

**OWNER CERTIFICATION**

140 WEST FRANKLIN LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, ("DECLARANT") IN RECORDING THIS PLAT, COMMITS THE LAND AND IMPROVEMENTS THEREON TO A PLAN OF CONDOMINIUM UNDER THE PROVISIONS OF CHAPTER 47C OF THE NORTH CAROLINA GENERAL STATUTES (NORTH CAROLINA CONDOMINIUM ACT). THE CONDOMINIUM SHALL BE KNOWN AS 140 WEST FRANKLIN CONDOMINIUM AND IS COMPOSED OF CONDOMINIUM UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS. EXCEPT AS OTHERWISE STATED, ALL OF THE PROPERTY OTHER THAN THAT SHOWN ON SUCCEEDING SHEETS AS "CONDOMINIUM UNITS" OR "UNITS" IS COMMON ELEMENTS. LIMITED COMMON ELEMENTS ARE SHOWN AS SHADED AREAS:

THE CONDOMINIUM IS RESTRICTED IN TERMS OF ITS USE IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR THE LOT 5 LAND CONDOMINIUM DATED FEBRUARY 17, 2011, AND RECORDED IN BOOK 5116, PAGE 304, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE LOT 5 LAND CONDOMINIUM RECORDED IN BOOK 5116, PAGE 283 OF THE ORANGE COUNTY REGISTRY (THE "LAND CONDOMINIUM DECLARATION").

EACH CONDOMINIUM UNIT IS FURTHER RESTRICTED IN TERMS OF ITS USE IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR 140 WEST FRANKLIN CONDOMINIUM DATED MAY 15, 2013 AND RECORDED IN BOOK 5116, PAGE 476 OF THE ORANGE COUNTY REGISTRY (THE "DECLARATION") OF WHICH THIS CONDOMINIUM PLAT IS A PART. ALL OF THE CONDOMINIUM IS LEASEHOLD REAL ESTATE, WITH AN OPTION TO PURCHASE, AS PROVIDED IN THE DECLARATION.

THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS EXPRESSLY ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE OWNED IN COMMON BY ALL OF THE UNIT OWNERS IN THE CONDOMINIUM TO BE USED, AS THE CASE MAY BE, BY ALL OR A CERTAIN PORTION OF THE UNIT OWNERS, AS EXPRESSLY PROVIDED FOR IN THE DECLARATION.

DECLARANT, BY RECORDATION OF THE DECLARATION AND THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO BELLSOUTH TELECOMMUNICATIONS, DUKE ENERGY, PSNC, OWASA AND TIME WARNER CABLE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RIGHTS OF WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE LINES, WIRES, CONDUITS AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE COMMON ELEMENTS, TOGETHER WITH RIGHT OF INGRESS, EGRESS AND REGRESS OVER AND UPON SAID COMMON ELEMENTS FOR THE PURPOSE OF MAINTAINING AND SERVICING SAID LINES, WIRES, PIPES AND CONDUITS.

IN ADDITION, DECLARANT HEREBY GIVES TO 140 WEST FRANKLIN CONDOMINIUM ASSOCIATION, INC. THE RIGHT AND AUTHORITY TO GIVE, GRANT AND CONVEY TO BELLSOUTH TELECOMMUNICATIONS, DUKE ENERGY, PSNC, OWASA, TIME WARNER CABLE AND THE TOWN OF CHAPEL HILL, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FURTHER RIGHTS OF WAY AND EASEMENTS THAT MAY BE NECESSARY TO CONNECT AND TO SERVICE THEIR RESPECTIVE LINES, WIRES, CONDUITS AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE COMMON ELEMENTS, TOGETHER WITH THE RIGHT ON INGRESS, EGRESS AND REGRESS OVER AND UPON SAID COMMON ELEMENTS FOR SUCH PURPOSES.

**DECLARANT:**

140 WEST FRANKLIN LLC

BY: RAM REALTY ASSOCIATES II LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: *Karen D. Seiver*  
VICE PRESIDENT KAREN D. SEIVER

BY: *James W. Stine*  
VICE PRESIDENT JAMES W. STINE

State of North Carolina  
County of Orange

*Michael A. Bolton SR*, 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.

*Michael A. Bolton SR*  
Review Officer  
Orange County Land Records/GIS

Date of Certification: 05-01-2013

PARENT = 9788278230.003

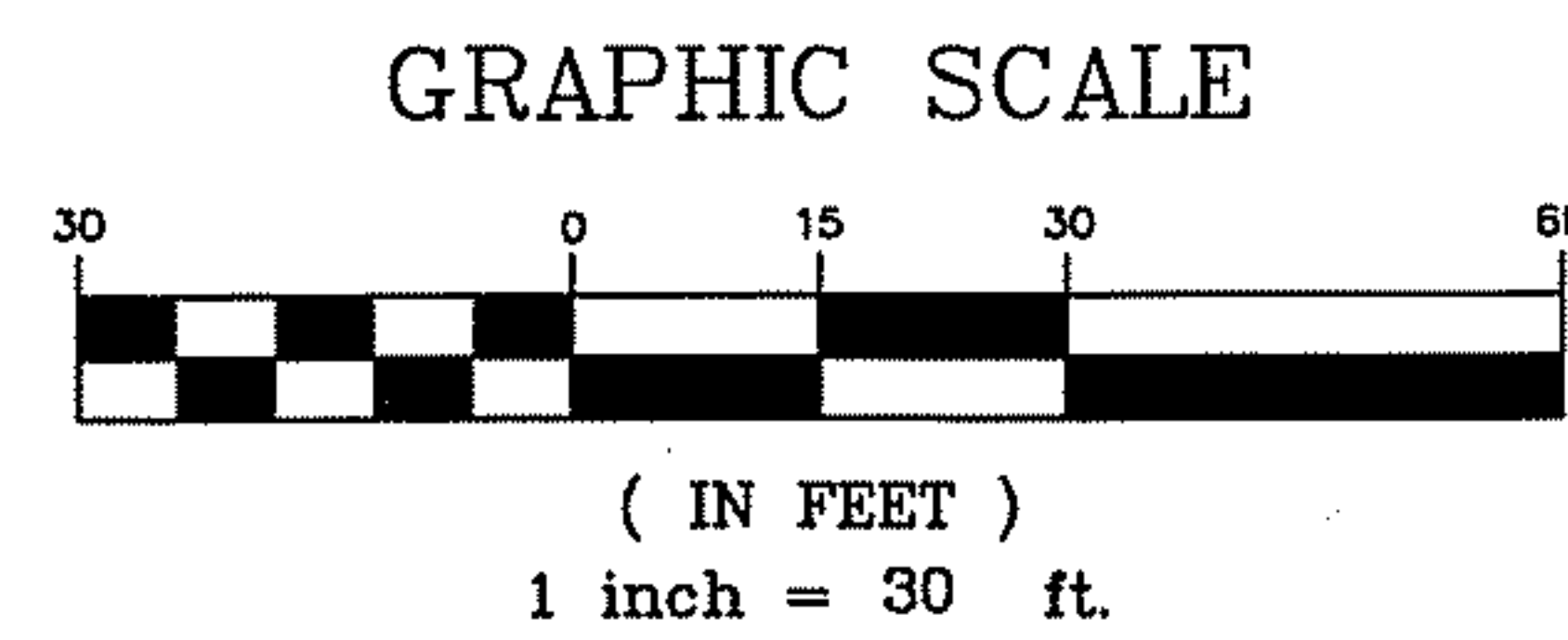
UNITS = 9788278230.006 thru 252-149

EXISTING = 9788278230.004 + .005

Units 1788-27-8230.074 - 078, 080 - 083, 085 - 149

PER THE TOWN OF CHAPEL HILL CODE OF ORDINANCES ADOPTED JUNE 21, 2010, THE SUBJECT PARCEL IS ZONED TC3-C (TOWN CENTER 3-CONDITIONAL).

MINIMUM STREET SETBACK 0 FT  
MAXIMUM BUILDING HEIGHT (PRIMARY) 44 FT  
MAXIMUM BUILDING HEIGHT (SECONDARY) 120 FT

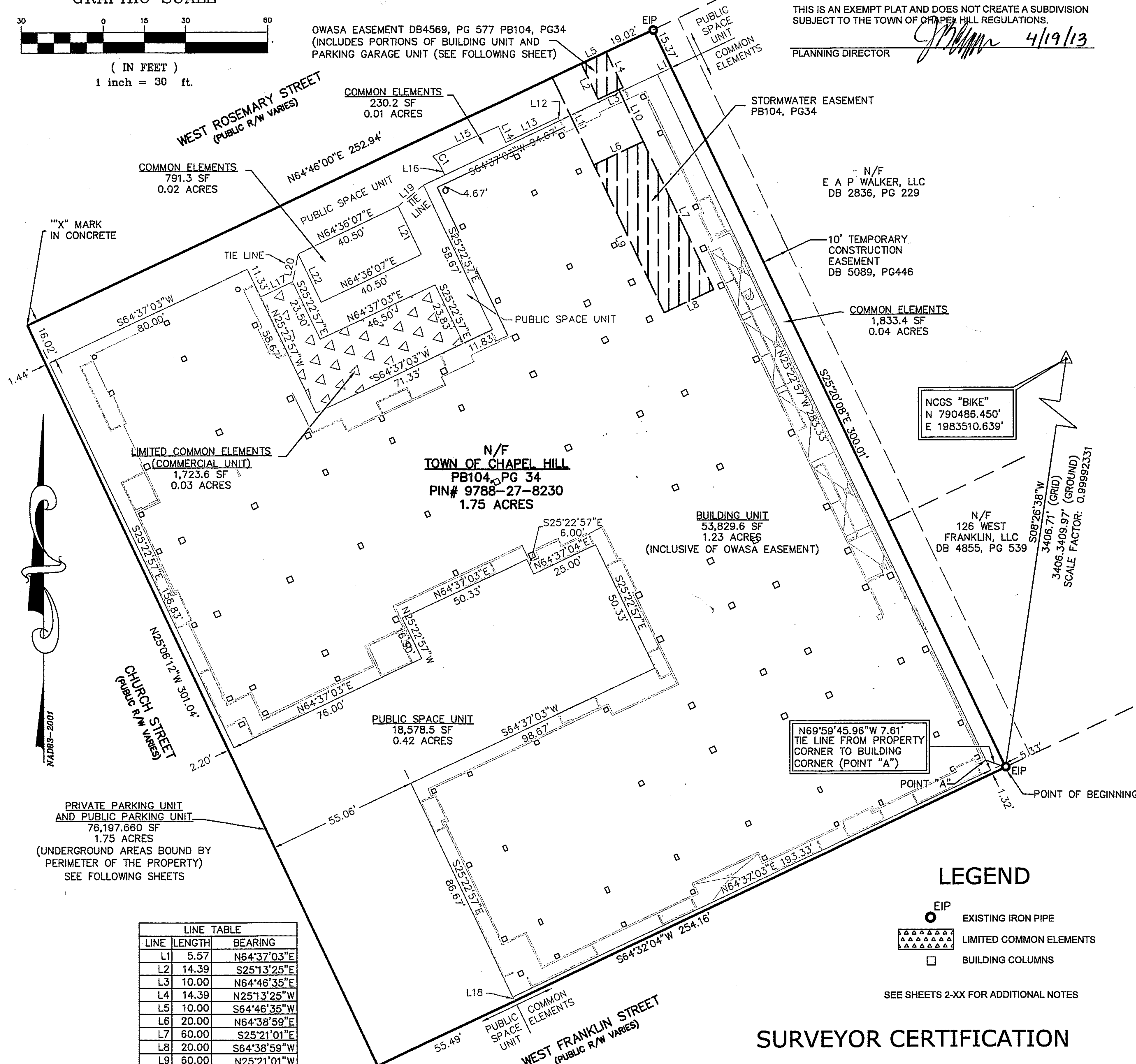


20130501000103710 PLAT  
BK: PL111 Pg: 63  
05/01/2013 09:57:53 AM 1/1

FILED Deborah B. Brooks  
Register of Deeds, Orange Co., NC  
Recording Fee: \$21.00  
NC Real Estate TX: \$ 00

THIS IS AN EXEMPT PLAT AND DOES NOT CREATE A SUBDIVISION SUBJECT TO THE TOWN OF CHAPEL HILL REGULATIONS.

PLANNING DIRECTOR *[Signature]* 4/19/13



**LINE TABLE**

LINE	LENGTH	BEARING
L1	5.57	N64°37'03"E
L2	14.39	S25°13'25"E
L3	10.00	N64°46'35"E
L4	14.39	N25°13'25"W
L5	10.00	S64°46'35"W
L6	20.00	N64°38'59"E
L7	60.00	S25°21'01"E
L8	20.00	S64°38'59"W
L9	60.00	N25°21'01"W
L10	21.07	N25°17'30"W
L11	35.50	N25°14'00"W
L12	1.25	N25°31'23"W
L13	21.00	S64°37'09"W
L14	6.64	N25°04'20"W
L15	26.39	S64°55'40"W
L16	2.66	S25°31'04"E
L17	13.00	N64°37'02"E
L18	1.60	S25°22'57"E
L19	12.05	S50°12'08"W
L20	10.36	N11°09'25"E
L21	19.67	S25°23'53"E
L22	19.67	N25°23'53"W

**CURVE TABLE**

CURVE LENGTH	RADIUS	CHORD BRG	CHORD
C1	5.51	15.11	N36°02'30"W 5.48



NOTE: SEE SHEET 2 FOR ARCHITECT'S STATEMENT.

**LEGEND**

- EIP EXISTING IRON PIPE
- LIMITED COMMON ELEMENTS
- BUILDING COLUMNS

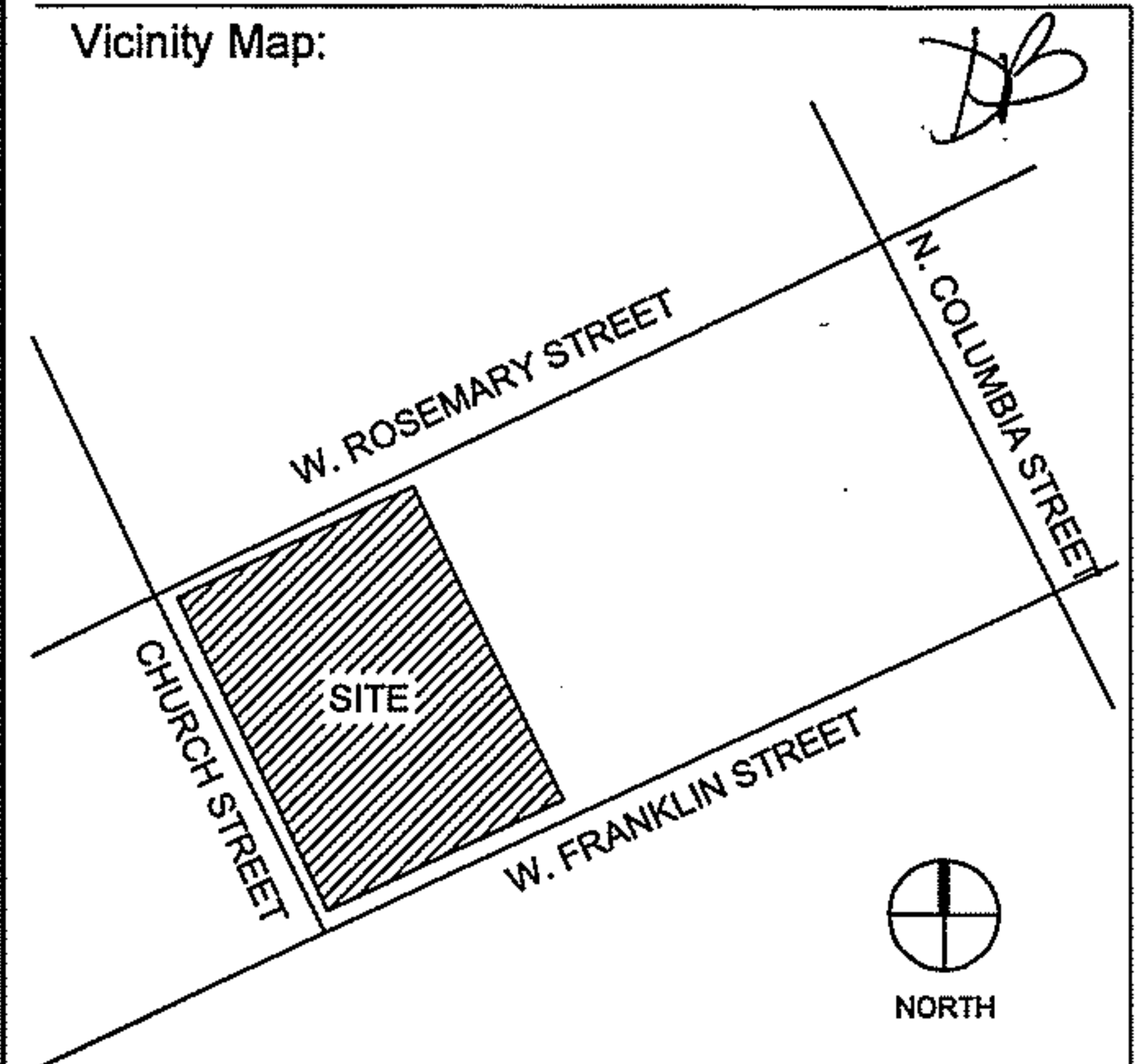
SEE SHEETS 2-XX FOR ADDITIONAL NOTES

**SURVEYOR CERTIFICATION**

I, C. RYAN DAVENPORT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 499, PAGE 93; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK (SEE), PAGE (PLAT); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF *APRIL*, 2013.

FURTHERMORE, I CERTIFY THAT:  
THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

*[Signature]*  
C. RYAN DAVENPORT, PLS L-4707



**GENERAL NOTES**

- THIS SURVEY MAP IS INTENDED TO REPRESENT THE BUILDING UNIT (PIN# 9788-27-8230.003) AND THE PRIVATE PARKING UNIT (PIN# 9788278230.005) FOR THE 140 WEST CONDOMINIUM LOCATED AT 140 WEST FRANKLIN STREET, CHAPEL HILL, NORTH CAROLINA.
- THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A PARTIAL SURVEY BY STEWART ENGINEERING. PROPERTY LINES SHOWN TAKEN FROM BOOK OF MAPS 104, PAGE 34.
- HORIZONTAL / VERTICAL DATUM IS NAD 83-2001 / NAVD88 AND IS BASED ON GPS METHODS USING REAL-TIME KINEMATIC SOLUTIONS FOR THE SURVEY CONTROL POINTS SHOWN HEREON AND TIED TO NORTH CAROLINA GEODETIC SURVEY MONUMENTS "BIKE" AND "FIREMAN".  

"BIKE"	"FIREMAN"
N 790486.450'	N 788273.699'
E 1983510.639'	E 1983116.683'
EL 365.65'	EL 443.24'
- UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE-GROUND VISIBLE EVIDENCE. NO UTILITY DESIGNATION/MARKING SERVICES WERE PERFORMED AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
- THE SUBJECT PROPERTY IS ZONED "TC3-C" (TOWN CENTER 3-CONDITIONAL).
- THE SUBJECT PROPERTY DOES NOT LIE IN SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3710978800J DATED FEBRUARY 2, 2007.
- THIS PLAT DOES NOT ALTER THE APPROVED SITE PLAN REFLECTING THE PUBLIC SPACES AT GROUND LEVEL AS SHOWN ON THAT CERTAIN SITE PLAN PREPARED BY CLINE DESIGN, SD 1.20, DATED AUGUST 4, 2010.
- THIS IS A LEASEHOLD CONDOMINIUM WITH AN OPTION TO PURCHASE.

Title:

**CONDOMINIUM PLAT FOR: 140 WEST FRANKLIN CONDOMINIUM**

CHAPEL HILL TOWNSHIP, CHAPEL HILL  
ORANGE COUNTY, NORTH CAROLINA  
DATE: 4/1/13 SCALE: 1"=30'  
SHEET 1 OF 13