

Legend

○ COMPUTED POINT	▣ ELECTRIC METER(S) BANK
□ CONCRETE MONUMENT FOUND	▣ TELEPHONE PEDESTAL
○ IRON PIPE FOUND	▣ WATER VALVE
○ IRON ROD/REBAR FOUND	▣ SIGN
○ PK NAIL FOUND	▣ PLAIN SIGN
○ CHISEL 'X' IN CONC. FOUND	▣ HANDICAP PARKING SPACE
○ CLEANOUT	▣ PARKING PAINT LINE/BLOCK
○ STORM YARD INLET	▣ WOOD RETAINING WALL
○ STORM CURB INLET	▣ WOOD FENCE
○ LIGHT POLE	▣ TELECOMMUNICATIONS VAULT
○ POWER/UTILITY POLE W/RESSER	▣ OHU-OVERHEAD UTILITY LINE(S)
○ POWER/UTILITY POLE W/LIGHT	▣ TRANSFORMER
○ CONCRETE CURB	▣ PROPERTY LINE
▣ METAL ANNING FRAME/OVERHANG	▣ CONCRETE SURFACE
▣ SPOT ELEVATION POINT	▣ UTILITY EASEMENT AREA (GB 8282 PG 893)

FOR REGISTRATION
 Saram A Davis
 Registrar of Deeds
 Durham County, NC
 2018 Jun 20 03:07:22 PM
 BC13-13-04-19
 CONDEES 32140
 INSTRUMENT 18018021172

- Map Notes:**
- Area by Coordinate Method
 - No Published Horizontal Control Monument found within 2000 feet.
 - New Monumentation is 3/4" diameter from pipes unless otherwise noted.
 - All distances are horizontal ground distances in U.S. survey feet.
 - The subject property does not lie within a Special Flood Hazard Area as described in the Flood Insurance Rate Map (FIRM) for the subject property. The subject property lies within Zone 'X' Minimal Risk of the Flood Insurance Rate Map number 57200815001 Panel 0813 bearing an effective date of May 2, 2006.
 - The subject property contains 78 regular parking spaces and 82 handicap parking spaces.
 - No evidence of party walls with adjacent owners on subject property at time of survey.
 - Location of utilities obtained by observed (surface) evidence only.
 - No observable evidence of earth moving work, building construction, or building additions on Subject Property at time of survey.
 - No observable evidence of changes in street right of way lines either completed or proposed, and no evidence of recent street sidewalk construction or repairs.
 - There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
 - No evidence of wetlands exist on subject property at time of survey.
 - Subject Property Zoned OI (Office-Institutional).
 - Subject Property is in the Urban Growth Boundary, Urban Development Tier.

Owner's Certificate

Owner: JAMES W. PAU
 Contact: 1150-2 Executive Circle
 919-489-0280
 919-489-0280

The undersigned owner of the property, JWG within the other half of the property, JWG and JWG, have ordered the work of the surveying and plotting done and that all public and private streets, easements, and other areas so dedicated upon said plot are hereby dedicated to the public use of the State of North Carolina.

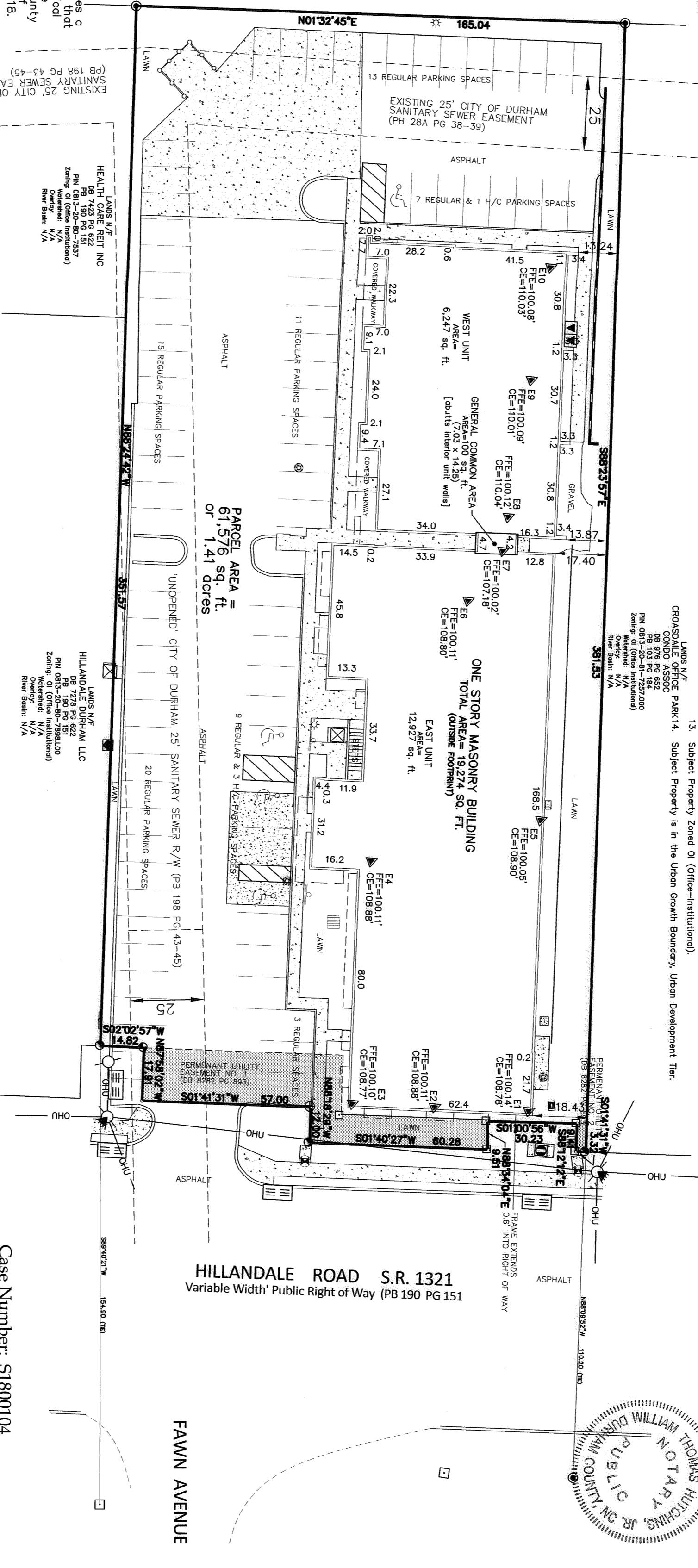
State of North Carolina
 County of Durham
 I, James W. Pau, do hereby certify that a notary for said County and State, do hereby certify that I appeared before me this day and acknowledged the due execution of the foregoing instrument, witness my hand and official seal, this 9th day of June, 2018.

My Commission Expires 9/11 2020

PROPOSED CONDOMINIUM (TOWN) FLOOR PLAN

UNIT NO.	AREA	ADDRESS	BLANKET	ELEVATION
120,21 SF.	1901 HILLANDALE ROAD	100.05'	108.77'	
COMMON	120,21 SF.	1901 HILLANDALE ROAD	100.02'	107.18'
WEST UNIT	5,895.91 SF.	1901 HILLANDALE ROAD	100.08'	110.01'

LANDS N/E CROSSROADS OFFICE
 CONDO ASSOC
 DB 878 PG 622
 DB 190 PG 151
 PIN 0813-20-80-7888L00
 Zoning: OI (Office Institutional)
 Overlay: N/A
 River Basin: N/A



Surveyor's Certificate

I, Stephen D. Puckett, do hereby certify that this survey creates a Condominium of land in accordance with G.S. 47C-2-109 and that this plat accurately depicts the legal boundaries and the physical location of the units and other improvements relative to those boundaries and that this parcel lies within the area of the county or municipality that has an ordinance that regulates parcels of land. Witness my hand and seal this 15th day of May, A.D. 2018.

Stephan D. Puckett L-2683
 Professional Land Surveyor
 5-15-2018

- Common Elements**
- The common elements shall consist of the following:
- All driveway lanes, parking spaces, sidewalks and other paved area (including curbing) located on the Property.
 - All trash dumpsters located on the Property.
 - All lot associated landscape elements including trees, shrubs, hedges, decorative plantings and other landscaping elements located on the Property.
 - All utility services improvements including wires, lines, pipes, poles, meters, boxes, manholes, transformers, ditches and associated improvements located on the Property.
 - All project signage improvements located on the Property.
 - All handicap access, maintenance access, fire escape and other safety features including ramps, walkways, entries, foyers, closets, and porches located on the Property.
 - All site lighting improvements including poles, light fixtures, building packages and meters located on the Property.
 - All other areas indicated as Common Elements on the Plans and the Limited Common Elements described below.

State of North Carolina
 County of Durham

Review Officer

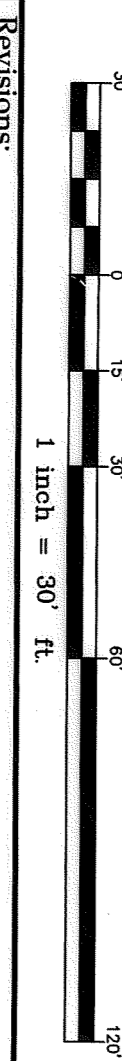
I, _____, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date _____ Review Officer

CONDOMINIUM PLAT

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION AS A CONDOMINIUM PLAT PURSUANT TO 547C-2-109 OF THE NORTH CAROLINA GENERAL STATUTES.

Durham City Planning Dept.
 (Date)



Revisions:

1. _____

References

DB 8282 PG 893
 PB 101 PG 88
 PIN 0813-20-81-7045

S.D. PUCKETT & ASSOCIATES P.C.
 PROFESSIONAL LAND SURVEYORS
 5314 Hwy. 55, Suite 104
 Durham, N.C. 27713
 Phone (919) 544-7717 - Fax (919) 544-1274
 Stephen D. Puckett - NCP151-2683
 spuckett@sdsurveyors.com
 License No. C-0506

EXEMPT PLAT

1901 Hillandale Road Condominium
 1901 Hillandale Road
 Durham, North Carolina 27705

Scale: 1" = 30'

Drawn by: WAR

Surveyed by: RTP

State: North Carolina

Date: February 14, 2018

Sheet 1 of 1

File: WAR/180215/dwg/Hillandale Road CONDO

Case Number: S1800104

State of North Carolina

Professional Land Surveyor # 2683

North Carolina Professional Land Surveyor # 2683

Professional Seal of Stephen D. Puckett

Professional Seal of Stephen D. Puckett

Professional Seal of Stephen D. Puckett