BK BM2012 PG 01194

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF CARY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AND CONDITIONS OF APPROVAL AS ARE NOTED IN THE MINUTES OF THE TOWN COUNCIL AND OR THE ZONING BOARD OF ADJUSTMENT AND THAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

Bob Bencieng — 11/9/2012
DIRECTOR OF PLANNING — DATE

REVIEW OFFICER CERTIFICATE
STATE OF NORTH CAROLINA COUNTY OF WAKE

I BOB BENCIENG, 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.

Bob Bencieng — 11/9/2012
REVIEW OFFICER — DATE

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

PROFESSIONAL LAND SURVEYOR — 11-2-12 DATE

STORMWATER MANAGEMENT CERTIFICATE

I CERTIFY THAT THE PLAT HEREON COMPLIES WITH CHAPTER 4.4.6 WATERSHED PROTECTION OVERLAY DISTRICT OF THE TOWN OF CARY LAND DEVELOPMENT ORDINANCE AND IS APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OFFICE. NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC DRINKNIG WATER SUPPLY WATERSHED. DEVELOPMENT RESTRICTIONS MAY APPLY.

STORM WATER MANAGEMENT ENGINEER — 11/7/12 DATE

CERTIFICATE OF APPROVAL AND ACCEPTANCE OF DEDICATIONS.

I, Laura C Gray, TOWN CLERK/DEPUTY TOWN CLERK OF CARY, NORTH CAROLINA, CERTIFY THAT THE TOWN OF CARY APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PARKS SHOWN THEREON, BUT ASSUME NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, UNTIL IN THE OPINION OF THE GOVERNING BODY OF THE TOWN OF CARY IT IS IN THE PUBLIC INTEREST TO DO SO.

~~TOWN CLERK OR~~ DEPUTY TOWN CLERK — 11/14/2012 DATE

THIS PLAT IS NOT TO BE RECORDED AFTER THE 13th DAY OF Dec 20 12
THIS PLAT IS ☒ INSIDE ☐ OUTSIDE OF THE TOWN OF CARY CORPORATE LIMITS.

13-408 — TOWN OF CARY NTE #
CA6700 — COUNTY TRACKING #
ADDRESSING SPECIALIST — 11/18/13 DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP, HAVING ACQUIRED TITLE THERETO BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA OR OTHERWISE AS SHOWN BELOW AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL I/WE DO DEDICATE TO THE TOWN OF CARY FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY AND PARKS SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE TOWN MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH ALL TOWN POLICIES, ORDINANCES AND REGULATIONS OR CONDITIONS OF THE TOWN OF CARY FOR THE BENEFIT OF THE PUBLIC. SAID DEDICATION SHALL BE IRREVOCABLE PROVIDED DEDICATIONS OF EASEMENTS FOR STORM DRAINAGE 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. ALSO, ALL PRIVATE STREETS SHOWN ON THIS MAP, IF ANY, ARE TO BE AVAILABLE FOR PUBLIC USE.

BOOK NO. _____ PAGE NO. _____

SIGNATURE OF OWNER(S) Phillips Place LLC by Glenn E Fullmer manager
PRINT OWNER'S NAME Glenn E Fullmer

SIGNATURE OF OWNER(S) Robert R. Pittard
PRINT OWNER'S NAME _____

SIGNATURE OF OWNER(S) Robert R. Pittard
PRINT OWNER'S NAME Mgr.

FILED FOR REGISTRATION

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY _____ ASST/DEPUTY

TIME _____

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 1:188,121.+; 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

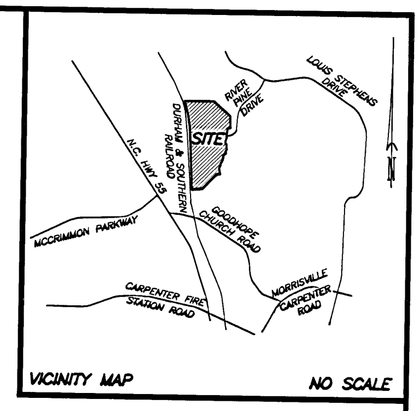
NORTH CAROLINA PROFESSIONAL SEAL L-3278 LAND SURVEYOR MICHAEL D. GOODFRED

RECORDED IN BOOK OF MAPS _____ PAGE 1194.

WAKE COUNTY, NC 408
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/14/2012 AT 15:12:53

BOOK:BM2012 PAGE:01194

OWNERS:
PHILLIPS PLACE ASSOCIATES, LLC
ROBERT R. PITTARD
PITTARD FARMS I



VICINITY MAP — NO SCALE

N.C. GRID NORTH NAD 83 (1986) - NAD 83

L. WORTH SEAGONDOLLAR AND WINIFRED V. SEAGONDOLLAR, TRUSTEES OF THE L. WORTH SEAGONDOLLAR REVOCABLE
WINIFRED V. SEAGONDOLLAR, TRUSTEE OF THE WINIFRED V. SEAGONDOLLAR REVOCABLE TRUST
D.B. 14699, PG. 916
TRACT A-1
B.M. 2010, PG. 844
PIN NO. 0735.02-79-5757

TRIANGLE BRICK COMPANY
D.B. 1879, PG. 8
TRACT 2
B.M. 1965, PG. 241
PIN NO. 0735.02-59-7648

CMF — S 89°13'53" W 980.28' — CONTROL CORNER IPF — N 89°13'53" E 395.76' — CONTROL CORNER CMF 7.80' IPF — S 88°59'43" E 291.27' — 283.47' — IPS — S 88°59'43" E 429.75' — IPF

20' TYPE 'A' BUFFER B.M. 2011, PG. 220-221

PHILLIPS PLACE ASSOCIATES, LLC
TRACT 5
D.B. 13659, PG. 402
COMMON OPEN SPACE
PHASE 1A
PHILLIPS PLACE SUBDIVISION
B.M. 2011, PG. 220-221
PIN NO. 0735.02-79-7472

S 47°59'47" E 534.51'

50' RIPARIAN BUFFER FROM TOP OF BANK BOTH SIDES

50' RIPARIAN BUFFER FROM TOP OF BANK BOTH SIDES

OLD LOT LINE

ZONE 1 / ZONE 2 / TOB / 100' / 30' / 20'

PHILLIPS PLACE ASSOCIATES, LLC
TRACT 1
D.B. 13659, PG. 402
A PART OF
B.M. 1978, PG. 741
PIN NO. 0735.02-79-3087

ZONED: PDD MAJOR

SPIKE SET IN TREE TRUNK BASE — 82.09'

PHILLIPS PLACE ASSOCIATES, LLC
TRACT 3
D.B. 13659, PG. 402
COMMON OPEN SPACE
PHASE 1B
PHILLIPS PLACE SUBDIVISION
B.M. 2012, PG 140-141
PIN NO. 0735.02-78-8913

IPS 20' OFFSET — S 01°17'33" W 255.01' — 255.01'

100' URBAN TRANSITION BUFFER
B.M. 2012, PG. 140-141
B.M. 2011, PG. 220-221

IPS 50' OFFSET — IPS 20' OFFSET — L1

SEE INSET 'A'

OLD LOT LINE — IPF — L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37

BEGIN CREEK AS PROPERTY LINE — 8.96' — 25.40' — 15.16' — 7.16' — 20' — 30'

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

TRACT 1
33.077 ACRES

PHILLIPS PLACE ASSOCIATES, LLC
TRACT 2
D.B. 13659, PG. 402
A PART OF
B.M. 2003, PG. 66
PIN NO. 0735.02-78-2502

ZONED: PDD MAJOR

50' RIPARIAN BUFFER FROM TOP OF BANK BOTH SIDES

℄ CREEK — 16" MP 18" MP — 805.52' — 903.52'

CENTERLINE OF CREEK IS PROPERTY LINE

COMMON OPEN SPACE

INSET 'A'
6"WGD — GRAVEL — RWM RWM — GCND
1"=50'

PHILLIPS PLACE ASSOCIATES, LLC
TRACT 6
D.B. 13659, PG. 402
PIN NO. 0735.02-78-2263

OLD LOT LINE

LOT 24 — LOT 25

RBF — S 86°14'01" E 195.02' — L82 — L83 — IPF

TRACT 2

LEGEND
(CONC)—CONCRETE
(CB)—CATCH BASIN
(CMF)—CONCRETE MONUMENT FOUND
(EOP)—EDGE OF PAVEMENT
(GCND)—GAS CONDUIT
(GTS)—GAS TEST STATION
(FES)—FLARED END SECTION
(MH)—SANITARY SEWER MANHOLE
(R/W)—RIGHT OF WAY
(RWA)—RECLAMATION WATER VALVE
(SS)—UNDERGROUND SANITARY SEWER LINE
(TOB)—TOP OF BANK
(TOC)—TOWN OF CARY
(WGB)—WOOD GATE BARRICADE
(WV)—WATER VALVE
BOUNDARY LINE
BUFFERS
CONCRETE CURBING
CREEK CENTERLINE
FENCE
LINE NOT SURVEYED
RIGHT OF WAY
RIPARIAN BUFFERS

NOTES:
THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3720073500J, PANEL NO. 0735 EFFECTIVE DATE MAY 2, 2006. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X.

MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THE MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

IRON PIPE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

150' 75' 0' 150' 300' 450'

CARY PROJECT NUMBER 12-SP-028 SCALE IN FEET

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

RECOMBINATION MAP OF
PHILLIPS PLACE ASSOCIATES, LLC AND PITTARD PROPERTY
SHEET 1 OF 3

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

WITHERS & RAVENEL
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