

I, E. MATTHEW CASH, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION 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 : 80,348; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 5th DAY OF DECEMBER, A.D., 2017.

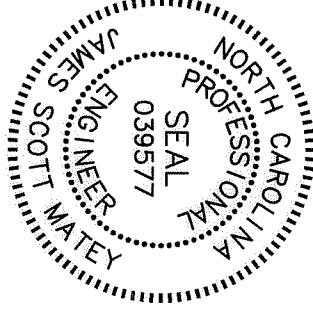
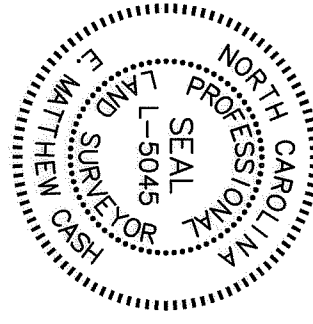
E. MATTHEW CASH, PLS
L-5045

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
N.C.G.S. 47-30 (F)(1)(C)(1), THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

E. MATTHEW CASH, PLS
L-5045

I, E. MATTHEW CASH, A LICENSED LAND SURVEYOR LICENSED UNDER THE PROVISIONS OF CHAPTER 89C OF THE NORTH CAROLINA GENERAL STATUTES, DO HEREBY CERTIFY THAT THIS PLAT CONTAINS ALL OF THE INFORMATION REQUIRED BY CHAPTER 47C-2-109 OF THE NORTH CAROLINA GENERAL STATUTES, SAID PLAT ACCURATELY DEPICTS THE LEGAL BOUNDARIES AND THE PHYSICAL LOCATIONS OF THE UNITS AND OTHER IMPROVEMENTS RELATIVE TO THOSE BOUNDARIES.

E. MATTHEW CASH, PLS
L-5045



I, JAMES S. MALEY, A REGISTERED PROFESSIONAL ENGINEER UNDER THE PROVISIONS OF CHAPTER 89C OF THE GENERAL STATUTES CERTIFY THAT THIS PLAT FULLY AND ACCURATELY DEPICTS LOCATION, UNIT NUMBERS, AND DIMENSIONS OF THE UNITS BASED ON CONSTRUCTION DOCUMENTS PREPARED BY THE JOHN R. McADAMS COMPANY (GS47C-2109(b)(6)).

JAMES S. MALEY, PE
12/15/17

GENERAL NOTES

1. THE PURPOSE OF THIS SURVEY IS TO CREATE A CONDOMINIUM.
2. AREAS SHOWN ON THIS PLAT COMPUTED BY THE COORDINATE METHOD.
3. PROPERTY OWNER INFORMATION OBTAINED FROM DURHAM COUNTY ONLINE TAX RECORDS.
4. THE SUBJECT TRACTS ARE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, COVENANTS, RESTRICTIONS, AND APPURTENANCES OF RECORD.
5. PORTIONS OF THE SURVEY ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA (SHADE ZONE "X") AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NO. 3720073800 DATED MAY 2, 2006. DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
6. ALL BEARINGS, DISTANCES, AND COORDINATES SHOWN ON THE PLAT ARE BASED ON NORTH CAROLINA STATE PLANE GRID NAD 83 (2011) ADJUSTMENT UNLESS NOTED OTHERWISE.
7. REFERENCE IS HEREBY MADE TO THE DECLARATION OF CONDOMINIUM FOR TRIANGLE LIFE SCIENCE, LLC, RECORDED IN BOOK 6528 AT PAGE 140 OF THE DURHAM COUNTY REGISTER OF DEEDS AND THE DEVELOPMENT RIGHTS OF EACH UNIT AND THE COMMON ELEMENTS ARE AS SET FORTH THEREON.
8. WITH RESPECT TO THE UNITS DEDICATED, THE DECLARANT RESERVES THE RIGHT TO SUBDIVIDE UNITS.
9. EACH OF UNIT A, UNIT B AND UNIT C HAS AN UPPER BOUNDARY THAT IS THE HORIZONTAL PLANE THAT IS PARALLEL TO THE SURFACE OF THE EARTH 5,000 FEET ABOVE THE SURFACE OF THE HIGHEST PORTION OF THE LAND COMPRISING A UNIT AND THE LOWER BOUNDARY THAT IS THE HORIZONTAL PLANE THAT IS PARALLEL TO THE SURFACE OF THE EARTH, 5,000 FEET BELOW THE SURFACE OF THE HIGHEST PORTION OF THE LAND COMPRISING A UNIT.
10. THE HIGHEST PORTION OF THE LAND COMPRISING A UNIT.
11. CONDOMINIUM LINES SHOWN ARE FOR DEED PURPOSES ONLY AND NOT TO BE CONSTRUED AS A PARCEL LINE SUBDIVIDING PROPERTY.

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT OF CONDOMINIUM HEREBY CERTIFIES THAT HE/SHE ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE FOR THE CREATION OF THE UNITS AND COMMON ELEMENTS AS SHOWN HEREON.

TRIANGLE LIFE SCIENCE, LLC

BY: B. Ford Robertson

NAME: B. Ford Robertson

TITLE: Authorized Signatory

NOTARY CERTIFICATE

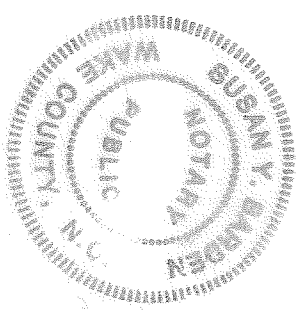
Wake COUNTY, North Carolina STATE

I, Susan Y. Barden A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT B. Ford Robertson

DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS DAY OF 20 December, 2017.

NOTARY PUBLIC (SIGNATURE) Susan Y. Barden

MY COMMISSION EXPIRES: 9/15/2019



ATTORNEYS CERTIFICATE

I, B. Ford Robertson, IN MY CAPACITY AS LOCAL COUNSEL FOR Triangle Life Science, LLC, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF Triangle Life Science, LLC IS THE OWNER OF RECORD OF THE TRACT OF LAND DESCRIBED HEREON, AND THAT B. Ford Robertson IS THE OWNER'S AGENT AUTHORIZED TO SIGN THE DEDICATION STATEMENT PERTAINING TO THIS RECORDING AS OF THIS DATE.

NOTARY CERTIFICATE

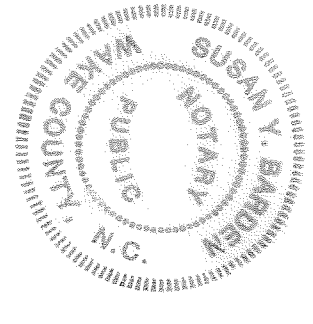
Wake COUNTY, North Carolina STATE

I, Susan Y. Barden A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT B. Ford Robertson

DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS DAY OF 20 December, 2017.

NOTARY PUBLIC (SIGNATURE) Susan Y. Barden

MY COMMISSION EXPIRES: 9/15/2019



SITE AREA TABLE

UNIT	SQUARE FEET	ACRES
A	543,572	12.48
B	486,171	11.16
C	488,766	11.22
COMMON ELEMENT 1	168,620	3.87
COMMON ELEMENT 2	11,566	0.27
COMMON ELEMENT 3	387,767	8.90

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	28364.50'	999.59'	S 64°16'42" E	999.54'
C2	1977.00'	348.01'	S 05°24'30" W	347.56'
C3	28564.50'	401.03'	S 64°52'43" E	401.03'
C4	28564.50'	598.56'	S 63°52'34" E	598.55'
C5	237.00'	266.99'	S 31°52'09" E	253.09'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 19°01'09" E	172.76'
L2	S 71°01'52" E	134.43'
L3	N 86°07'25" E	107.35'
L4	N 64°15'21" E	33.08'
L5	N 04°15'27" E	28.08'
L6	S 53°20'06" W	172.72'
L7	N 88°13'08" E	127.93'
L8	N 25°51'29" E	68.74'
L9	N 69°18'03" E	132.22'
L10	N 42°59'03" E	32.81'
L11	N 25°51'29" E	120.99'
L12	S 64°08'31" E	157.42'
L13	N 25°51'29" E	169.23'
L14	N 64°08'31" W	130.10'
L15	N 64°08'31" W	216.62'
L16	N 25°51'29" E	59.28'
L17	N 25°51'29" E	136.55'
L18	N 25°51'29" E	230.24'
L19	S 64°08'31" E	33.21'
L20	S 76°36'27" E	125.41'
L21	S 25°51'29" W	122.54'
L22	S 16°05'20" W	104.86'
L23	N 78°15'23" W	104.86'
L24	N 08°56'29" E	107.89'
L25	S 76°15'16" W	147.17'
L26	S 53°27'34" W	28.11'
L27	S 83°27'34" W	71.75'
L28	S 83°52'40" W	138.25'
L29	S 83°52'40" W	162.69'
L30	N 00°27'43" E	28.53'
L31	S 64°22'01" W	44.82'
L32	S 67°50'48" W	6.05'

State of North Carolina
County of DURHAM

Review Officer of DURHAM County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

DURHAM FILE
S1700234

EXEMPT PLAT

THIS PLAT HAS BEEN REGISTERED FOR RECONSTRUCTION AND IS EXEMPT FROM THE REQUIREMENTS OF G.S. 47-30. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF G.S. 47-30.2.

James S. Matley
Durham City-County Planning Dept. (919) 681-1172

McADAMS

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com

TRIANGLE 54 CONDOMINIUM
TRIANGLE TOWNSHIP, DURHAM COUNTY, NC
CONDOMINIUM PLAT

OWNER:
TRIANGLE LIFE SCIENCE, LLC
461 W. 6TH STREET SUITE 300
SAN PEDRO, CA 90731
(310) 519-9500

APPLICANT:
TKC-TRIANGLE, LLC
c/o THE KEITH CORPORATION
4500 CAMERON VALLEY
PARKWAY, SUITE 400
CHARLOTTE, NC 28211
(704) 365-6000

REVISIONS:

McADAMS

PROJECT NO.: KTH16010
FILENAME: KTH16010-F2
CHECKED BY: EMC
DRAWN BY: TAM
SCALE: 1" = 150'
DATE: 09-19-2017