

and other areas so dedicated upon said plat are hereby dedicated for such use.

Owner  
State of North Carolina  
County of Durham

I, \_\_\_\_\_, a notary for said County and State, do hereby certify that

appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

My Commission Expires \_\_\_\_\_, 20

47C-2C10B.

boundaries and enclosures.

2002.

6083  
10-11-02

ENGINEER:  
AREA OF THIS PLAT:  
MUNICIPALITY OF LAND:  
DOES NOT CREATE:  
EASE, OR:  
A RECOMBINATION OF THE:  
PLAT:  
F I AM:  
N A L

OLIVER W. ALPHIN  
DB 1423/742

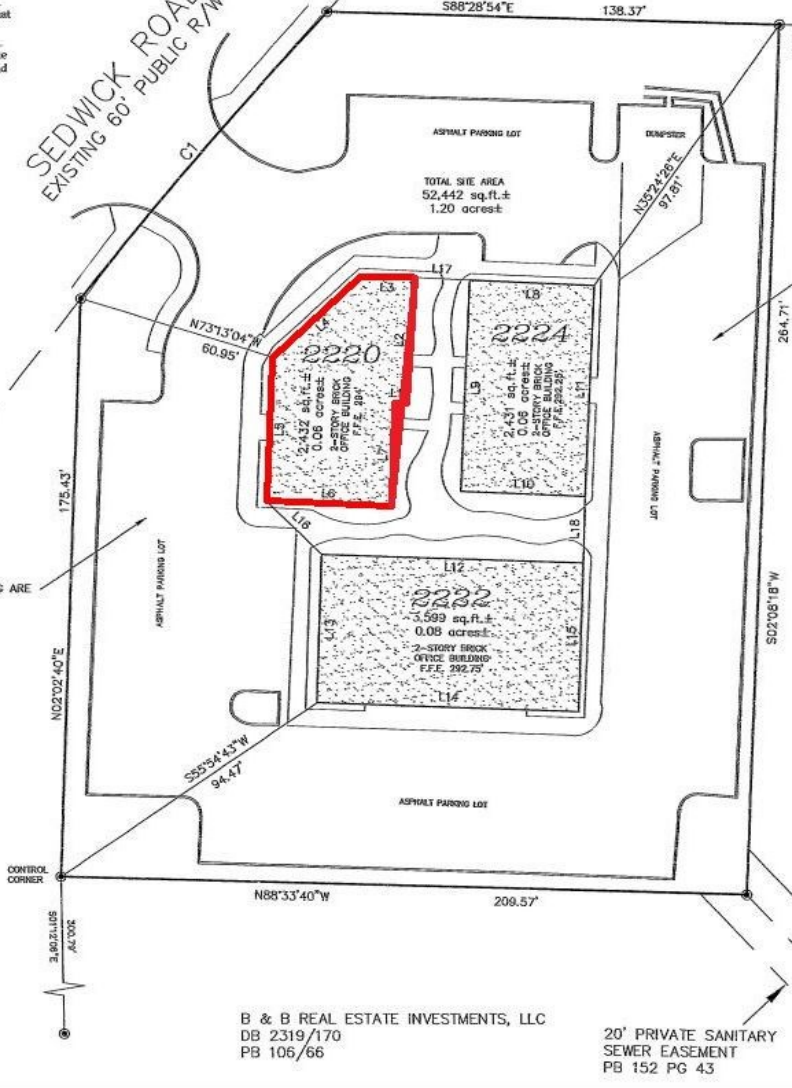
B & B REAL ESTATE INVESTMENTS, LLC  
DB 2319/170  
PB 106/66

20' PRIVATE SANITARY SEWER EASEMENT  
PB 152 PG 43

UNICORN GROUP, LLC  
DB 2235/148  
PB 113/189

CURVE DELTA RADIUS ARC CHORD TANGENT  
1 4'42'28" 1402.40 115.23 115.20 57.65 S

SEDWICK ROAD  
EXISTING 60' PUBLIC R/W



TOTAL SITE AREA  
52,442 sq.ft.±  
1.20 acres±

2220  
2,437 sq.ft.±  
0.06 acres±  
2-STORY BRICK OFFICE BUILDING  
E.F.C. 2002.03

2224  
2,431 sq.ft.±  
0.06 acres±  
2-STORY BRICK OFFICE BUILDING  
E.F.C. 2002.03

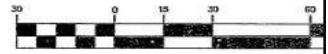
2222  
3,569 sq.ft.±  
0.08 acres±  
2-STORY BRICK OFFICE BUILDING  
E.F.C. 2002.03

LINE	DIRECTION
L1	N8752°11'W
L2	S02°37'27"W
L3	S87°30'28"E
L4	N47°39'44"E
L5	N02°33'57"E
L6	N37°27'03"W
L7	S02°36'48"W
L8	S87°40'43"E
L9	N02°21'52"E
L10	N87°36'22"W
L11	S02°25'16"W
L12	N88°09'42"W
L13	S01°48'59"W
L14	S88°09'47"E
L15	N01°48'59"E
L16	N45°20'15"W
L17	S87°28'45"E
L18	S01°12'09"W

NOTE: AREAS OUTSIDE OF BUILDING ARE COMMON ELEMENTS.

UNICORN GROUP, LLC  
DB 2235/148  
PB 105/73

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM COUNTY PLANNING DEPARTMENT  
BY: \_\_\_\_\_  
DATE: 10-14-02  
APPROVAL VOID 60 DAYS FROM DATE.

Case # \_\_\_\_\_  
APPROVAL SIGNATURE