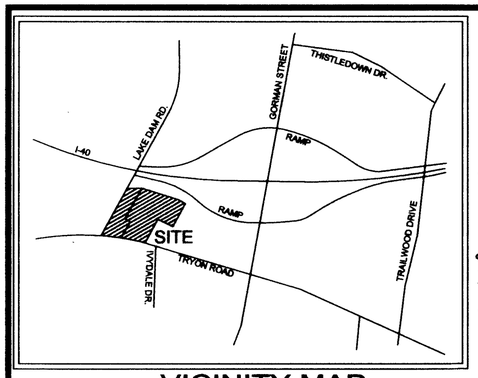

VICINITY MAP
NOT TO SCALE

REFERENCES:

DEED BOOK 15235, PAGE 2048
BOOK OF MAPS 1997, PAGE 1653
*OTHERS SHOWN HEREON

WAKE COUNTY, NC 93
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/27/2013 AT 10:31:34

BOOK:BM2013 PAGE:01634

NOTES:

1) All distances are horizontal ground distances unless otherwise noted.

2) This survey does not include nor depict any environmental evaluations.

3) Field survey performed January 15, 2013.

4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.

5) The locations of underground utilities as shown hereon are based on aboveground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

6) Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) # 3710772600J, effective date November 3, 2004.

7) *The North Carolina Grid coordinates shown on this plat were derived by RTK differential GPS observations using (1) Carlson Surveyor+ GNSS receiver with SurvCe software and processed using the North Carolina VRS network. The network positional accuracy of the derived positions is +/-0.12'.

NCGS monument referenced:
"LAKEDAM" (NAD 83/2001)
Northing: 728,625.33
Easting: 2,086,926.97
Elevation: 467.77 survey feet (orthometric - NAVD88)
Combined factor: 0.99989331

8) Recombined properties are subject to Part 10, Chapter 9 (Stormwater Control and Watercourse Buffer Regulations) of the Raleigh City Code.

This plat or map is not a subdivision, but a recombination of previously platted property, and meets all statutory requirements for recording.

Mitchell Silver 11/26/13
Planning Director/Wake County Review Officer

EXISTING LOT 1 - IMPERVIOUS SURFACE AREAS

TOTAL IMPERVIOUS SURFACE: 26,532 S.F.
TOTAL AREA OF LOT: 87,593 S.F.
PERCENTAGE IMPERVIOUS: 30.29%

EXISTING LOT 2 - IMPERVIOUS SURFACE AREAS

TOTAL IMPERVIOUS SURFACE: 148,452 S.F.
TOTAL AREA OF LOT: 278,541 S.F.
PERCENTAGE IMPERVIOUS: 53.30%

ENTIRE SITE IMPERVIOUS AREA = 174,984 S.F.

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS OF LAND, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

I, Robert T. Newcomb, III, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision as calculated is greater than 1:10,000; that this plat was prepared in accordance with NCGS 47-30 as amended.

Witness my original signature, registration number and seal this 19 day of NOVEMBER, 2013.

Robert T. Newcomb, III
Professional Land Surveyor (L-2444)

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-2444 ROBERT T. NEWCOMB III

LEGEND and NOMENCLATURE

SYMBOLS

- Ex. iron pipe/rod or nail
- Ex. concrete monument
- New iron pipe
- Calculated point
- Cable pedestal
- Telephone pedestal
- Electric pedestal
- Fiber-optic marker
- Traffic signal box
- Water meter
- Fire hydrant
- Valve (water or gas)
- Sanitary sewer manhole
- Sanitary sewer cleanout
- Storm curb inlet
- Drainage inlet (w/ grate)
- Storm drain manhole
- Utility pole
- Lamp post
- Signal pole
- Guy wire
- Sign post

LINETYPES

- X — Fence
- OU — Overhead utility
- W — Water
- SS — Sanitary sewer
- SD — Storm drain

ABBREVIATIONS

DB	Deed Book
PB or BM	Plat Book / Book of Maps
N/F	Now or formerly
Pg.	Page
SF	Square feet
Ac.	Acres
R/W	Right-of-way
NCSR	North Carolina State Route
NCDOT	North Carolina Dept. of Transportation
RW	Right-of-way
Ex.	Existing
RCP	Reinforced concrete pipe
PVC	Polyvinyl chloride pipe
(M)	Measured
(P)	Platted
(D)	Deed
4100	Address

N.C.G.S "LAKE DAM"

CONTROL CORNER
N: 728,558.18
E: 2,086,976.79

N36°31'18"W 63.54' (TIE)

INTERSTATE 40
VARIABLE WIDTH PUBLIC R/W

S88°11'10"E 95.13'

L3

S77°21'03"E 169.01'

S71°09'58"E 292.91'

S59°05'00"E 117.06'

S28°23'05"W 319.28'

N61°26'44"W 199.45'

S28°37'55"W 295.43'

S1°23'29"W 182.64' (NEW PROPERTY LINE)

S61°24'34"E 304.64' (NEW PROPERTY LINE)

N81°24'10"W 76.96' (OLD PROPERTY LINE)

N28°32'12"E 174.64' (OLD PROPERTY LINE)

N28°35'33"E 431.79' (OLD PROPERTY LINE)

N28°35'50"E 248.68'

LAKE DAM ROAD
60' PUBLIC RIGHT-OF-WAY

TRYON ROAD
90' PUBLIC RIGHT-OF-WAY

Ex. 20' CITY OF RALEIGH SANITARY SEWER EASEMENT DB 4790, PG 523

Existing 20' Waterline Easement DB 8180, Pg 1184

Ex. 20' Cross Access Easement DB 2001, Pg 2264

EXISTING CROSS ACCESS EASEMENT (TO BE ABANDONED)

EXISTING CROSS ACCESS EASEMENT TO REMAIN

EX. UTILITY EASEMENT BM 2001, PG 2264

EX. SLOPE EASEMENT (TO BE ABANDONED)

GRAVEL DRIVE

(OLD PROPERTY LINE)

LOT 2
BM 1997, PG 1653
OLD AREA
278,541 S.F.
6.39 AC.
PIN: 0782-78-2342
ZONING: IND-1 SHOD1 SRPOD
LAND USE: COMMERCIAL
NEW AREA
287,937 S.F.
6.61 AC.

LOT 1
BM 1997, PG 1653
OLD AREA
87,593 S.F.
2.01 AC.
PIN: 0782-68-8100
ZONING: IND-1 SHOD1 SRPOD
LAND USE: VACANT
NEW AREA
78,196 S.F.
1.795 AC.

EXISTING 1-STORY BUILDING TO BE DEMOLISHED PERMIT #302315

EXISTING BUILDING
EXISTING 1-STORY BUILDING
SHELTER
EXISTING METAL BUILDING
SHELTER
WALL
WALL
POND
ROCK
BRIDGE
SPILL
GAZEBO
SIDEWALK
CL DITCH
4100
4020

NOW OR FORMERLY
TRYON ROAD INVESTORS, LLC
DB 13185, PG 1612
BM 2006, PG 1133
PIN: 0782-78-5013
ZONING: IND-1

NC GRID NORTH
NAD 83

STATE OF NC
COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Dilip Gandhi
Date: 11-19-13
Signature: Cheryll L Bruner
Cheryll L. Bruner Notary Public
Printed Name
My commission expires: 1.25.15

CHERYLL L. BRUNER NOTARY PUBLIC WAKE COUNTY, NC

This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on this map or plat and any accompanying sheets subject to the exceptions on record, having acquired the property in fee simple by deed(s) recorded in the office of the Register of Deeds of Wake County, North Carolina, or otherwise, as shown below and as such, has (have) the right to convey the property in fee simple, and that the dedicator(s) will warrant and defend the title against lawful claims of all persons whomsoever unless excepted herein and that by submission of this plat or map for approval I (we) do dedicate to the City of Raleigh for public use all streets, easements, rights of way, parks, and greenways (as these interests are defined in the City Code) and as the same may be shown thereon for all lawful purposes to which the City may devote or allow the same to be used and upon acceptance thereof in accordance with all City policies, ordinances, regulations or conditions of the City of Raleigh for the benefit of the public, said dedication shall be irrevocable; provided, any dedication of easements for storm drainage are not made to the City of Raleigh but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit subject to conditions of subsections (b), (c), (g) and (i) of Section 1 and Section 4 of the "City Storm Drainage Policy" (Resolution 1970-742 as the same may be from time to time amended).

Book
Page

Dilip Gandhi
Signature(s) of property owner(s) Member Manager Eagles Enterprise LLC

Dilip Gandhi
Signature(s) of property owner(s) Member Manager Gandhi at Tryon Road

STATE OF NC
COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Dilip Gandhi
Date: 11-19-13
Signature: Cheryll L Bruner
Cheryll L. Bruner Notary Public
Printed Name
My commission expires: 1.25.15

CHERYLL L. BRUNER NOTARY PUBLIC WAKE COUNTY, NC

LINE TABLE		
LINE	LENGTH	BEARING
L1	52.64	N28°35'50"E
L2	30.00	S61°13'49"E
L3	15.55	S77°17'43"E
L4	70.19	N74°48'58"W
L5	76.25	N78°28'33"W
L6	22.31	N76°28'33"W
L7	101.63	N76°32'45"W
L8	30.82	N80°32'25"W
L9	70.69	N80°30'22"W
L10	101.66	N82°15'52"W
L11	11.52	N84°25'25"W
L12	13.77	N28°35'50"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	48.32	25.00	41.70	S27°54'43"E

THIS PLAT IS NOT TO BE RECORDED AFTER 10 DAY OF Dec '13
ONE (1) COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS IN X OUT OF THE CITY LIMITS.

FILED FOR REGISTRATION
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY: ASST. /DEPUTY
TIME:

RECORDED IN BOOK 2013 PAGE 1634 WAKE COUNTY REGISTRY

RECOMBINATION PLAT

GANDHI AT TRYON ROAD, LLC & EAGLES ENTERPRISE, LLC

SWIFT CREEK TOWNSHIP WAKE COUNTY NORTH CAROLINA

50 25 0 50 100
SCALE: 1"= 50'

RA039231

#374033
R-89-13

JOB NO.: 135104
FILE NAME: RM
PLOT DATE: 10/9/13

NEWCOMB land surveyors, Llc, 246 West Millbrook Road, Raleigh, NC 27609, (919) 847-1800, (919) 847-1804 (fax)