

20140701000115600 PLAT
Bk: PL113 Pg: 27
07/01/2014 01:31:54 PM 1/1

FILED Deborah B. Brooks
Register of Deeds, Orange Co., NC
Recording Fee: \$24.00
NC Real Estate TX: \$5.00

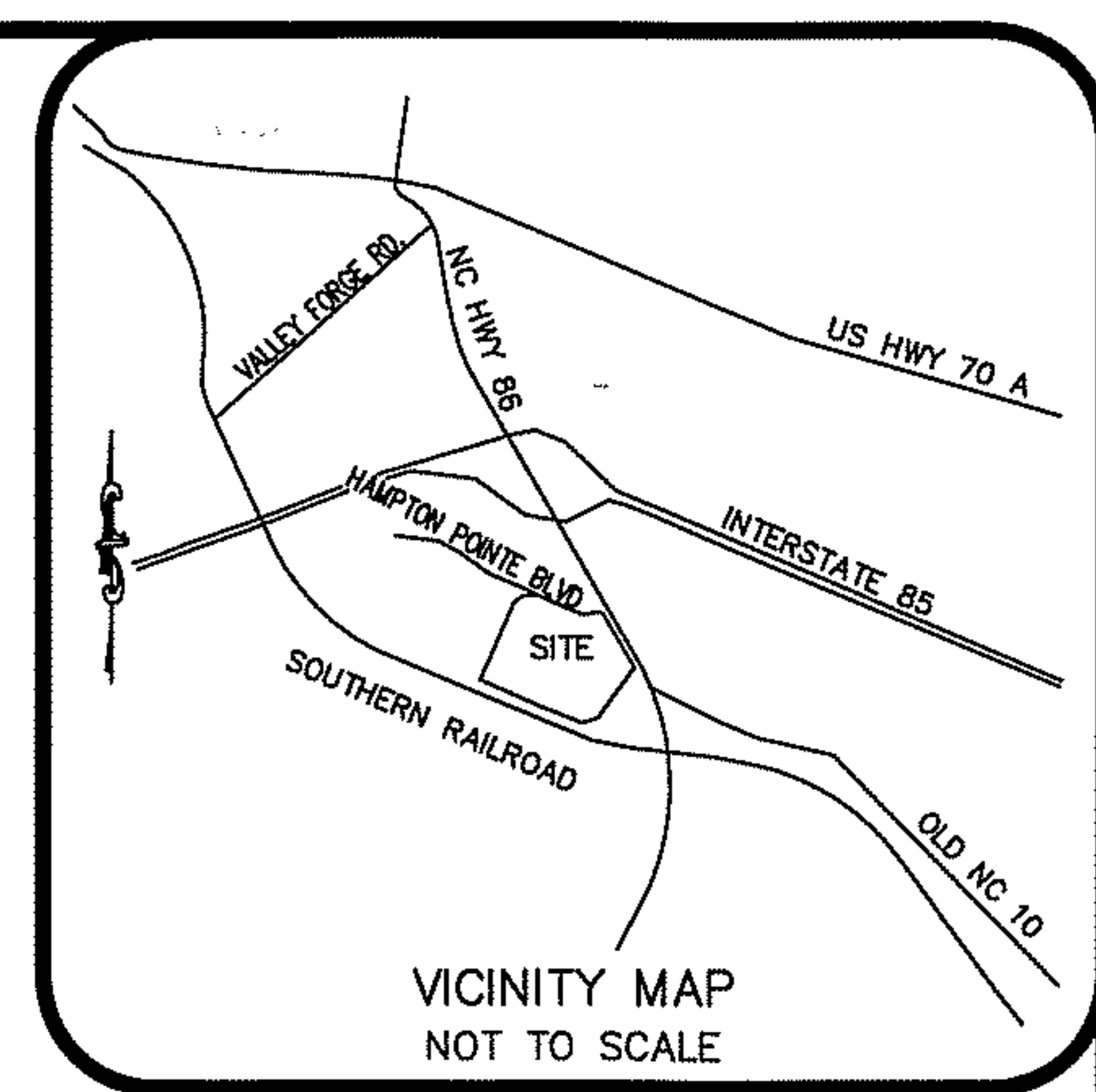
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	DELTA	TANGENT
C1	64.00'	20.46'	N 32°41'00" E	20.37'	18°18'51"	10.32
C2	89.00'	82.89'	N 68°31'23" E	79.93'	53°21'54"	44.73
C3	64.00'	20.46'	N 75°38'10" W	20.37'	18°19'00"	10.32

LINE TABLE			
LINE	BEARING	LENGTH	
L1	S 66°28'25" E	30.00'	
L2	N 23°31'35" E	16.48'	
L3	S 65°11'44" E	43.73'	
L4	N 66°29'56" W	48.41'	
L5	S 66°29'56" E	0.85'	
L6	N 23°30'04" E	120.36'	

I, ERIC M. MANTURUK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS

20th DAY OF June A.D. 2014.

ERIC M. MANTURUK PLS L-5019



THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No: C-0293
(800) 733-5646 ■ McAdamsCo.com

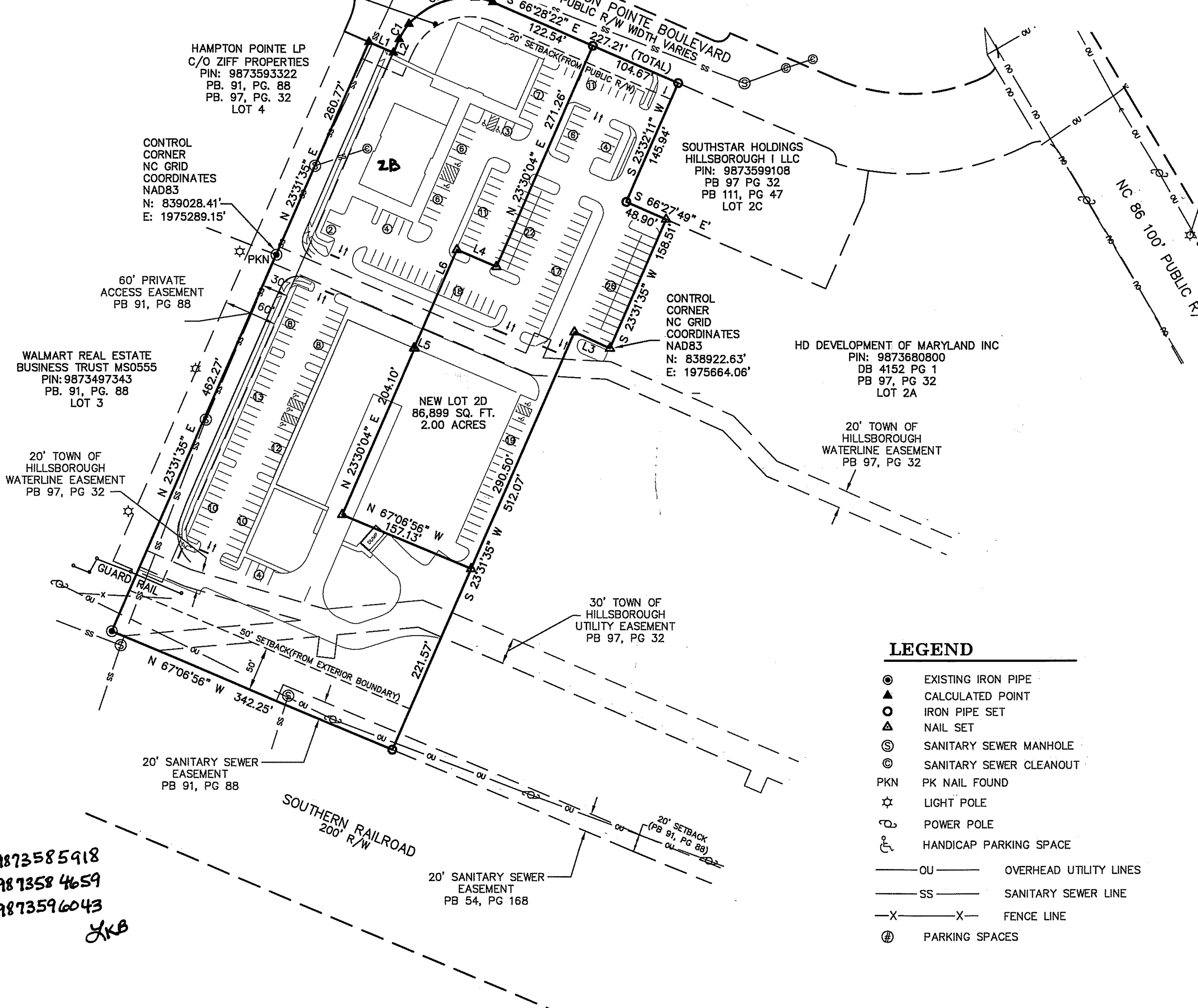
HAMPTON POINTE ORIGINAL LOT 2B TOTAL = 281,526 SQ. FT. 6.46 ACRES

SUBDIVISION AREA:
LOT 2B = 194,627 SQ. FT. 4.46 ACRES
LOT 2D = 86,899 SQ. FT. 2.00 ACRES

HAMPTON POINTE LP
C/O ZIFF PROPERTIES
PIN: 9873585918
PB 97, PG 32
PB 111, PG 47
DB 5611, PG 285
LOT 2B
194,627 SQ. FT. 4.46 ACRES OUTSIDE PRIVATE ACCESS EASEMENT
19,506 SQ. FT. 0.45 ACRES INSIDE PRIVATE ACCESS EASEMENT

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (d)(1)(g). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

ERIC M. MANTURUK PLS L-5019 06/30/14



GENERAL NOTES

- THIS SURVEY IS A SUBDIVISION OF LOT 2B, HAMPTON POINTE, PLAT BOOK 111, PAGE 47, ORANGE COUNTY REGISTRY.
- BEARINGS FOR THIS SURVEY ARE BASED ON PB 91, PG 88 OF THE ORANGE COUNTY REGISTRY.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- ZONING: ENTRANCEWAY SPECIAL USE.
SETBACKS:
• 50' FROM EXTERIOR PROPERTY LINES (OF THE HAMPTON POINT SHOPPING CENTER OVERALL BOUNDARY)
• 50' FROM NC HWY 86 SOUTH RIGHT-OF-WAY
• 20' FROM INTERIOR PUBLIC RIGHTS-OF-WAY
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL # 3710987300 J, DATED FEBRUARY 2, 2007.
- REFERENCES: PB 97, PG 32; PB 111, PG 47; DB 5611, PG 285 OF THE ORANGE COUNTY REGISTRY PIN # 9873585918.
- PROPERTY IS SUBJECT TO NONEXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS, AND EGRESS AS DESCRIBED IN DEED BOOK 2801, PAGE 416.
- THE PROPERTIES SHOWN ON THE PLAT ARE SUBJECT TO THE APPROVAL CONDITIONS OF THE SPECIAL USE PERMIT AND MASTER PLAN APPROVAL FOR THE HAMPTON POINTE DEVELOPMENT.
- TOTAL EXISTING IMPERVIOUS: 173,190 SQ. FT.
NEW LOT 2D=124,339 SQ. FT.; NEW LOT 2B=48,851 SQ. FT.
- TOTAL PARKING SPACES: 227. 218 REGULAR, 9 HANDICAPPED

LEGEND

- EXISTING IRON PIPE
- ▲ CALCULATED POINT
- IRON PIPE SET
- ▲ NAIL SET
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- PKN PK NAIL FOUND
- ☆ LIGHT POLE
- ⊙ POWER POLE
- ♿ HANDICAP PARKING SPACE
- OU— OVERHEAD UTILITY LINES
- SS— SANITARY SEWER LINE
- X—X— FENCE LINE
- ⊙ PARKING SPACES

PROVIDED THAT THIS PLAT IS RECORDED WITHIN 60 DAYS OF FINAL APPROVAL BY THE HILLSBOROUGH PLANNING DEPARTMENT 7/1/2014

Tom King
PLANNING DIRECTOR OR DESIGNEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF HILLSBOROUGH, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

6-26-14
DATE
By: [Signature]
VP OWNER

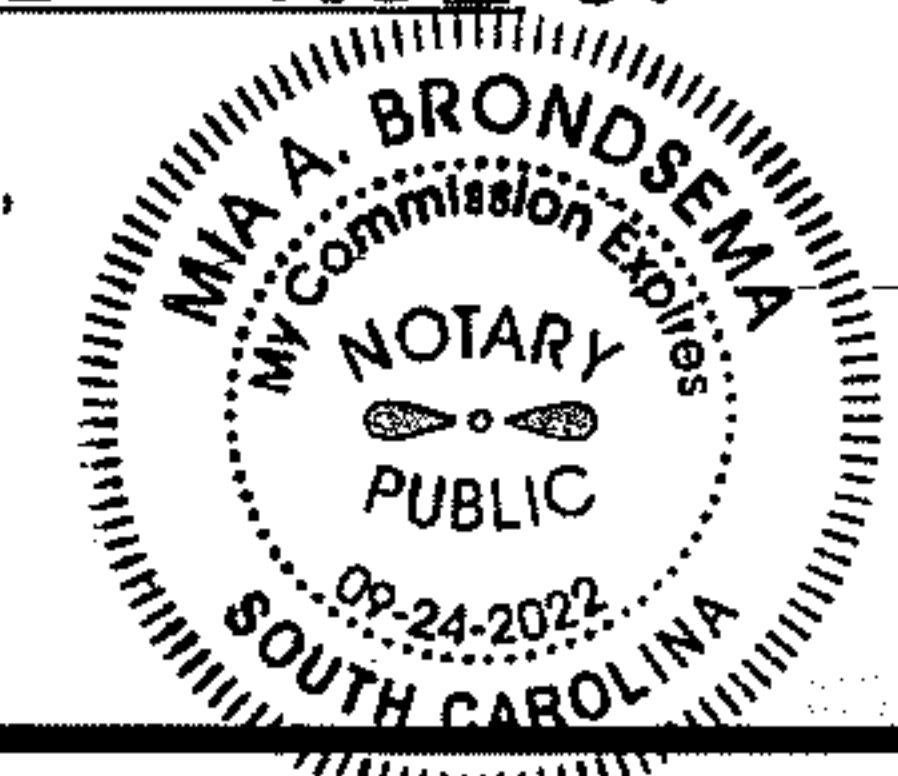
STATE OF NORTH CAROLINA
COUNTY OF CHatham

I, Mia A. Brondson, a Notary Public for said County and State, certify that [Signature] personally appeared before me this day and acknowledged that he is the Manager of [Signature] and acknowledged the due execution of the foregoing instrument on behalf of the company.

[Signature]
NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL OR STAMP, THIS THE 26 DAY OF June, 2014

MY COMMISSION EXPIRES 9-24-22



State of North Carolina
County of Orange

I, Lori K. Berry, Review Officer of Orange County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording for which the Review Officer has responsibility as provided by law.

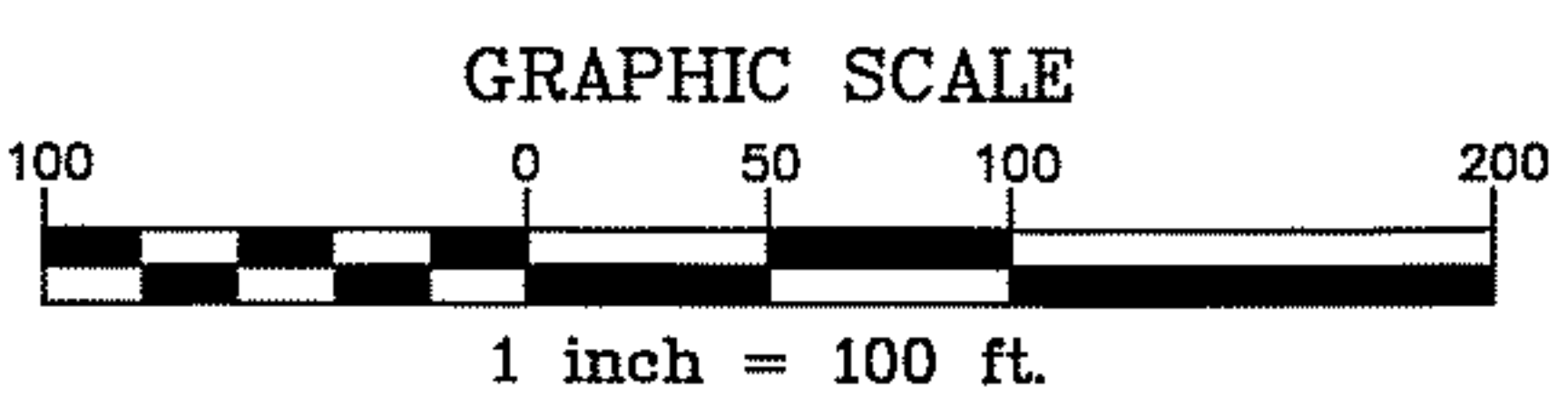
[Signature]
Review Officer
Orange County Land Records/GIS

Date of Certification: 7/1/2014

State of North Carolina
County of _____

I, _____
Review Officer of _____ County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

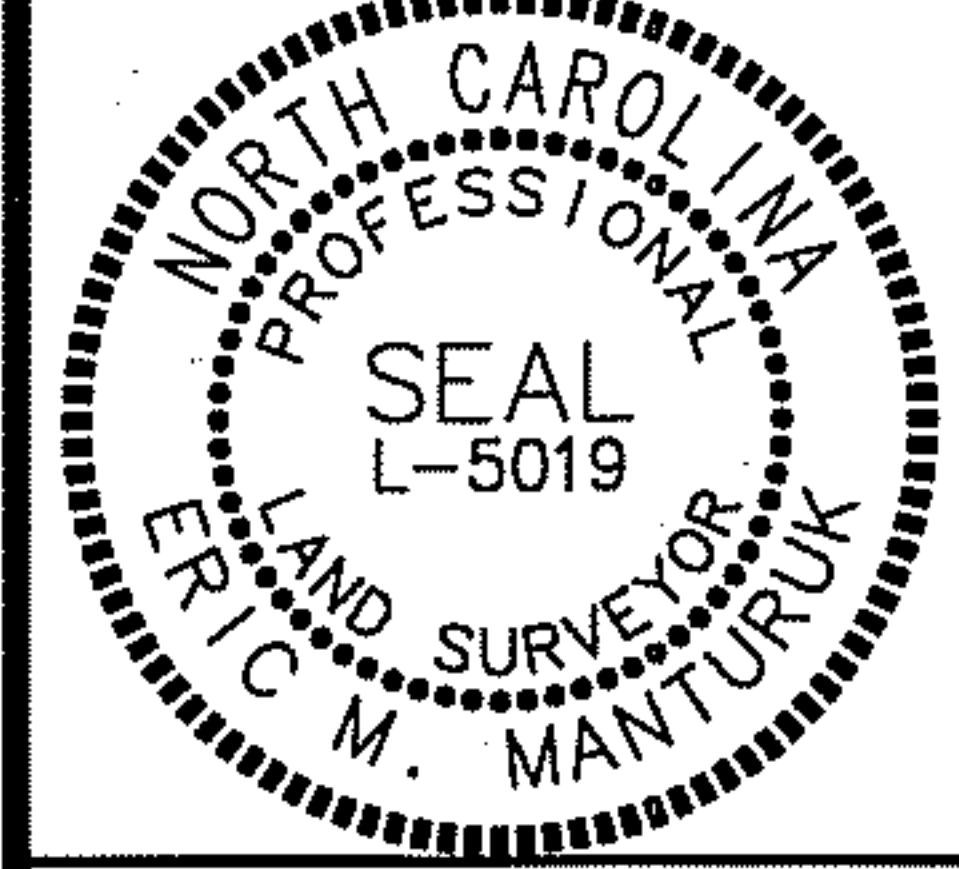
Review Officer Date



Parent: 9873585918
New 2B: 9873584659
New 2D: 9873596043
XKB

FILED
BOOK/FILE PAGE#
2014 DATE AM/PM TIME
JOYCE H. PERSON
REGISTER OF DEEDS
ORANGE CO., N.C.

REVISIONS:
2014-03-20 TOWN COMMENTS



SURVEY BY:
ERIC M. MANTURUK
L-5019

SUBDIVISION OF
HAMPTON POINTE LOT 2B
601, 603, 615 & 617 HAMPTON POINTE BOULEVARD
HILLSBOROUGH TWP., ORANGE COUNTY, NORTH CAROLINA

OWNER:
HAMPTON POINTE LP
C/O ZIFF PROPERTIES INC.
200 WINGO WAY, SUITE 100
MT. PLEASANT, SC 29464

PROJECT NO: SPEC-14070
FILENAME: SPEC-14070-F1
DRAWN BY: EMM
SCALE: 1" = 100'
DATE: 2014-03-11



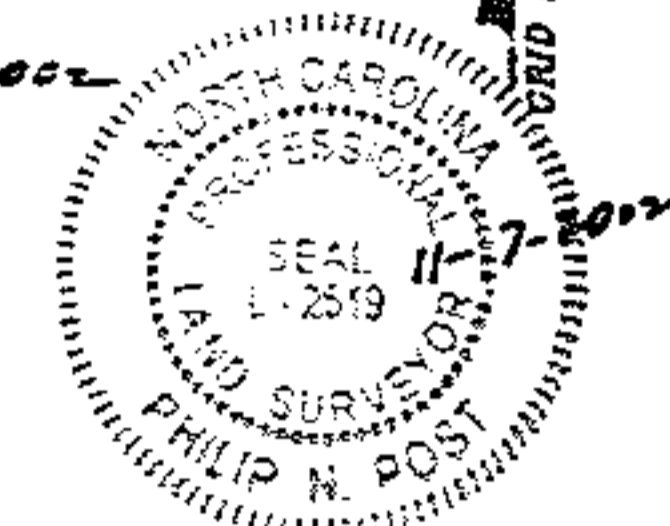
2002 NOV 22 P 2 55

JOYCE H. PEARSON
REGISTER OF DEEDS
ORANGE COUNTY, N.C.

I hereby certify to one of the following:

- a. That this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- b. That this survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- c. Any one of the following:
 1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
 2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse, or
 3. That the survey is a control survey.
- d. That 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.
- e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Philip N. Post 11/16/2002
Surveyor Date



Surveyor's Certificate

I, *Philip N. Post*, certify that this plot was drawn under my supervision from an actual survey made under my supervision (see description recorded in Book 52, page 172), that the boundaries not surveyed are clearly indicated as dashed lines, drawn from information found in Book 52, page 172; that the ratio of precision as calculated is 1:10,000; that this plot was prepared in accordance with G.S. 47-30 as amended; witness my original signature, registration number and seal this 16th day of November, 2002.

Surveyor: *Philip N. Post*

Registration Number L-2519

CERTIFICATE OF OWNER

I, the owner of the property shown hereon and that I ordered this plot work and subdivision of land to be done, that said property is free, and within the subdivision jurisdiction of the State of North Carolina, that all public streets, alleys, and easements as depicted herein are hereby dedicated to public use and will be established and maintained by some governmental authority or responsible agency and that all public and private easements shown herein are duly granted for the uses attached.

Name: *Wildwood Corporation of Hillsborough, Inc.*
A N.C. Corporation
By: *James L. Freeman* President
Date: 11/16/02
By: *James F. Hopper* Secretary
Date: 11-15-02

NORTH CAROLINA, ORANGE COUNTY

I, the undersigned Notary Public, certify that on the 16th day of November, before me personally appeared *James F. Hopper*, who being by me duly sworn, she is the Secretary of Wildwood Corporation of Hillsborough, Inc., the corporation described in the foregoing Certificate; that by our duty given and as the act of said corporation, she is signing this Certificate in its name by its duly authorized officer and official seal.

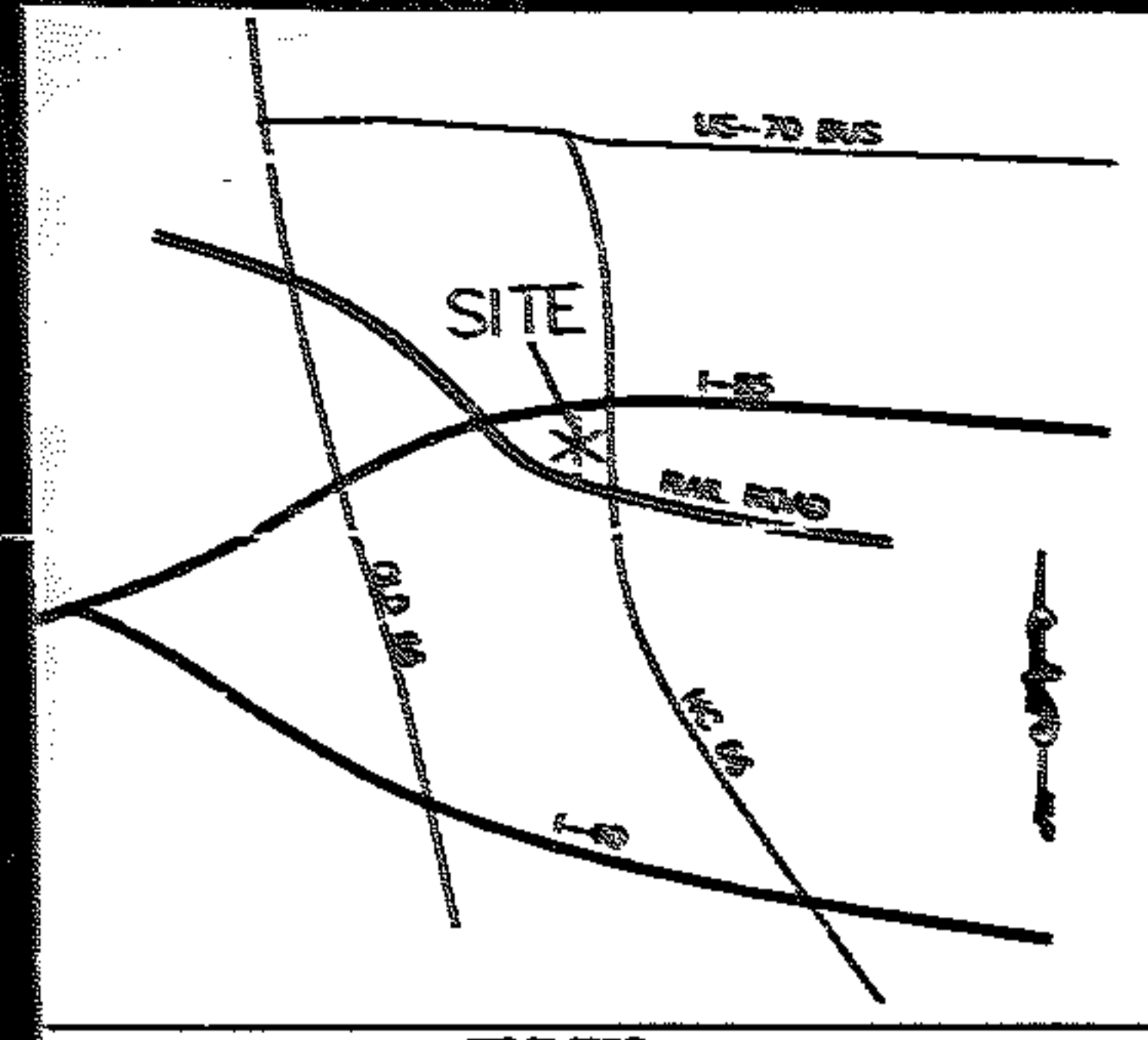
Notary Public
Deborah Rae
March 19, 2005
NOTARY PUBLIC

Review Officer's Certificate

State of North Carolina
County of Orange
I, Review Officer of Orange County, certify that the map or plot to which this certification is affixed meets all statutory requirements for recording for which the Review Officer has responsibility as provided by law.

Review Officer
Orange County Land Records/US
Date

NGCS MONUMENT
"NEALS"
N=840444.685
E=1975436.074
(NAD 83)
SF= 0.9999718



VICINITY MAP

CERTIFICATE OF APPROVAL
Provided that this plot is recorded within 60 days of final approval, approved by the Town of Hillsborough Planning Department.
Mark D. Smith 11/16/2002
Planning Director Date

N/F
DCA GENERAL LIC
PB 106, PG 51
PB 24, PG 51

LOT 1 IS SUBJECT TO FURTHER SUBDIVISION SUBSTANTIALLY IN ACCORDANCE WITH THE APPROVED HAMPTON POINTE MASTER PLAN DATED SEPTEMBER 30, 2002, AS MAY BE HEREAFTER MODIFIED.

LOT 3
976,912 sq.ft.
22.424 acres

LOT 4
63,027 sq.ft.
1.438 acres

LOT 5
453,945 sq.ft.
10.421 acres

LOT 2
879,545 sq.ft.
20.191 acres

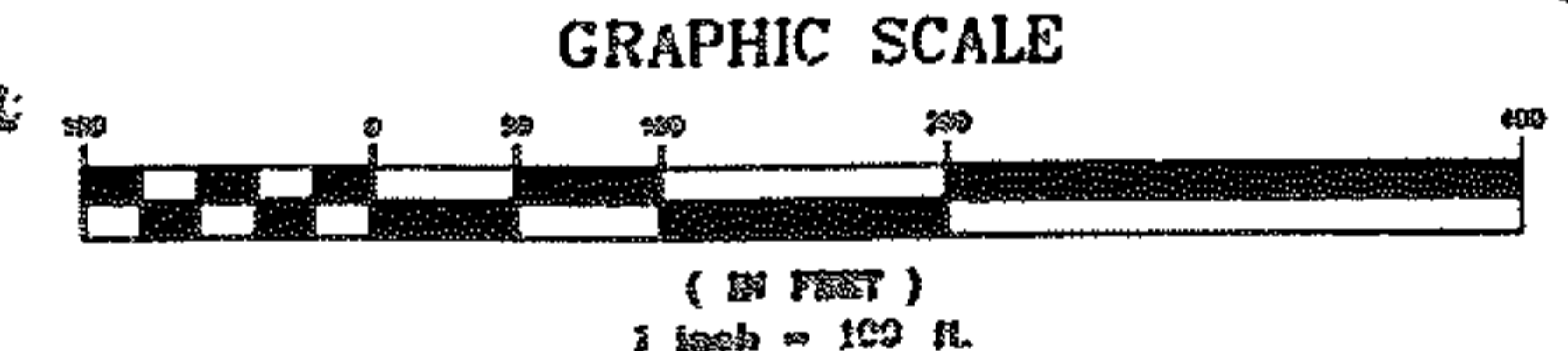
- NOTES:
- ELECTRIC AND TELEPHONE LINES AS SHOWN ENJOY DEDICATION UPON SUBJECT PROPERTY.
 - SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO FIRM/FEMA PANEL NO. 370342 0160 D DATED: MARCH 16, 1991.
 - AREAS BY COORDINATE GEOMETRY.
 - AREA SUMMARY:
AREA IN LOTS = 54,942 ACRES
AREA IN NEW PUBLIC R/W = 3,208 ACRES
TOTAL AREA = 58,150 ACRES
 - MARKED WATERLINE IS PLOTTED FROM SURVEY BY FREELAND ASSOC.

CURVE	DELTA	RANGENT	RADIUS	LENGTH	CHORD DIR.	CHORD
C01	89.2730°	42.53	267.46	83.72	S 56°22'00"E	83.59
C02	89.2730°	42.53	267.46	83.72	S 56°22'00"E	83.59
C03	182.9320°	272.11	1688.30	549.44	S 89°25'30"E	538.56
C04	182.9320°	161.63	1016.47	327.98	S 89°25'30"E	327.46
C05	117.9630°	28.58	289.60	88.92	S 77°38'44"E	58.62
C06	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C07	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C08	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C09	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C10	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C11	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C12	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C13	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C14	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C15	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C16	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C17	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C18	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C19	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C20	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C21	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C22	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C23	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C24	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C25	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C26	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C27	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C28	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C29	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C30	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C31	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C32	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C33	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C34	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C35	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C36	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C37	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C38	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C39	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C40	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C41	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C42	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C43	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C44	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C45	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C46	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C47	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C48	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C49	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94
C50	162.7717°	58.48	349.60	100.97	N 74°47'16"W	99.94

LINE	BEARING	LENGTH
L10	N 30°17'25"W	33.06
L11	S 71°51'16"E	7.93
L12	N 68°28'21"W	66.43
L13	N 68°28'21"W	64.66
L14	N 68°28'21"W	68.66
L15	S 68°28'21"E	36.38
L16	N 68°28'21"W	41.62
L17	S 68°28'21"E	4.77
L18	N 68°28'21"W	48.94
L19	N 23°31'30"E	54.09
L20	N 68°28'21"W	28.28
L21	N 23°31'30"E	57.62
L22	S 23°31'30"E	16.48
L23	S 23°31'30"E	27.84
L24	N 68°28'21"W	30.00
L25	N 68°28'21"W	30.00
L26	N 23°31'30"E	14.37
L27	S 23°31'30"E	14.37
L28	S 23°31'30"E	16.48
L29	S 23°31'30"E	16.48
L30	N 68°28'21"W	30.00
L31	N 68°28'21"W	30.00
L32	N 23°31'30"E	14.37
L33	S 23°31'30"E	16.48
L34	N 68°28'21"W	30.00
L35	N 68°28'21"W	30.00

PROPERTY OWNER:
WILDWOOD CORPORATION OF HILLSBOROUGH, INC.
P.O. BOX 765
HILLSBOROUGH, N.C. 27278

SURVEYED AND MAPPED FOR:
DIAH Two, LLC
2705 Guess Road
Durham, NC 27705



REFERENCES:
DB 424, PG. 170
PB. 44, PG. 14
TM 4.45.4C
PIN 9873-59-2121
DB PG

- LEGEND
- EP - EXISTING IRON PIPE
 - NR - NEW IRON ROD
 - CP - COMPUTED POINT
 - PK - NEW PK NAIL (SET IN FINAL PAVING)
 - NGCS GRID MONUMENT
 - RIGHT-OF-WAY LINE
 - EXISTING POWER POLE AND OVERHEAD LINES

ENGINEERS
PLANNERS
SURVEYORS
PHILIP
POST
&
ASSOCIATES
401 Providence Road
Chapel Hill, NC 27514
(919) 929-1173
483-2600 • 650-9662
822 North Elm Street
Greensboro, NC 27401
(919) 273-7171

HAMPTON POINTE
MINOR SUBDIVISION & RIGHT-OF-WAY
DEDICATION PLAN
ORANGE COUNTY, N.C.
HILLSBOROUGH TWP

SCALE: 1"=100'
DRAWN BY: TKS
CHECKED BY: TKS
DATE: 6/28/02
PROJECT NO.: 530048
DRAWING NO.: 6267BPO5
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REVISIONS
1. ADDED OUTPARCEL LOTS AND RENAMED ACCESS EASE. 7/23/02
2. REVISED AREAS LOTS 5 & 6. 7/30/02
3. 10/28/02: CONVERT TO 4-LOT MINOR SUBDIVISION.
4. 10/30/02: ADD WILDWOOD CORP.

SHEET 1
OF 1

Book 91 Page 88