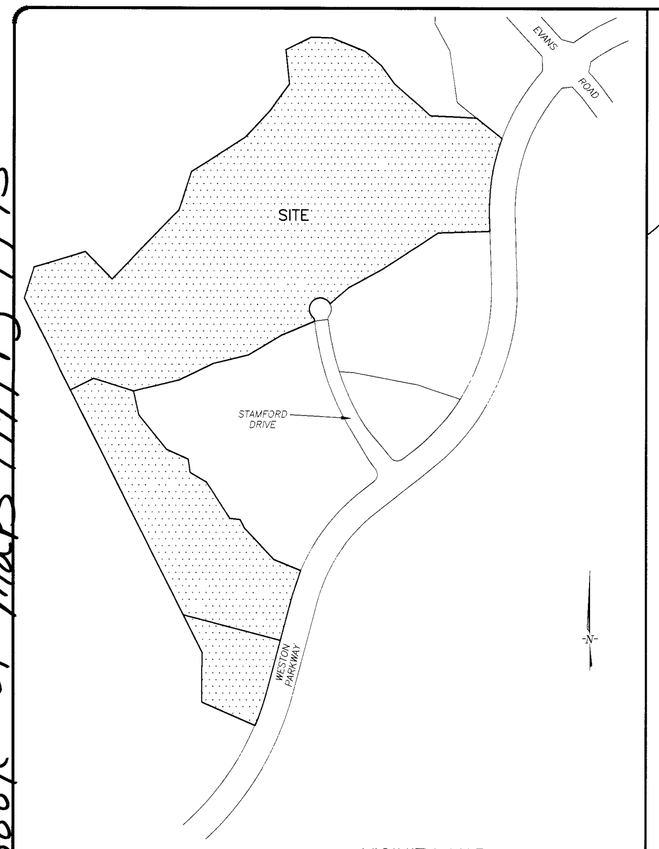
Book of Maps 1997 Pg 1995



VICINITY MAP
1"= 500'

SURVEY CERTIFICATE

I, MICHAEL E. DICKERSON, AS A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 11/8/97, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000+ ; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 18th DAY OF Nov., A.D., 1997.

Michael E. Dickerson
REGISTERED LAND SURVEYOR

L-3639
REGISTRATION NUMBER

NORTH CAROLINA REGISTERED SEAL L-3639 LAND SURVEYOR MICHAEL E. DICKERSON

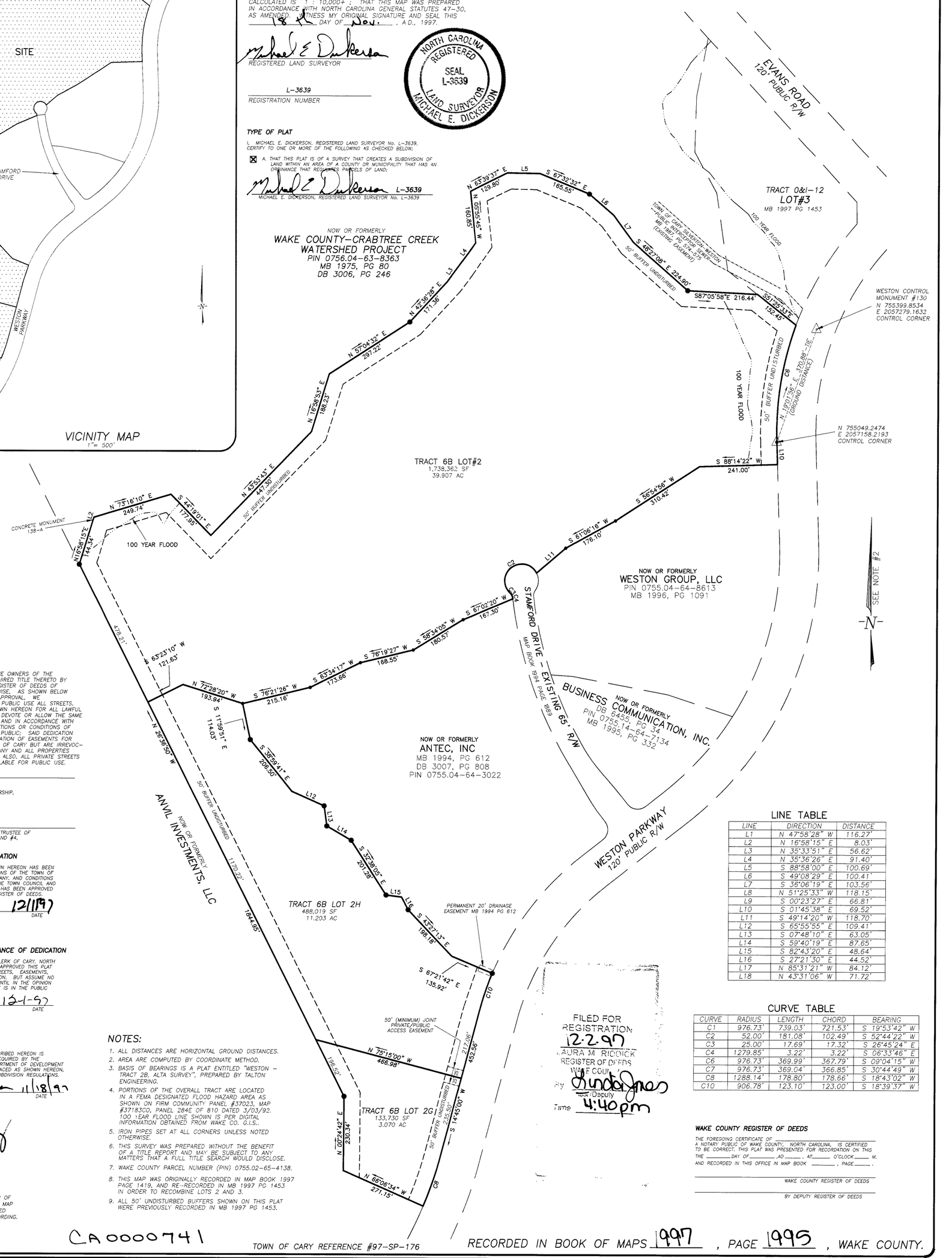
TYPE OF PLAT

I, MICHAEL E. DICKERSON, REGISTERED LAND SURVEYOR No. L-3639, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:

☒ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

Michael E. Dickerson L-3639
MICHAEL E. DICKERSON, REGISTERED LAND SURVEYOR No. L-3639

200 0 200 400
SCALE: 1" = 200'



MAP/DEED REFERENCES:

MB 1996 PG 1091
MB 1994 PG 612
MB 1982 PG 271
MB 1995 PG 332
MB 1994 PG 1889
DB 3007 PG 808
DB 6455 PG 34
MB 1997 PG 1453

LEGEND:

IRON PIPE FOUND ●
CONTROL CORNER △

BUILDING SETBACK:

10' BUILDING TO BUFFER
5' PARKING TO BUFFER

CURRENT ZONING:

PEC-PUD

OWNER'S CERTIFICATION

THIS CERTIFIES THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS MAP. HAVING ACQUIRED TITLE THERETO BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND THAT BY SUBMISSION OF THIS PLAT FOR APPROVAL, WE HEREBY DEDICATE TO THE TOWN OF CARY FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY AND PARKS SHOWN HEREON FOR ALL LAWFUL PURPOSES TO WHICH THE TOWN OF CARY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH ALL TOWN POLICIES, ORDINANCES AND REGULATIONS OR CONDITIONS OF THE TOWN OF CARY FOR THE BENEFIT OF THE PUBLIC: SAID DEDICATION SHALL BE IRREVOCABLE (PROVIDED ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE TOWN OF CARY BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT.) ALSO, ALL PRIVATE STREETS SHOWN ON THIS MAP, IF ANY, ARE TO BE AVAILABLE FOR PUBLIC USE.

BOOK NUMBER _____, PAGE NUMBER _____

THE SBJ GROWTH, L.P., A GEORGIA LIMITED PARTNERSHIP,
d/b/a SBJ GROWTH LIMITED PARTNERSHIP

ELLIOTT COHEN, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE OF THE NORTHSIDE DISTRIBUTION TRUSTS #1, #2, #3 AND #4, GENERAL PARTNERS OF THE SBJ GROWTH, L.P.

CERTIFICATE OF APPROVAL FOR RECORDATION

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.

Ricky W. Barker 12/1/97
DIRECTOR OF DEVELOPMENT SERVICES DATE

CERTIFICATE OF APPROVAL AND ACCEPTANCE OF DEDICATION

I, Sue Souland, THE TOWN CLERK OF CARY, NORTH CAROLINA, DO CERTIFY THAT THE TOWN OF CARY, APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS-OF-WAYS AND PUBLIC PARKS SHOWN THEREON, BUT ASSUME NO RESPONSIBILTY TO OPEN OR MAINTAIN THE SAME, UNTIL IN THE OPINION OF THE GOVERNING BODY OF THE TOWN OF CARY, IT IS IN THE PUBLIC INTEREST TO DO SO.

Sue Souland 12-1-97
TOWN CLERK DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE ACCURACY REQUIRED BY THE TOWN COUNCIL AND/OR THE DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT SERVICES AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.

Michael E. Dickerson 11/18/97
MICHAEL E. DICKERSON, R.L.S., L-3639 DATE

CITY LIMITS CERTIFICATE

THIS PLAT IS NOT TO BE RECORDED AFTER THE 2 DAY OF 98. ONE COPY TO BE RETAINED BY THE CITY. THIS PLAT IS IN [X] - OUT [ ] OF THE CITY LIMITS.

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Ricky Barker, REVIEW OFFICER OF CARY, N.C. IN WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Ricky Barker

CA0000741

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. AREA ARE COMPUTED BY COORDINATE METHOD.
3. BASIS OF BEARINGS IS A PLAT ENTITLED "WESTON - TRACT 2B, ALTA SURVEY", PREPARED BY TALTON ENGINEERING.
4. PORTIONS OF THE OVERALL TRACT ARE LOCATED IN A FEMA DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FIRM COMMUNITY PANEL #37023, MAP #37183C0, PANEL 284E OF 810 DATED 3/03/92. 100 YEAR FLOOD LINE SHOWN IS PER DIGITAL INFORMATION OBTAINED FROM WAKE CO. G.I.S..
5. IRON PIPES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
7. WAKE COUNTY PARCEL NUMBER (PIN) 0755.02-65-4138.
8. THIS MAP WAS ORIGINALLY RECORDED IN MAP BOOK 1997 PAGE 1419, AND RE-RECORDED IN MB 1997 PG 1453 IN ORDER TO RECOMBINE LOTS 2 AND 3.
9. ALL 50' UNDISTURBED BUFFERS SHOWN ON THIS PLAT WERE PREVIOUSLY RECORDED IN MB 1997 PG 1453.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 47°58'28" W	116.27'
L2	N 16°58'15" E	8.03'
L3	N 35°33'51" E	56.62'
L4	N 35°36'26" E	91.40'
L5	S 88°58'00" E	100.69'
L6	S 49°08'29" E	100.41'
L7	S 36°06'19" E	103.56'
L8	N 51°25'33" W	118.15'
L9	S 00°23'27" E	66.81'
L10	S 01°45'38" E	69.52'
L11	S 49°14'20" W	118.70'
L12	S 65°55'55" E	109.41'
L13	S 07°48'10" E	63.05'
L14	S 59°40'19" E	87.65'
L15	S 82°43'20" E	48.64'
L16	S 27°21'30" E	44.52'
L17	N 85°31'21" W	84.12'
L18	N 43°31'06" W	71.72'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	976.73'	739.03'	721.53'	S 19°53'42" W
C2	52.00'	181.08'	102.49'	S 52°44'22" W
C3	25.00'	17.69'	17.32'	S 26°45'24" E
C4	1279.85'	3.22'	3.22'	S 06°33'46" E
C6	976.73'	369.99'	367.79'	S 09°04'15" W
C7	976.73'	369.04'	366.85'	S 30°44'49" W
C8	1288.14'	178.80'	178.66'	S 18°43'02" W
C10	906.78'	123.10'	123.00'	S 18°39'37" W

FILED FOR REGISTRATION
12-2-97
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
By Linda Jones
Deputy
Time 4:40pm

WAKE COUNTY REGISTER OF DEEDS

THE FOREGOING CERTIFICATE OF _____ A NOTARY PUBLIC OF WAKE COUNTY, NORTH CAROLINA, IS CERTIFIED TO BE CORRECT. THIS PLAT WAS PRESENTED FOR RECORDATION ON THIS THE _____ DAY OF _____, AD _____, AT _____ O'CLOCK _____ M. AND RECORDED IN THIS OFFICE IN MAP BOOK _____, PAGE _____.

WAKE COUNTY REGISTER OF DEEDS

BY DEPUTY REGISTER OF DEEDS

TOWN OF CARY REFERENCE #97-SP-176

RECORDED IN BOOK OF MAPS 1997, PAGE 1995, WAKE COUNTY.

PROJECT NO: 97109	CAD FILE: BD_97168	SHEET: 1 OF 1	DRAWN: MED / APPROVED: MED
DESIGNED:	CHECKED: MED	DATE: 11/18/97	SCALE: 1"= 200'

REVISIONS

NO.	DATE	DESCRIPTION	BY

WESTON TRACT 6B
LOTS 2, 2G AND 2H
OWNER: SBJ GROWTH LP

CARY TOWNSHIP — WAKE COUNTY — NORTH CAROLINA

SUBDIVISION PLAT

Withers & Ravenel
Engineering & Surveying, Inc.
111 MacKENAN DRIVE
CARY, NORTH CAROLINA 27511
(919) 469-3340, FAX (919) 467-6008