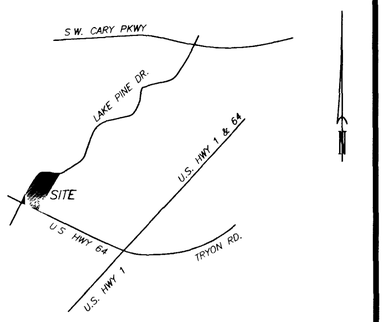


VICINITY MAP NO SCALE

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, RIGHT-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. _____

MacGregor Centre LLC
Balubhai N. Patel Manager
SIGNATURE(S) OF OWNER(S)

By W. Patel PARTNER
S.D. PARTNERS *

* FOR PURPOSE OF DEDICATING SEWER EASEMENT, ONLY

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. 1/12 20 02

Rhy W. Barker
DIRECTOR OF DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL FOR RECORDING. I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH CHAPTER 10, PART 3, RESERVOIR WATERSHED PROTECTION OVERLAY DISTRICTS OF THE UNIFIED DEVELOPMENT ORDINANCE AND IS APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OFFICE. NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC DRINKING WATER SUPPLY, WATERSHED-DEVELOPMENT RESTRICTIONS MAY APPLY.

3/12/ 20 02

/s/ Jerry Warren
STORMWATER MANAGEMENT ENGINEER

- ☒ a. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ b. THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ c. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- ☐ 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.
- ☐ e. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

Mark E. Wood — 1-9-02
PROFESSIONAL LAND SURVEYOR — DATE

NOTE:
THE SURVEYOR RELIED UPON THE CITY AND/OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCES AND HAS MADE NO INTERPRETATION OF THE ORDINANCES.

NORTH CAROLINA
WAKE COUNTY

I MARK E. WOOD 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: 57,620 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 26th DAY OF SEPTEMBER, A.D., 2001.

Mark E. Wood
LAND SURVEYOR
REGISTRATION No. L-3773

CERTIFICATE OF APPROVAL AND ACCEPTANCE OF DEDICATIONS. I, Sue Rowland, THE TOWN CLERK OF CARY, NORTH CAROLINA, DO 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.

3/12 20 02
DATE
Sue Rowland
TOWN CLERK

Wake County, NC 68
Laura M Riddick, Register Of Deeds
Presented & Recorded 03/15/2002 09:23:44
Book : BM2002 Page : 00420

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Ricky Barker, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Ricky Barker
REVIEW OFFICER
DATE 3/12/02

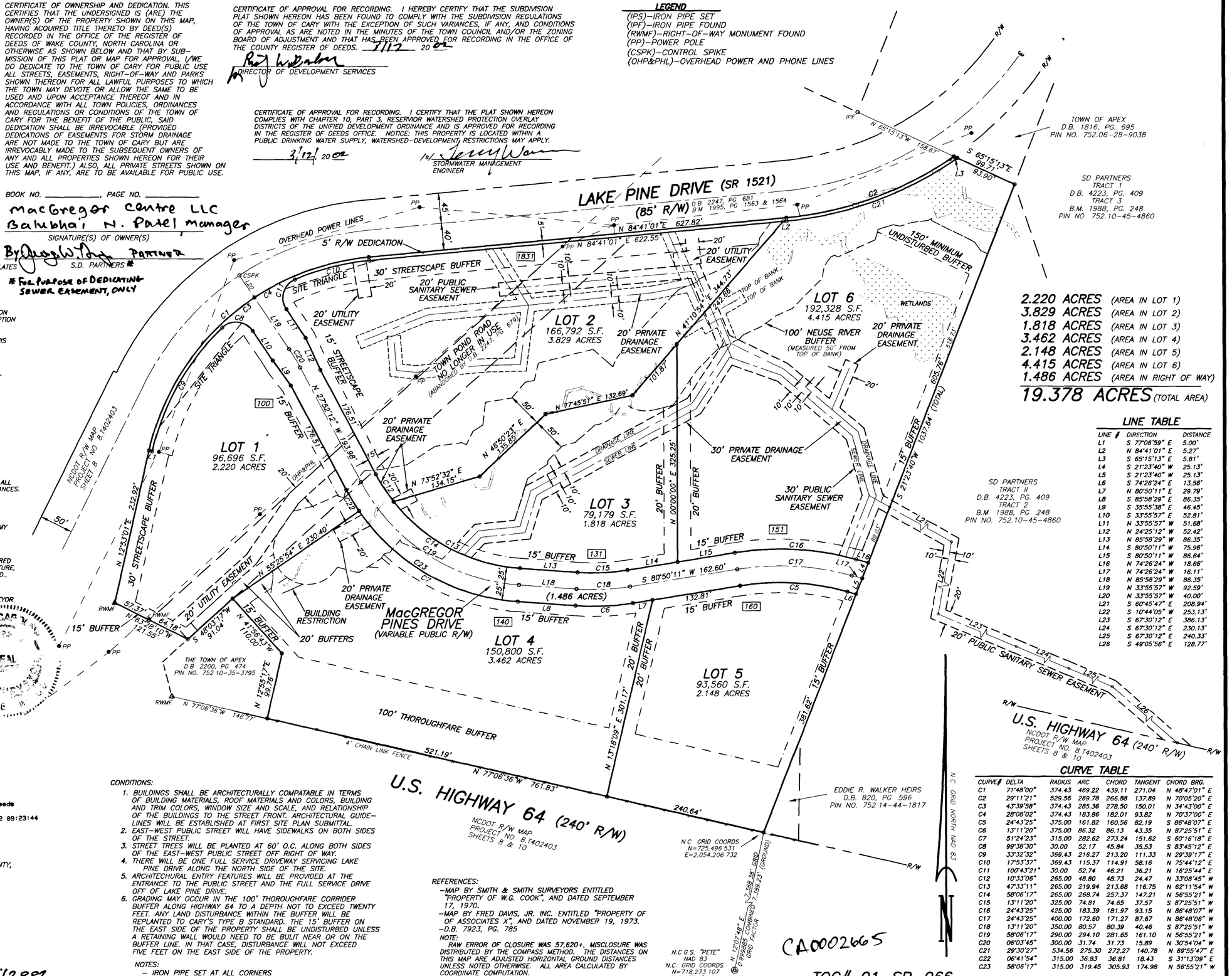
FILED FOR REGISTRATION

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY _____ ASST/DEPUTY
TIME _____

THIS PLAT NOT TO BE RECORDED AFTER 12th DAY OF Mch/2002
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS ☒IN ☐OUT OF THE CITY LIMITS.

RECORDED IN BOOK OF MAPS 2002 PAGE 420.

LEGEND
(IPS)-IRON PIPE SET
(IPF)-IRON PIPE FOUND
(RWMF)-RIGHT-OF-WAY MONUMENT FOUND
(PP)-POWER POLE
(CSPK)-CONTROL SPIKE
(OHP&PHL)-OVERHEAD POWER AND PHONE LINES



2.220 ACRES	(AREA IN LOT 1)
3.829 ACRES	(AREA IN LOT 2)
1.818 ACRES	(AREA IN LOT 3)
3.462 ACRES	(AREA IN LOT 4)
2.148 ACRES	(AREA IN LOT 5)
4.415 ACRES	(AREA IN LOT 6)
1.486 ACRES	(AREA IN RIGHT OF WAY)
19.378 ACRES	(TOTAL AREA)

LINE TABLE

LINE #	DIRECTION	DISTANCE
L1	S 77°06'59" E	5.00'
L2	N 84°41'01" E	5.27'
L3	S 65°15'13" E	5.81'
L4	S 21°23'40" W	25.13'
L5	S 21°23'40" W	25.13'
L6	S 74°26'24" E	13.56'
L7	N 80°50'11" E	29.79'
L8	S 85°58'29" E	86.35'
L9	S 35°55'38" E	46.45'
L10	S 33°55'57" E	52.81'
L11	N 33°55'57" W	51.68'
L12	N 24°25'12" W	52.42'
L13	N 85°58'29" W	86.35'
L14	S 80°50'11" W	75.96'
L15	S 80°50'11" W	86.64'
L16	N 74°26'24" W	18.66'
L17	N 74°26'24" W	16.11'
L18	N 85°58'29" W	86.35'
L19	N 33°55'57" W	92.59'
L20	N 33°55'57" W	40.00'
L21	S 60°45'47" E	208.94'
L22	S 10°44'05" W	253.13'
L23	S 67°30'12" E	386.13'
L24	S 67°30'12" E	230.13'
L25	S 67°30'12" E	240.33'
L26	S 49°05'56" E	128.77'

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG.
C1	71°48'00"	374.43	469.22	439.11	271.04	N 48°47'01" E
C2	29°11'21"	529.56	269.78	266.88	137.89	N 70°05'20" E
C3	43°39'58"	374.43	285.36	278.50	150.01	N 34°43'00" E
C4	28°08'02"	374.43	183.86	182.01	93.82	N 70°37'00" E
C5	24°43'25"	375.00	161.82	160.56	82.19	S 86°48'07" E
C6	13°11'20"	375.00	86.32	86.13	43.35	N 87°25'51" E
C7	51°24'23"	315.00	282.62	273.24	151.62	S 60°16'18" E
C8	99°38'30"	30.00	52.17	45.84	35.53	S 83°45'12" E
C9	33°32'32"	369.43	216.27	213.20	111.33	N 29°39'17" E
C10	17°53'37"	369.43	115.37	114.91	58.16	N 75°44'12" E
C11	100°43'21"	30.00	52.74	46.21	36.21	N 16°25'44" E
C12	10°33'06"	265.00	48.80	48.73	24.47	N 33°08'45" W
C13	47°33'11"	265.00	219.94	213.68	116.75	N 62°11'54" W
C14	58°06'17"	265.00	268.74	257.37	147.21	N 56°55'21" W
C15	13°11'20"	325.00	74.81	74.65	37.57	S 87°25'51" W
C16	24°43'25"	425.00	183.39	181.97	93.15	N 86°48'07" W
C17	24°43'25"	400.00	172.60	171.27	87.67	N 86°48'06" W
C18	13°11'20"	350.00	80.57	80.39	40.46	S 87°25'51" W
C19	58°06'17"	290.00	294.10	281.85	161.10	N 56°55'21" W
C20	06°03'45"	300.00	31.74	31.73	15.89	N 30°54'04" W
C21	29°30'27"	534.56	275.30	272.27	140.78	N 69°55'47" E
C22	06°41'54"	315.00	36.83	36.81	18.43	S 31°13'09" E
C23	58°06'17"	315.00	319.45	305.93	174.98	N 56°55'21" W

CONDITIONS:
1. BUILDINGS SHALL BE ARCHITECTURALLY COMPATABLE IN TERMS OF BUILDING MATERIALS, ROOF MATERIALS AND COLORS, BUILDING AND TRIM COLORS, WINDOW SIZE AND SCALE, AND RELATIONSHIP OF THE BUILDINGS TO THE STREET FRONT. ARCHITECTURAL GUIDELINES WILL BE ESTABLISHED AT FIRST SITE PLAN SUBMITTAL.
2. EAST-WEST PUBLIC STREET WILL HAVE SIDEWALKS ON BOTH SIDES OF THE STREET.
3. STREET TREES WILL BE PLANTED AT 60' O.C. ALONG BOTH SIDES OF THE EAST-WEST PUBLIC STREET OFF RIGHT OF WAY.
4. THERE WILL BE ONE FULL SERVICE DRIVEWAY SERVICING LAKE PINE DRIVE ALONG THE NORTH SIDE OF THE SITE.
5. ARCHITECHURAL ENTRY FEATURES WILL BE PROVIDED AT THE ENTRANCE TO THE PUBLIC STREET AND THE FULL SERVICE DRIVE OFF OF LAKE PINE DRIVE.
6. GRADING MAY OCCUR IN THE 100' THOROUGHFARE CORRIDER BUFFER ALONG HIGHWAY 64 TO A DEPTH NOT TO EXCEED TWENTY FEET. ANY LAND DISTURBANCE WITHIN THE BUFFER WILL BE REPLANTED TO CARY'S TYPE B STANDARD. THE 15' BUFFER ON THE EAST SIDE OF THE PROPERTY SHALL BE UNDISTURBED UNLESS A RETAINING WALL WOULD NEED TO BE BULIT NEAR OR ON THE BUFFER LINE. IN THAT CASE, DISTURBANCE WILL NOT EXCEED FIVE FEET ON THE EAST SIDE OF THE PROPERTY.

NOTES:
- IRON PIPE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE EDGE OF EASEMENTS ARE 10' FROM CENTERLINE OF STRUCTURES UNLESS OTHERWISE NOTED.
- ☐ STREET ADDRESS.
- THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD BY FIRM MAP NO. 37183C0484 E PANEL 484 OF 810, EFFECTIVE DATE MARCH 3, 1992.
- OVER HEAD POWER LINES AS SHOWN SUBJECT TO 30' CP&L BLANKET EASEMENT D.B. 5417, PG. 843.

100' 50' 0' 100' 200' 300'
SCALE IN FEET

REFERENCES:
-MAP BY SMITH & SMITH SURVEYORS ENTITLED "PROPERTY OF W.G. COOK", AND DATED SEPTEMBER 17, 1970.
-MAP BY FRED DAVIS, JR. INC. ENTITLED "PROPERTY OF OF ASSOCIATES X", AND DATED NOVEMBER 19, 1973.
-D.B. 7923, PG. 785

NOTE:
RAW ERROR OF CLOSURE WAS 57,620+, MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

OWNER: MacGREGOR CENTRE, LLC

CA0002665

TOC# 01-SP-066

FILE: MACGREG2

REVISIONS	SUBDIVISION AND RIGHT OF WAY DEDICATION AND SANITARY SEWER OUTFALL MAP OF MacGREGOR CENTRE LOTS 1-6	
	TOWNSHIP: WHITE OAK	COUNTY: WAKE
	STATE: NORTH CAROLINA	
	ZONE: O & I PUD P.I.N: 752.10-36-7172	

KENNETH CLOSE, INC.
Land Surveying
970 TRINITY ROAD - RALEIGH, NC 27607
PHONE: (919)851-2344 FAX: (919)851-5201

SURVEY DATE: 6-14-00	SURVEYED BY: KW
SCALE: 1" = 100'	DRAWN BY: MJB
CHECKED & CLOSURE BY:	MW