LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N68°00'33"W	3.26'
L2	N63°41'22"W	3.88'
L3	N18°58'13"E	29.44'
L4	N83°07'31"E	12.98'
L5	S85°06'21"W	29.30'

BOOK 144 PAGE 107

99 NOV 2 AM 11 37

WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM, N.C.

ATTORNEY'S CERTIFICATE

I, Steven J. Reinhard in my capacity as local counsel for North Hoover Warehouse Jr. do hereby certify that to the best of my knowledge and belief North Hoover Warehouse Jr. is the owner of record of the tract of land described hereon, and that Ronald Alan Strom is the owner or or owner's agent authorized to sign the dedication statement pertaining to this recording. As of this date, 10/31/99

Signed

OWNER'S CERTIFICATE

The undersigned owner of the property lying within the attached plat and subdivision hereby certifies that he/she ordered the work of surveying and platting to be done and that all public streets, alleys, easements, and other open spaces so designated upon said plat, are hereby dedicated for such use and that all public and private easements shown upon said plat are hereby granted for the uses stipulated.

Owner GENERAL PARTNER, WASHINGTON HEIGHTS ASSOC., GENERAL PARTNER, NORTH HOOVER WAREHOUSE ASSOCIATES — Date 10/31/99

North Carolina
Durham County

I, Brenda S. Whitaker a Notary Public/Asst. Register of Deeds, for said County and State, do hereby certify that Rochelle Stone personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal, this the 1st day of October, 1999.

Brenda S. Whitaker
Notary Public/Asst. Register of Deeds

My commission expires September 25

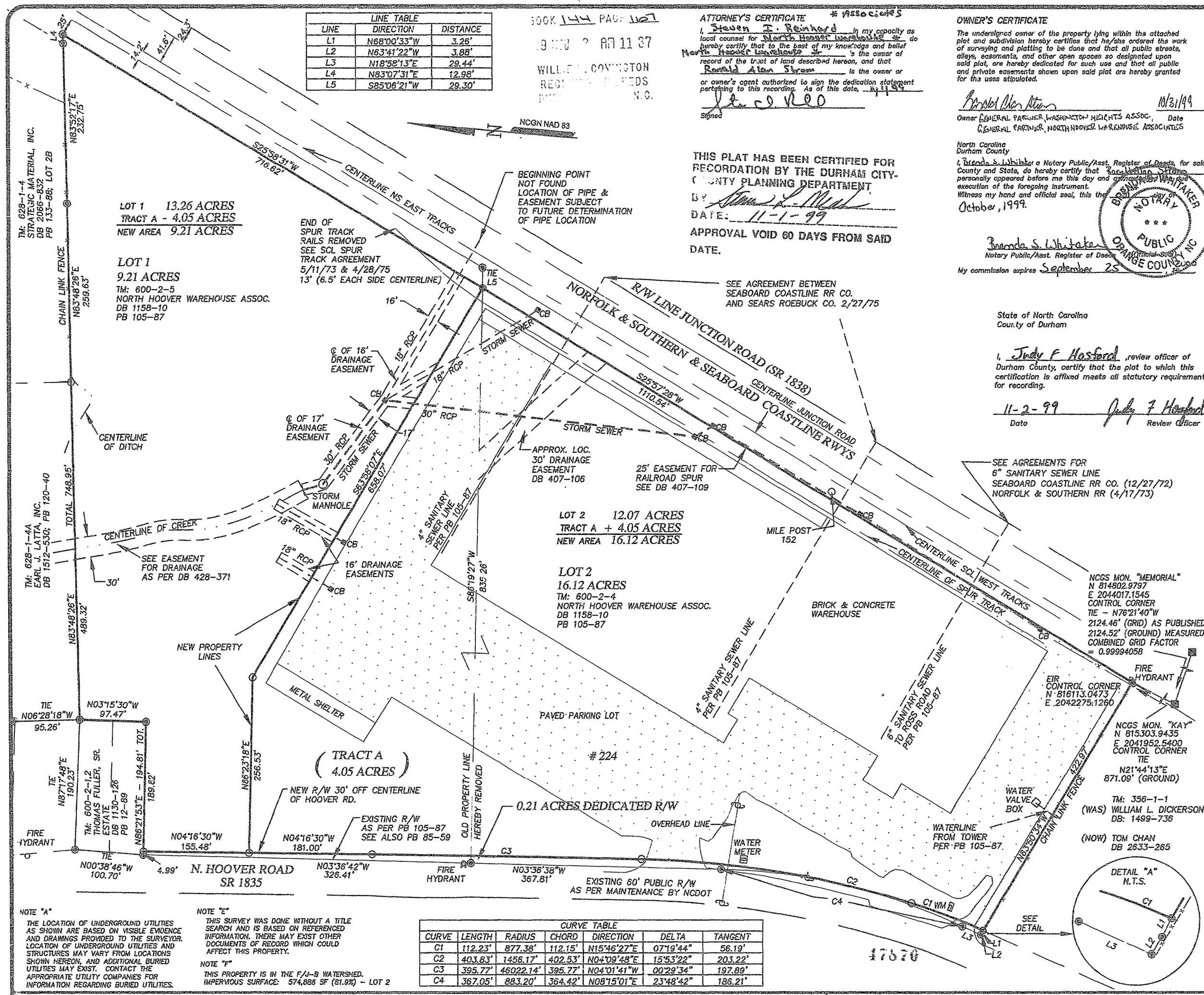
BRENDA S. WHITAKER NOTARY PUBLIC DURHAM COUNTY NC

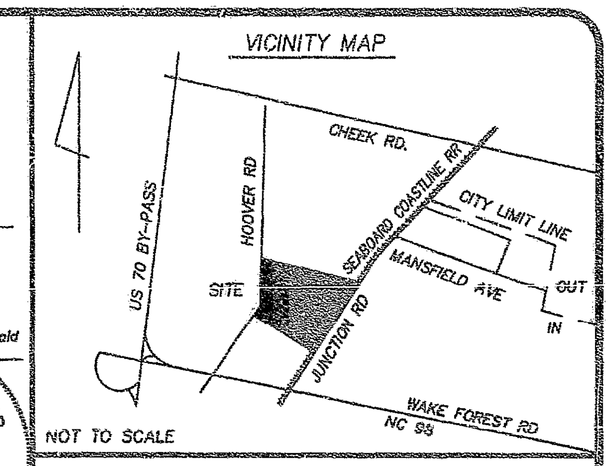
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT.
BY
DATE: 11-1-99
APPROVAL VOID 60 DAYS FROM SAID DATE.

State of North Carolina
County of Durham

I, Judy F Hosford, review officer of Durham County, certify that the plat to which this certification is affixed meets all statutory requirements for recording.

11-2-99 — Date — Review Officer





NOT TO SCALE

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:

G.S. 47-30 (f)(11)(d). 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.

PROFESSIONAL LAND SURVEYOR — REG. NUMBER 3248

I, WILLIAM H. McCARTHY, Jr., PLS NO. 3248, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE DEED DESCRIPTION(S) AND PLAT(S) FOR THIS PROPERTY IS(ARE) LISTED HEREON, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER "REFERENCES", THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 29TH DAY OF OCTOBER 1999.

NORTH CAROLINA PROFESSIONAL SEAL L-3248 LAND SURVEYOR WILLIAM H. McCARTHY JR.

PROFESSIONAL LAND SURVEYOR — REG. NUMBER 3248

SCALE 1" = 100'

100' 0 100' 200'

REFERENCES

DB 1130-126	DB 1158-10	DB 1512-530	DB 2066-832
PB 12-89	PB 105-87	PB 120-40	PB 133-86
DB 1512-53	DB 1499-736	DB 2633-265	PB 85-59
DB 428-371			

DRAWN BY: LMH	DRAWING: 99-307M
CHECKED BY:	TAX MAP: 600-2-4,5

LEGEND:
- IRON PIN SET
- EXISTING IRON/ROCK
- CONC. MONUMENT SET
- EXISTING CONC. MON.
- WATER METER
- UTILITY POLE
- WATER VALVE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- FIRE HYDRANT

OWNERS ADDRESS:
NORTH HOOVER WAREHOUSE ASSOCIATES
SUITE 3
NCNB BUILDING
DURHAM, NC 27702

NOTE "A"
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.

NOTE "B"
ALL DISTANCES ARE HORIZONTAL GROUND IN FEET UNLESS NOTED OTHERWISE.

NOTE "C"
COORDINATES OF NCGS MONUMENTS AS PUBLISHED BY NCGS AS "PRELIMINARY" COORDINATES ARE NAD 83 CONVERTED TO FEET.

NOTE "D"
EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

NOTE "E"
THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.

NOTE "F"
THIS PROPERTY IS IN THE F/J-B WATERSHED. IMPERVIOUS SURFACE: 574,886 SF (81.9%) - LOT 2

NOTE "G"
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

NOTE "H"
SEE PLAT "PROPERTY OF NORTH HOOVER WAREHOUSE ASSOCIATES", BY GEORGE C. LOVE, JR., RLS, DATED 5/8/84, RECORDED IN PLAT BOOK 105, PAGE 87.

NOTE "J"
STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH SECTION 10.5, STREET TREE STANDARDS, AND SHALL BE AT LEAST TWO AND ON HALF INCH (2 1/2) INCH CALIPER.

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	DIRECTION	DELTA	TANGENT
C1	112.23'	877.38'	112.15'	N15°46'27"E	07°19'44"	56.19'
C2	403.83'	1456.17'	402.53'	N04°09'48"E	15°53'22"	203.22'
C3	395.77'	46022.14'	395.77'	N04°01'41"W	00°29'34"	197.89'
C4	367.05'	883.20'	364.42'	N08°15'01"E	23°48'42"	186.21'

NOTE "K"
ALL DEVELOPMENT WITHIN THE FLOODWAY AND FLOODWAY FRINGE, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, MANUFACTURED HOUSING, STORAGE OF TOXIC OR FLAMMABLE SUBSTANCES, IS PROHIBITED EXCEPT AS PROVIDED BY APPLICABLE FLOOD HAZARD REGULATIONS.
FLOOD ZONE X (OUTSIDE 500-YEAR FLOODPLAIN) FIRM MAP #3706300176G, DATED 2/2/96.

NOTE "L"
SEE EASEMENTS TO DUKE POWER COMPANY DB 177-139, DB 405-487, DB 425-472

NOTE "M"
CITY STORM DRAINAGE EASEMENTS: OWNERSHIP OF, AND RESPONSIBILITY FOR IMPROVEMENT AND MAINTENANCE OF STORM WATER FACILITIES IN THIS EASEMENT REMAINS WITH THE GRANTOR. IF THE PROPERTY IS WITHIN OR BECOMES A PART OF THE CITY, THE EASEMENT AND ACCESS POINTS TO THE EASEMENT ARE SUBJECT TO THE TERMS AND RESTRICTIONS STATED IN THE "REVISED DECLARATION OF RIGHTS AND PRIVILEGES OF THE CITY OF DURHAM IN STORM WATER MANAGEMENT FACILITY EASEMENTS" RECORDED IN REAL ESTATE BOOK 2298, PAGE 208, WHICH DOCUMENT IS INCORPORATED HEREIN. THIS EASEMENT AND REVISED DECLARATION DO NOT CREATE THE OBLIGATION TO PROVIDE PUBLIC MAINTENANCE. NO BUILDINGS, STRUCTURES, FILLS, EMBANKMENTS OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.

RECOMBINATION, FINAL PLAT FOR

NORTH HOOVER WAREHOUSE ASSOCIATES

OAK GROVE - CITY OUT TWP., DURHAM CO., NORTH CAROLINA
FIELD WORK PERFORMED OCTOBER 11, 1999
PROPERTY AS DESCRIBED IN DEED BOOK 1158 PAGE 10-13
STANDING IN THE NAME OF
NORTH HOOVER WAREHOUSE ASSOCIATES

McCarthy-Love & Associates
Land Surveyors
P.O. BOX 62382
DURHAM, NC 27715-2382
1000 CORPORATE DRIVE
SUITE 101
HILLSBOROUGH, NC 27278
OFFICE: (919) 382-0554
FAX: (919) 732-6676
A DIVISION OF CALLEMYN-PARKER, INC.

PROJECT: 99-307