

LEGEND  
EIP = EXISTING IRON PIPE FOUND  
IPSS = 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, 2006.
  - 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.

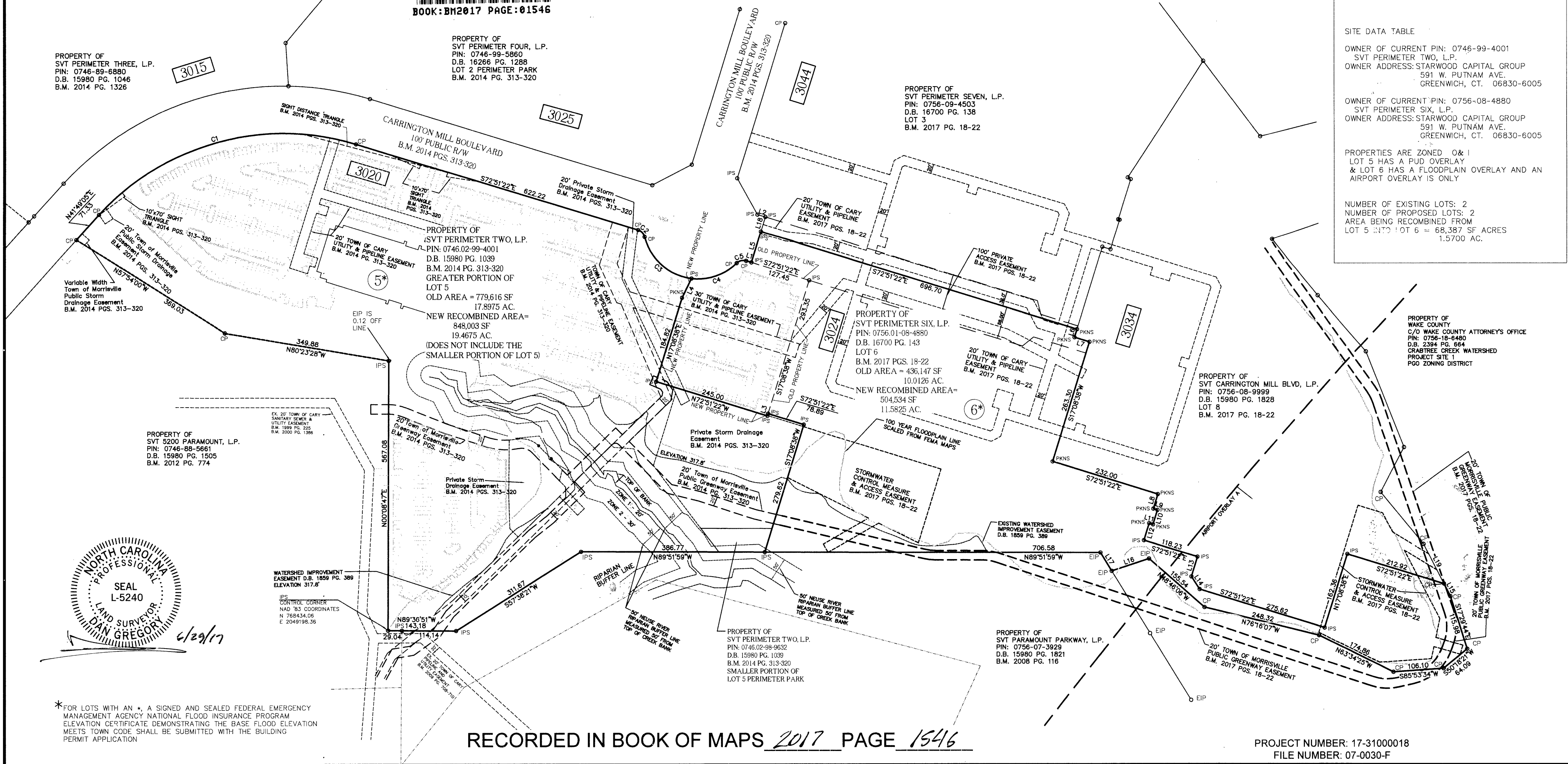
WAKE COUNTY, NC 62  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
08/08/2017 11:27:25  
BOOK:BM2017 PAGE:01546

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

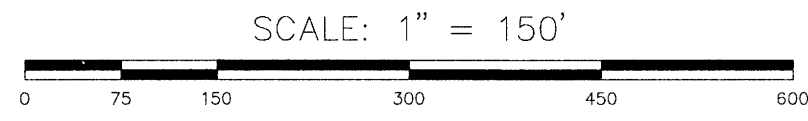
PROPERTY OF  
SVT PERIMETER SEVEN, L.P.  
PIN: 0756-09-4503  
D.B. 16700 PG. 138  
LOT 3  
B.M. 2017 PG. 18-22

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.



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 |

**B  
N  
K**  
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