

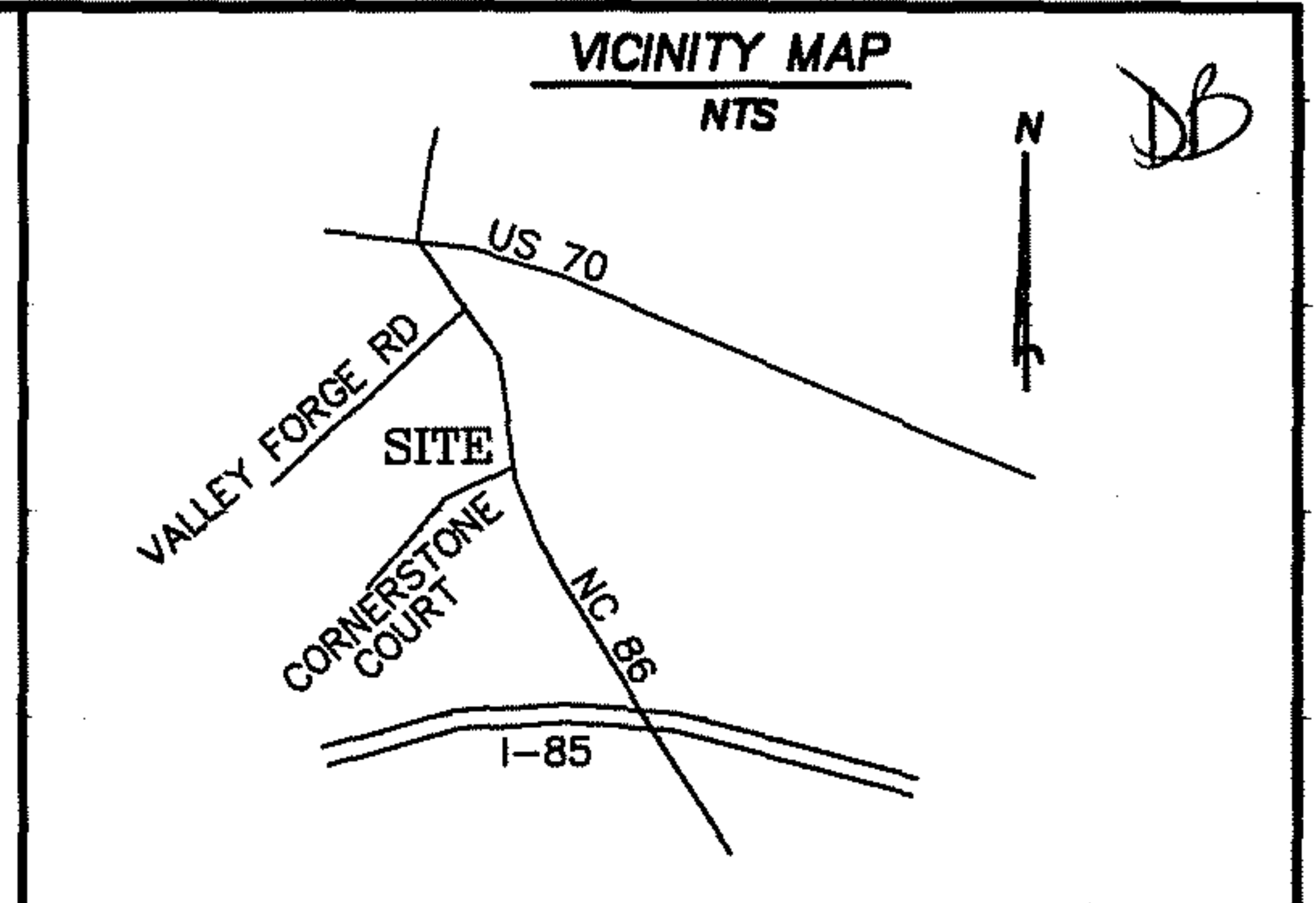
Book 110 Page 173

FILED Deborah B. Brooks
Register of Deeds, Orange Co. NC
Recording Fee: \$21.00
NC Real Estate TX: \$ 00

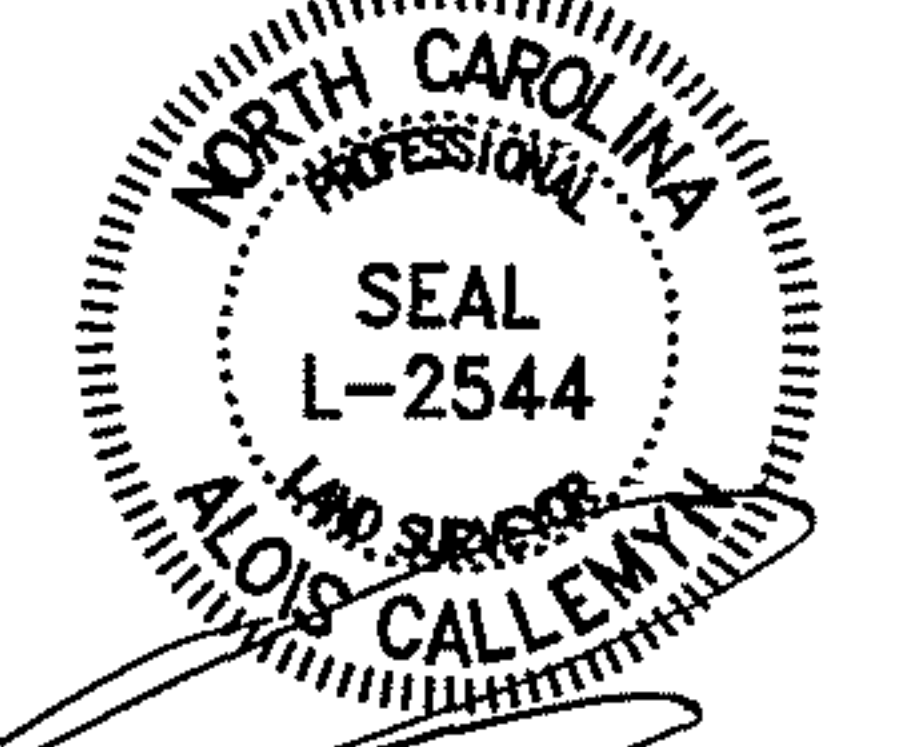
20121228000304100 PLAT
Bk: PL110 Pg: 173
12/28/2012 12:19:56 PM 1/1

RECOMBINATION PLAT FOR EGL CONCEPTS, LLC & DCA GENERAL, LLC

HILLSBOROUGH TWP., ORANGE COUNTY, NORTH CAROLINA
FIELD WORK PERFORMED DECEMBER, 2012
NAME OF CLIENT
EGL CONCEPTS, LLC & DCA GENERAL, LLC



I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
G.S. 47-30 (f)(1)(d). 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.
-ALSO-
I, ALOIS CALLEMYN, PLS NO. 2544, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE DEED DESCRIPTION(S) AND PLAT(S) FOR THIS PROPERTY IS(ARE) LISTED HEREON, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINE(S) DRAWN FROM INFORMATION LISTED UNDER "REFERENCES", THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 21ST DAY OF DECEMBER 2012.



PROFESSIONAL LAND SURVEYOR L2544

NOTE "A"
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. ALL BUILDINGS, SURFACE & SUBSURFACE IMPROVEMENTS, OVERHEAD & UNDERGROUND UTILITIES ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.

NOTE "B"
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.

NOTE "C"
ALL DISTANCES ARE HORIZONTAL GROUND, EXCEPT THOSE SHOWN AS GRID AND AREA IS BY COORDINATE COMPUTATIONS.

NOTE "D"
THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.

NOTE "E"
EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

NOTE "F"
WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL OR STATE OR LOCAL AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. RIPARIAN BUFFERS AND OTHER RESTRICTIONS ON DEVELOPMENT MAY BE REQUIRED.

NOTE "G"
FLOOD ZONES OR BASE FLOOD ELEVATIONS WERE NOT INVESTIGATED DURING THIS SURVEY.

NOTE "H"
EXCEPT AS LABELED OTHERWISE, ALL CORNERS SHOWN AS SET ARE 0.825 INCH COPPER COATED IRON RODS. "PK" NAILS ARE SET IN ALL ASPHALT SURFACES.

NOTE "J"
THIS PROPERTY IS WITHIN THE NEUSE RIVER BASIN AND THE LOWER END RIVER BASIN - UNPROTECTED WATERSHED.

NOTE "L"
THERE WILL BE A FUTURE DOCUMENT TO ADDRESS CROSS-EASEMENTS FOR THE PURPOSE OF SHARED PARKING FACILITIES ON LOTS "A" & "B", AND ALSO ACCESS FROM LOT "B" TO VALLEY FORGE RD. (THIS ACCESS IS TO BE LOCATED IN THE NORTH/WEST QUADRANT OF LOT "A" FOR THE BENEFIT OF LOT "B"). THESE CROSS-EASEMENTS ARE TO BE SHOWN ON A FUTURE SITE PLAN THAT IS TO BE APPROVED BY THE TOWN OF HILLSBOROUGH.

THERE WILL BE A FUTURE DOCUMENT TO ADDRESS A SHARED STORMWATER CONTROL MANAGEMENT FACILITY (SCM) FOR LOTS "A" & "B" THAT IS TO BE APPROVED BY THE TOWN OF HILLSBOROUGH.

ALOIS CALLEMYN
PROFESSIONAL LAND SURVEYOR

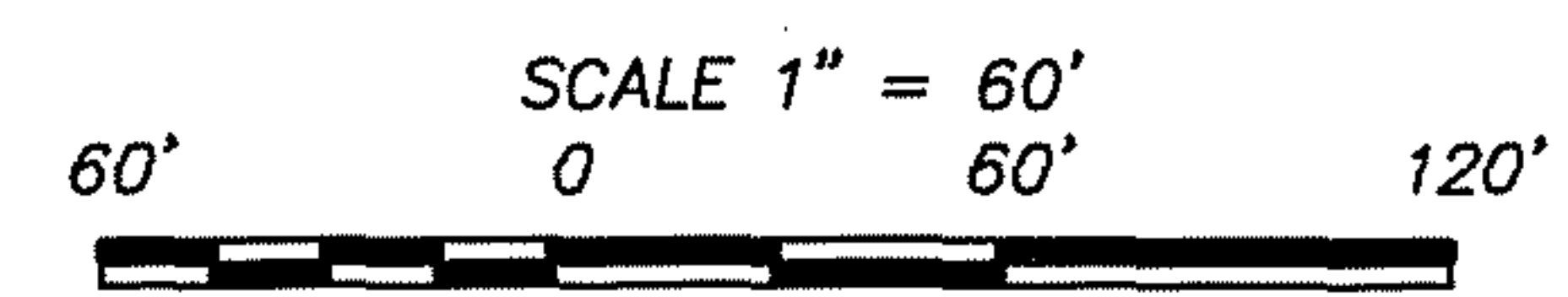
ALOISCALLEMYNPLS.COM
ALOIS@CALLEMYN.COM
3500 JUSTAMERE FARM ROAD
HILLSBOROUGH, NC 27278
919-732-3354/919-730-5740

THIS PLAT DOES NOT REQUIRE PLANNING DEPARTMENT APPROVAL.
Pom K
HILLSBOROUGH PLANNING DIRECTOR, OR AUTHORIZED AGENT
12/21/2012
DATE

State of NC
County of Orange
I, **MICHAEL A BURTON SR**, Review Officer of Orange County, certify that this 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.

Michael A. Burton Sr
Review Officer
Orange County Land Records/GIS

Date of Certification: 12-28-2012



- IRON PIN SET
- NAIL OR SPIKE SET
- ⊙ EXISTING CORNER
- CONC. MONUMENT SET
- ▣ EXISTING CONC. MON.
- △ MATHEMATICAL POINT

PARENTS (SEE BELOW)
A = 9874425273
A1 = 9874425083
B = 9874417942

OWNER ADDRESS:
9874-42-5174 *mlb*
DCA GENERAL, LLC
P.O. BOX 10810
RALEIGH, NC 27605
9874-41-7802 *mlb*
EGL CONCEPTS, LLC
3511 DARWIN RD.
DURHAM, NC 27707

SPARROW PAGE ENTERPRISES
9874-41-2450
DB 1760/467
PB 82/138

CONTROL CORNER
PER PB 104/33
N: 841,603.38
E: 1,974,639.62
CGF: .9999865

C-2
L= 36.90'
R= 640.03'
CH BEAR=S52°08'01"W
CHORD=36.89'
C-1
L= 206.19'
R= 641.03'
CH BEAR=S63°00'53"W
CHORD=205.30'

