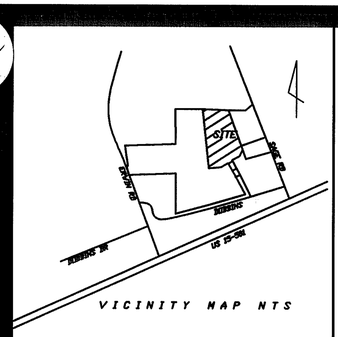
BK 102 Pg 151



Review Officer's Certificate

State of North Carolina
County of Orange

I, [signature], 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 09/26/07 Date
Orange County Land Records/GIS

20070926000289770 PLAT
Bk:PL102 Pg:151
09/26/2007 03:19:14 PM 1/1

FILED
BOOK/FILE #102 PAGE #151
2007 SEP 26 P 3:19:14
JOYCE H. PEARSON
REGISTER OF DEEDS
ORANGE CO. N.C.

OWNER'S CERTIFICATE OF DEDICATION

THE UNDERSIGNED OWNER HEREBY FREELY DEDICATES ALL RIGHTS-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.

DOBBINS HILL APARTMENTS LP
c/o THE CROSLAND GROUP, INC.

MEMBER 8/16/07 DATE

North Carolina
Wake County

I, Pearl M. McAdoreth, a Notary Public for said County and State, do hereby certify that David P. Ravin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 16th day of August, 2007.

Notary Public
August 17, 2011
My commission expires

"OFFICIAL SEAL"
Notary Public, North Carolina
County of Wake
Pearl M. McAdoreth
My Commission Expires 8-17-11

Provided that this plat be recorded within 30 days of final approval

Approved by: Town Manager _____ Date: 9-21-07

I hereby certify to one of the following:

X a. 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.

___ b. That this survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

___ c. Any one of the following:
1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
3. That the survey is a control survey.

___ d. That 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.

___ e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Surveyor L-2519 Date Aug 15, 2007

Surveyor's Certificate

I, PHILIP N. POST, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book SEE, page REF); that the boundaries not surveyed are clearly indicated as dashed lines, drawn from infor- mation found in Book SEE, page REF; that the ratio of precision as calculated is 1: 10,0004; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 15th day of August, 2007.

Surveyor

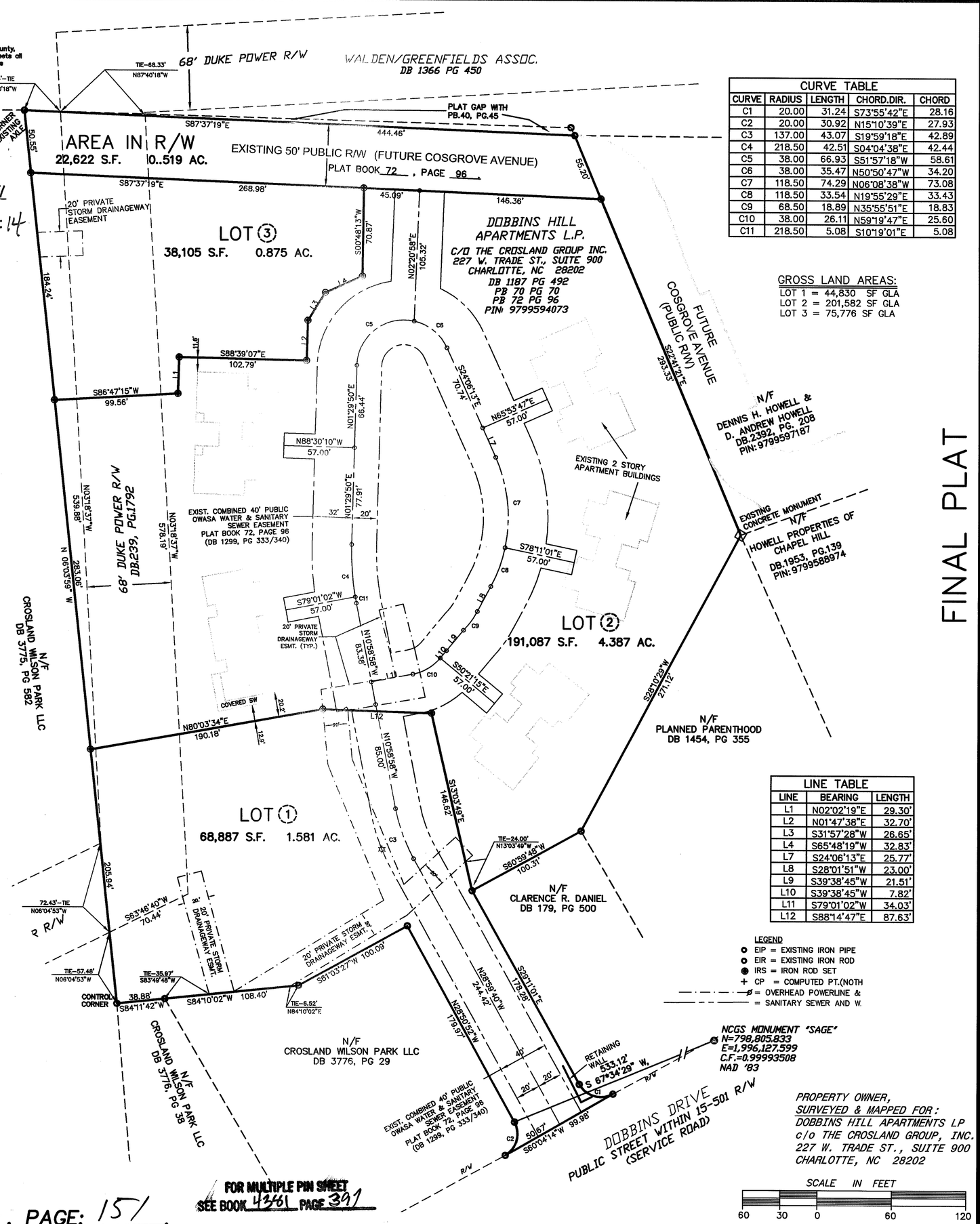
Registration Number L-2519

NORTH CAROLINA PROFESSIONAL SEAL L-2519 LAND SURVEYOR PHILIP N. POST

8-15-2007

NOTES:

1. THESE PARCELS ARE NOT LOCATED WITHIN THE RESOURCE CONSERVATION DISTRICT AS DEFINED IN THE CHAPEL HILL DEVELOPMENT ORDINANCE/LAND USE MANAGEMENT ORDINANCE.
2. BLANKET EASEMENTS FOR CROSS VEHICULAR & PEDESTRIAN ACCESS, RECREATION, UTILITIES, REFUSE, SIDEWALKS AND COMMUNITY CLUBHOUSE SPACE ARE SHARED BETWEEN LOTS 1, 2 & 3.
3. TOWN OF CHAPEL HILL SPECIAL USE PERMIT RECORDED AT BOOK 4381 PAGE 383 ORANGE COUNTY REGISTRY.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US FEET. AREAS WERE CALCULATED BY COORDINATE GEOMETRY METHOD.



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD.DIR.	CHORD
C1	20.00	31.24	S73°55'42"E	28.16
C2	20.00	30.92	N15°10'39"E	27.93
C3	137.00	43.07	S19°59'18"E	42.89
C4	218.50	42.51	S04°04'38"E	42.44
C5	38.00	66.93	S51°57'18"W	58.61
C6	38.00	35.47	N50°50'47"W	34.20
C7	118.50	74.29	N06°08'38"W	73.08
C8	118.50	33.54	N19°55'29"E	33.43
C9	68.50	18.89	N35°55'51"E	18.83
C10	38.00	26.11	N59°19'47"E	25.60
C11	218.50	5.08	S10°19'01"E	5.08

GROSS LAND AREAS:
LOT 1 = 44,830 SF GLA
LOT 2 = 201,582 SF GLA
LOT 3 = 75,776 SF GLA

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°02'19"E	29.30'
L2	N01°47'38"E	32.70'
L3	S31°57'28"W	26.65'
L4	S65°48'19"W	32.83'
L7	S24°06'13"E	25.77'
L8	S28°01'51"W	23.00'
L9	S39°38'45"W	21.51'
L10	S39°38'45"W	7.82'
L11	S79°01'02"W	34.03'
L12	S88°14'47"E	87.63'

LEGEND
EIP = EXISTING IRON PIPE
EIR = EXISTING IRON ROD
IRS = IRON ROD SET
+ CP = COMPUTED PT.(NOTH
= OVERHEAD POWERLINE &
= SANITARY SEWER AND W.

FOR MULTIPLE PIN SHEET SEE BOOK 4361 PAGE 391

RECORDED ORANGE COUNTY BOOK: 102 PAGE: 151

PROPERTY OWNER,
SURVEYED & MAPPED FOR:
DOBBINS HILL APARTMENTS LP
c/o THE CROSLAND GROUP, INC.
227 W. TRADE ST., SUITE 900
CHARLOTTE, NC 28202

ENGINEERS PLANNERS SURVEYORS
PHILIP POST & ASSOCIATES
401 Providence Rd. # 200
Chapel Hill, NC 27514
(919)929-1173
493-2600 850-9662
Greensboro, NC
(336)273-7711

FINAL PLAT

MINOR SUBDIVISION

DOBBINS HILL APARTMENTS
LOTS 1,2 AND 3

TOWN OF CHAPEL HILL, CHAPEL HILL TWP, ORANGE COUNTY, N.C.

SCALE 1"=60'-0"
DRAWN BY WOK
CHECKED BY PNP
DATE 05/30/07
PROJECT NO. 520601
DRAWING NO. C166BP04

This drawing is the property of Philip Post and Associates Inc. and is not to be used for any other purpose, in whole or in part. It is only to be used for the project and for the site specifically identified herein and is not to be used on any other project or site. It is to be returned upon the written request of Philip Post & Associates, Inc.
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REVISIONS
1. REVISED PER TOWN COMMENTS. 6/13/07
2. REVISED PER TOWN COMMENTS. 6/27/07
3. REVISED PER OWASA COMMENTS 7/5/07
4. DRAINAGEWAY ESMTS. ADDED 8/02/07

SHEET 1
OF 1

LED: 8/08/07