

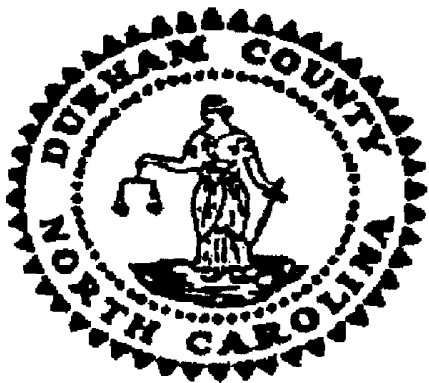


**Willie L. Covington  
Register of Deeds  
Durham County, North Carolina**

# PLAT

FOR REGISTRATION REGISTER OF DEEDS  
WILLIE L. COVINGTON  
DURHAM COUNTY, NC  
2001 OCT 22 10:47:47 AM  
BK. 153, PG. 349-350 FEE: \$21.00  
INSTRUMENT # 2001047066

GRANTOR(S) Meadowmont  
OWNER(S): Development Co  
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\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_



WILLIE L. COVINGTON  
REGISTER OF DEEDS , DURHAM COUNTY  
DURHAM COUNTY COURTHOUSE  
200 E. MAIN STREET  
DURHAM, NC 27701

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Filed For Registration: 10/22/2001 10:47:47 AM  
Book: PLAT 153 Page: 349-350  
Document No.: 2001047086  
PLAT 2 PGS \$21.00

Recorder: CAROL JENKINS

State of North Carolina, County of Durham

WILLIE L. COVINGTON , REGISTER OF DEEDS

By: Carol Jenkins  
Deputy/Assistant Register of Deeds



2001047086

- NOTES:**
- 1.) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE F.I.R.M. COMMUNITY-PANEL NO'S 370085 0145 G (DURHAM COUNTY) DATED FEBRUARY 2, 1986 AND 370180 0002 E (TOWN OF CHAPEL HILL) DATED AUGUST 1, 1983
  - 2.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
  - 3.) ENTRANCEWAY CORRIDORS ALONG THE SOUTHERN BOUNDARY (N. C. HIGHWAY 54) OF PARCEL 6B ARE TO BE LANDSCAPED BUFFERS.
  - 4.) MASTER PLAN RECORDED IN BOOK 2570, PAGE 998 DURHAM COUNTY REGISTRY AND BOOK 1842, PAGE 24 ORANGE COUNTY REGISTRY.
  - 5.) PARCELS 2 AND 2A ARE ENCUMBERED BY A SPECIAL USE PERMIT RECORDED IN BOOK 2787, PAGE 775, DURHAM COUNTY REGISTRY AND IN BOOK 2126, PAGE 441, ORANGE COUNTY REGISTRY.
  - 6.) THE 50' TRANSIT EASEMENT IS AVAILABLE FOR THE USE BY THE TOWN OF CHAPEL HILL AND THE TRIANGLE TRANSIT AUTHORITY.
  - 7.) THE TEMPORARY TURNAROUND IS TO BE ABANDONED UPON COMPLETION OF CONSTRUCTION OF THE CEDARS.
  - 8.) THE CEDARS OF CHAPEL HILL HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS AND DRAINAGE. IN ADDITION IF THE HOME OWNERS' ASSOCIATION PROPOSES TO DEDICATE THE STREETS FOR PUBLIC USE AND MAINTENANCE, THEY SHALL REPAIR AND UPGRADE THE STREETS TO TOWN STANDARDS PRIOR TO ACCEPTANCE BY THE TOWN.
  - 9.) NO CERTIFICATES OF OCCUPANCY SHALL BE ISSUED FOR A PHASE UNTIL ALL REQUIRED IMPROVEMENTS FOR THAT PHASE ARE COMPLETE; NO BUILDING PERMITS FOR ANY PHASE SHALL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS REQUIRED IN PREVIOUS PHASES ARE COMPLETED TO A POINT ADJACENT TO THE NEW PHASE.
  - 10.) ALL ENGINEERED STORMWATER DETENTION AND TREATMENT STRUCTURES SHALL BE LOCATED WITHIN AN EASEMENT ENTITLED "RESERVED STORM DRAINAGEWAY", AND SHALL BE RESERVED FROM ANY DEVELOPMENT WHICH WOULD OBSTRUCT OR CONSTRAIN THE EFFECTIVE CONVEYANCE AND CONTROL OF STORMWATER FROM OR ACROSS THE PROPERTY, OTHER THAN THE APPROVED DESIGN AND OPERATION FUNCTIONS.
  - 11.) UNLESS SPECIFICALLY DESIGNATED AS BEING "PUBLIC", THE "RESERVED STORM DRAINAGEWAY" AND THE FACILITIES THEY PROTECT ARE CONSIDERED TO BE PRIVATE WITH THE SOLE RESPONSIBILITY OF THE OWNER TO PROVIDE FOR THE REQUIRED MAINTENANCE AND OPERATIONS AS APPROVED BY THE TOWN MANAGER.
  - 12.) PARCEL 6B IS ENCUMBERED BY A SPECIAL USE PERMIT APPROVED BY THE CHAPEL HILL TOWN COUNCIL ON 12 FEBRUARY 2001.

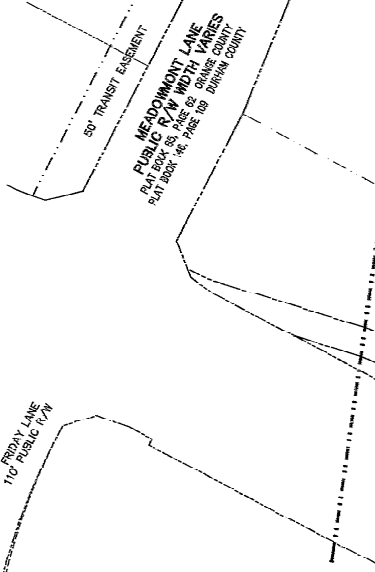
ORANGE COUNTY  
 DURHAM COUNTY  
 APPROXIMATE LOCATION OF COUNTY LINE

**NOTE:**  
 THIS PLAN CORRECTS AND SUPERSEDES THE AREAS OF PARCELS 2A AND 6B PREVIOUSLY RECORDED IN BOOK 153, PAGES 207-209 DURHAM COUNTY REGISTRY AND IN BOOK 88, PAGES 173-174 ORANGE COUNTY REGISTRY.

MEADOWMONT APARTMENTS  
 PLAT BOOK 143, PAGE 114 (DURHAM CO.)  
 PLAT BOOK 83, PAGE 96, (ORANGE CO.)

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	738.80'	76.89'	38.48'	76.65'	N 13°31'20" E	05°57'54"
C-2	20.00'	30.03'	18.66'	27.29'	S 53°53'27" W	86°01'52"
C-3	467.50'	43.54'	21.78'	43.52'	N 80°45'33" W	05°20'08"

LINE	BEARING	LENGTH
L-1	S 82°47'59" E	10.63'
L-2	N 74°35'16" W	40.30'
L-3	S 53°08'26" E	37.77'

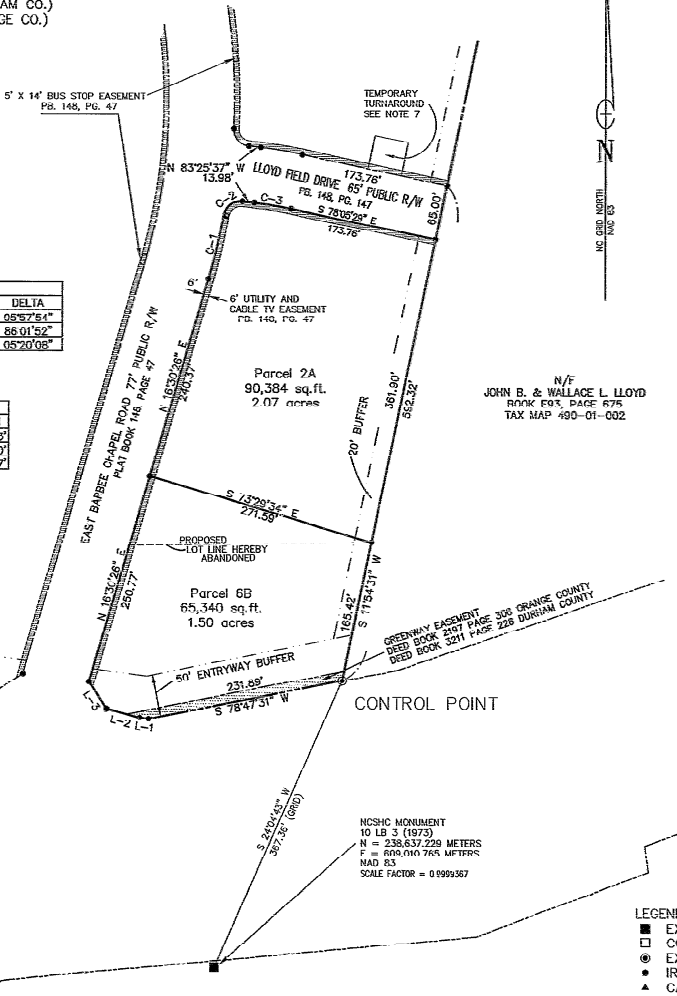


I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:  
 C.S. 47-30 (b)(1)(a)(i). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

*James W. Mulligan*  
 JAMES W. MULLIGAN PLS L-2556  
 10/02/2001



- REFERENCES:**
- TAX MAP 7-52.6
  - PLAT BOOK 44, PAGE 46
  - DEED BOOK 565, PAGE 307
  - DEED BOOK 770, PAGE 107
  - PLAT BOOK 153, PAGES 207-209
  - PLAT BOOK 88, PAGES 173-174

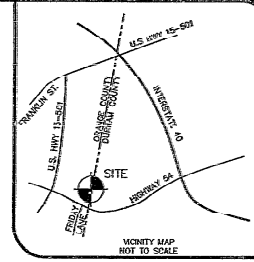


N/E  
 JOHN B. & WALLACE L. LLOYD  
 BOOK 148, PAGE 675  
 TAX MAP 490-01-002

NCS&S MONUMENT  
 10 LB 3 (1875)  
 N = 238.637229 METERS  
 F = 600.010745 METERS  
 MAG 83  
 SCALE FACTOR = 0.999367

- LEGEND:**
- EXISTING CONC. MON
  - CONCRETE MON. SET
  - EXISTING IRON PIPE
  - IRON PIPE SET
  - ▲ CALC. POINT

**FILED**  
 Plat Book 153 Page 249  
 Date 10-22-01 Time 10:47  
 WELIE L. COVINGTON  
 REGISTER OF DEEDS  
 DURHAM COUNTY, NC



**THE JOHN R. McADAMS COMPANY, INC.**  
  
 CIVIL ENGINEERING • LAND PLANNING • SURVEYING  
 P.O. BOX 14005 • RESEARCH TRIANGLE PARK, NC 27709  
 (919) 361-5000 • FAX (919) 361-2269

REVISIONS:


**CORRECTION PLAT**  
**MEADOWMONT**  
**PARCELS 2A-6B**  
 SHEET 2 of 2  
 SURVEY BY:  
 JAMES W. MULLIGAN  
 L-2556

**MEADOWMONT**  
 TRIANGLE TOWNSHIP, DURHAM COUNTY NORTH CAROLINA  
 OTHER: MEADOWMONT DEVELOPMENT COMPANY  
 P.O. BOX 2804  
 DURHAM, NC 27715-2804

PROJECT NO: EWP-97500  
 PLOT NAME: EW97P2AR.DWG  
 DRAWN BY:  
 SCALE: 1" = 50'  
 DATE: 18 OCTOBER