

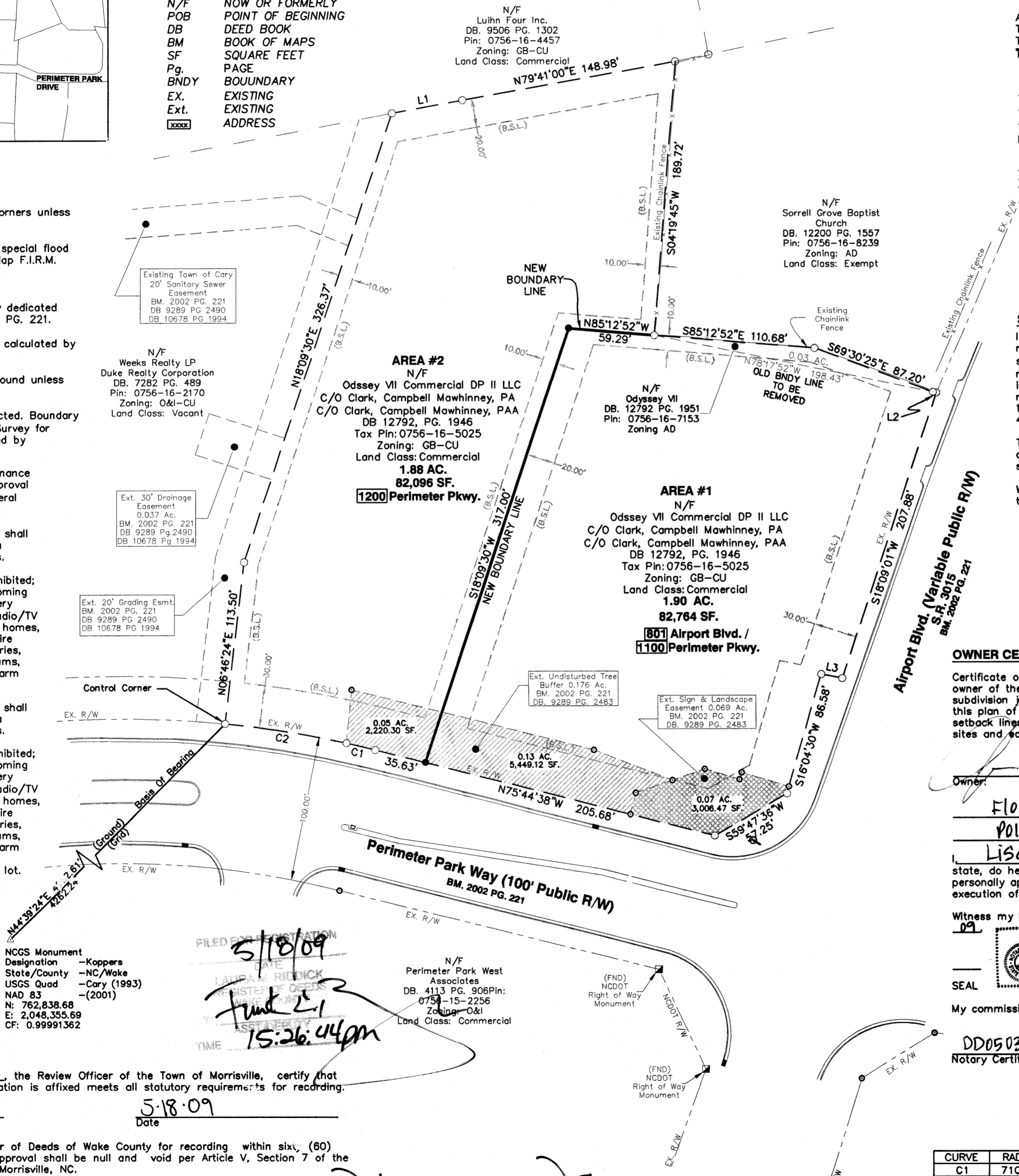
VICINITY MAP
1"=650'

GENERAL NOTES:

- 1) New 0.75" iron pipes set at all lot corners unless otherwise noted.
- 2) Subject property is not located in a special flood hazard zone per Flood Insurance Rate Map F.I.R.M. 3720076600J, effective May 2, 2006.
- 3) This property has access to publicly dedicated rights of way as shown on B.O.M. 2002, PG. 221.
- 4) Lot acreage and square footage was calculated by coordinate geometry.
- 5) All distances shown are horizontal ground unless otherwise noted.
- 6) Boundary field survey was not conducted. Boundary shown as per "ALTA/ACSM" Land Title Survey for Century Realty dated 09-04-07 prepared by BSC Rice.
- 7) Conditions for rezoning reference Ordinance No.99-58 and Ord No 02-01 zoning approval from Office & Institutional (O&I) to General Business-Conditional Use (GB-CU) which states:
 - a. ORD 99-58 Use of the property shall be limited to restaurants and a combination of specialty shops.
 - i. the following uses shall be prohibited; Motels, Hotels, Tourist and rooming homes, Service Stations, Grocery Stores, Convenience stores, Radio/TV broadcasting stations, Funeral homes, Auto washes, Bowling alleys, Tire recapping, Bus stations, Nurseries, Guest houses, Theaters, Museums, Boat yards, Car dealerships, Farm equipment dealers.
 - b. ORD 02-01 Use of the property shall be limited to restaurants and a combination of specialty shops.
 - c. The following uses shall be prohibited; Motels, Hotels, Tourist and rooming homes, Service Stations, Grocery Stores, Convenience stores, Radio/TV broadcasting stations, Funeral homes, Auto washes, Bowling alleys, Tire recapping, Bus stations, Nurseries, Guest houses, Theaters, Museums, Boat yards, Car dealerships, Farm equipment dealers, Adult establishments, Park and Ride lot.

LEGEND

- IRON PIPE/PIN FOUND
- NEW IRON PIPE/PIN
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- ▣ R/W MONUMENT FOUND
- CALCULATED POINT
- △ CONTROL POINT FOUND
- ▲ CONTROL POINT SET
- SDE STORM DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- ST SIGHT TRIANGLE
- R/W RIGHT-OF-WAY
- N/F NOW OR FORMERLY
- POB POINT OF BEGINNING
- DB DEED BOOK
- BM BOOK OF MAPS
- SF SQUARE FEET
- Pg. PAGE
- BNDY BOUNDARY
- EX. EXISTING
- Ext. EXISTING
- XXXX ADDRESS



SITE DATA:

CURRENT OWNER: ODYSSEY VII COMMERCIAL DP II LLC
C/O CLARK, CAMPBELL MAWHINNEY, PA
C/O CLARK, CAMPBELL MAWHINNEY, PAA
DB 12792, PG. 1946
TAX PIN(S): 0756-16-5025
ZONING: GB-CU
LAND CLASS: COMMERCIAL

SETBACKS:

FRONT 30'
SIDE 10'
CORNER SIDE 30'
REAR 20'
MAX HT. 50'

AREA:

TOTAL AREA IN AREA 1: 1.900 AC.
TOTAL AREA IN AREA 2: 1.880 AC.
TOTAL AREA RECORDED: 3.780 AC.

EXEMPT PLAT CERTIFICATE

The division of property shown on this plat is exempt from the Subdivision requirements of the Town of Morrisville, NC pursuant to Article I Section 3.

Mark W. Yarbrough
Authorized Signature Date: 5/18/09

SURVEYOR'S CERTIFICATION

I, Mark W. Yarbrough, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed and description recorded in Books referenced); that the boundaries not surveyed are clearly indicated as drawn from information found in Books referenced; that the ratio of precision as calculated is 1:51931; that this plat was prepared in accordance with G.S. 47-30 as amended.

This is to certify that 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.

Witness my original signature, registration number and seal this 13th day of MAY, A.D., 2009.

OWNER CERTIFICATION

Certificate of Ownership and Dedication. I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Morrisville, and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

Owner: *Jim D. Lee* Date: 5/15/09 By: *Jim D. Lee*

Florida State
Polk County
Lisa M. Gifford a notary public for said county and state, do hereby certify that *Jim D. Lee* personally appeared before me this day and acknowledge the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of May, 2009.

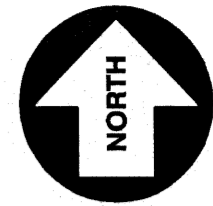
Lisa M. Gifford
Notary Public

My commission expires 11/2/10

DD0503561 Notary Certificate Seal Date: 5/15/09

LINE	BEARING	DISTANCE
L1	N79°37'23"E	49.37'
L2	S78°14'20"E	2.38'
L3	N78°55'01"W	14.91'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	710.00'	20.43'	20.43'	S76°34'06"E
C2	710.00'	84.77'	84.72'	S80°48'47"E



NCGS NAD 83 (2001)

REVISIONS:

NO.	DATE	DESC.



05-13-09

Mark W. Yarbrough DATE
Professional Land Surveyor

RECOMBINATION PLAT OF LAND OWNED BY ODYSSEY VII COMMERCIAL DP II LLC.

Town of Morrisville
Cedar Fork Township
Wake County
North Carolina
05-13-2009

PREPARED FOR:

Century Realty Funds
500 South Florida Ave.
Lakeland, FL 33801
863-647-1581



701 Corporate Center Dr., Suite 163
Raleigh, North Carolina 27607
919-854-0811
919-854-0812 (fax)

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SCALE: 1" = 60'

0 30 60 120 FEET

FILE: P:\p\0702301\Survey\Drawings\20080303 Recombination Plat.dwg
DWG. NO: DMP/S-1 SHEET 1 OF 1
JOB. NO: 07023.01

REVIEW OFFICER CERTIFICATE

Alicia Kempf, the Review Officer of the Town of Morrisville, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Review Officer: *Alicia Kempf* Date: 5/18/09

This plat shall be filed with the Register of Deeds of Wake County for recording within sixty (60) days after approval; otherwise, such approval shall be null and void per Article V, Section 7 of the Subdivision Ordinance of the Town of Morrisville, NC.

BK 2009 PG. 575