

REFERENCES:

1. WAKE COUNTY DEED BOOK 16896, PAGE 1422 (LATEST FOR LOTS 1 & 2)
2. WAKE COUNTY DEED BOOK 16896, PAGE 1422 (SEARS TRACT)
3. WAKE COUNTY DEED BOOK 1062, PAGE 503 (OLD LOT 1)
4. WAKE COUNTY DEED BOOK 2106, PAGE 365 (OLD LOT 2)
5. WAKE COUNTY BOOK OF MAPS 1971, PAGE 438 (SITE)
6. WAKE COUNTY BOOK OF MAPS 2003, PAGE 390 (SOUTH ADJOINER)
7. WAKE COUNTY BOOK OF MAPS 2015, PAGE 314 (NORTH ADJOINER)
8. WAKE COUNTY BOOK OF MAPS 2015, PAGE 1209 (NORTH ADJOINER)
9. WAKE COUNTY BOOK OF MAPS 1985, PAGE 77 (EASEMENT AT SW CORNER)
10. WAKE COUNTY DEED BOOK 16347, PAGE 1537 (EASEMENTS TO NORTH ADJOINER)
11. WAKE COUNTY DEED BOOK 16816, PAGE 2762 (ANNEXATION TO TOWN OF CARY)

30 Day Recording Limit

This plat is not to be recorded after the 13 day of Nov., 2017  
This plat is [ ] inside - [ ] outside of the Town of Cary's Corporate Limits

Town of Cary HTE # 17-965, Tracking # 17-PLT-015

Tara Adams Date: 10/13/17  
Planning Technician

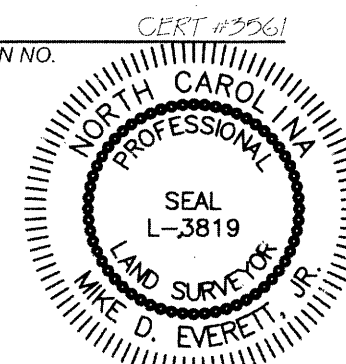
NCGS MONUMENT "MELISSA"  
NC GRID COORDS (NAD '83 NA 2011):  
N= 758,010.57FT  
E= 2,034,106.39FT  
C.G.F. 0.99991321

I, MIKE D. EVERETT, JR., CERTIFY THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:14,551; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

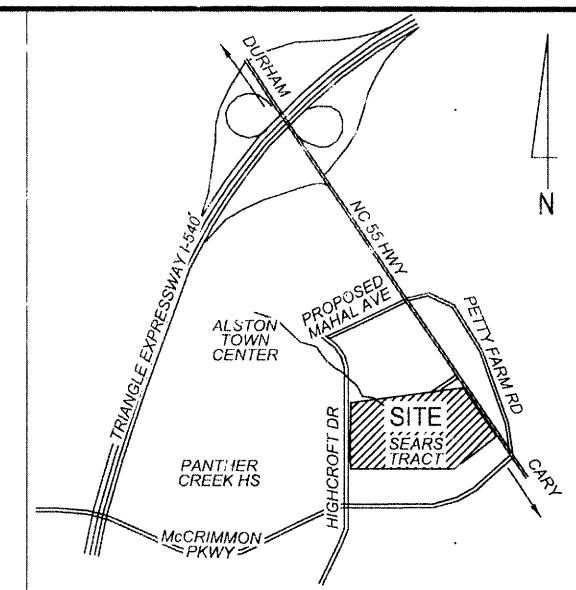
I FURTHER CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 1st DAY OF SEPTEMBER, IN THE YEAR 2017.

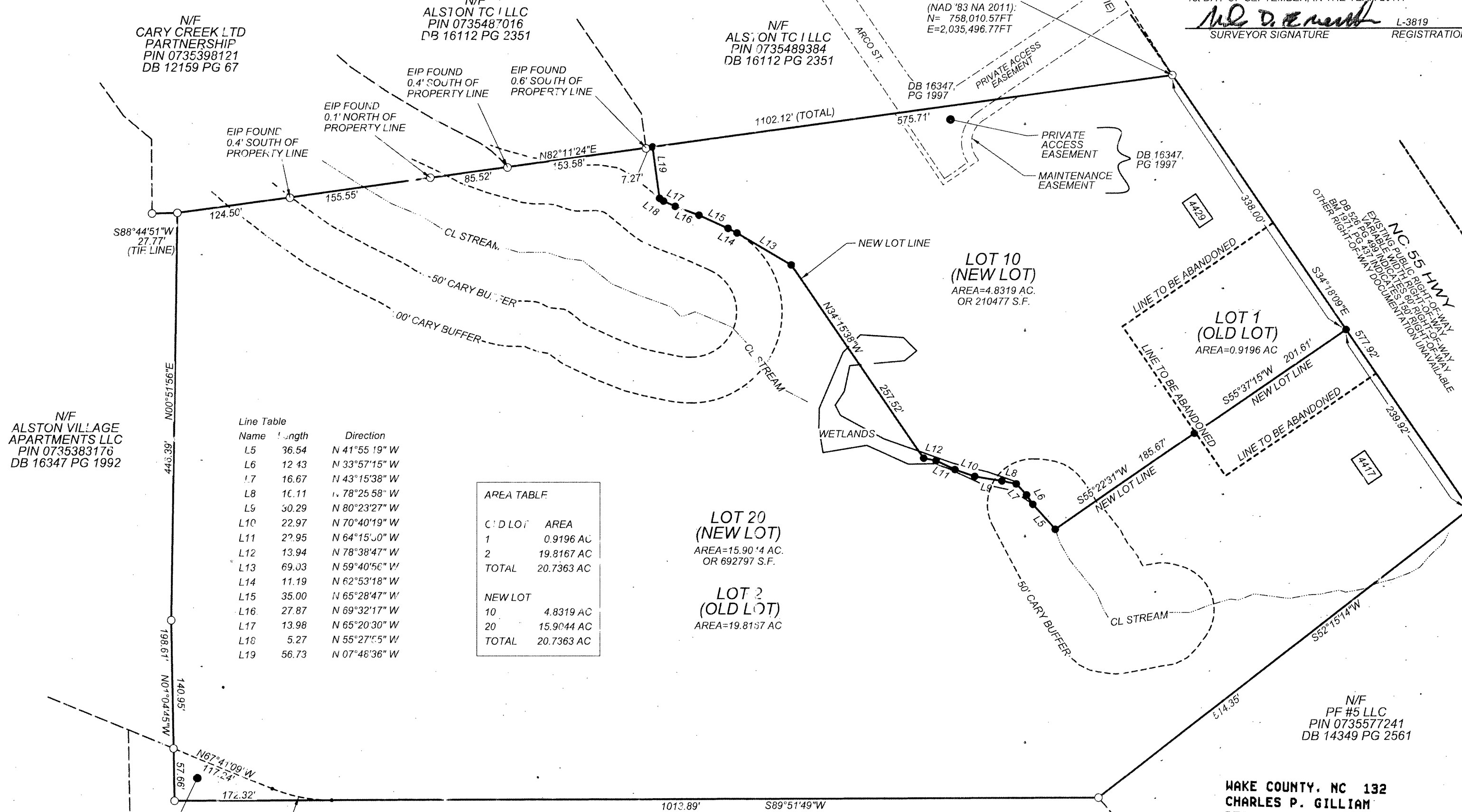
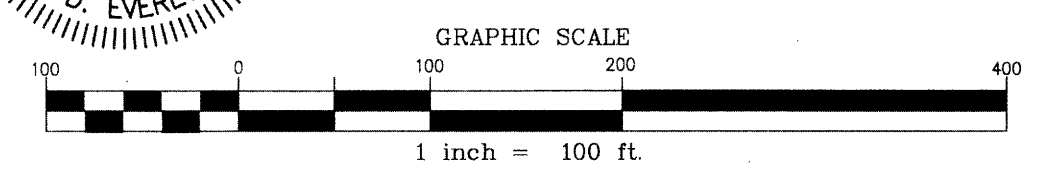
Mike D. Everett, Jr. L-3819  
SURVEYOR SIGNATURE REGISTRATION NO.



NC GRID NAD 83 (2011) BASED ON GPS



SITE IS IN WEST CENTRAL WAKE COUNTY VICINITY MAP (not to scale)



Line Table

Name	Length	Direction
L5	36.54	N 41°55'19" W
L6	12.43	N 33°57'15" W
L7	16.67	N 43°15'38" W
L8	16.11	N 78°25'58" W
L9	30.29	N 80°23'27" W
L10	22.97	N 70°40'19" W
L11	22.95	N 64°15'00" W
L12	13.94	N 78°38'47" W
L13	69.03	N 59°40'56" W
L14	11.19	N 62°53'18" W
L15	35.00	N 65°28'47" W
L16	27.87	N 69°32'17" W
L17	13.98	N 65°20'30" W
L18	5.27	N 55°27'55" W
L19	56.73	N 07°46'36" W

AREA TABLE

COND LOT	AREA
1	0.9196 AC
2	19.8167 AC
TOTAL	20.7363 AC

NEW LOT	AREA
10	4.8319 AC
20	15.9044 AC
TOTAL	20.7363 AC

Certificate of Exemption from Subdivision Ordinance

I hereby certify this plat is exempt from the subdivision ordinance under definitions of subdivision contained in 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 this Ordinance.
- The division of land into parcels larger than ten acres where no street right-of-way dedication is involved
- The public purchase of strips of land for the widening or opening of streets or
- The division of a tract of land in single ownership whose entire area is no greater than two acres into three or fewer lots, where no street right of way dedication is involved and where the resulting lots are equal to or exceed the standards set forth in this Ordinance.

Pursuant to NC Gen Statute 47-30 (f)(11) no approval is required by the Town of Cary

K. Hales 10 Oct 2017  
Director of Planning Date

Review Officer Certificate  
State of North Carolina County of Wake

K. Hales 10 Oct 2017  
Review Officer of Wake County Date

N/F ALSTON VILLAGE APARTMENTS LLC  
PIN 0735383176  
DB 16347 PG 1992

INGRESS, EGRESS & PUBLIC UTILITY EASEMENT  
BM 1985, PG 77  
DB 3075, PG 803

ARC= 66.91  
RAD= 170.00'  
CHD= N78°51'35"W  
66.48'

N/F SUN LIFE ASSURANCE CO. OF CANADA  
PIN 0735473031  
DB 12437 PG 114

N/F PF #5 LLC  
PIN 073557241  
DB 14349 PG 2561

WAKE COUNTY, NC 132  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
10/16/2017 14:52:11  
BOOK: BM2017 PAGE: 02073

- NOTES:
1. AREA IS BY COORDINATE COMPUTATION.
  2. THIS SURVEY IS A RECOMBINATION OF EXISTING PARCELS OF LAND AND DOES NOT CREATE A SUBDIVISION.
  3. DASHED PROPERTY LINES OTHER THAN THOSE SHOWN TO BE ABANDONED, HAVE NOT BEEN SURVEYED AND WERE TAKEN FROM REFERENCES SHOWN HEREON.
  4. ALL DISTANCES ARE GROUND HORIZONTAL MEASUREMENT.
  5. THIS PROPERTY LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA PER FIRM MAP No. 3720073500J, EFFECTIVE DATE MAY 2, 2006.
  6. BOUNDARY FIELD WORK WAS COMPLETED ON 15 OCTOBER, 2015.
  7. CARY STREAM BUFFERS ARE BASED ON MEASUREMENTS FROM TOP OF CREEK BANK AND TERMINUS FLAGS BY WITHERS & RAVENEL. DELINEATION COMPLETED ON 2015/10/01.
  8. WETLANDS FLAGGING BY WITHERS & RAVENEL, DELINEATION COMPLETED ON 2015/10/01.
  9. PROPERTY ANNEXED INTO THE TOWN OF CARY JUNE 8, 2017 BY CASE #16-A-09.
  10. LOT 10 SHALL HAVE NO RESIDENTIAL UNITS ALLOCATED TO IT. ALL RESIDENTIAL UNITS ALLOCATED UNDER THE ALSTON REGIONAL PLAN FOR THIS OVERALL TRACT SHALL BE ALLOCATED TO THE NEW LOT 20.

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- COMPUTED POINT
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- 0000 STREET ADDRESS LABEL

Notary Statement

State of Texas  
County of Dallas

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.

David Cocanougher  
Date: 9/12/17

Signed: Sarah Fossiel  
Printed Name: Sarah Fossiel  
Notary Public

My commission expires: 8/18/19

Certificate of Ownership and Dedication

This certifies that the undersigned is the sole owner of the property shown on this map, having acquired title thereto by deeds recorded in the office of the register of deeds of Wake County, NC. By submission of this plat for approval I 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 map, if any, are to be available for public use.

Book No. Page No. DB 16896 PG 1417 & 1422

Owner: LC CARY ATC LAND, LLC

SIGNED: David Cocanougher  
PRINTED NAME: David Cocanougher  
TITLE: Managing Director

BM2017 PG 2073

Revision	By	Appd.	YY.MM.DD
2 Client comments. Change owners name	MDE		2017-07-10
1 TOC comments. Additional owners names	MDE		2017-03-21

801 JONES FRANKLIN ROAD, SUITE 300  
RALEIGH, NC 27606  
LICENSE NO.: F-0672  
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

SITE DATA:

OWNER: LG CARY ATC LAND, LLC  
3500 MAPLE AVE., STE. 1600  
DALLAS, TX 75219  
PIN: 0735478579  
LOT 1 DEED: BOOK 16896 PAGE 1422  
LOT 2 DEED: BOOK 16896 PAGE 1422  
LOT 1 AREA: 0.9196 ACRES  
LOT 2 AREA: 19.8167 ACRES  
TOTAL ACREAGE: 20.7363 ACRES  
ADDRESS: 4429 & 4417 NC HIGHWAY 55  
TOWN: CARY  
ZONING: R-40, ALSTON REGIONAL ACTIVITY CENTER OVERLAY

Client/Project

CLIENT: LEON CAPITAL GROUP  
PROJECT: SEARS SITE ON HIGHWAY 55 IN CARY

TOWN OF CARY, WAKE COUNTY, NORTH CAROLINA

File Name: 178450368 C-1.sht  
MDE BDB 16.12.22  
Dwn. Chk. Dsgn. YY.MM.DD

Title		
RECOMBINATION SURVEY: SEARS PROPERTY (4429 & 4417 NC 55 HWY)		
Project No.	Scale	Date
178450368	1" = 100'	2016-12-22
Drawing No.	Sheet	Revision
178450368 C-1	1 of 1	2