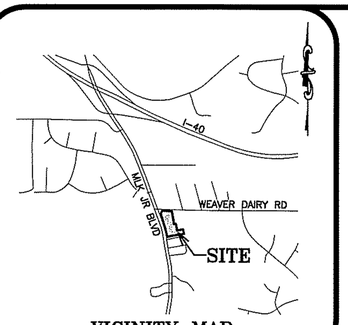
BK 115 PAGE 186

10+1



VICINITY MAP
NOT TO SCALE

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(d). 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.

RONALD T. FREDERICK PLS L-4720

I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 21 DAY OF JUNE, A.D. 2016

RONALD T. FREDERICK PLS L-4720

NORTH CAROLINA PROFESSIONAL SEAL L-4720 LAND SURVEYOR RONALD T. FREDERICK

7/7/16

CERTIFICATE OF OWNER

WE/I, THE UNDERSIGNED, BEING OWNER(S) OF ALL AFFECTED PARCELS OF LAND SHOWN ON THIS PLAT, ARE AWARE OF, AND AGREE TO THE RECOMBINATION AS SHOWN.

6-20-16
SIGNED WEAVER CROSSING, LLC DATED
WEAVER CROSSING II, LLC

NORTH CAROLINA
DURHAM COUNTY

I, MARY ELIZABETH BOENING, NOTARY PUBLIC OF SAID COUNTY AND STATE, CERTIFY THAT DENNIS ROCHENE PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTON OF THE THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF JUNE, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES 2/15/21

MARY ELIZABETH BOENING NOTARY PUBLIC DURHAM CO. MY COMM. EXP. 02-15-2021 NORTH CAROLINA

THE UNDERSIGNED OWNER HEREBY DEDICATES ALL RIGHT-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 SAID IMPROVEMENTS UNTIL THEY ARE ACCEPTED FOR MAINTENANCE AND CONTROL BY AN APPROPRIATE PUBLIC BODY OR, BY AN INCORPORATED NEIGHBORHOOD OR HOMEOWNERS ASSOCIATION OR SIMILAR LEGAL ENTITY.

6-20-16
OWNER WEAVER CROSSING, LLC DATED
WEAVER CROSSING II, LLC

Parent PINS 9880-25-9596, 9880-35-1311, 9880-25-9588, 29880-35-1310

NORTH CAROLINA
DURHAM COUNTY

I, MARY ELIZABETH BOENING, NOTARY PUBLIC OF SAID COUNTY AND STATE, CERTIFY THAT DENNIS ROCHENE PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTON OF THE THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF JUNE, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES 2/15/21

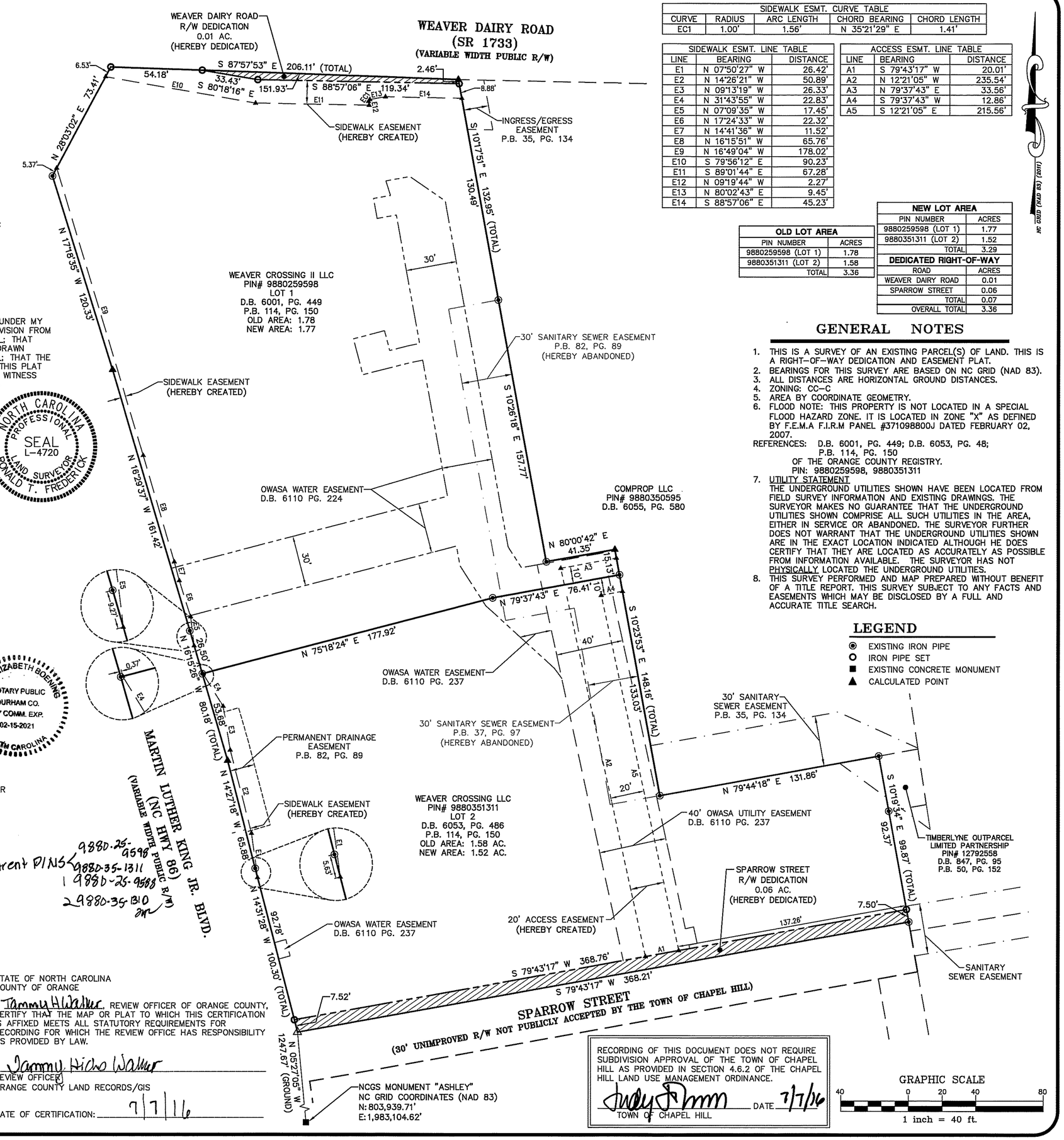
MARY ELIZABETH BOENING NOTARY PUBLIC DURHAM CO. MY COMM. EXP. 02-15-2021 NORTH CAROLINA

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I, Tammy Hicks Walker, 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 OFFICE HAS RESPONSIBILITY AS PROVIDED BY LAW.

REVIEW OFFICER
ORANGE COUNTY LAND RECORDS/GIS

DATE OF CERTIFICATION: 7/7/16



SIDEWALK ESMT. CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
EC1	1.00'	1.56'	N 35°21'29" E	1.41'

SIDEWALK ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
E1	N 07°50'27" W	26.42'
E2	N 14°26'21" W	50.89'
E3	N 09°13'19" W	26.33'
E4	N 31°43'55" W	22.83'
E5	N 07°09'35" W	17.45'
E6	N 17°24'33" W	22.32'
E7	N 14°41'36" W	11.52'
E8	N 16°15'51" W	65.76'
E9	N 16°49'04" W	178.02'
E10	S 79°56'12" E	90.23'
E11	S 89°01'44" E	67.28'
E12	N 09°19'44" W	2.27'
E13	N 80°02'43" E	9.45'
E14	S 88°57'06" E	45.23'

ACCESS ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
A1	S 79°43'17" W	20.01'
A2	N 12°21'05" W	235.54'
A3	N 79°37'43" E	33.56'
A4	S 79°37'43" W	12.86'
A5	S 12°21'05" E	215.56'

OLD LOT AREA	
PIN NUMBER	ACRES
9880259598 (LOT 1)	1.78
9880351311 (LOT 2)	1.58
TOTAL	3.36

NEW LOT AREA	
PIN NUMBER	ACRES
9880259598 (LOT 1)	1.77
9880351311 (LOT 2)	1.52
TOTAL	3.29
DEDICATED RIGHT-OF-WAY	
ROAD	ACRES
WEAVER DAIRY ROAD	0.01
SPARROW STREET	0.06
TOTAL	0.07
OVERALL TOTAL	3.36

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A RIGHT-OF-WAY DEDICATION AND EASEMENT PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID (NAD 83).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: CC-C
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M PANEL #3710988000J DATED FEBRUARY 02, 2007.

REFERENCES: D.B. 6001, PG. 449; D.B. 6053, PG. 48; P.B. 114, PG. 150 OF THE ORANGE COUNTY REGISTRY. PIN: 9880259598, 9880351311

7. UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
8. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- EXISTING CONCRETE MONUMENT
- CALCULATED POINT

RECORDING OF THIS DOCUMENT DOES NOT REQUIRE SUBDIVISION APPROVAL OF THE TOWN OF CHAPEL HILL AS PROVIDED IN SECTION 4.6.2 OF THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE.

TOWN OF CHAPEL HILL DATE 7/7/16

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com

REVISIONS:
1 2016-06-15 REV. PER CHAPEL HILL COMMENTS

OWNER:
WEAVER CROSSING LLC & WEAVER CROSSING II LLC
3920 MAGAZINE STREET
NEW ORLEANS, LA 70115

WEAVER CROSSING
WEAVER DAIRY RD/ MLK JR BLVD.
TOWN OF CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA
RIGHT-OF-WAY DEDICATION & EASEMENT PLAT

PROJECT NO.	EWP-13030
FILENAME:	EWP13030-F2
CHECKED BY:	RTF
DRAWN BY:	KSM
SCALE:	1"=40'
DATE:	05-10-2016

McADAMS

FILED Mark Chilton Register of Deeds, Orange Co.NC Recording Fee $21.00 NC Real Estate TX: $0.00
2016070700139440 PLAT BK:PL115 Pg:186 07/07/2016 02:34:18 PM 1/1
X:\Projects\EWP\EWP-13030 - MLK & Weaver Dairy Rd\Survey\Plats\EWP-13030-F2 Dedication.dwg, 6/16/2016 9:28:39 AM, McCracken, Kyle

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