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LEGEND:

- = WATER METER
- = POWER POLE
- SD = STORM DRAIN LINE
- SS = SANITARY SEWER LINE
- OHE = OVERHEAD ELECTRIC LINE
- UGE = UNDERGROUND ELECTRIC LINE
- UGG = UNDERGROUND GAS LINE
- UGC = UNDERGROUND COMMUNICATIONS
- x = WIRE FENCE
- = WOOD FENCE
- = CHAIN LINK FENCE
- (S) = SET
- (O) = OLD
- = #5 REBAR (S)
- = #5 REBAR (O)
- = STORM DRAIN MANHOLE
- = SAN. SEWER MANHOLE
- = CATCH BASIN
- = FIRE HYDRANT
- 9999 = ADDRESS
- GV = GAS VALVE
- WV = WATER VALVE
- = CALCULATED POINT

NOTES;

1) PARCEL ZONING COMMUNITY–COMMERCIAL

2) STATE PLANE COORDINATES ESTABLISHED USING NCVRS.

3) ALL DISTANCES ARE GROUND DISTANCES.

4) THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF EASEMENTS, RECORDED IN BOOK 5874 PAGE 532

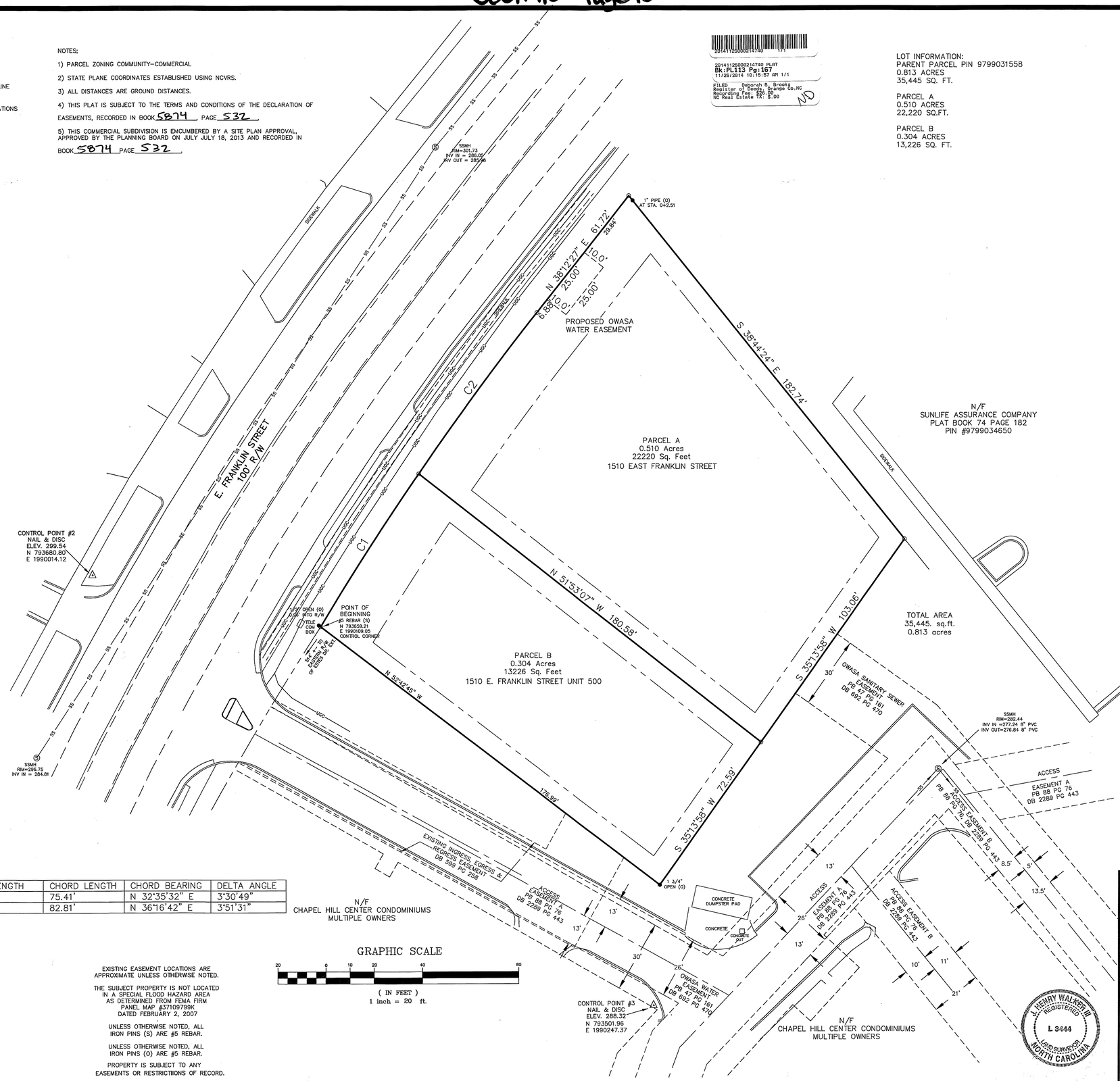
5) THIS COMMERCIAL SUBDIVISION IS EMCUMBERED BY A SITE PLAN APPROVAL, APPROVED BY THE PLANNING BOARD ON JULY JULY 18, 2013 AND RECORDED IN BOOK 5874 PAGE 532

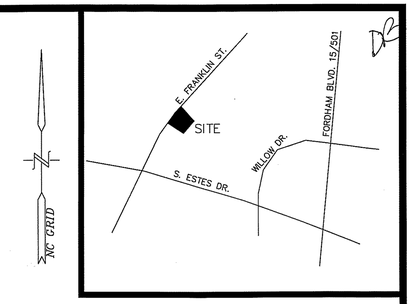
2014112500014740 PLAT 1/1
Bk:PL113 Pg:167
11/25/2014 10:15:57 AM 1/1
FILED Deborah B. Brooks
Register of Deeds, Orange Co,NC
Recording Fee: $26.00
NC Real Estate TX: $.00

LOT INFORMATION:
PARENT PARCEL PIN 9799031558
0.813 ACRES
35,445 SQ. FT.

PARCEL A
0.510 ACRES
22,220 SQ.FT.

PARCEL B
0.304 ACRES
13,226 SQ. FT.





Provided that this plat shall be recorded within thirty (30) days of final approval,
Approved by the Town Manager

Town Manager — Date 11-17-14

"The undersigned owner hereby freely dedicates all rights–of– way, easements, streets, recreation areas, open spaces, common areas, 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."

Owner(s): LS Franklin Chapel Hill NC, LLC
Lloyd M. Kapp

Date: 11/5/14

I, Rachael L. Richardson a notary Public for said County and State, do hereby certify that Lloyd M. Kapp personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal

this 5th day of November, 2014

Notary Public

My Commission Expires 11/22/20

RACHAEL L. RICHARDSON
My Commission Expires
NOTARY PUBLIC
November 22, 2020
SOUTH CAROLINA

I hereby certify 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.

Professional Land Surveyor

State of North Carolina
County of Orange

I, MICHAEL A BURTON 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 11-24-2014

PARCEL ADDRESSES:
PARCEL A 1510 E FRANKLIN STREET
PARCEL B 1510 E FRANKLIN STREET UNIT 500

PARENT = 9799031558
A = 9799032752
B = 9799031693 MAB

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1229.87'	75.42'	75.41'	N 32°35'32" E	3°30'49"
C2	1229.87'	82.82'	82.81'	N 36°16'42" E	3°51'31"

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EXISTING EASEMENT LOCATIONS ARE APPROXIMATE UNLESS OTHERWISE NOTED.

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM FEMA FIRM PANEL MAP #3710979K DATED FEBRUARY 2, 2007

UNLESS OTHERWISE NOTED, ALL IRON PINS (S) ARE #5 REBAR.

UNLESS OTHERWISE NOTED, ALL IRON PINS (O) ARE #5 REBAR.

PROPERTY IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

J. HENRY WALKER, III, PLS
1115–D LITTLE STREET
P. O. BOX 1295
CAMDEN, SC 29021
(803) 425–0702

COMMERCIAL SUBDIVISION PLAT

PREPARED FOR:
LADY STREET DEVELOPMENT, LLC.

DESCRIPTION:
1510 E. FRANKLIN STREET

CHAPEL HILL TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA

DATE: JUNE 26, 2014	JOB #: 2012–038 subdivision 9–29–14
PIN #: 9799031558	FB #: 750

THE SAME BEING A PORTION OF THE PROPERTY CONVEYED TO A VENTURA, LLC. AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ORANGE COUNTY NORTH CAROLINA IN DEED BOOK 1528 PAGE 425

I, J. HENRY WALKER, III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1528 AT PAGE 425); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN MAP BOOK 88 AT PAGE 76, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 6TH DAY OF NOVEMBER A.D., 2014

NCPLS L–3444 — J. HENRY WALKER III, PLS

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