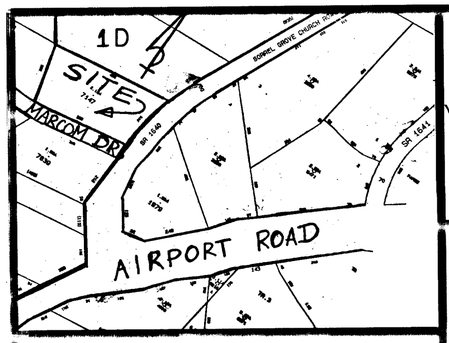
BKBM2001PG00914



VICINITY MAP / SCALE: 1"=400'

TOWN OF MORRISVILLLE APPROVAL

I HEREBY CERTIFY THAT THE RECOMBINATION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR MORRISVILLE, NORTH CAROLINA, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF MORRISVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

5/14/01 Evelyn Lumley
DATE TOWN CLERK, TOWN OF MORRISVILLE, N.C.

Wake County,NC 442
Laura M Riddick, Register Of Deeds

Presented & Recorded 05/16/2001 14:07:21

Book : BM2001 Page : 00914

WAKE COUTY RECORDING CERTIFICATION

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (WE), HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY SHOWN SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF MORRISVILLE AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE WILL AND 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. EXPENSE OF SURVEY, MAP, FILING FEES, RECORDING FEES, AND ATTORNEY FEES WILL BE PAID BY JESSE WILLIAM MARCOM.

Jesse William Marcom
by: James O. Marcon N/F
Mary M. Clark a/i/f DATE 11/2/00
JESSE WILLIAM MARCOM
OWNER OF MARCOM DRIVE-PRIVATE 60' R/W

NOTARY CERTIFICATE

Wake COUNTY, NORTH CAROLINA
I, Janetro. Harris NOTARY PUBLIC, DO HEREBY CERTIFY THAT Jesse William Marcom PERSONALLY APPEARED BEFORE ME THIS DAY ACKNOWLEDGED THE DUE EXECUTION OF FOREGOING INSTRUMENT. WITNESS MY HAND AND SEAL THIS 3rd DAY OF November, 2000, A.D.

MY COMMISSION EXPIRES: October 22, 2004

NOTARY PUBLIC Janetro. Harris

* James O. Marcon, attorney in fact and Mary M. Clark, attorney in fact for Jesse William Marcon

JANET W HARRIS
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 10-22-2004

NOTARY SEAL

REVIEW OFFICER CERTIFICATION

I, Robley Waddell, 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.

5/14/01 Kathy Waddell
Date Review Officer

EXEMPT PLAT CERTIFICATE

This division of property shown on this plat is exempt from the Subdivision Regulations of the Town of Morrisville, North Carolina pursuant to Article I, Section 3.

Kathy Waddell 5/14/01
Authorized Signature Date

N/F JESSE WILLIAM MARCOM SAME REFERENCES EE SHEETS 2&3

OLD TRACT PROPERTY LINE

NOW OR FORMERLY / JESSE WILLIAM MARCOM / D.B. 877, PG. 32, & D.B. 892, PG. 205.

N 82°28'12" E 467.40'

I.P.F.

CONTROL CORNER - HELD (ORIGINAL TRACT CORNER)

N 83°53'13" E 101.97'

12.16'

B.C.

R/W

I.P.F.

SOUTH INTERCEPTOR - B.O.M. 1996, PG. 1314.
N 75°49'49" E 295.94'

15'

30'

10' TEMPORARY CONSTRUCTION EASEMENT

REFERENCES FOR THIS LOT
1. MAP TITLED, "PROPERTY OF DONALD RICHARD BUCK AND WIFE JOYCE ROEBUCK BUCK, " DATED 10-14-76, BY J. WATTS COPLEY, LAND SURVEYOR.
2. DEED BOOK 2446, PG. 29., WAKE COUNTY REGISTRY.

2.18 ACRES
94,960 SQ. FT.

P.P.

OHW

OHW @ HOUSE

OWNER:
DONALD RICHARD BUCK AND WIFE JOYCE ROEBUCK BUCK
104 MARCOM DRIVE
MORRISVILLE, NORTH CAROLINA 27560.

PIN # 0756.01-17-7147.

PLAT DATED, 02-15-83, TITLED, "PROPERTY OF PHILLIP E. ADAMS & WIFE SHARON H. ADAMS," SURVEYED BY CHARLES P. HINNANT, L-726.

D.B. 2386, PG. 0085.

N 12°38'39" W 231.72'

30' PERMANENT SANITARY SEWER (TOWN OF MORRISVILLE)
N 17°16'31" E 141.22'

THIS SECTION -SEWER B.O.M. 1996, PG.1315.

CONTROL CORNER HELD I.P.F.

N 49°52'08" E 90.85'

S.R. 1640
PUBLIC R/W

SORRELL GROVE CHURCH ROAD

CHORD BEARING S 9°14'09" W 228.50'

Δ=18°20'01" R=717.17' L=229.48'

P.P.

OHW

R/W

B.C.

N.C. GRID - NORTH - N.A.D. 1983. REFERENCE B.O.M. 1998, PG. 2265.

TIE TO I.P.S. IN RIP-RAP
N 51°22'39" W 38.31'

S 79°34'02" W 36.54'

R.R.S.S.

I.P.S. IN RIP-RAP

BASED ON RETRACING DEED AND IRON PIPES FOUND ON BUCK'S LOT.

N 79°31'43" E 269.02'

EXISTING R/W

NOW OR FORMERLY / JESSE WILLIAM MARCOM - D.B. 877, PG. 32 & D.B. 892, PG 205.

MARCOM DRIVE
R/W VARIES - PRIVATE R/W
(INGRESS AND EGRESS)

MARCOM DRIVE MAINTENCE AGREEMENT FOR MARCOM DRIVE-60' WIDE PRIVATE ROAD WAS SIGNED DECEMBER 11, 1982. REFERENCES B.O.M 1977, VOL. 6, PG. 745. AGREEMENT NOTARIZED AND NOT RECORDED AT PRESENT.

END OF PAVEMENT

58.92'

S 0°26'43" W 60.01'

S 79°34'02" W269.02'

OHW

P.P.

I.P.F. - BENT-TOP / RECOVERED ORIGINAL POSITION & RE-SET IRON PIPE IN CONCRETE

0.5164 ACRE
22,494 SQ. FT.
ACREAGE IN R/W

R/W 1J

58.76'

CHORD BEARING & CHORD
N 83°23'22" E 112.18'

R/W Δ=7°38'14" R=842.20' L=112.26'

I.P.F.

MATCH - LINE NOT SUBDIVISION LINE FOR ACREAGE COMPUTATION OF MARCOM DRIVE ONLY.

N 6°56'37" E 71.39'

N 0°23'47" E 60.00'

I.P.S.

CHORD BEARING & CHORD
S 82°23'24" W 88.86'

Δ=5°38'45" R=902.20' L=88.90'

S 86°49'09" W 23.20'

I.P.F.

I.P.S.-60' R/W -P.C.

EXISTING R/W

NOW OR FORMERLY / WILLIAM THOMAS CLARK AND WIFE MARY M. CLARK / D.B. 2930, PG. 285. / B.O.M. 1981, PG. 464.

NEW TRANSITION

40' T.C.E.

30' I.P.E.

S 24°56'47" W 255.96'

243.50'

12.47'

12.09'

OWNER: MARCOM DRIVE-PRIVATE
JESSE WILLIAM MARCOM
125 MARCOM DRIVE
MORRISVILLE, NORTH CAROLINA
PHONE: 919-467-2631

BAR SCALE: 1 INCH = 30 FEET.

30 20 10 0 30 60 90 120

"BILLY W. BUCHANAN & WIFE RUTH B. BUCHANAN", MAP BY EUGENE A DAVIS REG. SURVEYOR, DATED FEBRUARY, 1975 D.B. 2344, PG. 09.

WAKE COUNTY REGISTRY,
RECORDED IN BOOK OF MAPS 2001, PG. 914.

LEGEND

I.P.F.	=	IRON PIPE FOUND
I.P.S.	=	IRON PIPE SET
E.C.M.	=	EXISTING CONCRETE MONUMENT
C.M.S.	=	CONCRETE MONUMENT SET
R/W	=	RIGHT-OF-WAY
B.O.M.	=	BOOK OF MAPS
D.B.	=	DEED BOOK
PG.	=	PAGE
R.R.S.S.	=	RAILROAD SPIKE SET
PP	=	POWER POLE
LP	=	LIGHT POLE
N.A.D.	=	NORTH AMERICAN DATUM
OHW	=	OVERHEAD WIRE
EP	=	EDGE OF PAVEMENT
BC	=	BACK OF CURB
CC	=	CONTROL CORNER
PKNS	=	P-K NAIL SET
PL	=	PROPERTY LINE
PE	=	PERMANENT EASEMENT
TCE	=	TEMPORARY CONSTRUCTION EASEMENT
P.C.	=	POINT OF CURVATURE

R=RADIUS, CH.=CHORD, L=ARC, A=DELTA

I, R. STANFORD BRYAN, P.L.S., CERTIFY TO ONE OF THE FOLLOWING:
A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OF MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
C. ANY ONE OF FOLLOWONG:
X 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURES, OR NATURAL FEATURE SUCH AS A WATERCOURSE: OR
3. THE SURVEY IS A CONTROL SURVEY.
D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE EXCEPTION TO THE TO THE DEFINITION OF SUBDIVISION;
E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED IN "A" THROUGH "D" ABOVE.

R. Stanford Bryan 3-23-2000
R. STANFORD BRYAN, P.L.S. DATE

I, R.STANFORD BRYAN, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK_____, PAGE_____,ETC.)(OTHERS):THAT THE BOUNDARIES NOT SURVEYED ARE DASHED CLEARLY AND INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A__, PAGE_N/A__; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: __10,000____ THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30, AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 23rd DAY OF MARCH, 2000, A.D.

R. Stanford Bryan
PROFESSIONAL LAND SURVEYOR
NUMBER L-3744

NORTH CAROLINA R. STANFORD BRYAN L-3744 PROFESSIONAL LAND SURVEYOR SEAL

SEAL 3-23-2000

NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. 2. NO N.C. GRID MONUMENTS FOUND WITHIN 2000 FEET. 3. NO CREEKS OR STREAMS WERE SHOWN FOR CLARITY OF PROPERTY LINES AND REASONS OF LIABILITY OVER DISPUTE OF WHERE ORIGINAL CREEK RAN AND WHERE CREEK NOW RUNS AFTER CONSTRUCTION OF SEWER. 4. NO PROPERTY LINES ON SUBJECT PROPERTY ARE BASED ON LOCATION OR PATH OF CREEKS. 5. THE PURPOSE OF THIS MAP IS TO SHOW A 60' WIDE PRIVATE R/W - INGRESS & EGRESS OF MARCOM DRIVE AS IT EXIST IN THE FIELD BASED ON PREVIOUS MAPS AND DEEDS. 6. ALL OHW's HAVE A MINIMUM OF A 20' EASEMENT CENTERED ON THE LINE.

DATE	REVISIONS	BY
9-06-00	ATTORNEY REVIEW COMMENTS ADDED.	R. S. B.

R. STANFORD BRYAN, P.L.S.
PROFESSIONAL LAND SURVEYOR
Boundaries, Subdivisions, Property Surveys, Construction Staking, Topography and Mapping
11805 NORTH EXETER WAY
RALEIGH, NORTH CAROLINA 27613
(O)919-870-8734 (F)919-848-5908 ~~(M)919-427-2735~~ RSB

SURVEYED: MARCH, 1996 - MARCH, 2000.
SURVEYED BY: R.S.B.
MAP DRAWN: MARCH 4TH, 2000.
MAP DRAWN BY: R.S.B.
RAW CLOESURE = 1/10,586.
AREAS ARE COMPUTED BY THE COORDINATE METHOD.
NO N.C. GRID MONUMENTS FOUND WITHIN 2000'.

SHEET - 1

SURVEY FOR:
JESSE WILLIAM MARCOM / MARCOM DRIVE-60'PRIVATE R/W (INGRESS & EGRESS) R/W - 1J
PIN # 0746.02-98-8034.
CEDAR FORK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

FINAL PLAT - EXISTING 60' PRIVATE R/W