

**OWNERS**  
 MCKNITT AND ASSOCIATES LLC  
 1526 S. BLOUNT ST.  
 RALEIGH, N.C. 27603

(STATE OF NORTH CAROLINA)  
 NORTH CAROLINA DEPARTMENT  
 OF TRANSPORTATION  
 1 SOUTH WILMINGTON ST.  
 RALEIGH, N.C. 27611

THE COTTON MILL CONDOMINIUMS  
 1901 YORKGATE DR.  
 RALEIGH, N.C. 27612

THIS PLAT NOT TO BE RECORDED  
 AFTER 11<sup>th</sup> DAY OF FEB '08  
 1 COPY TO BE RETAINED FOR THE CITY.  
 THIS PLAT IS  IN  OUT OF  
 THE CITY LIMITS.

- LEGEND**
- LINES SURVEYED
  - - - LINES NOT SURVEYED
  - E.I.P. --- EXISTING IRON PIPE
  - I.P.S. --- IRON PIPE SET
  - C.M.S. --- CONCRETE MONUMENT SET
  - E.C.M. --- EXISTING CONCRETE MONUMENT
  - P.K.S. --- P.K. NAIL SET
  - E.P.K. --- EXISTING P.K. NAIL
  - R/W --- RIGHT OF WAY
  - D.B. --- DEED BOOK
  - P.P. --- POWER POLE
  - O.H.P. --- OVER HEAD POWER
  - R.R.S. --- RAILROAD SPIKE (1234) --- ADDRESSES

**PLAT REFERENCE**

- BOM 1928, PG. 137 W.C.R.
- BOM 1941, PG. 60 W.C.R.
- BOM 1951, PG. 73 W.C.R.
- BOM 1992, PG. 95 W.C.R.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE

0 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.  
 0 b. This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.  
 0 c. Anyone of the following:  
 1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;  
 2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or  
 3. That the survey is a control survey.  
 0 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.  
 0 e. The information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

*[Signature]*  
 Professional Land Surveyor

This parcel is located in the RALEIGH Planning jurisdiction.

NORTH CAROLINA  
 WAKE COUNTY

I, Barry L. Scott, certify that this plat was drawn under my supervision from (an actual survey made under my supervision)(deed description recorded in Book 8614, page 480 etc.)(other), that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Book SEE, page REF.; that this plat was prepared in accordance with the G.S. 47-30 as amended. Witness my original signature, registration number and seal this 7<sup>th</sup> day of AUGUST, A.D. 2007.



**CERTIFICATE OF OWNERSHIP**

"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 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 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 and regulations or conditions of the City of Raleigh for the benefit of the public, said dedication shall be irrevocable; provided, any dedication of easement 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 1970-742 as the same may be from time to time amended).

**AREA TABLE**

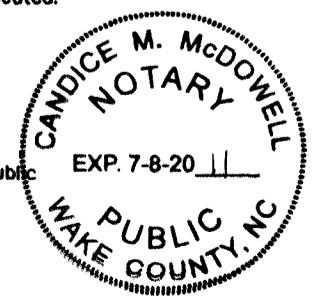
LOT	OLD AREA	NEW AREA
1	18537 S.F./0.426 AC.	20002 S.F./0.459 AC.
2	92213 S.F./2.117 AC.	97077 S.F./2.229 AC.
3	31099 S.F./0.714 AC.	37133 S.F./0.852 AC.
AREA IN CLOSED R/W		12363 S.F./0.284 AC.
TOTAL AREA		154212 S.F./3.540AC.

**CURVE DATA**

NUMBER	RADIUS	ARC DIST.	CHORD BEARING	DIST.
C-1	2865.00	261.08	S 04°47'06" W	260.99
C-2	358.49	28.19	N 24°25'04" W	28.18
C-3	358.49	27.18	N 19°59'35" W	27.17
C-4	358.49	149.81	N 05°49'14" W	148.72

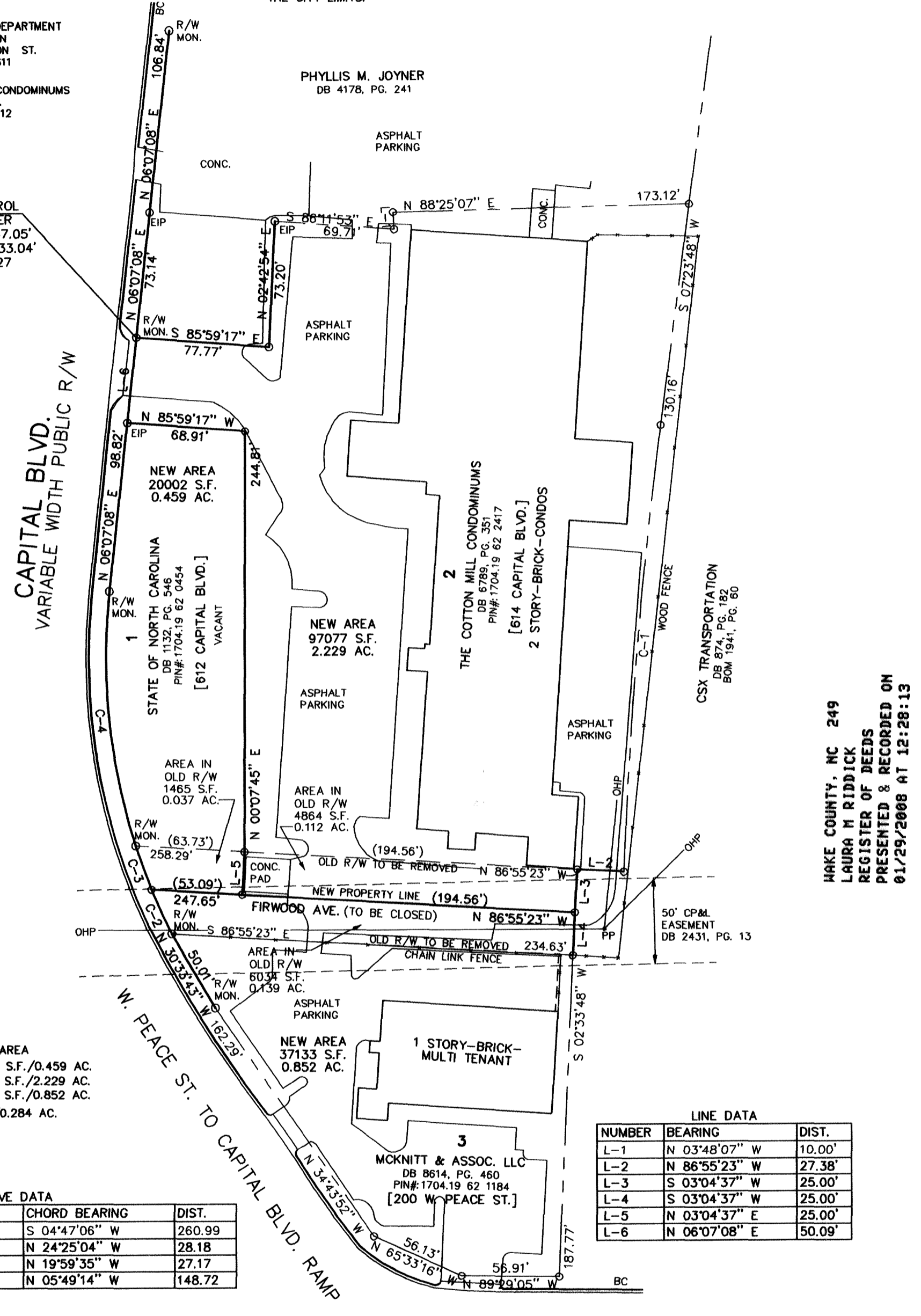
STATE OF NORTH CAROLINA  
 COUNTY OF WAKE

I, certify that the following person(s) personally appeared before me this day, each acknowledge to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:  
James R. Baldwin - PRESIDENT  
 Date: October 11, 2007  
Candice M. McDowell  
 printed name: Candice M. McDowell Notary Public  
 My commission expires: July 8, 2011



W. PEACE STREET  
 80' PUBLIC R/W

NOTE:  
 NO EVIDENCE OF A SANITARY SEWER WAS FOUND IN THE FIRWOOD AVE. RIGHT-OF-WAY  
 RECOMBINED PROPERTIES ARE SUBJECT TO PART 10, CHAPTER 9 (STORMWATER CONTROL AND WATERCOURSE BUFFER REGULATIONS) OF THE RALEIGH CITY CODE  
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP # 3720170400J EFFECTIVE DATE: MAY 2, 2006  
 NO ORIGINAL ADDRESS WILL BE AFFECTED OR CHANGED FROM ORIGINAL RECORDING



**LINE DATA**

NUMBER	BEARING	DIST.
L-1	N 03°48'07" W	10.00'
L-2	N 86°55'23" W	27.38'
L-3	S 03°04'37" W	25.00'
L-4	S 03°04'37" W	25.00'
L-5	N 03°04'37" E	25.00'
L-6	N 06°07'08" E	50.09'

**CERTIFICATE OF OWNERSHIP**

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6814 Book No.  
 460 Page No.  
 Adopted From BOM 1992, PG. 95

*[Signature]* MANAGER  
 MCKNITT AND ASSOCIATES LLC  
 Signature(s) of property owner(s)

STATE OF NORTH CAROLINA  
 COUNTY OF WAKE

I, certify that the following person(s) personally appeared before me this day, each acknowledge to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:  
John M. Alexander, Jr. - MANAGER  
 Date: September 21, 2007  
Brenda E. Plyler  
 printed name: Brenda E. Plyler Notary Public  
 My commission expires: October 31, 2007

**CERTIFICATE OF OWNERSHIP**

"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 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 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 and regulations or conditions of the City of Raleigh for the benefit of the public, said dedication shall be irrevocable; provided, any dedication of easement 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 1970-742 as the same may be from time to time amended).

1132 Book No.  
 546 Page No.  
 Adopted From BOM 1941, PG. 60

*[Signature]*  
 NORTH CAROLINA DEPARTMENT  
 OF TRANSPORTATION  
 Signature(s) of property owner(s)

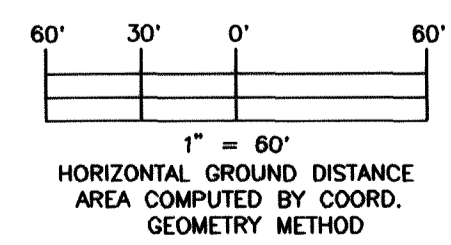
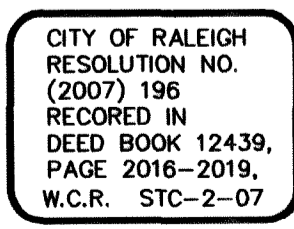
STATE OF NORTH CAROLINA  
 COUNTY OF WAKE

I, certify that the following person(s) personally appeared before me this day, each acknowledge to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:  
ALISON D. ALISON, JR. - RW BRANCH MANAGER  
 Date: SEPTEMBER 21, 2007

printed name: Carol A. Sodan Notary Public  
 My commission expires: 11/18/09

**CAROL A. SODAN**  
 NOTARY PUBLIC  
 WAKE COUNTY, NC  
 My Commission Expires 11-18-2009

"This plat or map is not a subdivision, but a recombination of previously platted property, and meets all statutory requirements for recording."  
*[Signature]*  
 Planning Director / Wake County Review Officer"



**B. L. SCOTT & CO.**  
 PROFESSIONAL LAND SURVEYORS  
 P. O. BOX 12483 - RALEIGH, NORTH CAROLINA 27602  
 TEL: 919/888-0464 FAX: 919/888-1060  
 JOB NO.: 07-08-03

STATE OF NORTH CAROLINA, U.S.A.  
 PIN(S): 1704.19 62 1184, 1704.19 62 0454 & 1704.19 62 2417

RECOMBINATION SURVEY  
 PROPERTY OF  
**FIRWOOD AVE.**  
**ROAD CLOSING**  
 COUNTY: WAKE

TAX MAP:  
 ZONED: IND-2  
 TOWNSHIP: RALEIGH

DATE: 08-07-07  
 FIELD BK: M366/71  
 SURVEYED BY: CW  
 REVISED  
 DATE: 09-20-07  
 DATE: