

Certificate of Ownership and Dedication

This certifies that the undersigned is the sole owners of the property shown on this map, having acquired title thereto by deeds recorded in the office of the register of deeds of Wake County, NC.

Book No. 16896 Page No. 1417
Book No. 16896 Page No. 1422

Owner: LG Cary ATC Land, LLC

By: LG Capital LLC, its manager

BY:

PRINTED NAME: David Cocanougher
TITLE: Managing Director

Notary Statement

State of Texas
County of Dallas

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:

David Cocanougher

Date: 11/22/17

Signed: Sarah Fessler

Printed Name: Sarah Fessler
Notary Public

My commission expires: 8/18/19

Stormwater Management Certificate

I certify that the plat shown hereon complies with Chapter 4.4.6 Watershed Protection Overlay District of the Town of Cary Land Development Ordinance and is approved for recording in the Register of Deeds Office.

Storm Water Management Engineer
Date: 11/20/17

30 Day Recording Limit

This plat is not to be recorded after the 4 day of Jan, 2018

This plat is [X] inside - [] outside of the Town of Cary's Corporate Limits

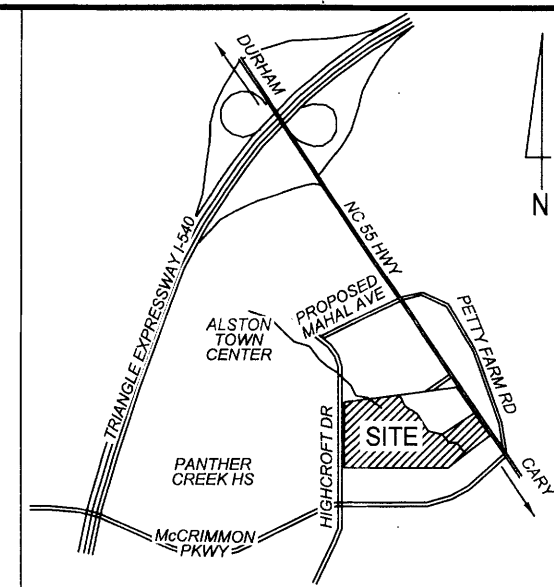
Town of Cary HTE # 18-216, Tracking # 18-PLT-219

Date: 12/4/17

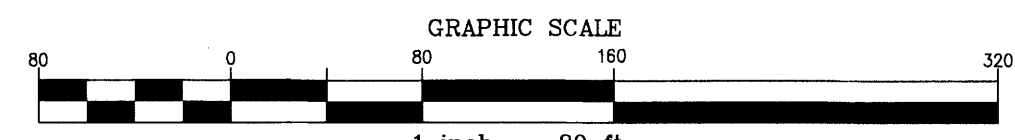
Planning Technician

NOTE: Approval for recording of this plat by the Town of Cary does not ensure properties shown hereon are developable and can be served by either Town water and sewer or private well and septic systems.

The Town of Cary acknowledges the offer of dedication of the streets, easements, rights of way and public parks shown herein to the public, but the Town of Cary assumes no responsibility to accept, open or maintain the same until it is in the public interest to do so and action is taken by the Town of Cary to accept said offer of dedication.



SITE IS IN WEST CENTRAL WAKE COUNTY VICINITY MAP (not to scale)



LEGEND

- EXISTING IRON PIPE
IRON PIPE SET
COMPUTED POINT
ADJACENT PROPERTY LINE (FROM REF.)
RIGHT-OF-WAY LINE (FROM REF.)
STREET ADDRESS LABEL

Line Table with columns: Name, Length, Direction. Lists lines L5 through L19 with their respective lengths and bearings.

AREA TABLE with columns: LOT, S.F., AC. Lists area for LOT 1 (86569 S.F. / 1.9873 AC), LOT 2 (606228 S.F. / 13.9171 AC), and TOTAL (692797 S.F. / 15.9044 AC).

I, MIKE D. EVERETT, JR., CERTIFY THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES SHOWN HEREON...

I FURTHER CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20th DAY OF OCTOBER, IN THE YEAR 2017.

Signature of Mike D. Everett, Jr., Registration No. L-3819, CERT #3562



WAKE COUNTY, NC 5
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/05/2017 09:38:54
BOOK: BM2017 PAGE: 02491

N/F SUN LIFE ASSURANCE CO. OF CANADA
CO. OF CANADA
PIN 0735478031
DB 12437 PG 114

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the Town of Cary with the exception of such variances, if any, and conditions of approval as are noted in the minutes of the Town Council and/or the Zoning Board of Adjustment and that has been approved for recording in the office of the county register of deeds.

Date: 12/1/17

WAKE COUNTY BOOK OF MAPS 2017, PAGE 2491

State of North Carolina County of Wake
I, Charles Loeland, Review Officer of Cary, NC in Wake County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Signature: Charles Loeland, Date: 12/1/17

- NOTES:
1. AREA IS BY COORDINATE COMPUTATION.
2. THIS SURVEY IS A SUBDIVISION OF AN EXISTING PARCEL OF LAND AND DOES NOT CREATE A ROADWAY.
3. DASHED PROPERTY LINES HAVE NOT BEEN SURVEYED AND WERE TAKEN FROM REFERENCES SHOWN HEREON.
4. ALL DISTANCES ARE GROUND HORIZONTAL MEASUREMENT.
5. THIS PROPERTY LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA PER FIRM MAP No. 3720073500, EFFECTIVE DATE MAY 2, 2006.
6. BOUNDARY FIELD WORK WAS COMPLETED ON 15 OCTOBER, 2015.
7. CARY STREAM BUFFERS ARE BASED ON MEASUREMENTS FROM TOP OF CREEK BANK AND TERMINUS FLAGS BY WITHERS & RAVENEL. DELINEATION COMPLETED ON 2015/10/01.
8. WETLANDS FLAGGING BY WITHERS & RAVENEL. DELINEATION COMPLETED ON 2015/10/01.
9. PROPERTY ANNEXED INTO THE TOWN OF CARY JUNE 8, 2017 BY CASE #16-A-09.
10. LOT 1 SHALL HAVE NO RESIDENTIAL UNITS ALLOCATED TO IT. ALL RESIDENTIAL UNITS ALLOCATED UNDER THE ALSTON REGIONAL PLAN FOR THIS OVERALL TRACT SHALL BE ALLOCATED TO THE NEW LOT 2.

TOWN OF CARY DEVELOPMENT PLAN # 16-SP-038

Revision table with columns: Revision, By, Appd., YY.MM.DD. Includes entries for Client comments and TOC comments.

Stantec logo and contact information: 801 JONES FRANKLIN ROAD, SUITE 300, RALEIGH, NC 27705. License No. F-0672, www.stantec.com. Includes disclaimer: The Contractor shall verify and be responsible for all dimensions...

SITE DATA:
OWNER: LG CARY ATC LAND, LLC
3500 MAPLE AVE., STE. 1600
DALLAS, TX 75219
PIN: 0735478579
DEED BOOK 16896 PAGE 1417
DEED BOOK 16896 PAGE 1422
TOTAL ACREAGE: 15.9044 ACRES
ADDRESS: 4417 NC HIGHWAY 55
TOWN: CARY
ZONING: R-40, ALSTON REGIONAL ACTIVITY CENTER OVERLAY

Client/Project
CLIENT: LEON CAPITAL GROUP
PROJECT: SEARS SITE ON HIGHWAY 55 IN CARY
TOWN OF CARY, WAKE COUNTY, NORTH CAROLINA
File Name: 178450368 C-2.sht
MDE BDB 17-09-18
Dwn Chkd Dsgn YY.MM.DD

Title
SUBDIVISION SURVEY: LG CARY ATC LAND PROPERTY (4417 NC 55 HWY)
Project No. 178450368
Scale 1" = 80'
Date 2017-09-18
Drawing No. 178450368 C-2
Sheet 1 of 1
Revision 2