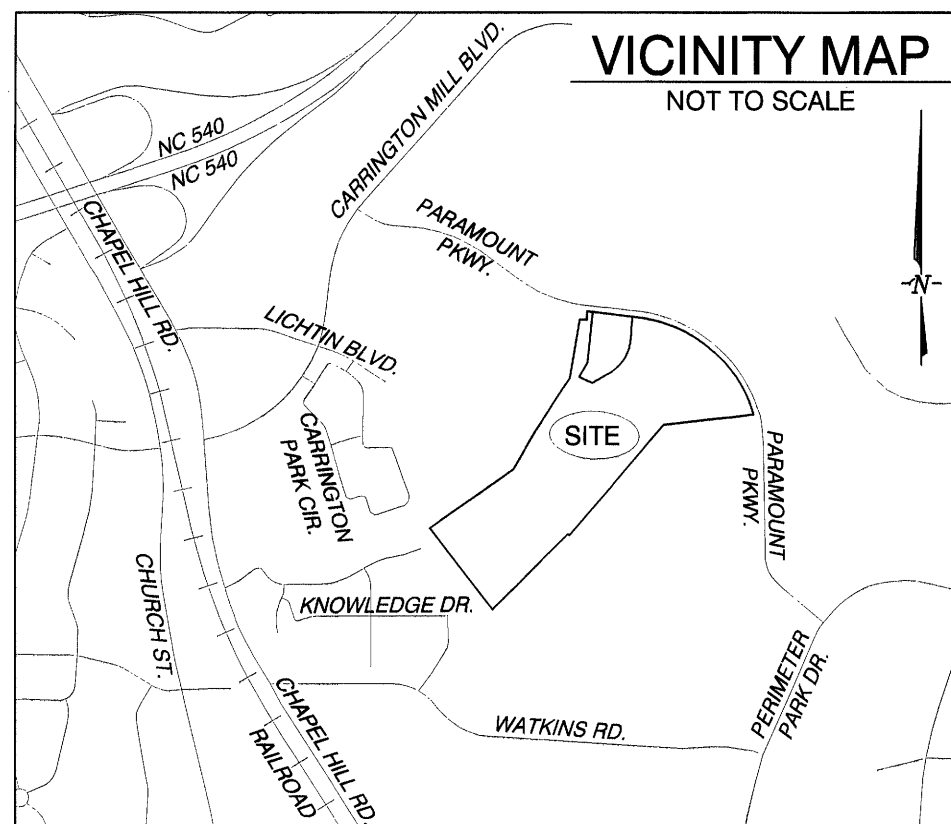


Dewberry Engineers Inc.
2610 WYCLIFF RD.
SUITE 410
RALEIGH, NC 27607
PHONE: 919.881.9939
FAX: 919.881.9923
NCBELS # F-0929



WAKE COUNTY, NC 63
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/19/2023 16:33:55
BOOK: BM2023 PAGE: 00685

SITE DATA TABLE

N/F
THE WAKE COUNTY BOARD OF EDUCATION
DB 19286 PG 801
BM 2023 PG 429-430
PIN: 0746961659
ZONING: C-01

BUILDING SETBACK INFORMATION (C-01 DISTRICT)

MINIMUM FRONT SETBACK = 30 FEET
MINIMUM SIDE SETBACK = 15 FEET
MINIMUM CORNER SIDE SETBACK = 20 FEET
MINIMUM REAR SETBACK = 30 FEET

MONF NCGS "TONY"
N: 767580.95
E: 2046192.11
(LOCAL GROUND)

N/F
BR CARRINGTON PARK, LLC
DB 18218 PG 1335
BM 2005 PG 1521 (TRACT 13)
PIN: 0746766684

N/F
PARAMOUNT OFFICE LP
DB 18058 PG 1676
BM 2007 PG 81 (LOT 10)
PIN: 0746865982

NEW LOT
1569333.48 SQ. FT.
36.027 ACRES

N/F
THE TRUSTEES OF WAKE
TECHNICAL COMMUNITY COLLEGE
DB 14577 PG 1085
DB 13173 PG 2657
DB 13262 PG 2329
BM 2023 PG 429-430
BM 2015 PG 1087-1088
BM 2008 PG 1326-1329
BM 2001 PG 914-918
BM 2006 PG 1
PIN: 0746853428

N/F
PED MORRISVILLE (NC) LP
DB 17382 PG 607
BM 1998 PG 225 (LOT 25)
PIN: 0756060479

LEGEND

N/F NOW OR FORMERLY

▲ SURVEY CONTROL POINT

● SANITARY SEWER MANHOLE

MONF □ MONUMENT FOUND

IPF ● IRON PIPE FOUND

IRF ● IRON ROD FOUND

IPS ● IRON PIPE SET

CP ● CALCULATED POINT

— RIGHT OF WAY

— WETLAND/STREAM BOUNDARY

— SS — SANITARY SEWER LINE

— SURVEYED LINE

— NON SURVEYED LINE

— POND

— RIPARIAN BUFFER

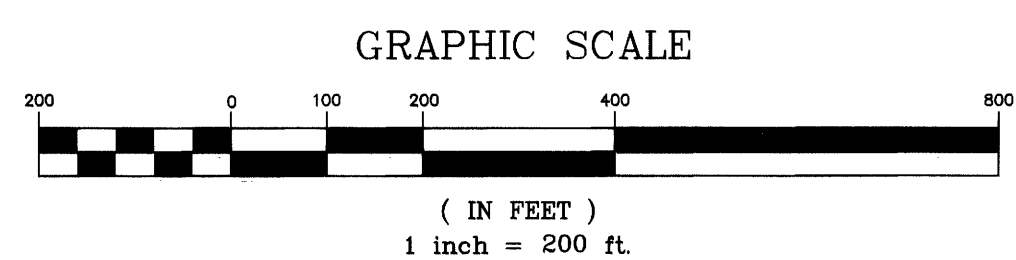
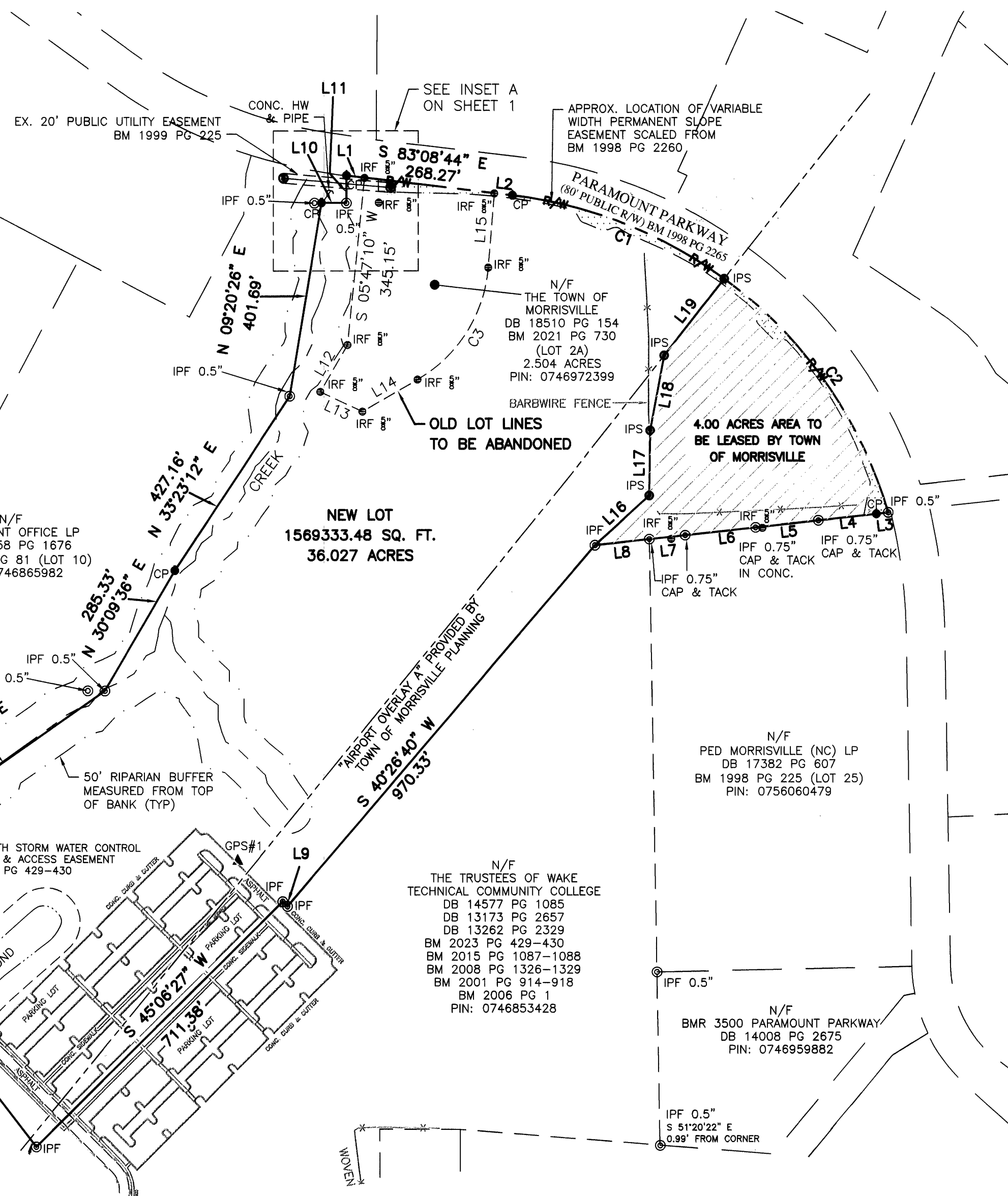
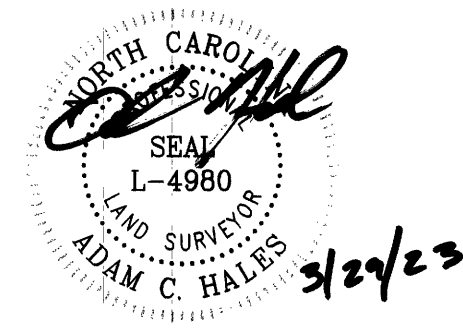
— CREEK

— FENCE

▨ SLOPE EASEMENT AREA

▨ TOWN OF MORRISVILLE LEASE AREA

NC GRID (NAD 83/2011)



RECOMBINATION PLAT ON THE PROPERTY OF
THE WAKE COUNTY BOARD OF EDUCATION (H14 SITE)
0 PARAMOUNT PARKWAY, MORRISVILLE, NC 27560

WAKE COUNTY CEDAR FORK TOWNSHIP	REVISIONS	
	#	DATE BY DESCRIPTION

DRAWN BY GJD
APPROVED BY ACH
CHECKED BY ACH
DATE 3/28/23
TITLE

RECOMBINATION PLAT
FOR
THE WAKE COUNTY
BOARD OF EDUCATION
(H14 SITE)