Book: 117 Page: 85

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property described hereon, which property is located within the jurisdiction of the Town of Hillsborough, that I hereby freely adopt this plan of subdivision and dedicate to public use all areas shown on this plat as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that I will maintain all such areas until the offer of dedication is accepted by the appropriate public authority.

Owner

6/1/17
Date

State of FLORIDA
County of ORANGE

I, LORRAINE K CHAMBERS, a Notary Public for said County and State, do hereby certify that MARC HAGLE personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the 1 day of JUNE 2017.

SEAL

Notary Public

My commission expires: JUNE 11, 2019

State of North Carolina
County of Orange

I, _____, Review Officer of Orange County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer DATE:

2017072400014578O PLAT
Bk:PL117 Pg:85
07/24/2017 01:30:46 PM 1/1

FILED Mark Chilton
Register of Deeds, Orange Co,NC
Recording Fee: $26.00
NC Real Estate Tax: $.00

P.B. 53-94

State of North Carolina
County of Orange

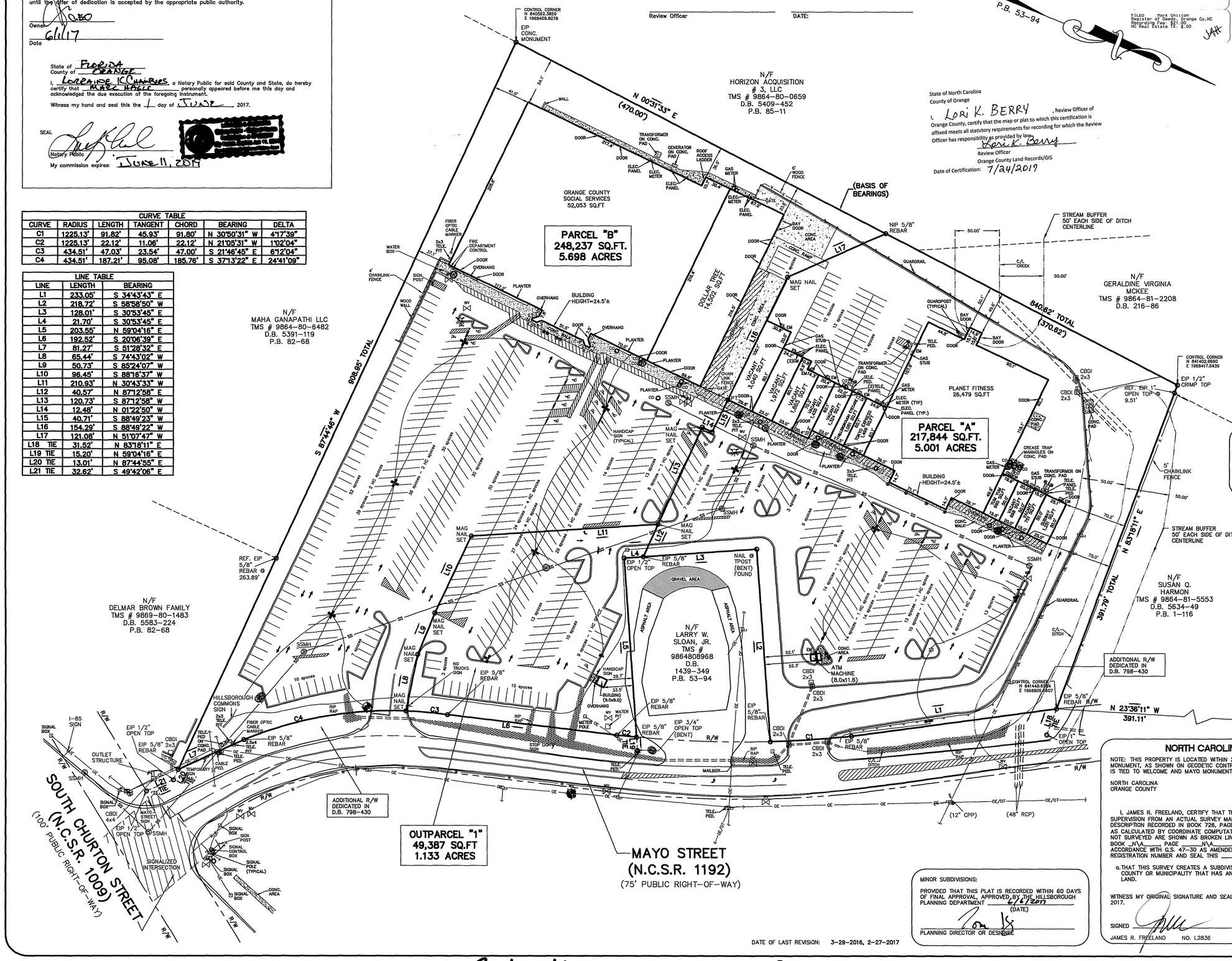
I, LORI K. BERRY, Review Officer of Orange County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording for which the Review Officer has responsibility as provided by law.

Review Officer
Orange County Land Records/GIS

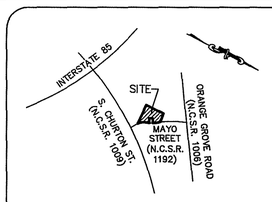
Date of Certification: 7/24/2017

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1225.13'	91.82'	45.93'	91.80'	N 30°50'31" W	4°17'39"
C2	1225.13'	22.12'	11.06'	22.12'	N 21°05'31" W	1°02'04"
C3	434.51'	47.03'	23.54'	47.00'	S 21°46'45" E	6°12'04"
C4	434.51'	187.21'	95.08'	185.76'	S 37°13'22" E	24°41'09"

LINE TABLE		
LINE	LENGTH	BEARING
L1	233.05'	S 34°43'43" E
L2	218.72'	S 58°58'50" W
L3	128.01'	S 30°53'45" E
L4	21.70'	S 30°53'45" E
L5	203.55'	N 59°04'16" E
L6	192.52'	S 20°06'39" E
L7	81.27'	S 51°28'32" E
L8	65.44'	S 74°43'02" W
L9	50.73'	S 85°24'07" W
L10	96.45'	S 88°16'37" W
L11	210.93'	N 30°43'33" W
L12	40.57'	N 87°12'58" E
L13	120.73'	S 87°12'58" W
L14	12.48'	N 01°22'50" W
L15	40.71'	S 88°49'23" W
L16	154.29'	S 88°49'22" W
L17	121.08'	N 51°07'47" W
L18 TIE	31.52'	N 83°18'11" E
L19 TIE	15.20'	N 59°04'16" E
L20 TIE	13.01'	N 87°44'55" E
L21 TIE	32.62'	S 49°42'06" E



LEGEND:	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
TBM	TEMPORARY BENCHMARK
NIP	NEW IRON PIN (5/8" REBAR)
EIP	EXISTING IRON PIN
	LIMITED ACCESS
R/W	RIGHT-OF-WAY
PP	POWER POLE
	LIGHT POLE
	FLOOD LIGHT
EM	ELECTRIC METER
	ELECTRIC MANHOLE
	1 HEAD LIGHT STANDARD
	2 HEAD LIGHT STANDARD
	3 HEAD LIGHT STANDARD
	4 HEAD LIGHT STANDARD
	WATER VALVE
WM	WATER METER
	PRESSURE INDICATOR VALVE
	FIRE HYDRANT
MW	MONITORING WELL
	ROOF DRAIN
SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN
CBGI	CATCH BASIN GRATED INLET
CBHG	CATCH BASIN HOODED GRATE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
SSMH	SANITARY SEWER MANHOLE
GMH	GREASE MANHOLE
CO	CLEANOUT
UGMRK	UNDERGROUND GAS MARKER
GV	GAS VALVE
CO	GAS METER
	TELEPHONE MANHOLE
T-PED	TELEPHONE PEDESTAL
FOCMKR	FIBER OPTIC CABLE MARKER
	GUARD POST
	SIGN
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
SS	SANITARY SEWER LINE
W	WATER LINE
UG	GAS LINE
OT	OVERHEAD TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
	WHITE LINE
	DASHED WHITE LINE
	STORM DRAIN PIPE
X	FENCE



VICINITY MAP (NOT TO SCALE)

SURVEYOR'S NOTES:

1) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.

2.)THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

3.) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

4.) TOTAL IMPERVIOUS AREA OF THE TOTAL SUBJECT PROPERTY IS 405,783 SQUARE FEET OR 78.7%.

Parent: See below
New A: 9864-81-6169
New B: 9864-80-7744
New 1: 9864-80-9898 LKB

POSSIBLE PROJECTIONS:

NONE OBSERVED

TOTAL LAND AREA:

515,469 SQ.FT
11.833 ACRES

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD ZONE"
THE LOCATION OF THE 100 YEAR FLOOD PER NFIP FIRM COMMUNITY PANEL NO. 3710986400J
EFFECTIVE DATE: 2-2-2007.

ALWAYS CALL BEFORE YOU DIG 811

EVERY DIGGING JOB REQUIRES A CALL — EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT ANY UNDERGROUND UTILITY LINE WHILE DIGGING, YOU MAY CAUSE YOURSELF OR PEOPLE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB, WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR. ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

FREELAND
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: CF	PARTY CHIEF: GRA	CHECKED: JCC	
REF. PLAT BOOK:	53-94		
REF. DEED BOOK:	726-248		
TAX MAP :	9864-80-7829 Parent Pin LKB		
DATE OF SURVEY:	11-12-2014		
DATE DRAWN:	11-15-2104		
DRAWING NO:	65675-SUBDIVISION-ROTATE		
DATE OF LAST REVISION:	3-27-2017		

0' 50' 100' 150'

SCALE: 1" = 50'

PLS: JAMES R. FREELAND
NO: L2836
COA: C-0478

NORTH CAROLINA CERTIFICATE:

NOTE: THIS PROPERTY IS LOCATED WITHIN 2000 FEET OF A NCG HORIZONTAL CONTROL MONUMENT, AS SHOWN ON GEODETIC CONTROL INDEX MAP. THEREFORE, SAID PROPERTY IS TIED TO WELCOME AND MAYO MONUMENT AS REQUIRED BY G.S. 47-30.

NORTH CAROLINA
ORANGE COUNTY

I, JAMES R. FREELAND, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION)(DEED DESCRIPTION RECORDED IN BOOK 726, PAGE 248 ETC., THAT THE RATIO OF PRECISION AS CALCULATED BY COORDINATE COMPUTATION IS 1/10,000±, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK _N\A_ PAGE _N\A_, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 31st DAY OF May, 2018.

o. 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.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 31st DAY OF May 2017.

SIGNED

JAMES R. FREELAND NO. L2836

MINOR SUBDIVISIONS:

PROVIDED THAT THIS PLAT IS RECORDED WITHIN 60 DAYS OF FINAL APPROVAL, APPROVED BY THE HILLSBOROUGH PLANNING DEPARTMENT 6/6/2017 (DATE)

PLANNING DIRECTOR OR DESIGNEE

DATE OF LAST REVISION: 3-29-2016, 2-27-2017

STATE OF NORTH CAROLINA
TOWN OF HILLSBOROUGH
HILLSBOROUGH TOWNSHIP
ORANGE COUNTY

SUBDIVISION PLAT FOR HILLSBOROUGH COMMONS, LLLP

SHEET 1 OF 1

Book: 117 Page: 85