OFFICER

IN ACCORDANCE WITH G.S. 47-30 (f) (11) CLASSIFICATIONS, I CERTIFY:

A. 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

THIS PARCEL IS LOCATED IN THE FUQUAY-VARINA PLANNING JURISDICTION.
Jane H. Hamm

FILED FOR REGISTRATION

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY _____ ASST./DEPUTY
TIME _____
DATE _____

WAKE COUNTY, NC 113
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/17/2006 AT 10:02:37

BOOK:BM2006 PAGE:02107

RECORDED IN BOOK OF MAPS 2006 PG. 2107

REVISIONS

SUBDIVISION PLAT

MORGAN CREEK - PHASE SIX

TOWNSHIP: MIDDLE CREEK | COUNTY: WAKE | STATE: NC
OWNER: RHEIN INTERESTS OF RALEIGH LLC | SCALE: 1" = 80'
80 40 0 80 160 240

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS/LANDSCAPE DESIGNERS/SURVEYORS/ENGINEERS
3803B Computer Drive, Suite 104, Raleigh, NC 27609. Phone 919/781-0300

SURVEYED BY: PC | DRAWN BY: JHH | CHECK & CLOSURE BY: JHH
SURVEY DATE(S): SEPTEMBER 8-11, 2006 | MORGANCREEK6.DWG
COUNTY P. I. N. (S): 0666-33-4397 | DRAWING NO. 2006-10