

REVIEW OFFICER CERTIFICATION

"I, THE UNDERSIGNED PLANNING DIRECTOR OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH AS PROVIDED BY ITS CITY CODE, ON THE 16th DAY OF IN THE YEAR 2014 APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, BUT ON THE FUTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.

Ken A. Bowers
 PLANNING DIRECTOR / WAKE COUNTY REVIEW OFFICER

OWNERSHIP CERTIFICATION

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNERS (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 BY, AND THAT THE DEDICATOR(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE 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 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), (D), AND (F) OF SECTION 1 AND SECTION 4 OF THE "CITY STORM DRAINAGE POLICY" (RESOLUTION 1670-742 AS THE SAME MAT BE FROM TIME TO TIME AMENDED).

OBERLIN INVESTORS, LLC

616 PARTNERS, LLC

BY: *James I. Anthony, Jr.*, MANAGER

DATE: *December 5, 2014*

STATE OF *North Carolina*

COUNTY OF *Wake*

BOOK: *BM2014* PAGE: *01820*

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: *James I. Anthony, Jr.*

Noreen L. Tompkins
 DATE: *Dec. 4, 2014*

NOREEN L. TOMPKINS
 NOTARY PUBLIC
 WAKE COUNTY, NC
 My Commission Expires *12/2/17*

(OFFICIAL SEAL)
Noreen L. Tompkins
 PRINTED NAME: *Noreen L. Tompkins*, NOTARY PUBLIC

MY COMMISSION EXPIRES: *Dec. 2, 2017*

LEGEND

- ▲ SURVEY CONTROL POINT
- EIP EXISTING IRON PIPE
- EAX EXISTING AXLE
- SET IRON ROD
- ▬ TRANSIT EASEMENT

GRAPHIC SCALE



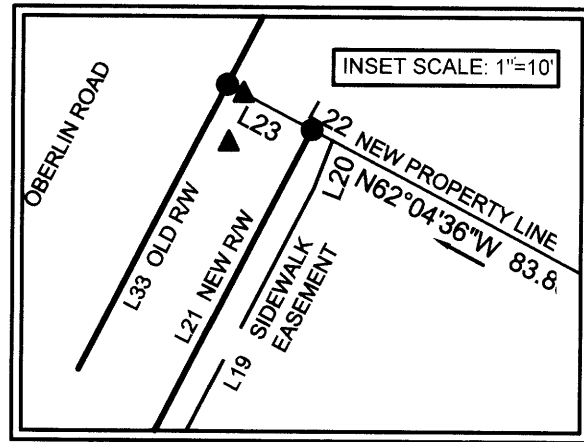
(IN FEET)
1 inch = 50 ft.

"THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDATION."

Ken A. Bowers
 PLANNING DIRECTOR / WAKE COUNTY REVIEW OFFICER

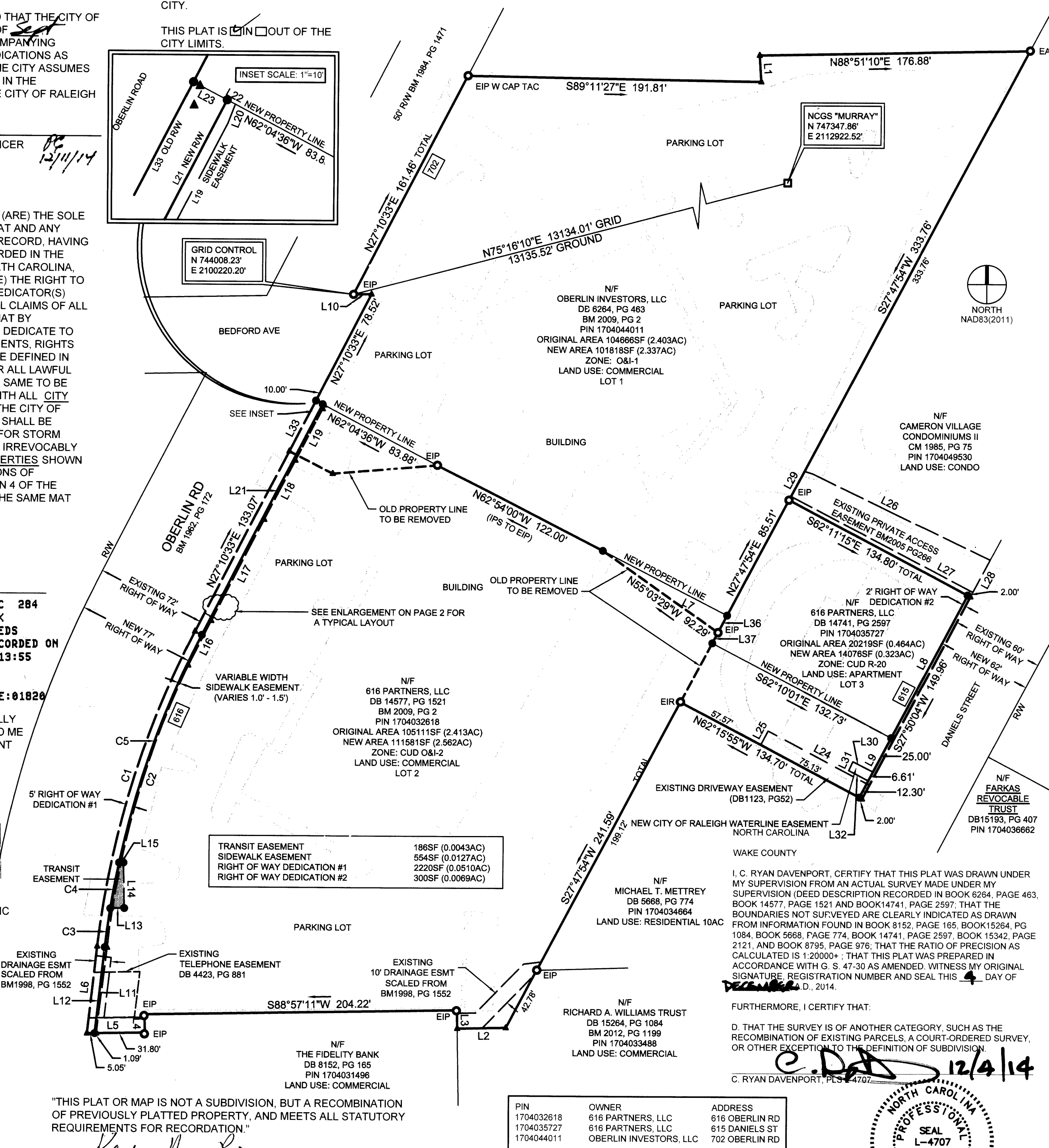
THIS PLAT NOT TO BE RECORDED AFTER *14* DAY OF *Dec. 14*
 1 COPY TO BE RETAINED FOR THE CITY.

THIS PLAT IS IN OUT OF THE CITY LIMITS.

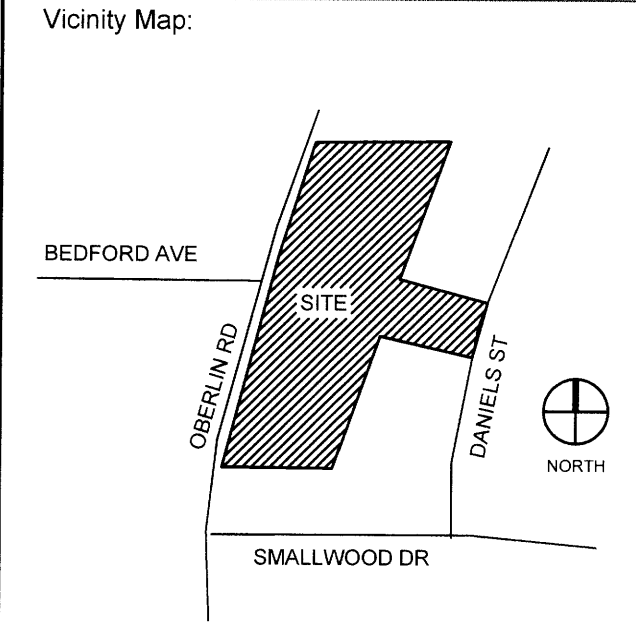
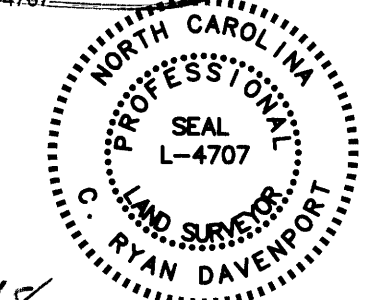


GRID CONTROL
 N 744008.23'
 E 2100220.20'

N/F
 MICHAEL F. JONES JR.
 DB 8795, PG 976
 PIN 1704044157
 LAND USE: COMMERCIAL



PIN	OWNER	ADDRESS
1704032618	616 PARTNERS, LLC	616 OBERLIN RD
1704035727	616 PARTNERS, LLC	615 DANIELS ST
1704044011	OBERLIN INVESTORS, LLC	702 OBERLIN RD



GENERAL NOTES

- THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTIES OF 616 PARTNERS, LLC, PIN 1704032618 AND 1704035727 AND THE PROPERTY OF OBERLIN INVESTORS, LLC, PIN 1704044011. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
- THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A PARTIAL SURVEY BY STEWART ENGINEERING. PROPERTY LINES SHOWN TAKEN FROM BOOK OF MAPS 2009, PAGE 2.
- HORIZONTAL DATUM IS NAD 83 (2011) BASED ON GPS METHODS USING REAL-TIME KINEMATIC SOLUTIONS FOR THE SURVEY CONTROL POINTS SHOWN HEREON AND TIED TO NORTH CAROLINA GEODETIC SURVEY MONUMENTS "MURRAY" AND "RITA".
 "MURRAY" N 747347.86' E 2112922.52'
 "GULF" N 735391.50' E 2110975.54'
 COMBINED SCALE FACTOR: 0.99990595
- ZONING IS PER WAKE COUNTY GIS WEBSITE.
- THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720170400J DATED 5/2/06. FLOOD HAZARD LINES SHOWN HEREON ARE FROM NCFLOODMAPS.COM.
- ADDRESS: 616 OBERLIN ROAD, 702 OBERLIN ROAD, AND 615 DANIELS STREET.
- ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED AND AREA IS COMPUTED BY COORDINATE GEOMETRY.
- DEMOLITION PERMIT #114293.

RECOMBINATION AND EASEMENT DEDICATION PLAT FOR:

616 OBERLIN
 RALEIGH TOWNSHIP, CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA
 DATE: 5/5/14 SCALE: 1"=50'
 SHEET 1 OF 2



421 FAYETTEVILLE ST, STE 400 RALEIGH, NC 27601 T 919.380.8750
 FIRM LICENSE #: C-1051 www.stewartinc.com PROJECT #: C13059

R-55-14 SP-45-13 Z-35-12

RAD39518