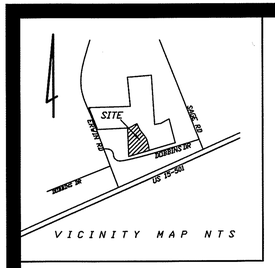
2014090000164920 PLAT
Bk:PL113 Pg:79
09/09/2014 01:08:29 PM 1/1
FILED Deborah B. Brooks
Register of Deeds, Orange Co.NC
Recording Fee: $ 26.00
NC Real Estate TX: $.00



Review Officer's Certificate

State of North Carolina
County of Orange

I, LORI K. BERRY, Review Officer of Orange County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording for which the Review Officer has responsibility as provided by law.

Lori K. Berry — 9/9/2014
Review Officer — Date
Orange County Land Records/GIS

UNIT NO.	FINISHED FLOOR ELEVATION	CEILING ELEVATION
200 240 250	335.06	346.46 (UNFINISHED)

NOTE:
FLOOR ELEVATIONS ARE TO FINISHED CONCRETE SLAB.
THE CEILING ELEVATION SHOWN FOR UNITS 200, 240 & 250 IS THE BOTTOM OF THE STEEL ROOF CROSS BEAMS.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD.DIR.	CHORD
C1	425.00	74.11	S39°15'34"E	74.01
C2	475.00	188.24	S32°54'07"E	187.01

"Recording of this document does not require subdivision approval by the Town of Chapel Hill as provided in Section 4.6.1 of the Chapel Hill Land Use Management Ordinance."

Town of Chapel Hill — 9/3/14 Date

PHILIP POST & ASSOCIATES
ENGINEERS
PLANNERS
SURVEYORS
401 Providence Rd. #200
Chapel Hill, NC 27514
919.929.1173
919.493.2600
Firm License C-0347

Surveyor's Certificate

I, Matthew K. Moore, a registered Land Surveyor licensed under the provisions of chapter 89C of the General Statutes, certify that this plat accurately depicts the legal boundaries and the physical location of the units and other improvements relative to those boundaries.

Surveyor's Certificate

I, MATTHEW K. MOORE, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book (SEE, page REFS.); that the boundaries not surveyed are clearly indicated as dashed lines, drawn from information found in Book (SEE, page REFS.); that the ratio of precision as calculated is 1: 10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 9th day of Sept, 2014.

Surveyor

Registration Number L-2517

NORTH CAROLINA PROFESSIONAL SEAL L-2517 LAND SURVEYOR MATTHEW K. MOORE

I hereby certify to one of the following:

___a. That 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. That 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. Any one 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.

X d. 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.

___e. That 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.

9-3-14
Surveyor — Date

Engineer's Certificate

I, Timothy A. Smith, P.E., an engineer registered under the provisions of chapter 89C of the General Statutes, certify that this site plan contains the information required by NCGS 47C-2-109(6) and accurately depicts the layout, location, floor and ceiling elevations and unit numbers of the units, as built.

This 3RD day of SEPTEMBER, 2014.

Timothy A. Smith, P.E.

NORTH CAROLINA PROFESSIONAL SEAL 030517 ENGINEER TIMOTHY A. SMITH

Owner's Certificate

I, James E Mansfield certify that I am manager of CROSLAND COSGROVE HILL OFFICE, LLC; that we own the condominiums (real property) depicted hereon, and that we ordered the division of the condominiums units as shown hereon.

This 26 day of August, 2014.

Member/Manager:
CROSLAND COSGROVE HILL OFFICE, LLC

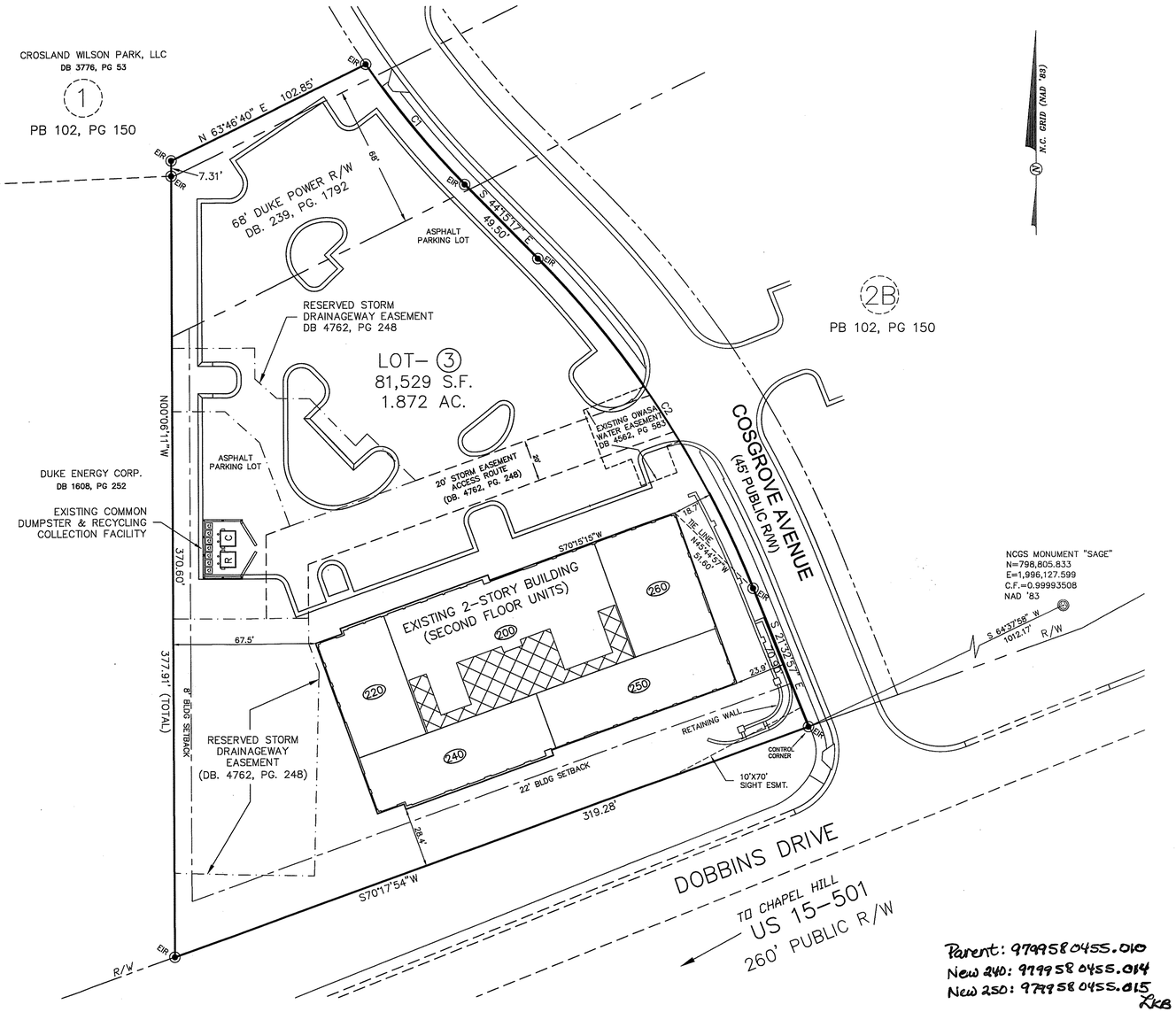
North Carolina
Mecklenburg County

I, Kimberly B Young, a Notary Public of the County and State aforesaid, do hereby certify that James E Mansfield personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this 26 day of August 2014.

Notary Public
My commission expires: 12/1/18

KIMBERLY B. YOUNG
NOTARY PUBLIC
Mecklenburg County, North Carolina
My Commission Expires 12/1/18



Parent: 9799580455.010
New 240: 9799580455.014
New 250: 9799580455.015
LKB

EXISTING: 9799580455.001-.003
9799580455.005
9799580455.008-.009
9799580455.011-.013
MAB 9/9/14

Notes:

1. The intent of this Condominium Plat is to show the division of unit 240 to create units 240 & 250 as shown. For additional unit information see previously recorded Cosgrove Hill Office Condominium Plats recorded at Plat Book 108, Page 68, Plat Book 111, Page 7, and Plat Book 112, page 25, Orange County Registry.

2. This plat amends the plat previously recorded in Plat Book 108, Page 70, Orange County Registry, as amended by the plats recorded in Plat Book 111, Page 8 and Plat Book 112, Page 26, Orange County Registry.

3. "As-built" building footprint is shown on this map.

4. Engineer/Surveyor assumes all building corners are 90° for purposes of this map.

5. Subject parcel is not located within the Resource Conservation District as defined in the Chapel Hill Land Use Management Ordinance,as shown on this plat.

6. Subject parcel is not located within the Chapel Hill Watershed Protection District.

7. Declaration of Cosgrove Hill Office Condominium recorded at Book 5130, Page 83, Orange County Registry. Existing Condominium plats recorded at Plat Book 108, Page 68, and Plat Book 111, Page 7, and Plat Book 112, Page 25, Orange County Registry.

8. Common Elements are subject to the terms and provisions of the Declaration.

9. Reference Plat Book 102, Page 150 and Deed Book 4752, Page 349.

10. For unit dimensions and area information see Architectural Sheet 2 of this Condominium Plat.

11. The demising wall for Unit 250 is not currently built. The wall will be built according to the dimensions on Sheet 2 of 2 of this plat.

12. All area on Lot 3 which is outside individual units is designated as Common Elements for Cosgrove Hill Office Condominium.

RECORDED: ORANGE COUNTY PLAT BOOK____, PAGE____.

SCALE IN FEET
30 15 0 30 60

REFERENCES:

DB.4606, PG.60
PB. 102, PG. 150
PIN = 9799-58-0455
TM 7.27.B.3D
PB. 108, PG. 68
PB. 111, PG. 7
PB. 112, PG. 25

LEGEND:
EIP=EXISTING IRON PIPE
EIR=EXISTING IRON ROD
IRS=IRON ROD SET
CP=COMPUTED PT. (NOTHING SET)
(200) =BUILDING UNIT NO.
= COMMON ELEMENTS

SURVEYED AND MAPPED FOR:

CROSLAND COSGROVE HILL OFFICE, LLC
521 E. MOREHEAD ST.
SUITE 400
CHARLOTTE, N.C. 28202

CONDOMINIUM PLAT

COSGROVE HILL OFFICE CONDOMINIUM
UNITS 240 & 250 - COSGROVE HILL - LOT 3

CHAPEL HILL TOWNSHIP — ORANGE COUNTY, N.C.

SCALE 1"=30'
DRAWN BY MCP
CHECKED BY TAS
DATE 8/20/2014
PROJECT NO. 5307D2
DRAWING NO. C1668PH7

This drawing is the property of Philip Post and Associates. The information shown on this drawing is to be used only for the project for which it was prepared and for the specific purpose for which it was intended. It is not to be used for any other project or purpose. It is to be returned upon the written request of Philip Post & Associates, Inc.
COPYRIGHT 2014 Philip Post & Associates, Inc.

REVISIONS

SHEET 1
OF 2