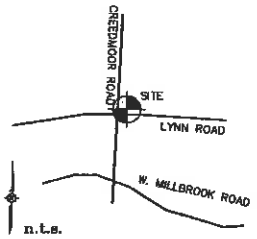


VICINITY MAP

STATUS OF SURVEY

1. This survey creates a subdivision of land in an area covered by a subdivision ordinance.
2. This survey is of an land in a unregulated area.
3. This survey is of an existing parcel or parcels.
X 4. This survey is of another category, such as the recombination of existing parcels or a court ordered survey.
5. From information available, the surveyor is unable to make a determination from provisions 1 through 4.

I, Jonathan H. Fleener, PLS L-4313, certify that this plot was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as drawn from information found in Bk 1975, page 194; that the ratio of precision as calculated is 1:10,000; that this plot was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and seal this 9th day of April, 2007, AD.

Jonathan H. Fleener PLS L-4313

NOTES:

1. AREAS CALCULATED BY COORDINATE GEOMETRY.
2. SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP (F.I.R.M.) 3720079700J, EFFECTIVE DATE OF 9/03/05.
3. THE PURPOSE TO THIS PLAT IS TO ACCURATELY SHOW THE AREAS, DIMENSIONS, AND LOCATIONS OF THE RECOMBINED PARCELS, C.D.R. SANITARY SEWER EASEMENT, TCA, CROSS ACCESS EASEMENTS RIGHT-OF-WAY DEDICATION.
4. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCHES FOR OTHER EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. DASHED LINES NOT SURVEYED
6. NGS MONUMENTATION WITHIN 2000' FEET OF THIS SURVEY IS SHOWN HEREON.
7. THERE MAY BE OTHER IMPROVEMENTS NOT DEPICTED ON THIS SURVEY
8. RECOMBINED PROPERTIES ARE SUBJECT TO PART 10, CHAPTER 9 (STORM WATER CONTROL AND WATERCOURSE BUFFER REGULATIONS) OF THE RALEIGH CITY CODE.
9. ORIGINAL ADDRESSES WILL BE EFFECTED OR CHANGED WITH THIS RECORDING.

REFERENCES:
ALL DOCUMENTS REFERENCED ELSEWHERE HEREON. BOM 1962 PG 327, BOM 1992 PG 822, BOM 1948 PG 93, BOM 1981 PG 798, BOM 1983, PG 644DB 3014 PG 88 (PROPERTY LINE AGREEMENT), DB 4604 PG 462, DB 3121, PG 629, DB 4604 PG 491, DB 4571 PG 33, DB 4604 PG 482.

WAKE COUNTY, NC 492
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/13/2008 AT 16:12:47

BOOK:BK2008 PAGE:00959

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 simply by deed (s) recorded in the office of the register of deeds in 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 expected 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 subsequent owner (s) 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 1970-742 as the same may be from time to time amended).

12035 + 12987 Book No.
1819 + 337 Page No.

Signature (s) of property owner (s)
BRADLEY G. PHELPS
Signature (s) of property owner (s)
MANAGER
CREEDMOOR LYNN COMMONS, LLC

STATE OF NORTH CAROLINA
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: Bradley G. Phelps - Manager

DATED: May 9, 2008
J. Kenneth Edwards
PRINTED NAME: J. Kenneth Edwards NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-11-2011

J. KENNETH EDWARDS NOTARY PUBLIC WAKE COUNTY, N.C.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CORD
C1	244.87	3764.98	03°43'24"	S 82°09'25" E 244.82'
C2	30.01	20.00	85°58'26"	N 37°20'19" W 27.27'

LINE TABLE		
LINE	LENGTH	BEARING
L1	365.05	N05°36'32"E
L2	15.46	N83°14'00"W
L3	28.64	S09°43'45"W
L4	15.01	N84°34'06"W
L5	170.18	S47°06'58"W
L6	20.60	S86°37'21"W
L7	22.51	S06°18'18"W
L8	34.79	N86°37'21"E
L9	145.38	N47°06'58"E
L10	333.86	S05°36'32"W
L11	35.00	S84°21'00"E
L12	6.00	N84°21'00"W
L13	10.00	S05°36'32"W
L14	6.00	S84°21'00"E
L15	10.00	N05°36'56"E
L17	6.00	S06°47'24"W
L18	10.00	S81°12'36"E
L19	5.00	N06°47'24"E
L20	10.00	N81°12'36"W
L21(TIE)	55.10	S80°42'53"E

LEGEND
OTP OPEN TOP PIPE (w/ SIZE)
PKS PARKER KALON NAIL SET
CMS CONCRETE MONUMENT SET
IPS IRON PIPE SET
CALCULATED CORNER
POWER POLE
TELEPHONE PED
CROSS WALK SIGN
FIRE HYDRANT
STREET LIGHT
STORM MAN HOLE
CATCH BASIN

NC GRID NAD83

This plat or map does not require preliminary approval, and meets all statutory requirements for recording.
Planning Director/Wake County Review Officer - 5/9/08

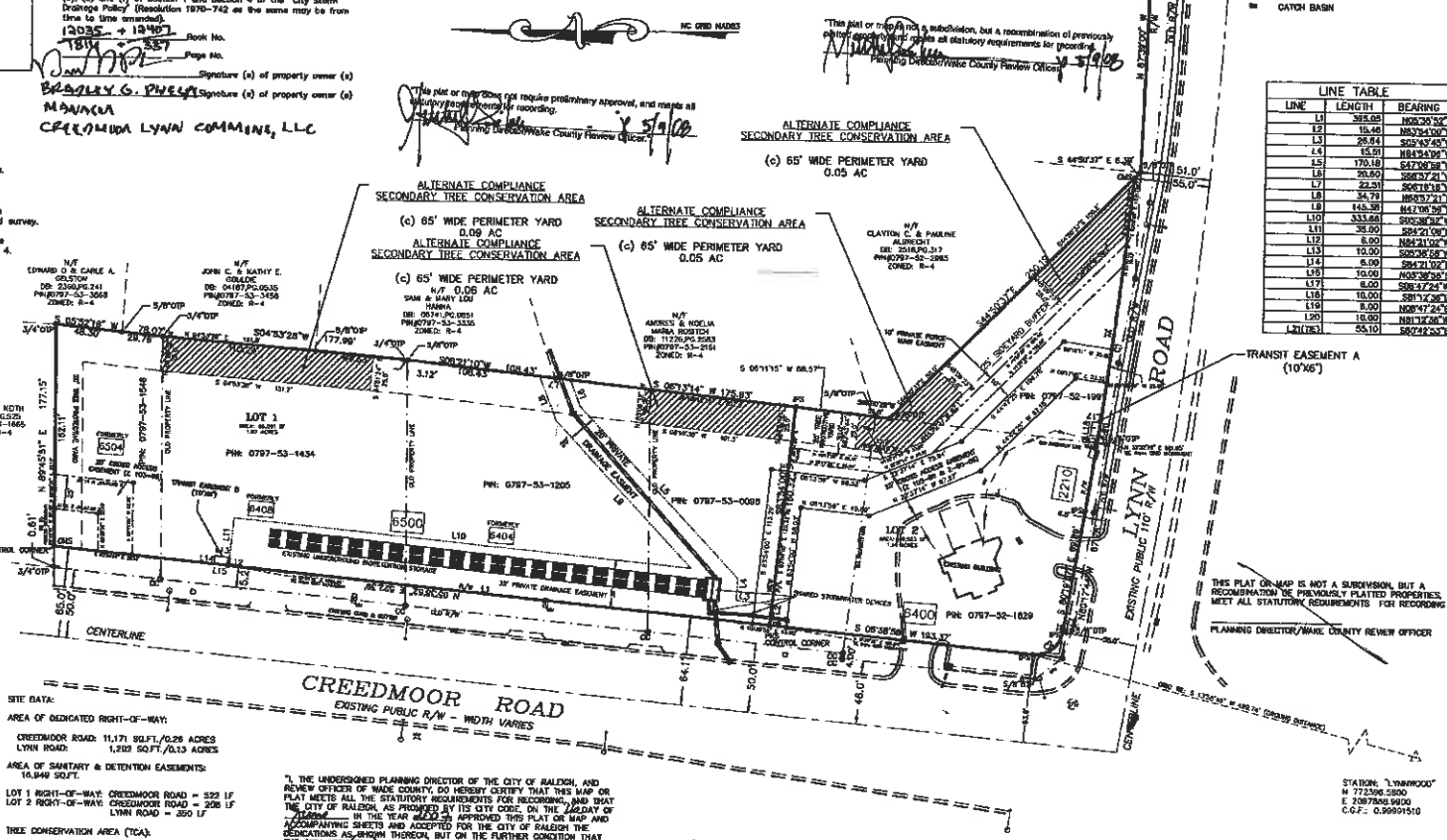
"This plat or map is not a subdivision, but a recombination of previously platted properties and meets all statutory requirements for recording."
Planning Director/Wake County Review Officer - 5/9/08

ALTERNATE COMPLIANCE SECONDARY TREE CONSERVATION AREA
(c) 65' WIDE PERIMETER YARD 0.09 AC

ALTERNATE COMPLIANCE SECONDARY TREE CONSERVATION AREA
(c) 65' WIDE PERIMETER YARD 0.06 AC

ALTERNATE COMPLIANCE SECONDARY TREE CONSERVATION AREA
(c) 65' WIDE PERIMETER YARD 0.05 AC

ALTERNATE COMPLIANCE SECONDARY TREE CONSERVATION AREA
(c) 65' WIDE PERIMETER YARD 0.05 AC



THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTIES, AND MEET ALL STATUTORY REQUIREMENTS FOR RECORDING

PLANNING DIRECTOR/WAKE COUNTY REVIEW OFFICER

STATION: "LYNNWOOD"
N 772306.5800
E 2087868.9600
C.G.F.: 0.99991510

SITE DATA:

AREA OF DEDICATED RIGHT-OF-WAY:
CREEDMOOR ROAD: 11,171 SQ.FT./0.26 ACRES
LYNN ROAD: 1,202 SQ.FT./0.13 ACRES

AREA OF SANITARY & DETENTION EASEMENTS:
16,940 SQ.FT.

LOT 1 RIGHT-OF-WAY: CREEDMOOR ROAD = 522 LF
LOT 2 RIGHT-OF-WAY: CREEDMOOR ROAD = 208 LF
LYNN ROAD = 350 LF

TREE CONSERVATION AREA (TCA):

AREA A 3,794 SQ.FT / 0.09 ACRES
AREA B 2,549 SQ.FT. / 0.06 ACRES
AREA C 2,088 SQ.FT. / 0.05 ACRES
AREA D 2,117 SQ.FT. / 0.05 ACRES
TOTAL 10,538 SQ.FT. /0.25 ACRES

AREA OF CROSS ACCESS EASEMENT
2,122 SQ.FT. / 0.05 ACRES

AREA OF FORCED SANITARY MAIN EASEMENT
3,047 SQ.FT. / 0.07 ACRES

OWNER OF RECORD:
CREEDMOOR LYNN COMMONS, LLC.
210 TONNE VILLAGE DRIVE
CARY, NORTH CAROLINA 27513

C.D.R. TRANSACTION # FOR PROJECT:100968

"I, THE UNDERSIGNED PLANNING DIRECTOR OF THE CITY OF RALEIGH, AND REVIEW OFFICER OF 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 22 DAY OF April IN THE YEAR 2008 APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, BUT ON THE FURTHER 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 INTREST TO DO SO."
PLANNING DIRECTOR / WAKE COUNTY REVIEW OFFICER - 5/9/08

THIS PLAT NOT TO BE RECORDED AFTER 23 DAY OF May 2008

THIS PLAT IS [ ] IN [X] OUT, OF THE CITY LIMITS.
Annexation Petition Submitted

GRAPHIC SCALE
90 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

RECOMBINATION, EASEMENT, TCA and RIGHT-OF-WAY DEDICATION PLAT

PREPARED FOR

CREEDMOOR LYNN COMMONS LLC.

CREEDMOOR LYNN COMMONS PHASE I & II / MIXED-USE DEVELOPMENT

DATE 4/18/08 SCALE 1"=60'
CITY OF RALEIGH, WAKE CO. N.C.

R-188-07
BS-177-07
RW-25-07
SP-23-07

SUMMIT COASTAL
Surveying & Mapping
224 Windel Drive
Raleigh, North Carolina 27609
www.summitcoastal.com PH:(919)789-0036

Book 2008 Page 959

RA037755