CARY PROJECT NUMBER 12-SP-028

N.C. GRID NORTH NAD 83 (1986)—NAVD 88

WITHERS & RAVENEL
ENGINEERS I PLANNERS I SURVEYORS
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RECOMBINATION MAP OF
# PHILLIPS PLACE ASSOCIATES, LLC AND PITTARD PROPERTY
SHEET 3 OF 3

COUNTY: WAKE | STATE: NORTH CAROLINA
TOWNSHIP: CEDAR FORK | P.I.N. SEE ABOVE
ZONE: PDD & ORD

DATE: 10-8-12
SCALE: 1"=150'
SURVEYED BY: AB
DRAWN BY: MJB
CHECK & CLOSURE BY: MG
CAD FILE: PPRWDED
PROJECT NO:

SEE INSET 'A'

RIVER PINE DRIVE
(50' PUBLIC R/W)
B.M. 2012, PG. 140-141

BEGIN CREEK AS PROPERTY LINE

INSET 'A'
1"=50'

COMMON OPEN SPACE

LOT 24 | LOT 25 | LOT 39 | LOT 40 | LOT 41 | LOT 50 | LOT 51 | LOT 52

PHILLIPS PLACE SUBDIVISION
PHASE 1B
B.M. 2012, PG 140-141

TRACT 2
7.724 ACRES
EXCLUSIVE OF CELL TOWER AREA

AREA C
4.094 ACRES
PHILLIPS PLACE ASSOCIATES, LLC
TRACT 3
D.B. 13659, PG. 402
PHASE 1B
PHILLIPS PLACE SUBDIVISION
B.M. 2012, PG 140-141
PIN NO. 0735.02-87-0924

PILOT HILL DRIVE
(50' PUBLIC R/W)
B.M. 2012, PG. 141-142

AT&T RA-017
CELL TOWER EASEMENT
0.083 ACRES
B.M. 2012, PG. 141-142

AT&T RA-017
ACCESS & UTILITY EASEMENT
B.M. 2012, PG. 141-142

TEMPORARY TURNAROUND
B.M. 2012, PG. 140-141

20' TOC SEWER EASEMENT
B.M. 2012, PG. 140-141

TIE LINE S 80°32'18" W 181.53'

LIMIT LINE | OLD LOT LINE | IPF | ZONING: PDD | ZONING: ORD | TOC LIMIT LINE | OLD LOT LINE

S 87°01'44" E 518.66'

AREA D
0.610 ACRES

S 87°01'44" E 198.24'

TOC LIMIT LINE ZONING: PDD
S 87°01'44" E 284.35' OLD LOT LINE
ZONING: ORD

AREA E
0.577 ACRES

NEW LOT LINE 508.05'
N 86°50'44" W 1383.96'

NEW LOT LINE 461.33'

TOC LIMIT LINE
N 87°01'44" W 325.81'
ZONING: R-40

PITTARD FARMS I
D.B. 8347, PG. 1700
PIN NO. 0735.02-86-1926

DAVID S. FERRELL
D.B. 14307 PG. 394
B.M. 2002 PG. 1252
PIN NO. 0735.02-87-9256

NEW AREA
20.311 ACRES

MCCRIMMON AT THE PARK HOMEOWNERS ASSOCIATION, INC.
D.B. 12554 PG. 1180
B.M. 2007 PG. 685
PIN NO. 0735.02-98-1651

VARIABLE WIDTH GREENWAY EASEMENT
B.M. 2012, PG. 140-141

N 24°05'47" E 798.86'

TRACT 3
6.435 ACRES

PHILLIPS PLACE ASSOCIATES, LLC
TRACT 3
D.B. 13659, PG. 402
PHASE 1B
PHILLIPS PLACE SUBDIVISION
B.M. 2012, PG 140-141
PIN NO. 0735.02-87-8967

AREA F
5.858 ACRES

100' URBAN TRANSITION BUFFER
B.M. 2012, PG. 140-141

50' RIPARIAN BUFFER
B.M. 2012, PG. 140-141

50' RIPARIAN BUFFER
B.M. 2012, PG. 140-141

ZONE 1 | ZONE 2 | ZONE 1 | ZONE 2

CENTERLINE OF CREEK IS PROPERTY LINE

BILLY W. MAYNARD
D.B. 9205 PG. 699
D.B. 2408 PG. 623
PIN NO. 0735.02-98-8201

BILLY W. MAYNARD
D.B. 1299, PG. 562
B.M. 2006, PG. 1918
PIN NO. 0735.02-97-8884

ZONING: R-40

## LINE TABLE

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|---|---|---|---|---|---|
| L1 | S 88°02'06" W | 70.86' | L71 | N 10°09'21" W | 52.09' |
| L2 | S 01°36'53" W | 87.24' | L72 | N 11°17'46" W | 52.49' |
| L3 | S 24°50'57" E | 22.31' | L73 | N 12°24'23" W | 51.85' |
| L4 | S 12°00'50" E | 13.79' | L74 | N 13°25'24" W | 50.23' |
| L5 | S 11°10'01" W | 8.18' | L75 | N 14°15'40" W | 51.87' |
| L6 | S 42°28'01" W | 34.36' | L76 | N 15°16'33" W | 50.95' |
| L7 | S 04°11'48" W | 29.99' | L77 | N 16°17'08" W | 51.46' |
| L8 | S 26°57'22" E | 22.32' | L78 | N 17°23'32" W | 52.41' |
| L9 | S 46°43'11" W | 20.87' | L79 | N 18°15'08" W | 12.78' |
| L10 | S 10°21'24" W | 32.22' | L80 | S 01°17'33" W | 20.00' |
| L11 | S 08°52'52" E | 30.70' | L81 | N 04°15'00" E | 0.47' |
| L12 | S 49°09'41" W | 14.54' | L82 | N 74°58'24" E | 178.92' |
| L13 | S 24°13'40" W | 9.07' | L83 | S 31°34'32" E | 29.23' |
| L14 | S 77°47'16" E | 25.04' | L84 | S 69°12'07" E | 58.49' |
| L15 | S 33°02'48" E | 10.75' | L85 | S 44°54'20" E | 79.34' |
| L16 | S 36°54'29" W | 45.43' | L86 | S 44°54'20" E | 55.80' |
| L17 | S 46°22'06" E | 58.07' | L87 | S 74°40'46" E | 53.68' |
| L18 | S 24°14'13" W | 45.78' | L88 | S 07°00'25" E | 114.32' |
| L19 | S 30°03'28" E | 37.64' | L89 | S 00°07'04" W | 155.76' |
| L20 | S 17°26'19" W | 19.03' | L90 | N 90°00'00" E | 119.04' |
| L21 | S 42°00'30" E | 13.05' | L91 | S 35°32'59" E | 7.82' |
| L22 | S 24°47'34" W | 34.17' | L92 | S 12°05'18" W | 22.00' |
| L23 | S 52°09'20" W | 40.47' | L93 | S 82°32'15" E | 19.22' |
| L24 | S 85°50'38" W | 15.72' | L94 | S 23°56'12" E | 19.55' |
| L25 | S 11°44'48" E | 35.85' | L95 | S 42°02'17" W | 19.93' |
| L26 | S 86°28'16" E | 18.55' | L96 | S 11°57'47" E | 7.63' |
| L27 | S 23°38'27" E | 9.63' | L97 | S 79°19'59" E | 30.53' |
| L28 | S 56°59'51" W | 14.05' | L98 | S 49°15'03" E | 5.55' |
| L29 | S 12°49'31" E | 11.49' | L99 | S 20°42'10" E | 31.28' |
| L30 | S 29°21'37" W | 24.45' | L100 | N 68°01'25" E | 22.00' |
| L31 | S 57°50'40" W | 21.41' | L101 | S 42°00'12" E | 20.35' |
| L32 | S 36°18'10" W | 11.47' | L102 | S 22°26'54" E | 28.57' |
| L33 | S 33°11'08" W | 11.98' | L103 | S 44°40'18" E | 23.26' |
| L34 | S 63°28'09" W | 28.27' | L104 | N 78°15'23" E | 13.46' |
| L35 | S 29°59'02" W | 6.78' | L105 | N 87°39'09" E | 12.29' |
| L36 | S 21°43'06" E | 30.29' | L106 | S 48°52'53" E | 39.20' |
| L37 | S 15°55'24" W | 41.48' | L107 | S 08°36'52" E | 48.00' |
| L38 | S 28°32'51" W | 22.90' | L108 | S 03°13'28" E | 43.63' |
| L39 | S 49°31'10" W | 17.40' | L109 | S 26°52'42" W | 31.67' |
| L40 | S 25°26'05" W | 14.26' | L110 | S 30°45'15" E | 14.35' |
| L41 | S 21°55'32" E | 20.25' | L111 | S 50°53'31" E | 37.45' |
| L42 | S 52°00'27" W | 18.90' | L112 | S 71°03'21" E | 28.36' |
| L43 | S 10°12'56" E | 19.48' | L113 | S 22°03'12" E | 11.84' |
| L44 | S 65°50'55" W | 13.55' | L114 | S 14°17'44" W | 18.75' |
| L45 | S 30°52'16" W | 21.05' | L115 | S 12°58'59" E | 18.31' |
| L46 | S 33°58'11" E | 19.57' | L116 | S 25°50'03" W | 26.56' |
| L47 | S 27°42'54" W | 14.41' | L117 | S 11°16'44" W | 35.50' |
| L48 | S 02°19'28" W | 12.08' | L118 | S 40°49'19" W | 64.63' |
| L49 | S 28°49'31" W | 8.13' | L119 | S 14°34'16" W | 27.03' |
| L50 | N 79°38'58" W | 6.45' | L120 | S 14°12'50" E | 39.59' |
| L51 | S 00°21'00" W | 40.57' | L121 | S 55°11'52" E | 46.81' |
| L52 | S 50°55'00" E | 17.88' | L122 | S 14°10'01" E | 52.07' |
| L53 | S 11°08'19" W | 22.09' | L123 | S 31°59'41" W | 51.97' |
| L54 | S 05°54'58" E | 30.42' | L124 | S 28°19'32" E | 39.80' |
| L55 | S 21°29'53" E | 17.26' | L125 | S 17°19'31" W | 22.64' |
| L56 | S 29°16'55" W | 13.76' | L126 | S 23°16'42" E | 18.81' |
| L57 | S 32°57'02" E | 15.95' | L127 | S 53°18'23" E | 9.75' |
| L58 | S 18°02'28" W | 13.48' | L128 | N 52°13'48" E | 20.82' |
| L59 | S 28°37'32" E | 15.78' | L129 | S 67°00'59" E | 11.69' |
| L60 | S 26°46'17" W | 59.05' | L130 | S 23°36'03" E | 16.22' |
| L61 | S 06°00'52" E | 51.55' | L131 | S 05°45'58" W | 129.73' |
| L62 | N 03°11'04" W | 50.03' | L132 | N 31°47'35" E | 60.00' |
| L63 | N 03°19'04" W | 50.75' | L133 | S 58°12'25" E | 60.00' |
| L64 | N 03°42'10" W | 49.39' | L134 | S 31°47'35" W | 60.00' |
| L65 | N 04°23'10" W | 50.46' | L135 | N 58°12'25" W | 60.00' |
| L68 | N 05°05'04" W | 51.21' | L136 | S 42°55'38" W | 133.73' |
| L67 | N 05°56'40" W | 51.57' | L137 | N 86°42'20" W | 101.55' |
| L68 | N 06°55'18" W | 50.41' | | | |
| L69 | N 07°58'54" W | 51.86' | | | |
| L70 | N 09°04'34" W | 50.86' | | | |

## CURVE TABLE

| CURVE | DELTA ANG. | RADIUS | ARC LEN. | CHORD LEN. | TANGENT | CHORD BRG. |
|---|---|---|---|---|---|---|
| C1 | 05°10'09" | 1000.00' | 90.22' | 90.19' | 45.14' | N 89°25'49" W |
| C2 | 00°44'05" | 450.00' | 5.77' | 5.77' | 2.89' | S 06°08'00" W |
| C3 | 5°13'03" | 1100.00' | 100.17' | 100.13' | 50.12' | S 89°27'15" E |

150' 75' 0' 150" 300' 450'
SCALE IN FEET

NORTH CAROLINA
WAKE COUNTY

I MICHAEL D. GOODFRED CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK ____ PAGE ____, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK ____ PAGE ____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 138,191 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 2nd DAY OF NOVEMBER, A.D., 2012

REGISTRATION No. L-3278 LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-3278 LAND SURVEYOR MICHAEL D. GOODFRED

RECORDED IN BOOK OF MAPS ____ PAGE 1196.

FILED FOR REGISTRATION

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY ____ ASST/DEPUTY

TIME ____

WAKE COUNTY, NC 412
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/14/2012 AT 15:12:53

BOOK:BM2012 PAGE:01196

REVIEW OFFICER CERTIFICATE
STATE OF NORTH CAROLINA COUNTY OF WAKE

I [illegible], REVIEW OFFICER OF CARY, N.C. IN WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER 11/9/2012 DATE