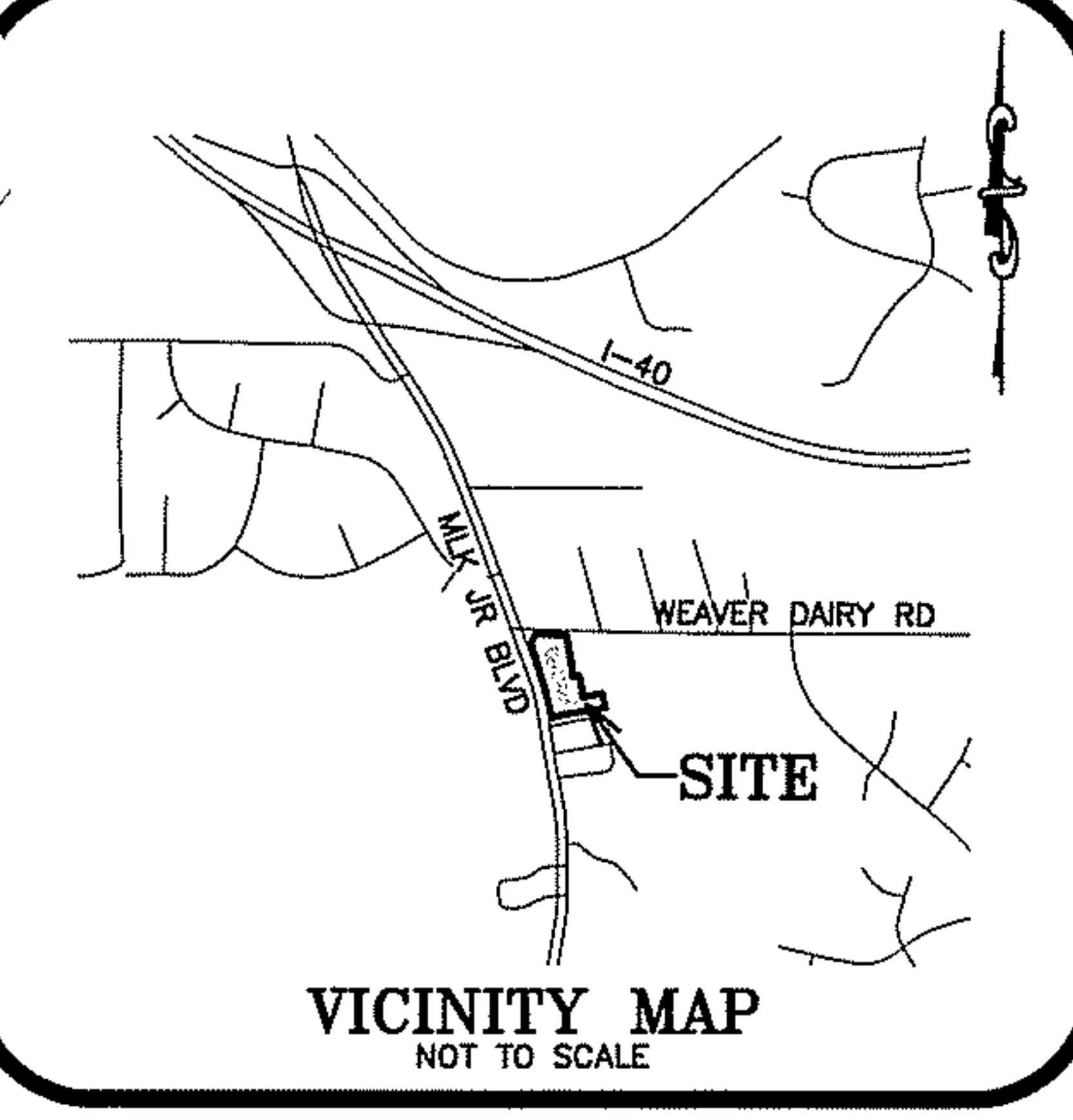


FILED Mark Chilton, Register of Deeds, Orange Co., NC, NC Real Estate TX: S-00
7/7/16
7/7/16
20160709093949 PLAT
BY: JTF/MLC
07/07/2016 02:34:19 PM 1/1
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20160709093949
X:\Projects\EWPF-13030 - MLK & Weaver Dairy Rd Survey\Plats\EWPF-13030-F2 Dedication.dwg, 6/16/2016 9:28:39 AM, MacCracken, Kyle



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



CERTIFICATE OF OWNER

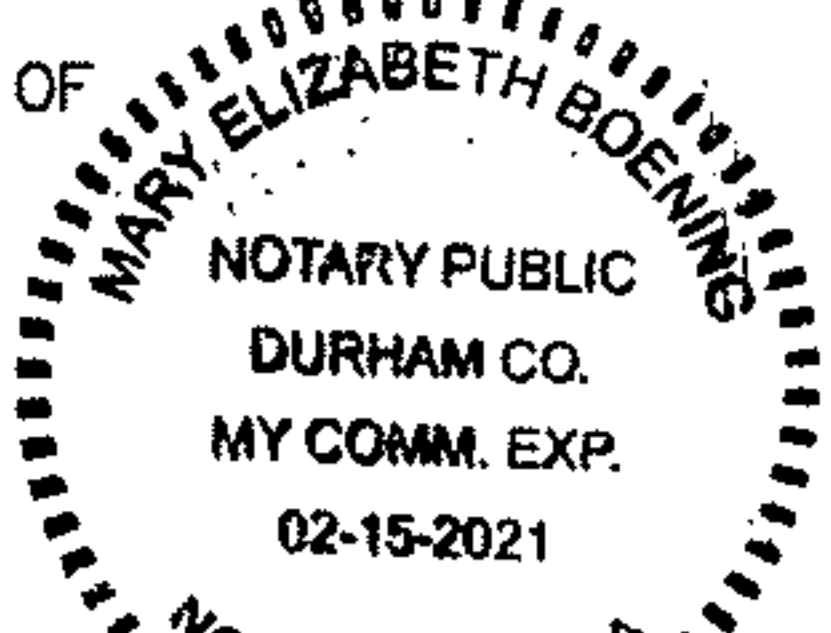
WE, THE UNDERSIGNED, BEING OWNER(S) OF ALL AFFECTED PARCELS OF LAND SHOWN ON THIS PLAT, ARE AWARE OF, AND AGREE TO THE RECOMBINATION AS SHOWN

SIGNED RONALD T. FREDERICK DATED 6-20-16
WEAVER CROSSING II, LLC

NORTH CAROLINA DURHAM COUNTY

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

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF JUNE 2016
NOTARY PUBLIC MY COMMISSION EXPIRES 2/15/21



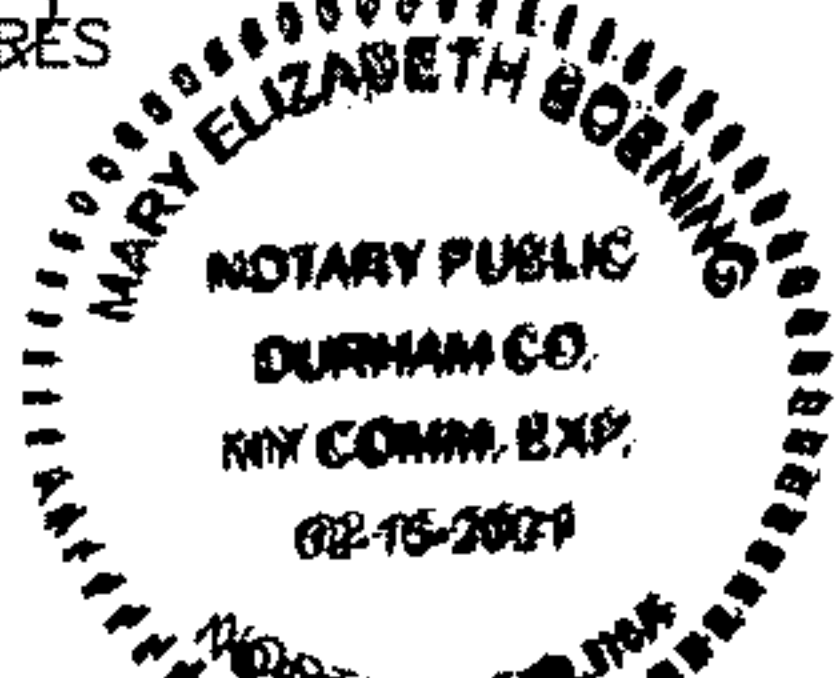
THE UNDERSIGNED OWNER HEREBY DEDICATES ALL RIGHT-OF-EASEMENTS, STREETS, RECREATION AREA, OPEN SPACE, COMMON AREA, UTILITIES, AND OTHER IMPROVEMENTS TO PUBLIC OR PRIVATE COMMON USE AS NOTED ON THIS PLAT, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR THE MAINTENANCE AND CONTROL OF SAID IMPROVEMENTS UNTIL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

SIGNED RONALD T. FREDERICK DATED 6-20-16
OWNER WEAVER CROSSING II, LLC

NORTH CAROLINA DURHAM COUNTY

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

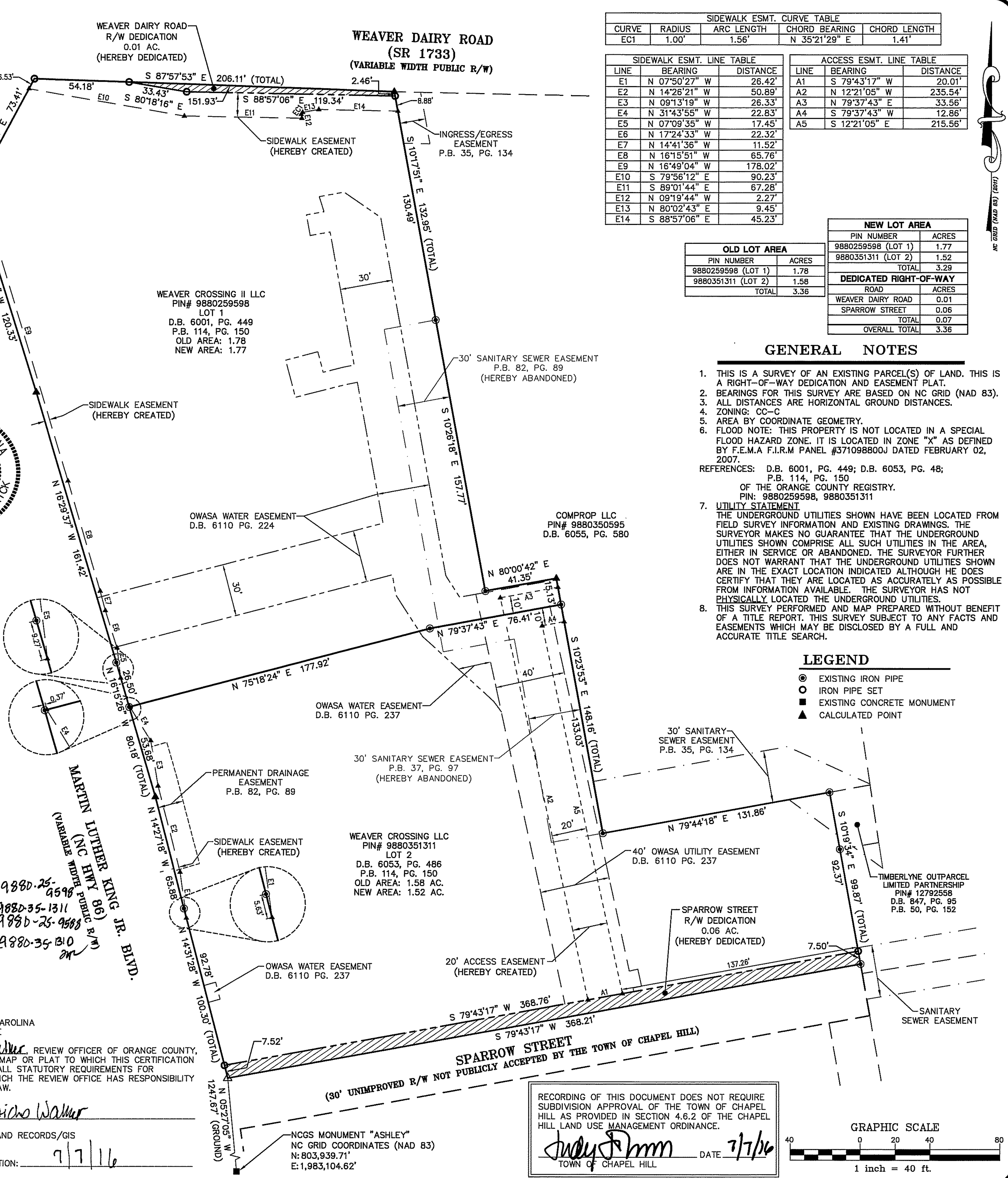
WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF JUNE 2016
NOTARY PUBLIC MY COMMISSION EXPIRES 2/15/21



STATE OF NORTH CAROLINA COUNTY OF ORANGE
I, Jammy 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

parent PINS 9880-25-9598
9880-35-1311
9880-25-9588
29880-35-1310



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

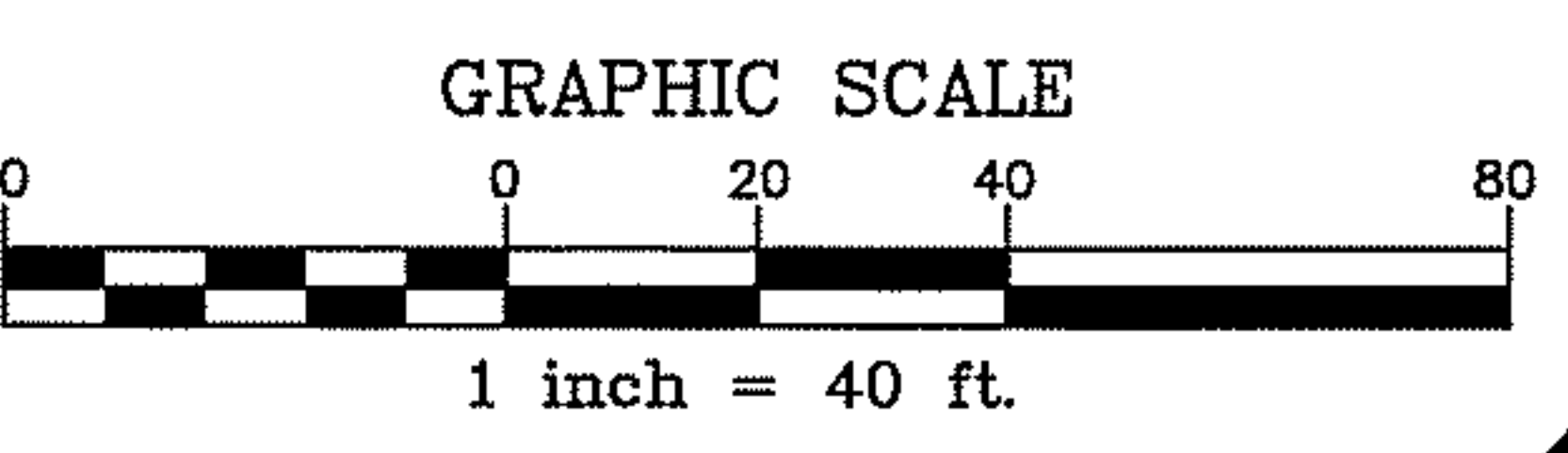
| ROAD | ACRES |
|-------------------|-------|
| WEAVER DAIRY ROAD | 0.01 |
| SPARROW STREET | 0.06 |
| TOTAL | 0.07 |
| OVERALL TOTAL | 3.36 |

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A RIGHT-OF-WAY DEDICATION AND EASEMENT PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID (NAD 83).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: CC-C
- AREA BY COORDINATE GEOMETRY.
- 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 #371098800J DATED FEBRUARY 02, 2007.
- 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.
- 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.

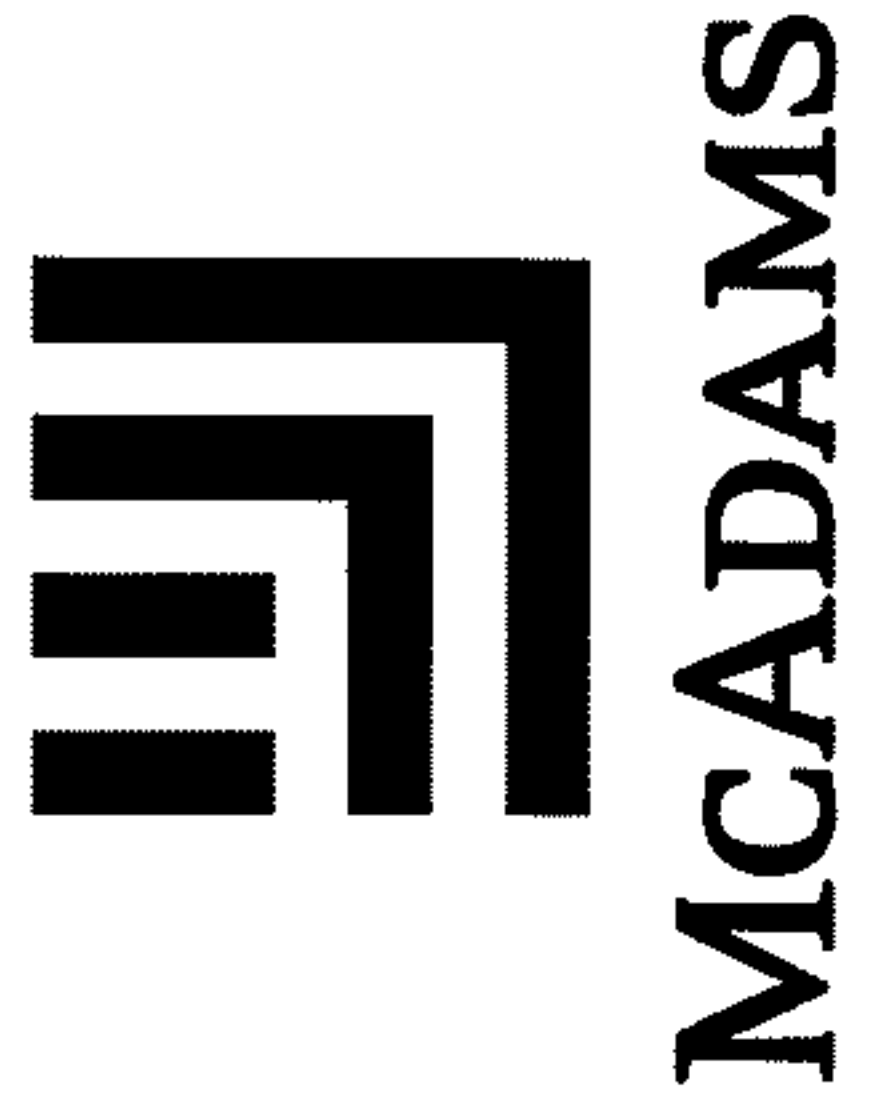
LEGEND

- 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.
Judy Damm DATE 7/7/16
TOWN OF CHAPEL HILL

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0298
(800) 793-5646 • McAdamsCo.com



REVISIONS:

| NO. | DATE | REV. | PER | COMMENTS |
|-----|------------|------|-----|----------------------|
| 1 | 2016-06-15 | REV. | PER | CHAPEL HILL COMMENTS |

OWNER:
WEAVER CROSSING II, LLC
2905 MERIDIAN PARKWAY
DURHAM, NC 27713

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

