

LEGEND
 EIP = EXISTING IRON PIPE FOUND
 IPS = NEW IRON PIPE SET
 PKNS = PK NAIL SET
 CP = COMPUTED POINT
 R/W = RIGHT-OF-WAY
 D.B. = DEED BOOK
 B.M. = BOOK OF MAPS
 PIN = PARCEL IDENTIFICATION NUMBER
 WCR = WAKE COUNTY REGISTRY
 DCR = DURHAM COUNTY REGISTRY
 [] = STREET ADDRESS

CURVE TABLE


CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	520.00	592.88	S74°28'51"W	561.28
C2	20.00	20.60	N43°20'42"W	19.70
C3	116.00	140.25	S48°28'15"E	131.86
C4	116.00	103.65	N71°17'37"E	100.24
C5	20.00	21.45	S76°25'10"W	20.44

LINE TABLE

LINE	LENGTH	BEARING
L1	11.59	N72°51'22"W
L2	17.60	N72°51'22"W
L3	5.00	S17°08'38"W
L4	44.95	N26°17'29"E
L5	68.00	S17°08'38"W
L6	18.00	S17°08'38"W
L7	33.00	S72°51'22"E
L8	32.00	S17°08'38"W
L9	9.00	S72°51'22"E
L10	32.00	S17°08'38"W
L11	8.50	N72°51'22"W
L12	37.50	S17°08'38"W
L13	43.68	S17°08'38"W
L14	31.73	S33°03'02"E
L15	30.00	S27°15'51"E
L16	82.78	N71°43'05"E
L17	45.81	S31°34'06"E
L18	32.00	S17°08'38"W
L19	94.30	S27°15'51"E

MINIMUM BUILDING SETBACK TABLE
 ZONING: O & I
 FRONT = 30 FT.
 SIDE = 15 FT.
 CORNER SIDE = 20 FT.
 REAR = 30 FT.
 MAXIMUM ALLOWABLE LOT COVERAGE = 65%

- NOTE:**
- 1) AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 - 2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - 3) ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 - 4) OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
 - 5) NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
 - 6) FEMA FLOOD HAZARD AREAS PER FIRM PANEL 3720074600J WITH EFFECTIVE DATE OF MAY 2, 2008.
 - 7) PROPERTY MAYBE SUBJECT TO NEUSE RIVER BUFFERS.
 - 8) LINES NOT SURVEYED SHOWN AS DASHED LINES.
 - 9) NO NCGS MONUMENT WITHIN 2000 FT. OF SITE.
 - 10) STORMWATER MANAGEMENT AGREEMENT RECORDED IN D.B. 16125 PGS. 1524 AND 1535.
 - 11) DASHED LINES AND STREAM BUFFERS NOT SURVEYED. DATA IS FROM FILE PROVIDED BY ADVANCE CIVIL DESIGN AND B.M. 2000 PG. 446.
 - 12) TOWN OF CARY UTILITY & PIPELINE EASEMENTS ARE CENTERED OVER STRUCTURES AND UTILITY LINES AS BUILT.
 - 13) ENTIRE SITE IS WITHIN THE TOWN OF MORRISVILLE'S PLANNING JURISDICTION.

WAKE COUNTY, NC 62
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/08/2017 11:27:25

BOOK: BM2017 PAGE: 01546

SITE DATA TABLE

OWNER OF CURRENT PIN: 0746-99-4001
 SVT PERIMETER TWO, L.P.
 OWNER ADDRESS: STARWOOD CAPITAL GROUP
 591 W. PUTNAM AVE.
 GREENWICH, CT. 06830-6005

OWNER OF CURRENT PIN: 0756-08-4880
 SVT PERIMETER SIX, L.P.
 OWNER ADDRESS: STARWOOD CAPITAL GROUP
 591 W. PUTNAM AVE.
 GREENWICH, CT. 06830-6005

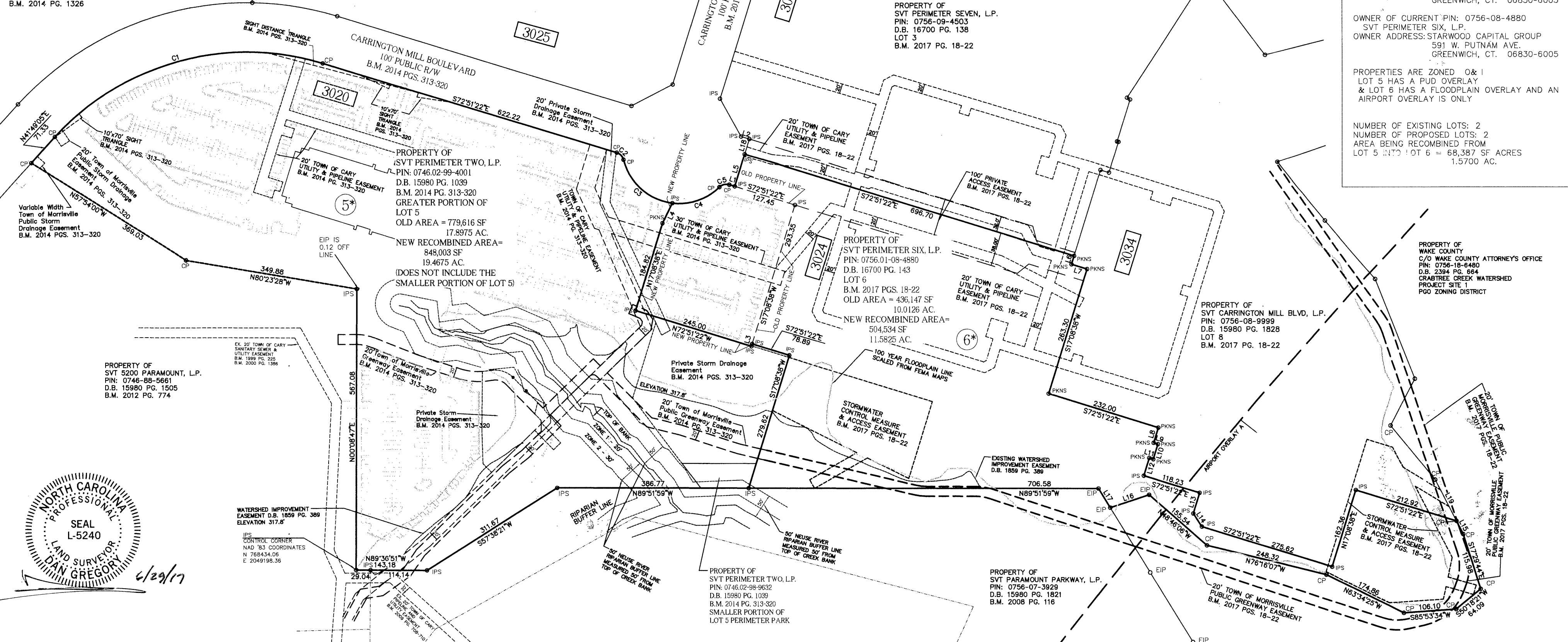
PROPERTIES ARE ZONED O & I
 LOT 5 HAS A PUD OVERLAY
 & LOT 6 HAS A FLOODPLAIN OVERLAY AND AN
 AIRPORT OVERLAY IS ONLY

NUMBER OF EXISTING LOTS: 2
 NUMBER OF PROPOSED LOTS: 2
 AREA BEING RECOMBINED FROM
 LOT 5 INTO LOT 6 = 68,387 SF ACRES
 1.5700 AC.

PROPERTY OF
 SVT PERIMETER THREE, L.P.
 PIN: 0746-89-8880
 D.B. 15980 PG. 1046
 B.M. 2014 PG. 1326

PROPERTY OF
 SVT PERIMETER FOUR, L.P.
 PIN: 0746-99-5860
 D.B. 16266 PG. 1288
 LOT 2, PERIMETER PARK
 B.M. 2014 PG. 313-320

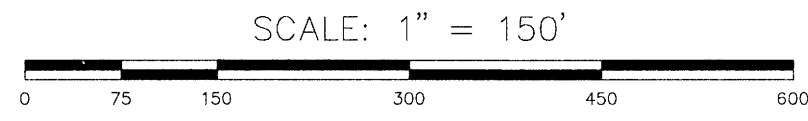
PROPERTY OF
 SVT PERIMETER SEVEN, L.P.
 PIN: 0756-09-4503
 D.B. 16700 PG. 138
 LOT 3
 B.M. 2017 PG. 18-22



*FOR LOTS WITH AN *, A SIGNED AND SEALED FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM ELEVATION CERTIFICATE DEMONSTRATING THE BASE FLOOD ELEVATION MEETS TOWN CODE SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION

RECORDED IN BOOK OF MAPS 2017 PAGE 1546

PROJECT NUMBER: 17-31000018
 FILE NUMBER: 07-0030-F



REV.	DATE	DESCRIPTION
1	06-27-17	REVISED PER TOWN REVIEW COMMENTS

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

- 6310 CHAPEL HILL ROAD, SUITE 250
- RALEIGH, NORTH CAROLINA 27607
- TELEPHONE: (919)851-4422 OR (800)354-1879
- FAX: (919)851-8968
- CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY	JM
DRAWN BY	PM
CHECKED BY	GSW
DATE	06-15-17

RECOMBINATION PLAT
 FOR
 PROPERTIES OF
**SVT PERIMETER TWO, L.P. &
 SVT PERIMETER SIX, L.P.**

CEDAR FORK TOWNSHIP TOWN OF MORRISVILLE WAKE COUNTY N.C.

SHEET
 1
 OF
 2