

SITE DATA
OWNER: COPLLEY PLACE, INC.
4509 CREEDMOOR RD. SUITE 2002
RALEIGH, N.C. 27612
DEED BOOK 12354, PAGE 318, B.O.M.2000,PG.1159
P.I.N.: 0756-29-5926 & 0756-29-9848
ZONED: O&I
OLD LOT 4A = 10.05 AC.
OWNER: CONCOURSE DEVELOPMENTS, I, LLC
P.O. BOX 31568
RALEIGH, N.C. 27622
DEED BOOK 8310, PAGE 2529, B.O.M.1986,PG.354
P.I.N.: 0757-20-0447
ZONED: O&I
OLD PITCAIRN PROP. = 1.11 AC.

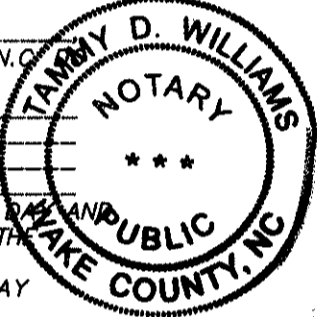
AREA SUMMARY
OLD LOT 4A = 10.05 AC./437,746 S.F.
OLD PITCAIRN PROP. = 1.11 AC./48,335 S.F.
OLD R/W = 0.39 AC./17,084 S.F.
TOTAL = 11.55 AC./503,165 S.F.
NEW LOT 4A = 4.59 AC./200,001 S.F.
NEW LOT 4B = 6.43 AC./280,072 S.F.
OLD R/W = 0.39 AC./17,084 S.F.
ADD'L R/W DEDICATION = .14 AC./6,008 S.F.
TOTAL R/W = 0.53 AC./23,092 S.F.
234 TOTAL PUBLIC LINEAR FT.
TOTAL = 11.55 AC./503,165 S.F.
TOWN OF CARY PUBLIC WATER & SEWER EASEMENT
1.17 AC./50,913 S.F.
TOWN OF MORRISVILLE GREENWAY EASEMENT =
APPROX. 0.63 AC./27,695 S.F.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF MORRISVILLE, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION/RECOMBINATION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER(S) SIGNATURE: Richard H. Ladd
DATE: 10/12/07
PRINTED NAME(S): RICHARD H. LADD PRESIDENT
COPLEY

OWNER(S) SIGNATURE: Richard H. Ladd
DATE: 10/12/07
PRINTED NAME(S): RICHARD H. LADD MANAGER
CONCOURSE DEV. I

NOTARY PUBLIC: Tammy D. Williams
NOTARY PUBLIC OF WAKE COUNTY, N.C.
HEREBY CERTIFY THAT: Richard H. Ladd



PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND SEAL THIS 12 DAY OF October 2007.

NOTARY PUBLIC: Tammy D. Williams
MY COMMISSION EXPIRES: April 27, 2008

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR MORRISVILLE, NORTH CAROLINA, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF MORRISVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

TOWN OF MORRISVILLE REVIEW OFFICER: Laura R. Davis
DATE: 10/23/07

THIS PLAT SHALL BE FILED WITH THE REGISTER OF DEEDS OF WAKE COUNTY FOR RECORDING WITHIN SIXTY (60) DAYS AFTER APPROVAL; OTHERWISE, SUCH APPROVAL SHALL BE NULL AND VOID PER ARTICLE V, SECTION 7 OF THE SUBDIVISION ORDINANCE OF THE TOWN OF MORRISVILLE, N.C.

ACCEPTANCE OF PUBLIC DEDICATION
THE TOWN OF MORRISVILLE HEREBY ACCEPTS, FOR THE USE OF THE GENERAL PUBLIC, THE OFFER OF PUBLIC DEDICATION OF ALL PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, PUBLIC STREETS, PUBLIC RECREATION AREAS, PUBLIC OPEN SPACE, PUBLIC UTILITIES, AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT.

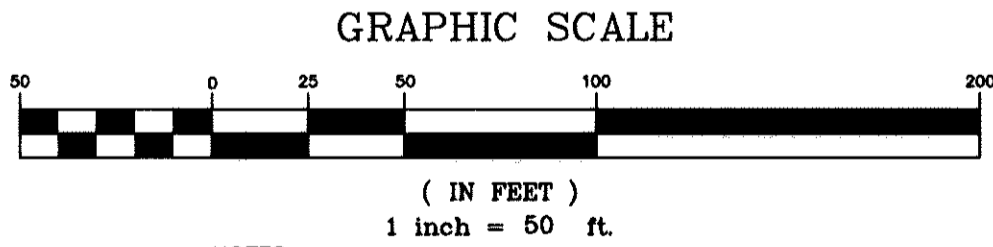
TOWN OF CARY CLERK: Kay Gray
DATE: 10/22/07

TOWN OF CARY DEPUTY CLERK: Kay Gray
DATE: 10/22/07

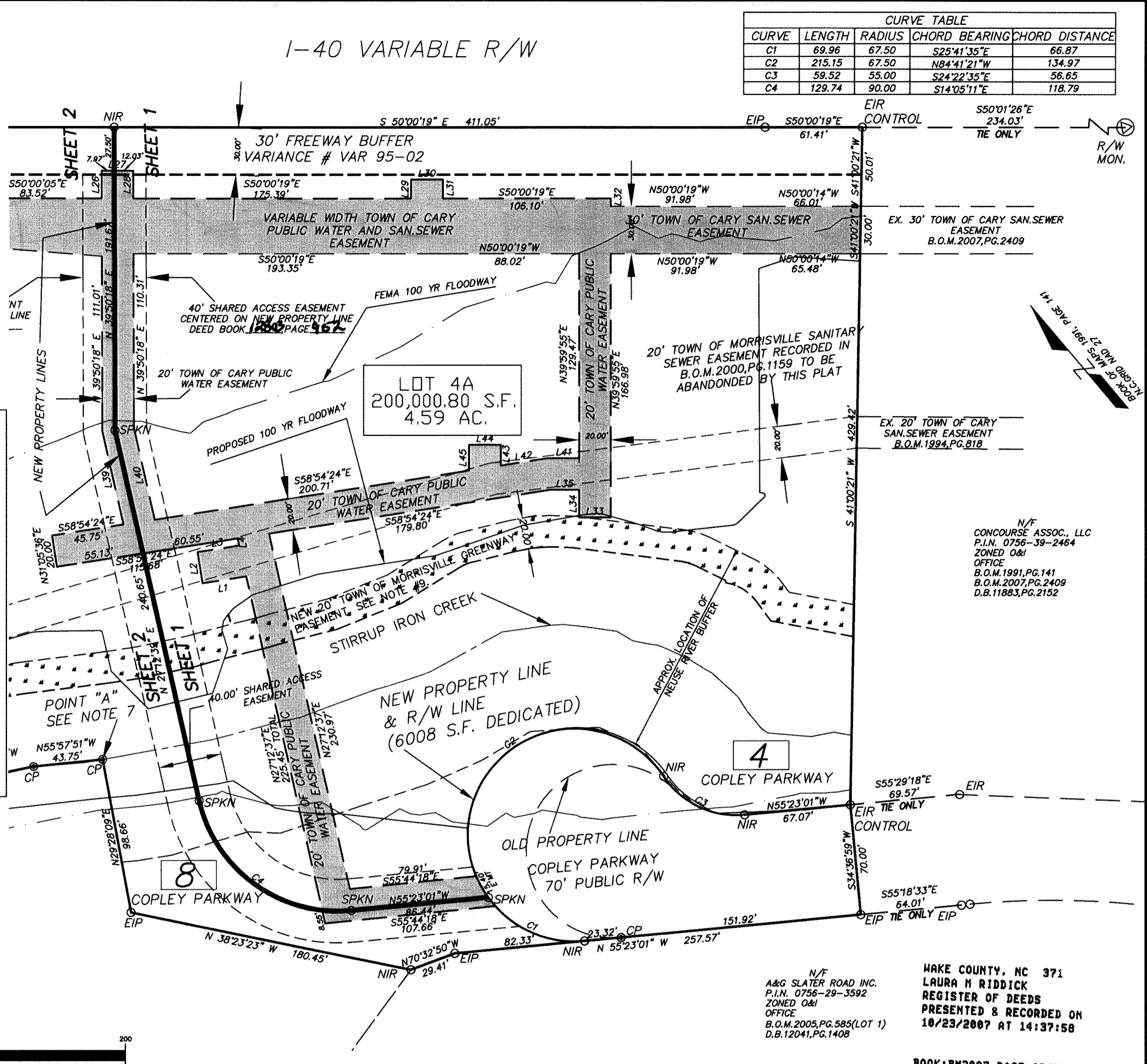
RECORDED IN BOOK OF MAPS 2007, PAGE 1470, WAKE COUNTY REGISTRY

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists lines L1 through L45 with their respective lengths and bearings.

- LEGEND
ECM = EXISTING CONCRETE MONUMENT
EIP = EXISTING IRON PIPE
EIR = EXISTING IRON ROD
NIR = NEW IRON ROD
SPKN = SET PK NAIL
CP = COMPUTED POINT
P/L = PROPERTY LINE
E/MT = EASEMENT
A/L = ADDRESS
R/W = RIGHT OF WAY
--- = PROPERTY LINE SURVEYED
- - - = PROPERTY LINE NOT SURVEYED
- - - - = RIGHT OF WAY CENTERLINE



- NOTES
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS.
2. AREA DETERMINED BY COORDINATE COMPUTATION.
3. THE TITLE SEARCH CONDUCTED BY THIS SURVEYOR DURING THE PREPARATION OF THIS SURVEY IS NOT A SUBSTITUTE FOR A TITLE SEARCH DONE BY A PROFESSIONAL IN REAL ESTATE LAW (ATTORNEY).
4. PROPERTY IS IN THE 100 YR. FLOOD BY FIRM MAP NO. 3720075600J PANEL 756J AND FIRM MAP NO. 3720075700J PANEL 757J EFFECTIVE DATE 5/02/2006.
5. THE SURVEYOR RELIED UPON THE CITY AND/OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCES AND HAS MADE NO INTERPRETATION OF THE ORDINANCES.
6. PROPERTY SUBJECT TO ANY EASEMENTS OF RECORD.
7. POINT "A" TO POINT "B" ARE REFERENCE LINES ONLY. CENTERLINE OF CREEK IS PROPERTY LINE.
8. PROPOSED FEMA FLOODPLAIN FROM FLOOD STUDY BY WARD CONSULTING ENGINEERS, P.C. TITLED "CONCOURSE 4A FLOOD MAP" DATED JANUARY 18, 2007 & BY CLOMR DATED JULY 2, 2007 CASE NO. 07-04-2505R.
9. 20' TOWN OF MORRISVILLE GREENWAY EASEMENT RUNS 20' INSIDE THE NEUSE RIVER RIPARIAN BUFFER.

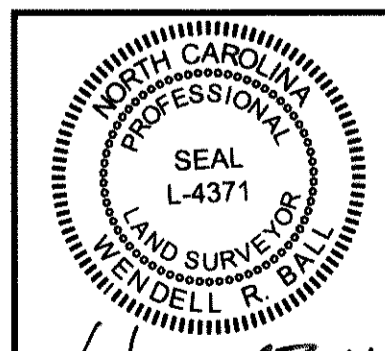


CURVE TABLE with columns: CURVE, LENGTH, RADIUS, CHORD BEARING, CHORD DISTANCE. Lists curves C1 through C4.

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
Wendell R. Ball 10/12/07
PROFESSIONAL LAND SURVEYOR

I, WENDELL R. BALL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 12th DAY OF OCTOBER, A.D., 2007.
Wendell R. Ball 10/12/07
REGISTRATION NO. L-4371

P.I.N.# 0756.01-29-5926 ZONED O&I
0757.03-20-0447 ZONED O&I



Rivers & Associates, Inc.
107 East Second Street, Greenville, NC 27858
6131 Falls of Neuse Road, Suite 300, Raleigh, NC 27609

RECOMBINATION & EASEMENT PLAT
TRACT 4A THE CONCOURSE
and (FORMERLY) PITCAIRN PROPERTY
CEDAR FORK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

Table with columns: SURVEY, DRAFT, SCALE, DRAWING NO., PROJECT NO., SHEET. Values include JS, N/A, 1"=50', CT4, 26141, 1 OF 2.