

NCGS MON. "LINE"
N 719304.66
E 2055386.29

S42°31'13"W
6445.21' (GRID)

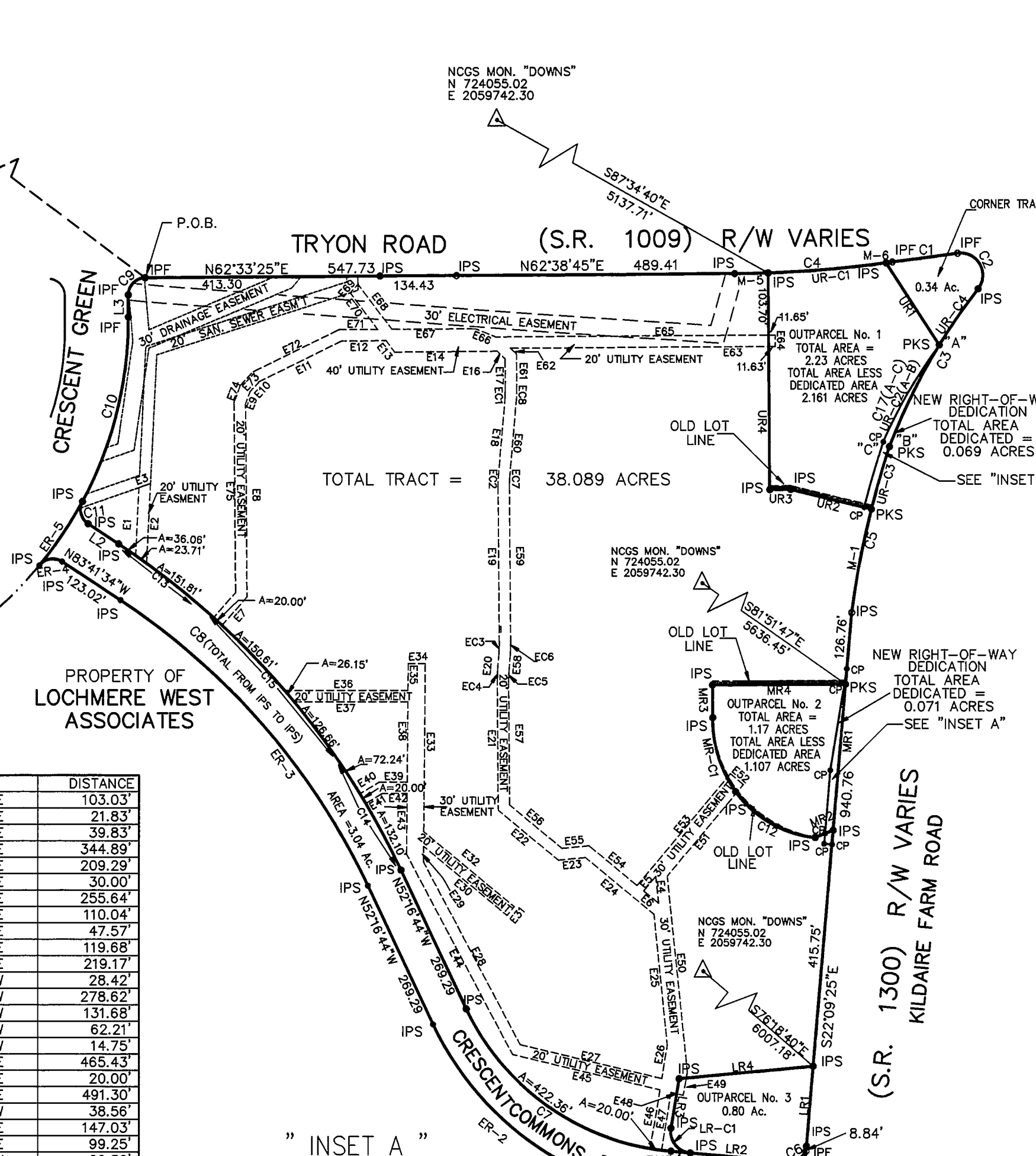
COMBINED SCALE FACTOR
.9999078

NCGS MON. "DOWNS"
N 724055.02
E 2059742.30

N80°09'12"W
4232.96' (GRID)

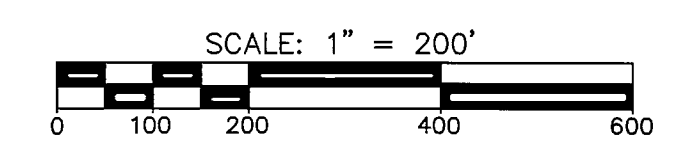
GENERAL NOTES

- This property is a portion of the approved P.U.D. according to a map by Hughes, Good, O'Leary, and Ryan dated April 29, 1992 and last revised August 11, 1992 and titled "Master Plan The Crescent".
 - A. 30' streetscape on Tryon Road.
 - B. 50' streetscape along Kildaire Farm Road.
 - C. 25' streetscape along Crescentgreen and connector road.
 - D. 50' building setback along Tryon Road and Kildaire Farm Road.
 - E. 30' building setback from Crescentgreen and connector road.
- Right-of-way information obtained from a map by Withers and Ravenel dated April 13, 1993, entitled "Right Of Way Dedication Plat" and recorded in Map Book 1993, page 579 of the Wake County Registry and a map by Withers and Ravenel dated September 22, 1993, entitled "R/W Dedication" and recorded in Map Book 1993, page 1319.
- All distances shown are ground horizontal distances in U.S. survey feet unless otherwise noted.
- That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
- All bearings are based on the North Carolina State Plane Coordinate System (NAD83).
- This parcel is not located within the 500 year flood plain according to Flood Insurance Rate Map # 37183C0503 E with an effective date of March 3, 1992.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	4499.10	115.94	57.97	115.94	N55°24'18"E	01°28'36"
C2	39.00	92.76	97.20	72.39	N57°11'14"W	136°16'26"
C3	1070.00	319.06	160.72	317.88	S02°25'00"W	17°05'06"
C4	2054.32	278.22	139.32	278.01	N58°42'24"E	07°45'35"
C5	1572.55	298.88	149.89	298.43	S14°08'31"E	10°53'23"
C6	30.00	47.18	30.06	42.47	N22°54'03"E	90°06'56"
C7	440.00	458.94	252.82	438.42	S82°09'36"E	59°45'45"
C8	1400.00	767.59	393.71	758.01	N67°59'09"W	31°24'50"
C9	30.00	46.98	29.86	42.32	S17°41'40"W	89°43'31"
C10	681.00	337.37	172.22	333.93	N12°58'34"W	28°23'04"
C11	30.00	44.46	27.45	40.50	S41°14'18"E	84°54'32"
EC1	190.00'	17.72'	8.87'	17.71'	N24°46'19"W	05°20'37"
EC2	210.00'	19.59'	9.80'	19.58'	S24°46'19"E	05°20'37"
EC3	190.00'	16.58'	8.30'	16.58'	N24°46'19"W	05°00'04"
EC4	210.00'	18.33'	9.17'	18.32'	S24°46'19"E	05°00'04"
EC5	190.00'	16.58'	8.30'	16.58'	S24°46'19"E	05°00'04"
EC6	210.00'	18.33'	9.17'	18.32'	N24°46'19"W	05°00'04"
EC7	190.00'	17.72'	8.87'	17.71'	S24°46'19"E	05°20'37"
EC8	210.00'	19.59'	9.80'	19.58'	N24°46'19"W	05°20'37"
ER-1	29.97'	46.10'	29.01'	41.69'	N68°01'46"W	88°07'05"
ER-2	537.46'	560.34'	308.65'	535.31'	S82°09'36"E	59°44'04"
ER-3	1225.84'	672.10'	344.73'	663.71'	N67°59'09"W	31°24'50"
ER-4	30.00'	44.46'	27.45'	40.50'	N55°24'18"E	84°54'32"
ER-5	681.00'	135.51'	67.98'	135.29'	S06°55'01"W	11°24'04"
LR-C1	37.50'	61.77'	40.48'	55.02'	N64°51'20"W	94°22'18"
M-1	1572.55'	184.78'	92.50'	184.67'	N16°13'14"W	06°43'57"
M-5	2054.32'	58.56'	29.28'	58.55'	N61°46'12"E	01°37'59"
M-6	2054.32'	10.93'	5.46'	10.93'	N54°58'45"E	00°18'17"
MR-C1	215.11'	138.53'	71.76'	136.15'	S44°14'40"E	36°53'48"
UR-C1	2054.32'	208.74'	104.46'	208.65'	S58°02'33"W	05°49'19"
UR-C2	1070.00'	199.35'	99.96'	199.06'	N00°47'18"W	10°40'28"
UR-C3	1572.55'	114.10'	57.08'	114.08'	S10°46'32"E	06°24'38"
UR-C4	1070.00'	119.72'	59.92'	119.65'	N07°45'14"E	06°24'38"
C12	195.00'	166.30'	88.58'	161.30'	S87°10'39"E	48°51'44"
C13	1400.00'	196.57'	98.45'	196.41'	S79°40'13"E	08°02'40"
C14	1400.00'	224.34'	112.41'	224.10'	N56°52'10"W	04°05'33"
C15	1400.00'	346.68'	174.23'	345.79'	N68°33'14"W	04°05'33"
C16	1585.55'	119.84'	59.95'	119.81'	S10°41'41"E	06°36'49"
C17	851.35'	197.15'	99.02'	196.71'	S03°08'05"E	13°16'06"

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
E1	S24°13'22"E	119.45'	E47	S17°40'11"E	103.03'
E2	S24°13'22"E	140.29'	E48	N76°29'40"E	21.83'
E3	N43°44'01"E	21.58'	E49	S16°48'44"E	39.83'
E4	S32°50'33"E	47.14'	E50	S32°50'33"E	344.89'
E5	N12°44'43"E	33.10'	E51	N12°44'43"E	209.29'
E6	S77°26'38"E	33.67'	E52	S77°26'38"E	30.00'
E7	N14°29'40"E	66.06'	E53	N12°44'43"E	255.64'
E8	S27°26'38"E	339.38'	E54	S77°26'38"E	110.04'
E9	N06°31'49"W	23.51'	E55	N57°33'22"E	47.57'
E10	S15°58'11"W	20.71'	E56	S77°26'38"E	119.68'
E11	N36°53'00"E	163.64'	E57	S27°26'38"E	219.17'
E12	N62°33'22"E	78.01'	E58	N22°26'34"W	28.42'
E13	S64°02'20"E	25.06'	E59	N27°26'38"W	278.62'
E14	N62°28'58"E	180.60'	E60	N22°06'01"W	131.68'
E15	N72°26'38"W	19.15'	E61	N27°26'38"W	62.21'
E16	N27°26'38"W	53.93'	E62	N72°26'38"W	14.75'
E17	N22°06'01"W	131.68'	E63	N62°36'45"E	465.43'
E18	N27°26'38"W	278.62'	E64	S27°23'16"E	20.00'
E19	N22°26'34"W	28.42'	E65	N62°36'45"E	491.30'
E20	S27°26'38"E	228.50'	E66	S85°03'22"W	38.56'
E21	S77°26'38"E	137.29'	E67	N62°28'58"E	147.03'
E22	S77°26'38"E	47.57'	E68	S68°02'20"E	99.25'
E23	N57°33'22"E	156.47'	E69	S15°13'25"W	20.36'
E24	S32°50'33"E	230.90'	E70	S64°02'20"E	80.46'
E25	S17°40'11"E	59.91'	E71	N62°33'22"E	67.71'
E26	N76°29'40"E	255.70'	E72	N36°53'00"E	168.20'
E27	S54°57'19"E	363.45'	E73	S15°58'11"W	28.38'
E28	N26°31'51"W	27.05'	E74	N06°31'49"W	31.18'
E29	S77°26'38"E	190.18'	E75	S27°26'38"E	335.41'
E30	N12°33'22"E	20.00'	E76	N14°29'40"E	58.09'
E31	S77°26'38"E	206.42'	L1	S67°57'31"W	206.73'
E32	N26°31'51"W	295.49'	L2	N83°41'34"W	64.48'
E33	S62°33'22"W	30.00'	L3	N27°10'06"W	39.01'
E34	N26°31'51"W	48.89'	L4	S22°09'25"E	140.90'
E35	S62°55'33"W	216.99'	LR2	N67°57'31"E	172.81'
E36	S62°55'33"W	199.96'	LR3	S17°40'11"E	88.05'
E37	N26°31'51"W	141.00'	LR4	S57°33'22"W	237.10'
E38	N62°33'22"E	49.59'	MR1	S22°09'25"E	257.34'
E39	S31°34'43"W	39.38'	MR2	S41°07'05"W	34.39'
E40	S31°34'43"W	33.95'	MR3	S27°26'38"E	57.18'
E41	N62°33'22"E	43.73'	MR4	N62°33'22"E	234.40'
E42	N26°31'51"W	106.53'	UR1	N60°06'41"W	171.96'
E43	S54°57'19"E	398.55'	UR2	N76°27'53"E	146.19'
E44	N76°29'40"E	266.18'	UR3	N62°33'22"E	36.89'
E45	S17°40'11"E	104.58'	UR4	S27°26'38"E	380.38'



BK-1995 PG 1684

TOTAL AREA = 38.089 Ac.

TOTAL AREA LESS OUTPARCELS, CONNECTOR ROAD, CORNER TRACT, AND NEW RIGHT-OF-WAY DEDICATION = 30.501 Ac.

OUTPARCEL No.1 = 2.23 Ac.
OUTPARCEL No.2 = 1.17 Ac.
OUTPARCEL No.3 = 0.80 Ac.
CORNER TRACT = 0.34 Ac.
CONNECTOR RD. = 3.04 Ac.

TITLE REFERENCES

DB 2911, PG. 662
DB 535, PG. 395
DB 1528, PG. 301-302
DB 6470, PG. 521

DEPARTMENT OF TRANSPORTATION RIGHT OF WAY AGREEMENTS
DB 2206, PG. 03

STATE HIGHWAY COMMISSION RIGHT OF WAY AGREEMENTS
DB 2152, PG. 496
DB 1977, PG. 405
DB 1977, PG. 410
DB 1977, PG. 413
DB 2206, PG. 28
DB 1379, PG. 546

MAP REFERENCES
BM 1978, PG. 553
BM 1979, PG. 855
BM 1993, PG. 1318-1319
BM 1991, PG. 1274
BM 1993, PG. 579
BM 1995, PG. 439

STATE HIGHWAY AND PUBLIC WORKS COMMISSION RIGHT OF WAY AGREEMENTS
DB 2235, PG. 89
DB 934, PG. 391
DB 978, PG. 207
DB 1927, PG. 438
DB 1972, PG. 391
DB 2235, PG. 94
DB 3264, PG. 301-302
DB 1095, PG. 346

EASEMENTS TO SOUTHERN BELL
DB 497, PG. 180
DB 502, PG. 416
DB 497, PG. 46

EASEMENT TO AT&T
DB 901, PG. 673

EASEMENT TO THE TOWN OF CARY
DB 3332, PG. 939

THIS PLAT NOT TO BE RECORDED AFTER 25th DAY OF JULY 1995. ONE COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS IN OUT OF THE CITY LIMITS.

PARCEL IDENTIFICATION NUMBERS

762.15-53-0880
762.15-53-1420 (COMBINED) - 7.09 AC.
762.15-52-2788 (PARTIAL) - 7.67 AC.
762.15-43-6463 - 6.09 AC.
762.15-42-6887 (PARTIAL) - 7.03 AC.
762.15-31-8845 (PARTIAL) - 5.14 AC.
762.15-42-6567 (PARTIAL) - 0.57 AC.

TOWN OF CARY REFERENCE NUMBER: SP-222-PUD-94

OWNER: KILDAIRE/TYRON L.L.C., A NORTH CAROLINA CORPORATION

TITLE OPINION
MOORE & VAN ALLEN
ATTORNEYS AT LAW
ONE HANNOVER SQUARE, SUITE 1700
POST OFFICE BOX 26507
RALEIGH, NORTH CAROLINA 27611
FEBRUARY, 1995

CA 000268

SHEET 1 OF 2

DATE	REVISION	INITIAL
2/10/94	ADD TOWN OF CARY NOTES	RSR
3/01/95	SPLIT SHEETS AND ADDED EASEMENTS	AJB
6/28/95	REVISE OUTPARCEL NO. 1 & NO. 2	RLI
7/26/95	REVISE EASEMENTS AND ADDED BUILDING LOCATION	RLI
10/16/95	REVISE FOR RIGHT-OF-WAY DEDICATION	JFC
10/24/95	REVISE RIGHT-OF-WAY DEDICATION	RLI

MCKIM & CREED
ENGINEERS, SURVEYORS, AND PLANNERS
310 EAST JOHNSTON STREET
SMITHFIELD, N.C. 27577
TEL: <919> 934-7154

NORTH CAROLINA
REGISTERED SURVEYOR
R. W. RANBEAU, SR.
DATE: 10/24/95

RECOMBINATION SURVEY FOR
KILDAIRE/TRYON, L.L.C.
APPROVED AS CRESCENT COMMONS

SCALE 1" = 200' JULY 26, 1995

CARY TOWNSHIP WAKE COUNTY NORTH CAROLINA

PROJECT #: 0280-0020.0R-DWG
PROJ. SVYR.: RSR, SR.
DRAWN BY: AJB
FIELD BK.:
COMP. FILE: TAXPLAT.DWG
SHEET #: 1 OF 2

DWG. #: R.1.1.003