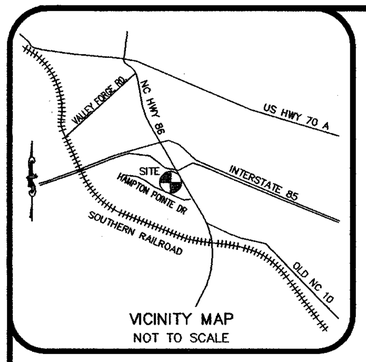


VICINITY MAP
NOT TO SCALE

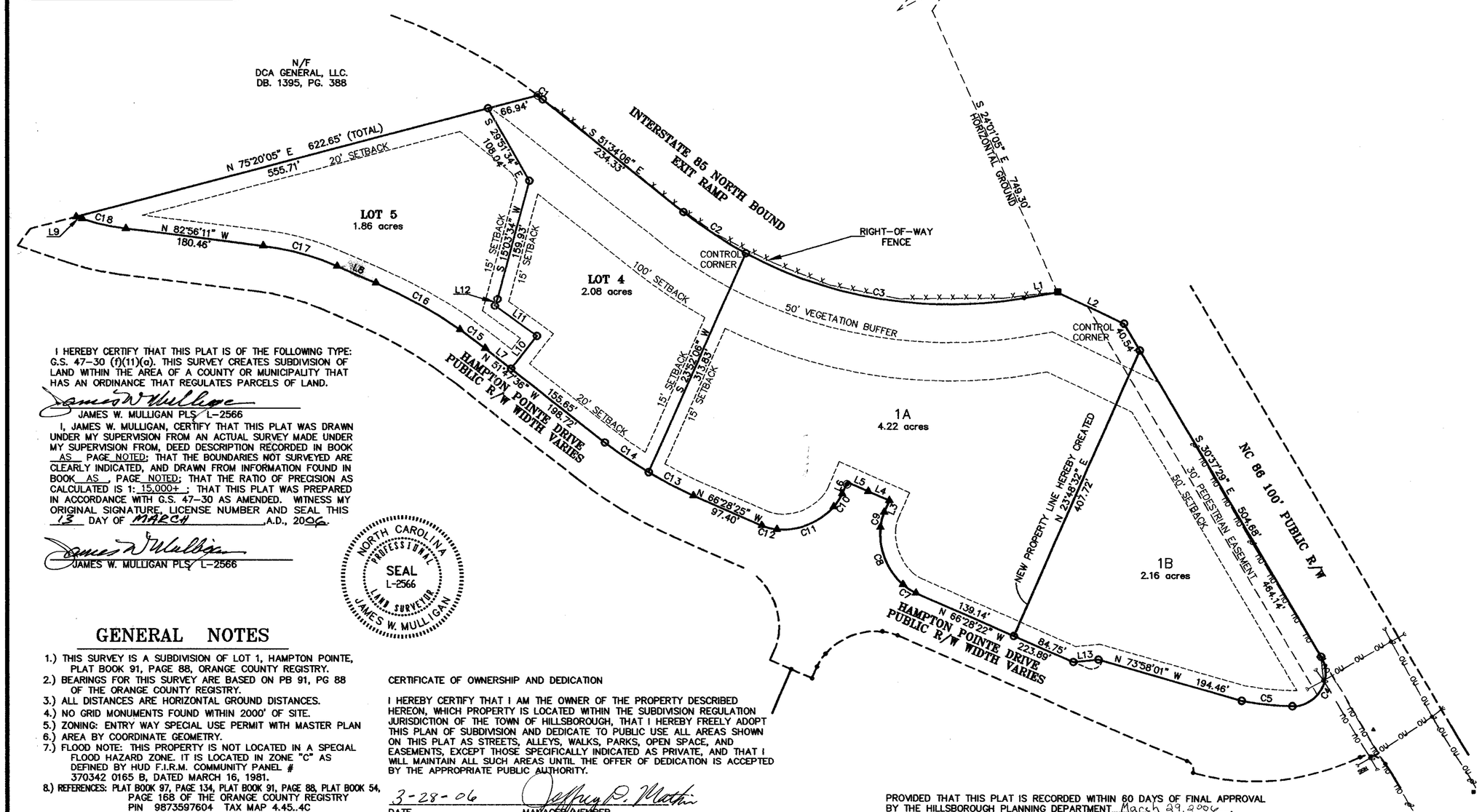
LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°04'50"E	45.67'
L2	S64°47'20"E	96.00'
L3	S23°31'41"W	16.48'
L4	S66°28'19"E	30.00'
L5	N66°28'25"W	30.00'
L6	S23°31'35"W	16.48'
L7	N51°47'36"W	43.07'
L8	N66°28'21"W	55.22'
L9	N71°15'16"W	7.93'
L10	S38°15'53"W	54.25'
L11	S54°24'16"E	67.50'
L12	S22°27'25"W	9.59'
L13	N84°27'27"E	32.93'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	696.26'	8.40'	4.20'	8.40'	N51°54'50"W	0°41'28"
C2	557.46'	97.84'	49.05'	97.71'	S56°35'48"E	10°03'21"
C3	557.46'	373.31'	193.96'	366.38'	S80°48'33"E	38°22'09"
C4	43.00'	91.05'	76.50'	74.97'	N30°02'12"E	121°19'23"
C5	367.00'	66.58'	33.38'	66.49'	S84°01'15"E	10°23'42"
C7	64.00'	20.46'	10.32'	20.37'	S57°18'34"E	18°19'00"
C8	89.00'	82.89'	44.73'	79.93'	S21°28'07"E	53°21'54"
C9	64.00'	20.46'	10.32'	20.37'	S14°22'15"W	18°18'51"
C10	64.00'	20.46'	10.32'	20.37'	N32°41'00"E	18°18'51"
C11	89.00'	82.89'	44.73'	79.93'	N68°31'23"E	53°21'54"
C12	64.00'	20.46'	10.32'	20.37'	S75°38'10"E	18°19'00"
C13	549.50'	65.67'	32.88'	65.64'	S62°29'02"E	6°50'52"
C14	549.50'	69.69'	34.89'	69.64'	S55°25'37"E	7°16'00"
C15	650.50'	40.94'	20.48'	40.93'	N53°35'46"W	3°36'20"
C16	650.50'	125.73'	63.06'	125.53'	N60°56'08"W	11°04'26"
C17	349.00'	100.28'	50.49'	99.94'	N74°42'16"W	16°27'50"
C18	289.00'	58.92'	29.56'	58.82'	S77°05'44"E	11°40'54"

FILED
BOOK/~~FILE #~~ 99 PAGE# 128
2006 MAR 29 P 3:33:43
JOYCE H. PEARSON
REGISTER OF DEEDS
ORANGE CO., N.C.
RECORDING STAMP

GRID NORTH PB 91, PG 88

NCGS MONUMENT "NEALS" NAD 83
N: 840,518.37'
E: 1,975,514.42'
COMB. SCL. FACTOR 0.9999718



I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(a). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

JAMES W. MULLIGAN PLS L-2566

I, JAMES W. MULLIGAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM, DEED DESCRIPTION RECORDED IN BOOK AS PAGE NOTED; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED, AND DRAWN FROM INFORMATION FOUND IN BOOK AS, PAGE NOTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 15,000+ ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 13 DAY OF MARCH, A.D., 2006.

JAMES W. MULLIGAN PLS L-2566

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

GENERAL NOTES

1.) THIS SURVEY IS A SUBDIVISION OF LOT 1, HAMPTON POINTE, PLAT BOOK 91, PAGE 88, ORANGE COUNTY REGISTRY.
2.) BEARINGS FOR THIS SURVEY ARE BASED ON PB 91, PG 88 OF THE ORANGE COUNTY REGISTRY.
3.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4.) NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
5.) ZONING: ENTRY WAY SPECIAL USE PERMIT WITH MASTER PLAN
6.) AREA BY COORDINATE GEOMETRY.
7.) FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "C" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL # 370342 0165 B, DATED MARCH 16, 1981.
8.) REFERENCES: PLAT BOOK 97, PAGE 134, PLAT BOOK 91, PAGE 88, PLAT BOOK 54, PAGE 168 OF THE ORANGE COUNTY REGISTRY
PIN 9873597604 TAX MAP 4.45..4C
DEED BOOK 2801, PAGE 397
9.) UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
10.) THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
11.) ALL NEW UTILITIES WILL BE INSTALLED UNDERGROUND.

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.

3-28-06 Jeffrey D. Mathis
DATE MANAGER/MEMBER

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, KENT DAVIS JONES, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, CERTIFY THAT JEFFREY D. MATHIS PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS, MANAGER/MEMBER OF SOUTHSTAR HOLDINGS-HILLSBOROUGH I, LLC, A LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT ON BEHALF OF THE COMPANY.

Kent Davis Jones
NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL OR STAMP, THIS THE 28th DAY OF MARCH, 2006

MY COMMISSION EXPIRES 12-09-2009

KENT DAVIS JONES NOTARY PUBLIC Mecklenburg County NORTH CAROLINA EXPIRES 12-09-2009

PROVIDED THAT THIS PLAT IS RECORDED WITHIN 60 DAYS OF FINAL APPROVAL BY THE HILLSBOROUGH PLANNING DEPARTMENT March 29, 2006.

Margaret A. Hauth
PLANNING DIRECTOR

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I, PATRICIA B. SMITH, REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

Patricia B. Smith
REVIEW OFFICER
ORANGE COUNTY LAND RECORDS/GIS

DATE OF CERTIFICATION: 3-29-06

PARENT PIN: 9873-59-7604 4.45.4C
#1A: 9873-59-5676 4.45-4C
1B: 9873-59-9448 4.45..4C
EXISTING
4: 9873-59-2825 4.45..4J
5: 9873-49-8991 4.45..4K

LEGEND
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SIGNAL POLE
- UTILITY POLE
- FENCE LINE

GRAPHIC SCALE 1" = 100'
100 50 0 100 200 300 400

THE JOHN R. McADAMS COMPANY, INC.
CIVIL ENGINEERING • LAND PLANNING • SURVEYING
PO BOX 14005 • RESEARCH TRIANGLE PARK, NC 27709
(919) 361-5000 • FAX (919) 361-2269
E-mail mulligan@johnrmcadams.com

REVISIONS:

MINOR SUBDIVISION OF LOT 1
SHEET 1 of 1

SURVEY BY: JAMES W. MULLIGAN L-2566

MINOR SUBDIVISION OF
HAMPTON POINTE LOT 1
1901 NC HIGHWAY 86 SOUTH
HILLSBOROUGH TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA

OWNER: **SOUTHSTAR HOLDINGS HILLSBOROUGH I, LLC.**
TRIBEK PROP. SUITE 106
200 PROVIDENCE ROAD
CHARLOTTE, NC, 28207

PROJECT NO. SURS-06012
FILE NAME: SURS06012-SD
DRAWN BY: JWM
SCALE: 1" = 100'
DATE: 21 FEBRUARY 2006
McADAMS

X:\Projects\SURS\SURS-06012\Survey\Plat\SURS06012-SD.dwg, 3/13/2006 2:08:11 PM, mulligan, 1:100

Bk 99 pg 128