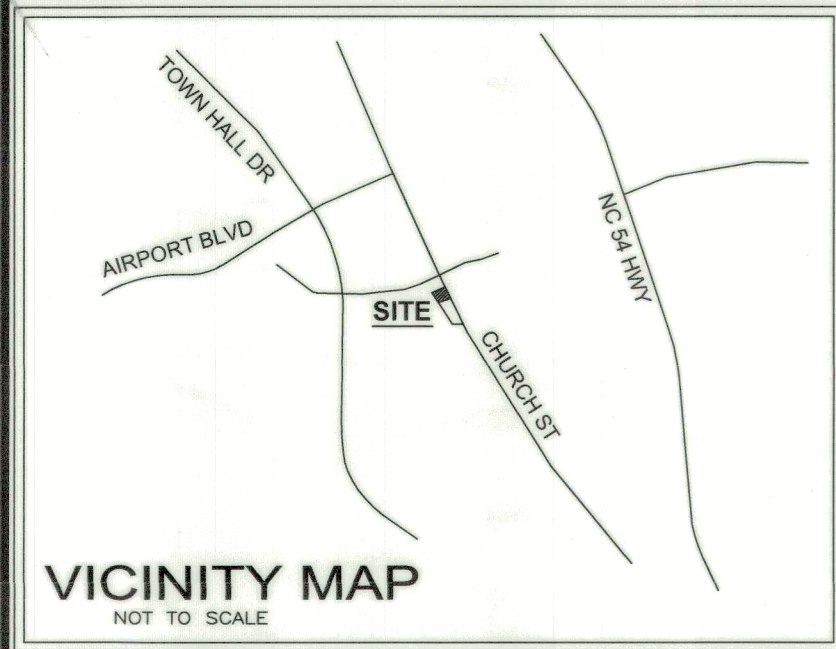




SITE DATA: (per UDO Sec. 3.3.5)

ZONING: HDR (High-Density Residential)
-SETBACKS: (Single-Family Detached Dwelling)
FRONT = 20 FOOT
SIDE = 0 FEET
CORNER SIDE = 8 FEET
REAR = 15 FEET

*Maximum building height = 45 feet
*Minimum lot width = 35 feet

VICINITY MAP
NOT TO SCALE

REVIEW OFFICER CERTIFICATION

I, Philomena Golden, the Review Officer of the Town of Morrisville, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Philomena Golden 10/7/2024
Review Officer Date

This plat shall be filed with the Register of Deeds for the County in which the development site is located within 30 days after the date of approval. Otherwise, such approval shall become invalid per the standards set forth in the Town of Morrisville Unified Development Ordinance.

CERTIFICATE OF EXCEPTION FROM SUBDIVISION ORDINANCE

I hereby certify this plat is exempt from the subdivision ordinance under definitions of subdivision contained in NC General Statutes and the Town of Morrisville Unified Development Ordinance (UDO) for the following reason:
(Select appropriate reason)

- ☐ The combination or recombination of portions of previously subdivided and recorded lots, where the total number of lots is not increased and the resultant lots meet or exceed the lot standards set forth in the UDO;
☐ The division of land into parcels greater than ten acres where no street right-of-way is involved;
☐ The public acquisition of land for the opening or widening of streets or for public transportation corridors;
☒ The division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the lot standards set forth in the UDO; or
☐ The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the NC General Statutes.

Philomena Golden 10/7/2024
Authorized Signature Date

NOTES:

- All distances are horizontal ground distances in u.s. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.
- This survey does not include nor depict any environmental evaluations. No investigation into the existence of wetlands or riparian buffers performed in the preparation of this survey.
- Field survey performed February 1, 2023 and January 15, 2024.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
- The locations of underground utilities as shown hereon (if any) are based on aboveground structures and aboveground visual evidence only. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
- Subject properties are NOT located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720074500K, effective date July 19, 2022.
- The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is $\pm 0.07'$.

HORIZONTAL DATUM = NAD 83/2011

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, Justin L. Luther, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision as calculated is greater than 1:10,000; that this plat was prepared in accordance with NCGS 47-30 as amended.

Witness my original signature, license number and seal this day of OCTOBER, 2024.

Justin L. Luther
Professional Land Surveyor (L-5107)



NEWCOMB land surveyors, Llc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615, (919) 847-1800, NC License #P-0203

TRACT C
THOMAS F. ADAMS, JR.
& JAMES D. ADAMS, JR.
DB 11166, PG 2057
BM 1988, PG 815
PIN: 0745-88-7046

CONTROL CORNER
N: 758,037.95
E: 2,048,831.16
METAL SPIKE

LOT 1
3,743 S.F.
0.09 AC.

NOW OR FORMERLY
PIN: 0745-87-8907
OLD LOT 1
OLD AREA
10,798 S.F.
0.25 AC.
605 CHURCH ST

TRACT B
TREYBROOK BUENA
VISTA, LLC
DB 16954, PG 2711
BM 1988, PG 815
PIN: 0745-87-3762

LOT 3
3,551 S.F.
0.08 AC.

LOT 2
3,503 S.F.
0.08 AC.

LOT 2
MAYO INVESTMENT
GROUP, LLC
DB 19263, PG 2202
BM 2024, PG 399
PIN: 0745-87-8891

CERTIFICATE OF OWNERSHIP

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

Antonio Mayo 10/03/24
Owner Signature Date
ANTONIO MAYO
Printed Name

STATE OF NC
COUNTY OF WAKE

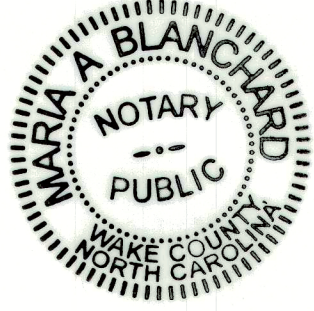
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

ANTONIO MAYO, MANAGING MEMBER

Date: 10/3/2024
Maria A. Blanchard
Signature

MARIA A. BLANCHARD Notary Public
Printed Name

My commission expires: 10/11/2027



NC GRID NORTH
NAD 83/2011

CHURCH STREET
(EX. PUBLIC R/W VARIES)

REFERENCES:

DEED BOOK 1406, PAGE 416
DEED BOOK 2917, PAGE 846
DEED BOOK 19263, PAGE 2202
BOOK OF MAPS 1988, PAGE 815
BOOK OF MAPS 2024, PAGE 399
*OTHERS SHOWN HEREON

LEGEND

- Ex. iron pipe/rod or nail
- New iron pipe
- ⊙ Calculated point
- DB Deed Book
- PB or BM Plat Book / Book of Maps
- N/F Now or formerly
- PG Page
- S.F. Square feet
- AC. Acres
- R/W Right-of-way
- TBR To be removed
- EX Existing
- P/L Property line
- AG Above ground
- BG Below ground
- Proposed water meter
- ⊙ Proposed sanitary sewer cleanout

EXEMPT SUBDIVISION PLAT

MAYO INVESTMENT GROUP, LLC

CEDAR FORK TOWNSHIP WAKE COUNTY NORTH CAROLINA

20 10 0 20 40
SCALE: 1"=20'

PLAT: 24-0073

JOB NO.: 239335
FILE NAME: RM-SD1
PLOT DATE: 10/3/24