

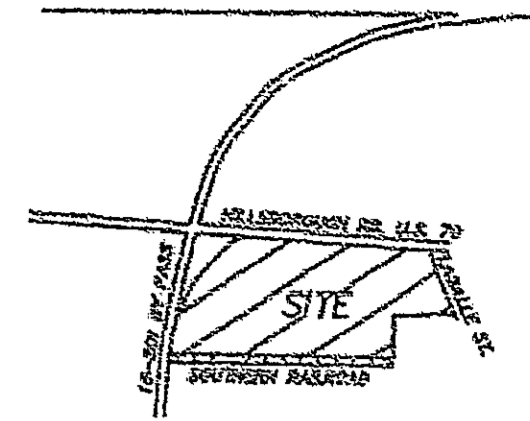
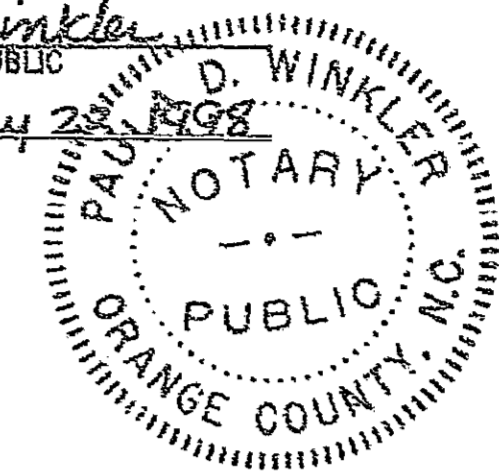
NORTH CAROLINA  
Orange COUNTY

Paula D. Winkler, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT  
Phillip W. Riley, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 26th DAY OF September, 1996

Paula D. Winkler  
NOTARY PUBLIC

MY COMMISSION EXPIRES May 28, 1998



VICINITY MAP NTS

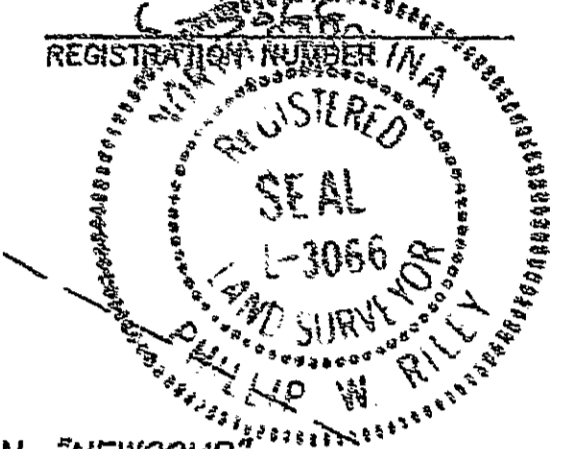
SURVEYOR'S CERTIFICATE

I, Phillip W. Riley, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 136, PAGE 130) THAT THE ERROR OF CLOSURES AS CALCULATED BY LATITUDES AND

DEPARTURES IS 1:10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN REFERENCES AS NOTED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-36 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 26th DAY OF September, 1996

Phillip W. Riley  
SURVEYOR



N.C.G.S. MON. "NEWCOMB"  
N 825353.38  
E 2017096.01  
N.A.D. '83 S.F. 0.99999619

R = 25.00'  
T = 15.16'  
L = 27.25'

NEW R/W DEDICATED SEPTEMBER 1994  
SEE PB 132 PG 108

FILED  
BOOK 136 PAGE 130  
'96 OCT 10 PM 1 53

RUTH C. GARRETT  
REGISTER OF DEEDS  
DURHAM COUNTY, N.C.

HILLSBOROUGH ROAD (U.S. HIGHWAY 70 BUS.)  
PUBLIC R/W VARIES

U.S. HIGHWAY 15-501 BY-PASS  
DB 1489 PG 235-243  
DB 240 PG 195-197

KONOVER DURHAM FESTIVAL CENTRE LIMITED PARTNERSHIP  
DB 1846 PG 712-718  
TM 286-2-007  
NEW AREA = 112.6 AC.

514,669 S.F.  
11.815± ACRES

35,863 S.F.  
0.823± ACRES

KONOVER DURHAM FESTIVAL CENTRE LIMITED PARTNERSHIP  
DB 2042 PG 572  
TM 286-2-007-A

KONOVER DURHAM FESTIVAL CENTRE LIMITED PARTNERSHIP  
DB 1846 PG 286  
TM 286-2-004

LASALLE INVESTMENTS  
DB 1237 PG 336  
TM 286-2-002

NOTES

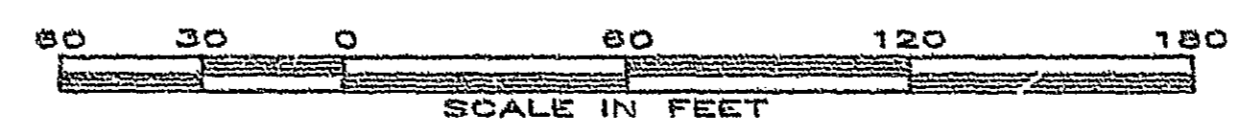
1. AREA BY COORDINATES.
2. ACCORDING TO F.E.M.A. PANEL 370086 0015 D THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOODWAY ZONE.
3. HORIZONTAL GROUND DISTANCES SHOWN.
4. THIS RECOMBINATION SURVEY HAS BEEN FILED TO CORRECT AN INADVERTENT ERROR IN THE RECOMBINATION SURVEYS FOR THE SAME PROPERTY RECORDED AT PB 136 PG 59 & 75. THE RECOMBINATION SURVEY AT PB 136 PG 75 ERRONEOUSLY SETS FORTH AN EASEMENT IDENTIFIED "EX. 40' INGRESS, EGRESS, AND REGRESS EASEMENT" AND THE RECOMBINATION SURVEY AT PB 136 PG 59 ERRONEOUSLY SETS FORTH AN EASEMENT IDENTIFIED AS "NEW 40' INGRESS, EGRESS, AND REGRESS EASEMENT" WHEN, IN FACT, NO SUCH EASEMENT HAS BEEN, OR WILL BE GRANTED TO ANY PARTY AND NO SUCH EASEMENT WAS INTENDED TO BENEFIT OR BURDEN ANY PROPERTY SHOWN ON EITHER RECOMBINATION SURVEY.

LEGEND

- ▲ EXISTING RAILROAD SPIKE
- IRON PIPE SET
- DRILL HOLE IN CONCRETE
- ▲ EX. "PK" NAIL
- EX. IRON STAKE
- CON. R/W MON.
- EXISTING IRON PIPE
- TRANSFORMER PAD

FURTHER CERTIFY TO ONE(X) OF THE FOLLOWING

- A. THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REQUIRES PARCELS OF LAND.
- B. THE SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- C. THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- D. THE SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.



SCALE: 1" = 60' SEPTEMBER 26, 1996

This plat has been certified for recordation as an exempt subdivision pursuant to § 153A-335 and § 160A-376 of the North Carolina General Statutes.  
Hans L. Medlicott  
Durham City-County Planning Department  
10/2/96 (date)

State of North Carolina - Durham County  
The foregoing certified plat of  
Paula D. Winkler  
Notary Public  
This is 10th day of Oct 1996  
Ruth C. Garrett  
Register of Deeds

RECOMBINATION SURVEY  
OF THE  
DURHAM FESTIVAL CENTRE  
AND  
WEST DURHAM SHOPPING CENTER  
PREPARED FOR  
KONOVER AND ASSOCIATES  
SOUTH, INC.  
7100 WEST PALMETTO PARK RD. SUITE 408 BOCA RATON FLORIDA  
DURHAM, DURHAM COUNTY, N.C.

31215

BALLENTINE & RILEY SURVEYORS  
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514  
919-418-8553 FAX 919-418-9564