2011042000088420 BLKT
Bk:PL108 Pg:103
04/26/2011 04:31:30 PM 1/1

FILED Deborah B. Brooks
Register of Deeds, Orange Co, NC
Recording Fee: $10.00
NC Real Estate TS: $.00

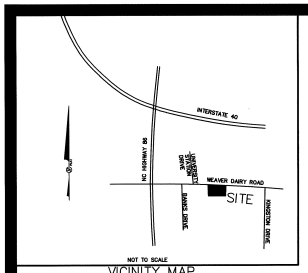
RECORDING OF THIS DOCUMENT DOES NOT REQUIRE SUBDIVISION APPROVAL IN ACCORDANCE WITH PARAGRAPH 4.6.1 OF THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE.
SIGNATURE DATE 4/26/2011

Review Officer's Certificate

State of North Carolina
County of Orange

I, Tammy R Hicks, 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.

Review Officer 4/26/11 Date
Orange County Land Records/GIS



VICINITY MAP

OWNER'S CERTIFICATE OF DEDICATION

THE UNDERSIGNED OWNER HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREA, OPEN SPACE, COMMON AREA, UTILITIES, AND OTHER IMPROVEMENTS TO PUBLIC OR PRIVATE COMMON USE AS NOTED ON THIS PLAT, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR THE MAINTENANCE AND CONTROL OF IMPROVEMENTS UNTIL SUCH TIME AS THE MAINTENANCE AND CONTROL HAS BEEN ACCEPTED BY AN APPROPRIATE PUBLIC BODY OR BY AN INCORPORATED NEIGHBORHOOD OR HOMEOWNERS ASSOCIATION OR SIMILAR LEGAL ENTITY.

Timberlyne TV Properties LLC
By: Stanley Werb, Manager
Timberlyne RW Properties LLC
By: Stanley Werb, Manager
Timberlyne RG Properties LLC
By: Stanley Werb, Manager

SELLERS:
Sellers Properties, Inc.
f/k/a Sellers Hosiery Mills, Incorporated
By: Elizabeth Sellers Shariff, Vice President

STATE OF NORTH CAROLINA, COUNTY OF Wake

I, certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein: Stanley Werb as Manager of Timberlyne TV Properties LLC, and as Manager of Timberlyne TW Properties LLC, and as Manager of Timberlyne RG Properties LLC.

Date: April 11, 2011
Christine L. Cogar
Notary Printed Name
My Commission Expires: 05.09.2014
(Official Seal)

CHRISTINE L. COGAR NOTARY PUBLIC My Comm. Expires May 9, 2014 CHATHAM COUNTY, NC

STATE OF NORTH CAROLINA, COUNTY OF Alamance

I, certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein: Elizabeth Sellers Shariff as Vice President of Sellers Properties, Inc. f/k/a Sellers Hosiery Mills, Incorporated.

Date: April 26, 2011
Nancy T. Crowder
Nancy T. Crowder
Notary Printed Name
My Commission Expires: April 10, 2015
(Official Seal)

NANCY T. CROWDER NOTARY PUBLIC ALAMANCE COUNTY, NC

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.

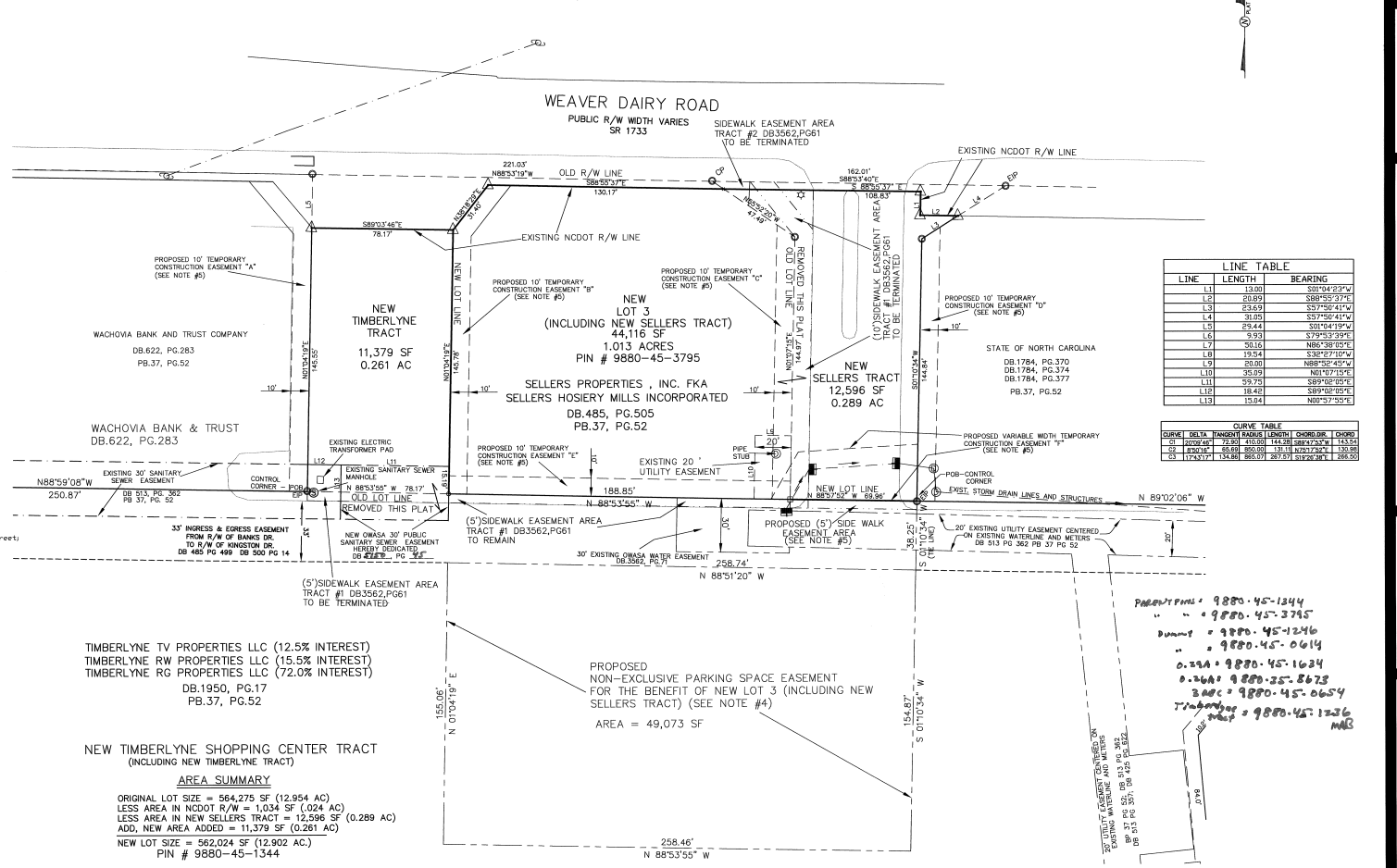
Surveyor 4-11-2011 Date

Surveyor's Certificate

I, PHILIP N. POST, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book See, page Ref.); that the boundaries not surveyed are clearly indicated as dashed lines, drawn from information found in Book See, page Ref.; 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 11th day of April, 20 11.

Surveyor 4-11-2011
Registration Number L-2519

PHILIP N. POST SEAL L-2519 NORTH CAROLINA PROFESSIONAL SURVEYOR



TIMBERLYNE TV PROPERTIES LLC (12.5% INTEREST)
TIMBERLYNE RW PROPERTIES LLC (15.5% INTEREST)
TIMBERLYNE RG PROPERTIES LLC (72.0% INTEREST)
DB.1950, PG.17
PB.37, PG.52

NEW TIMBERLYNE SHOPPING CENTER TRACT
(INCLUDING NEW TIMBERLYNE TRACT)

AREA SUMMARY

ORIGINAL LOT SIZE = 564,275 SF (12.954 AC)
LESS AREA IN NCDOT R/W = 1,034 SF (.024 AC)
LESS AREA IN NEW SELLERS TRACT = 12,596 SF (0.289 AC)
ADD, NEW AREA ADDED = 11,379 SF (0.261 AC)
NEW LOT SIZE = 562,024 SF (12.902 AC.)
PIN # 9880-45-1344

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00	S01°04'23"W
L2	20.89	S88°55'37"E
L3	23.69	S57°50'41"W
L4	31.05	S57°50'41"W
L5	29.44	S01°04'19"W
L6	9.93	S79°53'39"E
L7	50.16	N86°38'05"E
L8	19.54	S32°27'10"W
L9	20.00	N88°52'45"W
L10	35.09	N01°07'15"E
L11	59.75	S89°02'05"E
L12	18.42	S89°02'05"E
L13	15.04	N00°57'55"E

CURVE TABLE						
CURVE	DELTA	TANGENT	RADIUS	LENGTH	CHORD.DIR.	CHORD
C1	20°09'46"	72.90	410.00	144.28	S88°47'53"W	143.54
C2	8°30'16"	65.69	850.00	131.11	N75°73'32"E	130.98
C3	17°43'17"	134.86	865.07	267.57	S19°26'38"E	266.50

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO RECOMBINE THE TIMBERLYNE SHOPPING CENTER LOT AND LOT 3 INTO NEW LOT 3 AND NEW TIMBERLYNE SHOPPING CENTER TRACT.
2. THIS MAP ALSO SHOWS THE NEW PUBLIC RIGHT-OF-WAY FOR WEAVER DAIRY ROAD AS ACQUIRED BY NCDOT.
3. THIS MAP ALSO SHOWS EXISTING AND NEW EASMENTS FOR TEMPORARY CONSTRUCTION, SIDEWALK, PARKING, ACCESS, SANITARY SEWER AND UTILITIES TO SERVE NEW LOT 3 AND NEW TIMBERLYNE SHOPPING CENTER TRACT.
4. THE LAND AREA DEVOTED TO OFF-SITE PARKING FOR THE BENEFIT OF NEW LOT 3 (INCLUDING NEW SELLERS TRACT) FOR THE PURPOSES OF DETERMINING APPLICABLE MINIMUM AND MAXIMUM LAND USE INTENSITIES UNDER SECTION 5.9.2(b)(1)(D) OF THE TOWN OF CHAPEL HILL LAND USE MANAGEMENT ORDINANCE SHALL BE 1,415.25 SQUARE FEET.
5. VARIOUS EASEMENTS WILL BE RECORDED SEPARATELY FROM THIS MAP.
6. AREAS COMPUTED BY COORDINATE GEOMETRY, NO GRID MONUMENTS WITHIN 2000 FEET.

RECORDED PB_____ PG_____

REFERENCES:
DB.1950, PG.17
DB.485, PG.505
PB.37, PG.52

SCALE IN FEET
30 15 0 30 60

SURVEYED AND MAPPED FOR; PROPERTY OWNER:
TIMBERLYNE TV PROPERTIES LLC (12.5% INTEREST)
TIMBERLYNE RW PROPERTIES LLC (15.5% INTEREST)
TIMBERLYNE RG PROPERTIES LLC (72.0% INTEREST)
9816 SIX FORKS ROAD, STE 201
RALEIGH, NC

PROPERTY OWNER:
SELLERS PROPERTIES, INC.
f/k/a SELLERS HOSIERY MILLS INCORPORATED
PO BOX 1025
BURLINGTON, NC 27215

ENGINEERS
PLANNERS
SURVEYORS
401 Providence Rd. # 200
Chapel Hill, NC 27514
(919)928-1173
(919)968-4562
FIRM #C-0542
Greensboro, NC
(336)273-7711

PHILIP POST & ASSOCIATES

LOT 3 & TIMBERLYNE VILLAGE SHOPPING CENTER

RECOMBINATION, RIGHT-OF-WAY & EASEMENT PLAT

Chapel Hill Township
TOWN OF CHAPEL HILL
ORANGE COUNTY, N.C.

SCALE 1"=30'-0"
DRAWN BY MBK
CHECKED BY
DATE 04/06/2010
PROJECT NO. 72102A
DRAWING NO. A11SBP06

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REVISIONS
1. PLAT REVISIONS PER COMMENTS 11/02/2010
2. PLAT REVISIONS PER COMMENTS 12/13/2010
3. PLAT REVISIONS PER COMMENTS 1/19/2011
ADD SV EASMENTS AND TEMP. CONSTRUCTION EASEMENT "E"
4. PLAT REVISIONS CHANGE LOT 4 TO LOT 3 1/20/2011
5. PLAT REVISIONS ADD TEMP CONST EASE "F" 1/25/2011
6. TOWN OF CHAPEL HILL COMMENTS 3/29/2011
7. OWASA COMMENTS & AREAS 4/6/2011

SHEET 1
OF 2