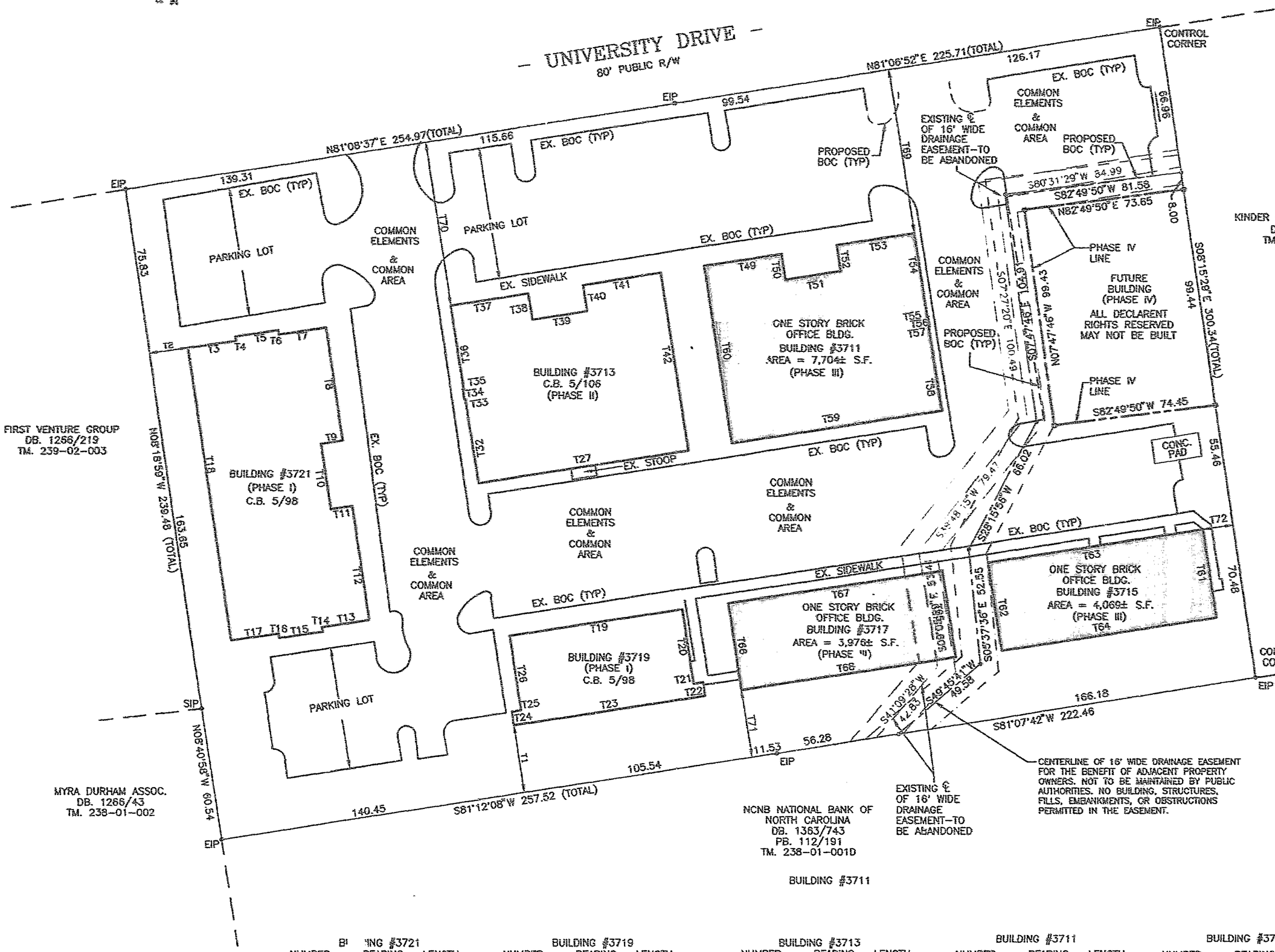
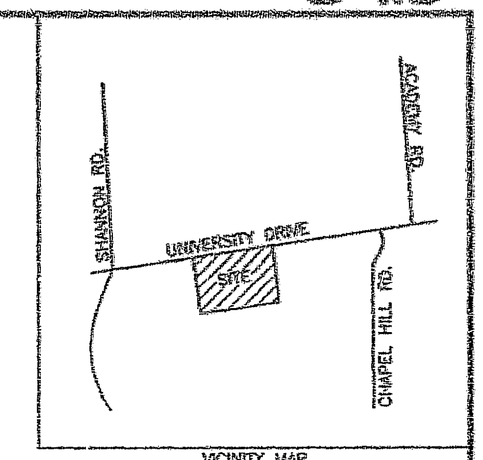
5-110

FILED
BOOK 5 PAGE 110
'96 APR 23 PM 2 55
RUTH C. GARRETT
REGISTER OF DEEDS
DURHAM COUNTY, N.C.

PER PB. 129/216





VICINITY MAP

State of North Carolina-Durham County
The foregoing certificate(s) of Kevin M. Burke
A Notary (Notaries) Public for the Designated Governments units is (are) certified to be correct.
This the 23 day of April A.D. 19 96
Ruth C. Garrett, Register of Deeds — By: Assistant, Deputy Register of Deeds

KINDER CARE LEARNING CENTER
DB. 1452/355
TM. 238-01-005

FIRST VENTURE GROUP
DB. 1266/219
TM. 239-02-003

MYRA DURHAM ASSOC.
DB. 1266/43
TM. 238-01-002

NCNB NATIONAL BANK OF NORTH CAROLINA
DB. 1363/743
PB. 112/191
TM. 238-01-001D

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT
BY Steven L. Medlin
DATE: 4/16/96
APPROVAL VOID 60 DAYS FROM SAID DATE.

NC PROFESSIONAL SEAL L-2458 LAND SURVEYOR RONALD D. CARPENTER

I, RONALD D. CARPENTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK SEE, PAGE REF., THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/ 10,000, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 10 DAY OF APRIL, 19 96.
(SEAL) REGISTERED LAND SURVEYOR

NORTH CAROLINA, DURHAM COUNTY
I, Kevin M. Burke, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT RONALD D. CARPENTER, 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 10 DAY OF APRIL, 19 96.
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-23-96.

KEVIN M. BURKE NOTARY PUBLIC PERSON COUNTY, NC

I, RONALD D. CARPENTER, DO HEREBY CERTIFY THAT THE ATTACHED ATTACHED PLAT AND SUBDIVISION WAS MADE BY ORDER AND DIRECTION OF CHRISTOPHER R. HOWITT, THE OWNER OF THE LAND SHOWN, AND THAT THE LAND SHOWN ON THIS PLAT IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND CONVEYED TO THE ABOVE OWNER BY THE REFERENCES LISTED, AND I FURTHER CERTIFY THAT THE SAID SURVEY AND PLAT ARE CORRECT IN ALL RESPECTS. WITNESS MY HAND AND SEAL THIS 10 DAY OF APRIL, 19 96.
REGISTERED LAND SURVEYOR

NORTH CAROLINA REGISTERED SEAL L-2458 LAND SURVEYOR RONALD D. CARPENTER

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 DONE AND THAT ALL PUBLIC AND PRIVATE STREETS, EASEMENTS, AND OTHER AREAS SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE.
OWNER Sunbeat Properties

NORTH CAROLINA, DURHAM COUNTY
I, Kevin M. Burke, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT CHRISTOPHER R. HOWITT, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 10 DAY OF APRIL, 19 96.
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-23-96.

KEVIN M. BURKE NOTARY PUBLIC PERSON COUNTY, NC

REFERENCES:
CB. 5/98
DB. 317/426
PB. 129/216
TM. 238-01-001B
TM. 238-01-001E

NOTE: COMMON AREA & COMMON ELEMENTS INCLUDE PARKING LOTS AS WELL AS OTHER AREAS BETWEEN BUILDINGS.

BUILDING #3721

NUMBER	BEARING	LENGTH
T2	N81°41'01"E	17.96
T3	N81°31'31"E	22.17
T4	N08°19'51"W	2.00
T5	N81°31'31"E	19.84
T6	S08°19'51"E	2.00
T7	N81°31'31"E	22.00
T8	S08°19'51"E	52.30
T9	S81°31'31"W	10.00
T10	S08°19'51"E	30.08
T11	N81°40'09"E	10.00
T12	S08°19'51"E	52.70
T13	S81°40'09"W	22.00
T14	S08°19'51"E	2.00
T15	S81°40'09"W	20.00
T16	N08°19'51"W	2.00
T17	S81°40'09"W	22.00
T18	N08°19'51"W	134.94

BUILDING #3719

NUMBER	BEARING	LENGTH
T1	N08°47'52"W	31.11
T19	N81°23'24"E	79.98
T20	S08°29'30"E	34.34
T21	N81°03'08"E	4.34
T22	S08°56'52"E	6.30
T23	S81°21'25"W	88.66
T24	N08°56'52"W	6.30
T25	N81°03'08"E	4.34
T26	N08°29'30"W	34.34

NOTE:
DB. DEED BOOK REFERENCE
EIP EXISTING IRON PIPE
PB. PLAT BOOK REFERENCE
SIP SET IRON PIPE
TM. TAX MAP REFERENCE
CB. CONDOMINIUM BOOK
CONC. CONCRETE

BUILDING #3713

NUMBER	BEARING	LENGTH
T27	S81°08'41"W	97.40
T32	N08°51'19"W	38.70
T33	S81°08'41"W	0.35
T34	N08°51'19"W	4.70
T35	N81°08'41"E	0.35
T36	N08°51'19"W	38.60
T37	N81°08'41"E	36.00
T38	S08°51'19"E	12.00
T39	N81°08'41"E	25.43
T40	N08°51'19"W	12.03
T41	N81°04'53"E	35.97
T42	S08°51'19"E	82.07
T43	N81°07'19"E	9.62
T44	N81°07'19"E	9.65
T70	N08°51'23"W	75.52

11762

BUILDING #3711

NUMBER	BEARING	LENGTH
T49	N81°11'33"E	35.95
T50	S08°48'27"E	12.00
T51	N81°11'33"E	25.61
T52	N08°48'27"W	12.10
T53	N81°15'16"E	36.05
T54	S08°46'40"E	38.60
T55	N81°15'16"E	0.30
T56	S08°46'40"E	4.75
T57	S81°15'16"W	0.30
T58	S08°46'40"E	38.77
T59	S81°12'48"W	97.60
T60	N08°46'40"W	82.02
T69	N08°53'08"W	75.48

BUILDING #3715

NUMBER	BEARING	LENGTH
T61	S08°45'37"E	40.70
T62	N08°42'06"W	40.70
T63	N81°17'54"E	99.96
T64	S81°17'54"W	100.00
T72	S81°44'31"W	13.87

BUILDING #3717

NUMBER	BEARING	LENGTH
T65	S08°37'57"E	40.00
T66	N08°31'31"W	39.95
T67	N81°22'03"E	99.43
T68	S81°23'40"W	99.51
T71	N08°47'52"W	31.04

IRON PIPES AT ALL CORNERS.
ZONING: OI-1
TOTAL AREA: 3.312± Ac.

GRAPHIC SCALE
0 20' 40' 80'
SCALE: 1"=40'

FINAL PLAT FOR

UNIVERSITY COMMONS CONDOMINIUM

ADDITION OF UNITS #3711, #3715 & #3717

DURHAM TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA

Triangle Surveyors
3325 Chapel Hill Blvd.
Suite 230
Durham, NC 27707-2646
(919) 490-2929

Date: 3/19/96
Scale: 1"=40'
Job No: 94054.04
Revisions:

D:\DWG-94\94054B2 BMB