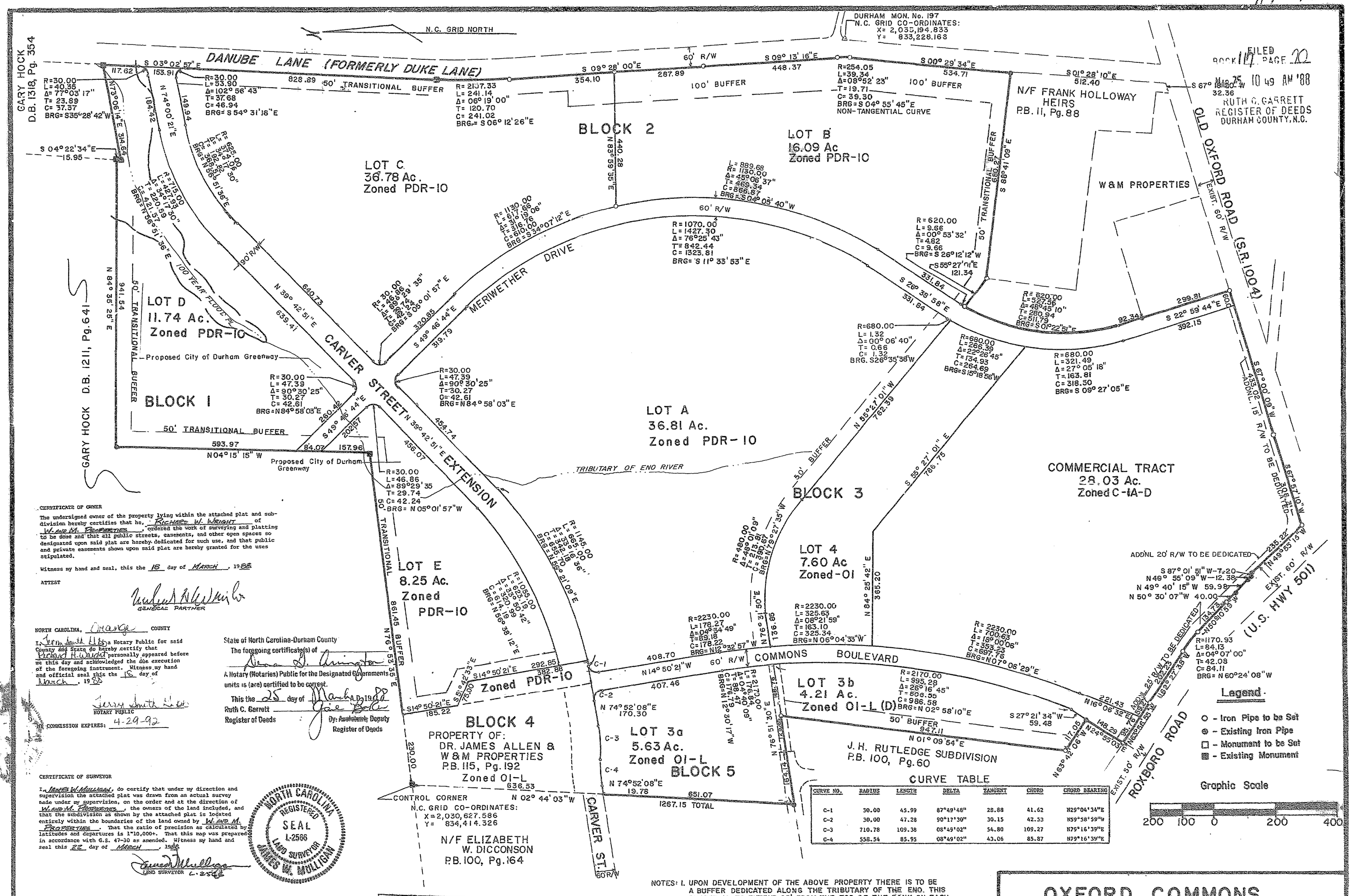
117-70



FILED
BOOK 117 PAGE 20
MAR 25 10 49 AM '88
RUTH C. GARRETT
REGISTER OF DEEDS
DURHAM COUNTY, N.C.

CERTIFICATE OF OWNER

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

Witness my hand and seal, this the 18 day of March, 1988

ATTEST

GENERAL PARTNER

NORTH CAROLINA, Orange COUNTY

I, Terry Smith III, a Notary Public for said County and State do hereby certify that Richard W. Wright personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 18 day of March, 1988

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-29-92

State of North Carolina-Durham County

The foregoing certificate(s) of

A Notary (Notaries) Public for the Designated Governments

units is (are) certified to be correct.

This the 25 day of March, 1988

Ruth C. Garrett
Register of Deeds

By: Deputy
Register of Deeds

CERTIFICATE OF SURVEYOR

I, James W. Mulligan, do certify that under my direction and supervision the attached plat was drawn from an actual survey made under my supervision, on the order and at the direction of W. and M. Properties, the owners of the land included, and that the subdivision as shown by the attached plat is located entirely within the boundaries of the land owned by W. and M. Properties. That the ratio of precision as calculated by latitudes and departures is 1"10,000+. That this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 22 day of March, 1988

LAND SURVEYOR L-2566

NORTH CAROLINA REGISTERED SEAL L-2566 LAND SURVEYOR JAMES W. MULLIGAN

North Carolina, Orange County.
I, a Notary Public of the County and State aforesaid, certify that James W. Mulligan, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 22ND day of March, 19 88.
Stamp-Seal

Notary Public

My commission expires December 29, 1991.

NOTARY PUBLIC DANA B. ARRINGTON CHATHAM COUNTY, N.C.

final plat

approved by the subdivision review board of the city of durham n.c., by a resolution adopted by it dated: MAR 11 1988

chairman subdivision review board

approval void if not recorded within 60 days or by: MAY 11 1988

CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C-1	30.00	45.99	87°49'48"	28.88	41.62	N29°04'34"E
C-2	30.00	47.28	90°17'30"	30.15	42.53	N59°38'59"W
C-3	710.78	109.38	08°49'02"	54.80	109.27	N79°16'39"E
C-4	558.54	85.95	08°49'02"	43.06	85.87	N79°16'39"E

NOTES: 1. UPON DEVELOPMENT OF THE ABOVE PROPERTY THERE IS TO BE A BUFFER DEDICATED ALONG THE TRIBUTARY OF THE ENO. THIS BUFFER IS TO EXTEND 25' FROM THE TOP OF THE BANK ON EACH SIDE OF THE TRIBUTARY. THIS BUFFER IS ALSO TO BE USED AS A STORM DRAINAGE EASEMENT.

2. CERTAIN ADDITIONAL RIGHT-OF-WAY ALONG ROXBORO ROAD AND OLD OXFORD ROAD HAS BEEN DEDICATED BY DEED FROM W. & M. PROPERTIES TO THE NORTH CAROLINA D.O.T. SUCH RIGHT-OF-WAY DEDICATION MEETS THE REQUIREMENTS OF N.C.D.O.T. FOR ROAD IMPROVEMENTS PROJECT No. 8.7335012. MORE ADDITIONAL RIGHT-OF-WAY ALONG ROXBORO ROAD AND OLD OXFORD ROAD TO MEET THE CITY OF DURHAM/ROXBORO ROAD ASSOCIATES DEVELOPMENT AGREEMENT, WILL BE DEDICATED AS A CONDITION OF SITE PLAN APPROVAL OF THE 28.03 ACRE COMMERCIAL TRACT.

REVISED MAR 10, 1988
REVISED MAR. 1, 1988
REVISED 12/21/87
REVISED: DEC. 10, 1987

OXFORD COMMONS

DURHAM TOWNSHIP DURHAM COUNTY, N.C.

SURVEY BY: J.W.M.	SCALE: 1"=200'
DATE: NOVEMBER 16, 1987	PROJECT NO.: LWC-8610
DRAWN BY: J.D.B.	

OWNER: W & M PROPERTIES, AN OHIO LIMITED PARTNERSHIP
34555 CHAGRIN BOULEVARD
MORELAND HILLS, OHIO 44022

THE JOHN R. McADAMS COMPANY, INC.
P.O. BOX 2996
CHAPEL HILL, N.C. 27514
OFFICES: 200 HAYES BUILDING
GLEN LENNOX CENTER
(919) 967-7079

BUSINESS RECORDS CORPORATION
BRUNING 44-132 62740