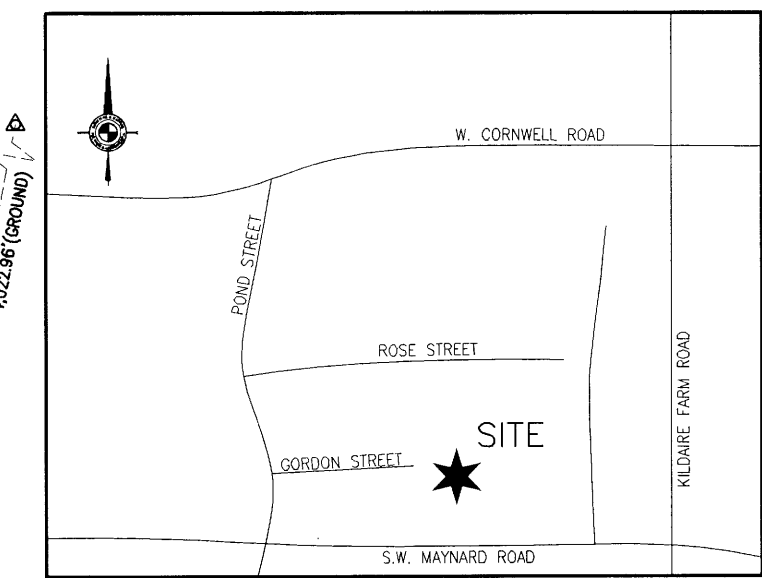


LEGEND: B.M. - BOOK OF MAPS CP - CALCULATED POINT D.B. - DEED BOOK EIP - EXISTING IRON PIPE EIR - EXISTING IRON ROD N.G.S. - NATIONAL GEODETIC SURVEY NIR - NEW IRON ROD NN - NEW NAIL PIN - PARCEL IDENTIFICATION NUMBER PG. - PAGE R/W - RIGHT-OF-WAY (T) - TOTAL PROPERTY LINE PROPERTY LINE (NOT SURVEYED) RIGHT-OF-WAY RIGHT-OF-WAY (NOT SURVEYED) EASEMENT

OWNER: PENSICO TRUST COMPANY, CUSTODIAN FBO DOUGLAS W. LEDSON P.O. BOX 173859 DENVER, COLORADO 80217

RECOMBINATION PLAT OF: 128 SW MAYNARD RD. OWNER: PENSICO TRUST COMPANY, CUSTODIAN FBO DOUGLAS W. LEDSON OWNER'S ADDRESS: P.O. BOX 173859, DENVER, COLORADO 80217 (PURPOSE OF PLAT: RECOMBINATION OF 128 SW MAYNARD ROAD) 128 SW MAYNARD ROAD & 202 GORDON STREET CARY TOWNSHIP, TOWN OF CARY, WAKE COUNTY, NORTH CAROLINA DEED REFERENCE: BOOK 15583, PAGE 2629 & BOOK 16484, PAGE 1318 TAX PARCEL NO: 0763368020 & 0763460166 RECOMBINED AREA = 141,053 SQ.FT. OR 3.2381 ACRES LOT 75 AREA = 12,939 SQ.FT. OR 0.2970 ACRES TOTAL AREA = 153,992 SQ.FT. OR 3.5351 ACRES

NGS "DRY" NAD 83(2011) N: 740,262.18' E: 2,064,857.60' EL: 512.85'(NAVD88)



- NOTES: 1. THE PURPOSE OF THIS PLAT IS TO RE-COMBINE THE PENSICO TRUST COMPANY, CUSTODIAN FBO DOUGLAS W. LEDSON PROPERTY AS SHOWN. 2. ALL CORNERS MONUMENTED AS SHOWN. 3. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON. 4. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED. 5. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES. 6. PHYSICAL IMPROVEMENTS EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON. 7. BOUNDARY INFORMATION SHOWN HEREON WAS PROVIDED FROM AN ACTUAL FIELD SURVEY OF THE PROPERTY BY R.B. PHARR & ASSOCIATES, P.A. DATED DECEMBER 21, 2015 (JOB NUMBER 84269).

OWNER CERTIFICATE: THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE) THE SOLE (ONLY) OWNER(S) 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 AND/OR CHATHAM COUNTY, NC (AS APPROPRIATE), BY SUBMISSION OF THIS PLAT FOR APPROVAL, I/WE DO OFFER TO DEDICATE TO THE TOWN OF CARY FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PARKS IDENTIFIED AS BEING OFFERED FOR DEDICATION THEREON (IF ANY) FOR ALL LAWFUL PURPOSES TO WHICH THE TOWN MAY DEVOTE OR ALLOW THE SAME TO BE USED, SAID DEDICATION TO BE IRREVOCABLE. ANY EASEMENTS FOR STORM DRAINAGE SHOWN ON THIS PLAT 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. ALL PRIVATE STREETS SHOWN ON THIS PLAT, IF ANY, ARE TO BE AVAILABLE FOR PUBLIC USE.

CERTIFICATE OF EXEMPTION: I HEREBY CERTIFY THIS PLAT IS EXEMPT FROM THE SUBDIVISION ORDINANCE UNDER DEFINITIONS OF SUBDIVISION CONTAINED IN §47-30(F)(1)(D), §153A-335, AND §160A-376 OF N.C. GEN. STATUTES AND SECTION 3.9 OF THE TOWN OF CARY LAND DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASON: THE COMBINATION OR RECOMBINATION OF PORTIONS OF PREVIOUSLY SUBDIVIDED AND RECORDED LOTS WHERE TOTAL NUMBER OF LOTS IS NOT INCREASED AND THE RESULTANT LOTS ARE EQUAL TO OR EXCEED THE STANDARDS SET FORTH IN THE ORDINANCE. PURSUANT TO NC GEN STATUTE 47-30(F)(1)(D) AND §153A-335 & §160A-376, AS APPLICABLE, NO APPROVAL IS REQUIRED BY THE TOWN OF CARY.

REVIEW OFFICER: Douglas Loveland, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. DATE: 8/18/17

30 DAY RECORDING LIMIT: THIS PLAT IS NOT TO BE RECORDED AFTER THE 30th DAY OF Sept. 2017. THIS PLAT IS INSIDE - [] OUTSIDE OF THE TOWN OF CARY'S CORPORATE LIMITS. PLANNING TECHNICIAN: Lina P. Morris, DATE: 8/18/17

ZONING: SUBJECT PROPERTY ZONED: GC & R12 ZONING RESTRICTIONS AS PER ZONING ORDINANCE: R12 REQUIREMENTS ROADWAY SETBACK: 50' MINIMUM SIDE YARD: 10' MINIMUM REAR YARD: 25' MAXIMUM BUILDING HEIGHT: 35' GC REQUIREMENTS ROADWAY SETBACK: 30' MINIMUM SIDE YARD: NONE MINIMUM REAR YARD: NONE MAXIMUM BUILDING HEIGHT: 35' (W/ 100' OF RESIDENTIAL ZONE)

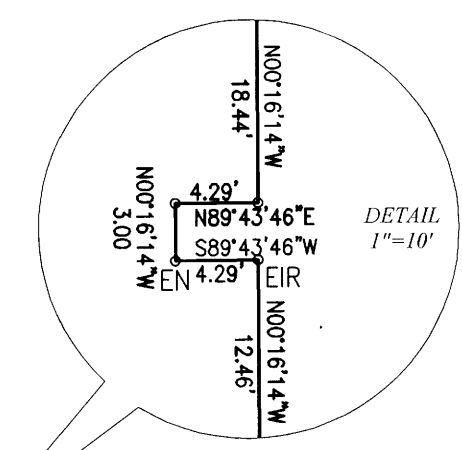
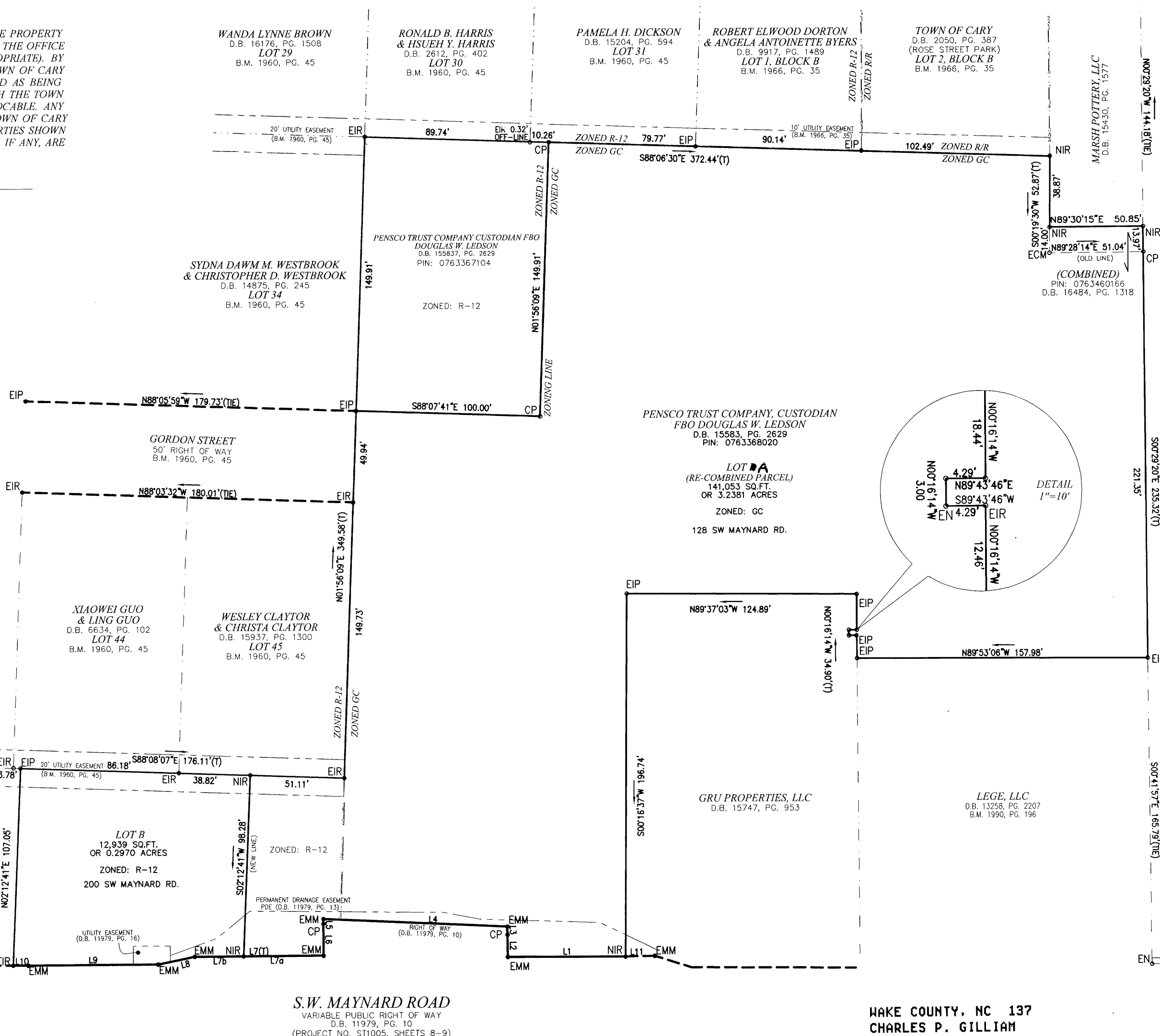
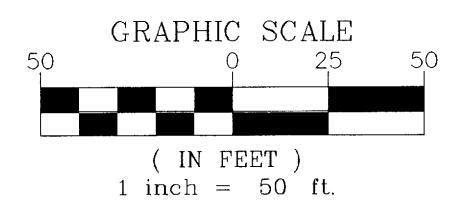


Table with 3 columns: LINE, BEARING, DISTANCE. Lists corner measurements from L1 to L11.

SURVEYOR'S CERTIFICATE: STATE OF NORTH CAROLINA COUNTY OF WAKE I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (D.B. 15583, PG. 2629 & D.B. 16484, PG. 1318); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5TH DAY OF JULY, A.D., 2017.



GPS CERTIFICATION: I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY: (1) CLASS OF SURVEY: CLASS A(1-10,000) (2) POSITIONAL ACCURACY: HORIZONTAL = 0.02' VERTICAL = 0.05' (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC (4) DATES OF SURVEY: 12/17/2015 (5) DATUM/EPOCH: NAVD88 / NAD83(2001) (6) PUBLISHED/FIXED-CONTROL USE: "DRY" (PID EZ0660) (7) GEOID MODEL: GEOID12 (8) COMBINED GRID FACTOR(S): 0.99991560 (9) UNITS: U.S. FEET

WAKE COUNTY, NC 137 CHARLES P. GILLIAM REGISTER OF DEEDS PRESENTED & RECORDED ON 08/18/2017 16:01:26 BOOK: BM2017 PAGE: 01616

FLOOD CERTIFICATION THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MAY 2, 2006. MAP NUMBER: 3720076300J (ZONE X)

CREW: EH DRAWN: ND REVISED: R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSE NO: C-1471 420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL: (704) 376-2186 SCALE: 1" = 50' DATE: JULY 5, 2017 FILE NO. W-4948 JOB NO. 87075

BM2017 PG1616