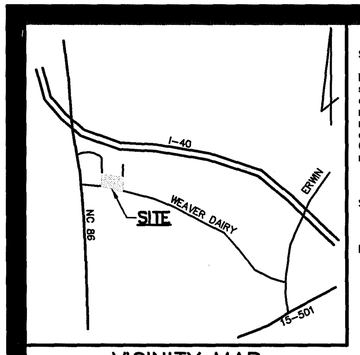
Book 106 Page 109



VICINITY MAP
NOT TO SCALE

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 S); that the boundaries not surveyed are clearly indicated as dashed lines, drawn from information found in Book SEE, page REF S; 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 4th day of FEB., 2010.

Surveyor

Registration Number L-2519

NORTH CAROLINA PROFESSIONAL SEAL L-2519 LAND SURVEYOR PHILIP N. POST 2-4-2010

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.

X 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.

___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 2-4-2010 Date

CERTIFICATE OF OWNER

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THIS PLAT HEREBY CERTIFIES THAT HE OWNS THE PROPERTY & ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE, AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES AS STIPULATED.

CAI VII by

BY: Manager DATE: 2/4/10

North Carolina
Orange County

I, Kelly D. Ardoin, a Notary Public for said County and State, do hereby certify that R. B. Williams personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal, this 4th day of Feb, 2010.

Notary Public Kelly D Ardoin

My commission expires 10-22-2011

KELLY D. ARDOIN NOTARY PUBLIC CHATHAM COUNTY, NC

State of North Carolina
County of Chatham

I, _____, 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
Orange County Land Records/GIS

Date of Certification: _____

2010020400023980 PLAT
Bk:PL106 Pg:109
02/04/2010 02:40:52 PM 1/1

FILED Joyce H. Pearson
Register of Deeds, Orange Co.NC
Recording Fee: $21.00
NC Real Estate TX: $.00

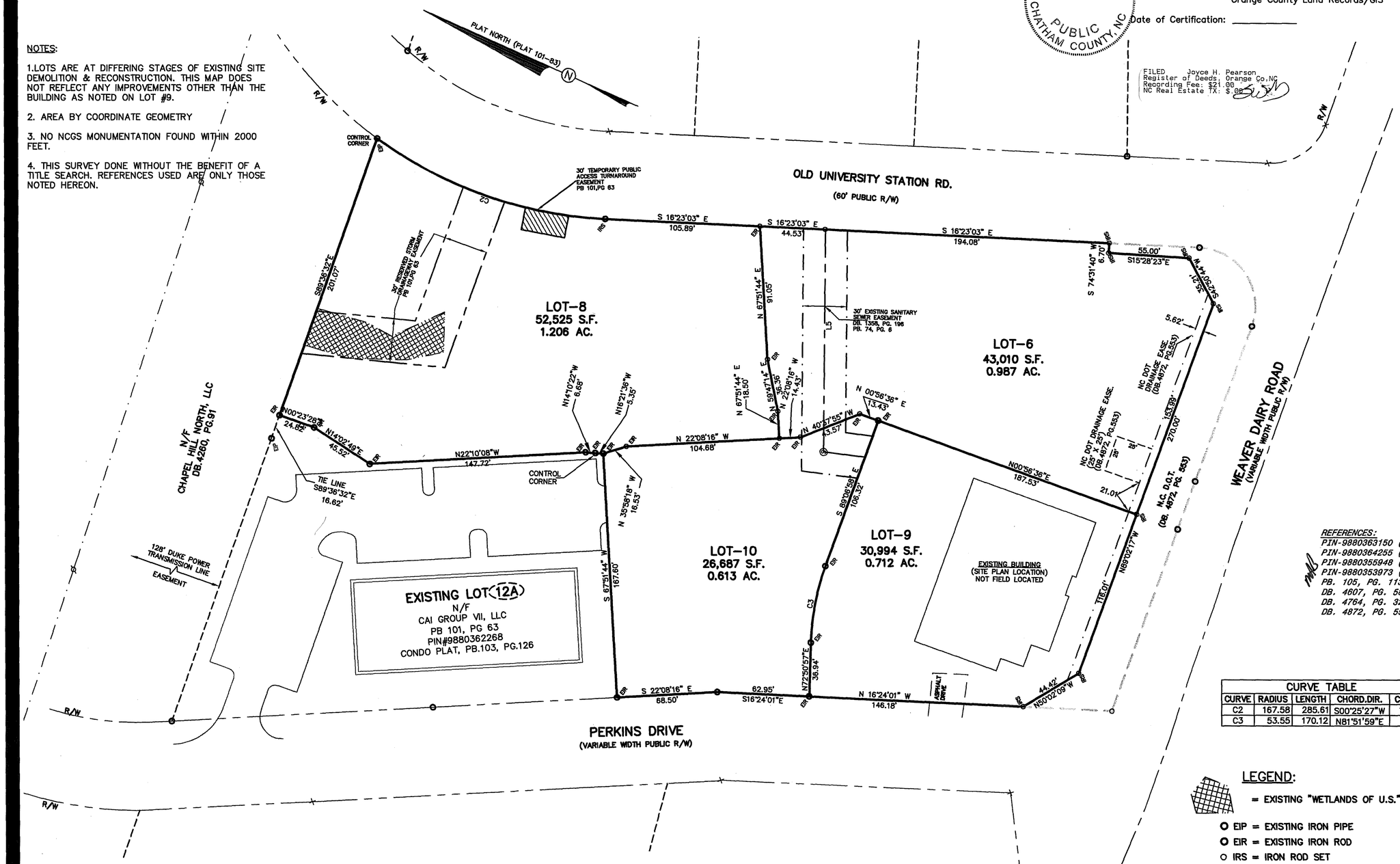
NOTES:

1. LOTS ARE AT DIFFERING STAGES OF EXISTING SITE DEMOLITION & RECONSTRUCTION. THIS MAP DOES NOT REFLECT ANY IMPROVEMENTS OTHER THAN THE BUILDING AS NOTED ON LOT #9.

2. AREA BY COORDINATE GEOMETRY

3. NO NCGS MONUMENTATION FOUND WITHIN 2000 FEET.

4. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH. REFERENCES USED ARE ONLY THOSE NOTED HEREON.



REFERENCES:
PIN-9880363150 (LOT 10)
PIN-9880364255 (LOT 8)
PIN-9880355948 (LOT 6)
PIN-9880353973 (LOT 9)
PB. 105, PG. 113
DB. 4607, PG. 581
DB. 4764, PG. 329
DB. 4872, PG. 553

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD.DIR.	CHORD
C2	167.58	285.61	S00°25'27"W	165.19
C3	53.55	170.12	N81°51'59"E	53.33

LEGEND:

= EXISTING "WETLANDS OF U.S."

EIP = EXISTING IRON PIPE
EIR = EXISTING IRON ROD
IRS = IRON ROD SET
CP = COMPUTED PT(NOTHING SET)
—S— = EXISTING SANITARY SEWER LINE
R/W = RIGHT-OF-WAY LINE

PROPERTY OWNER:
CAI GROUP VII, LLC
312 CLOISTER COURT
CHAPEL HILL, NC 27514

SCALE IN FEET
50 25 0 50 100

RECORDED ORANGE COUNTY: BOOK 106 PAGE 109

ENGINEERS PLANNERS SURVEYORS
401 Providence Road
Chapel Hill, NC 27514
(919)929-1173
493-2600 • 850-9662
822 North Elm Street
Greensboro, NC 27401
(919)273-7711

PHILIP POST & ASSOCIATES

BOUNDARY PLAT

Township - Chapel Hill

LOTS 6, 8, 9 & 10
CAI GROUP VII, LLC
TOWN OF CHAPEL HILL ORANGE COUNTY, NC

SCALE 1" = 50'
DRAWN BY MKM
CHECKED BY TAS
DATE 1-21-10
PROJECT NO. 53305B
DRAWING NO. B870BP05

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REVISIONS

SHEET 1
OF 1