OWNER CERTIFICATE
THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUB-DIVISION HEREBY CERTIFIES THAT (S)HE, Steven J. Meeks OF Little Bear LLC ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE AND THAT ALL PUBLIC STREETS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE, AND THAT PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USED STIPULATED. WITNESS MY HAND AND SEAL THIS THE 19 DAY OF Nov, 20 07.

OWNER

NORTH CAROLINA
Chatham COUNTY
I, Roxanne Dukes, A NOTARY PUBLIC FOR SAID COUNTY CERTIFY THAT Steven J. Meeks PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS THE 19 DAY OF November, 20 07.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/12/2008

OWNER CERTIFICATE
THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUB-DIVISION HEREBY CERTIFIES THAT (S)HE, Joe L. Jernigan OF Real Estate Associates, Inc. ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE AND THAT ALL PUBLIC STREETS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE, AND THAT PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USED STIPULATED. WITNESS MY HAND AND SEAL THIS THE 20th DAY OF November, 20 07.

By: [signature]
OWNER

NORTH CAROLINA
Chatham COUNTY
I, Roxanne Dukes, A NOTARY PUBLIC FOR SAID COUNTY CERTIFY THAT Joe L. Jernigan PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS THE 20 DAY OF November, 20 07.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/12/2008

SITE DATA
TOTAL AREA: 5.971 AC.
ZONING: OI (D)
TIER: SUBURBAN
WATERSHED OVERLAY: F/J-B
RIVER BASIN: CAPE FEAR
INSIDE CITY LIMITS
PINS: 0718-01-18-5641
0718-01-18-8549
TOWNSHIP: TRIANGLE

LOT 1:
N/F REAL ESTATE ASSOCIATES, INC.
3633 CHAPEL HILL BLVD.
DURHAM, NC 27707
PH# (919) 489-2000

LOT 2:
N/F LITTLE BEAR, LLC
2840 PLAZA PL. SUITE 400
RALEIGH, NC
PH# (919) 286-1133

MIN. BUILDING SETBACKS FOR OI (D) ZONE:
STREET-25'
SIDE-20' (10' IF ADJOINING NON-RESIDENTIAL ZONE)
REAR-25' (12.5' IF ADJOINING NON-RESIDENTIAL ZONE)
LOT WIDTH-60'

NOTE: NO STREAM BUFFERS, WETLANDS, STEEP SLOPES ON THIS SITE. NO FLOODPLAIN EXIST ON THIS SITE.

NOTE: A STORMWATER ANALYSIS STUDY OF SITE PLAN REVIEW WILL DETERMINE THE MAX IMPERVIOUS SURFACE FOR THIS PROJECT.

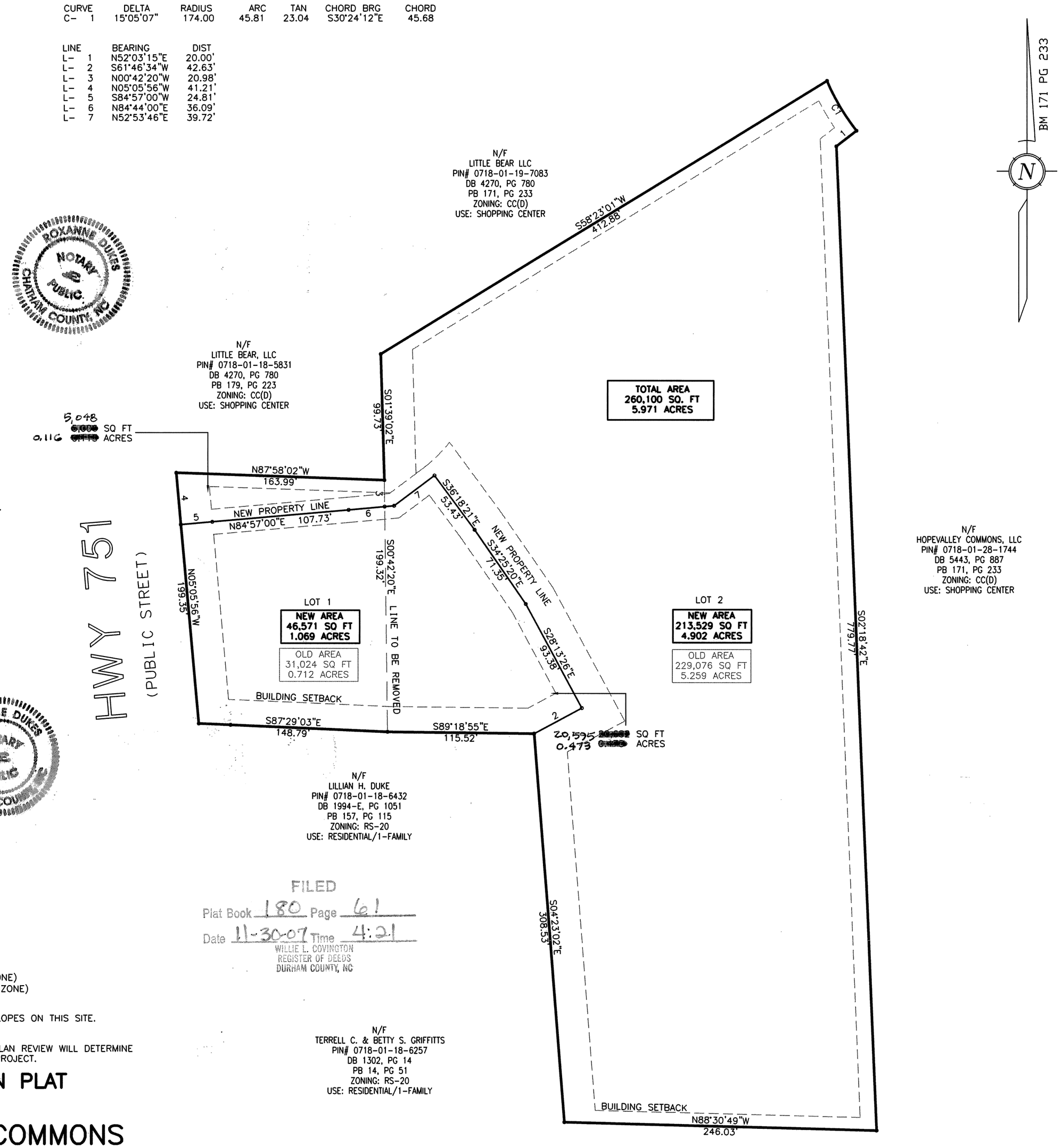
RECOMBINATION PLAT
FOR
HOPE VALLEY COMMONS
CITY OF DURHAM, DURHAM CO NC
AUGUST 8, 2007; SCALE 1"=60'

60 0 30 60 120 240

BAR GRAPH 1 inch = 60 ft.
DRAWING FILE NAME: HOPEVALLEYRECOMB.dwg

CURVE	DELTA	RADIUS	ARC	TAN	CHORD BRG	CHORD
C- 1	15°05'07"	174.00	45.81	23.04	S30°24'12"E	45.68

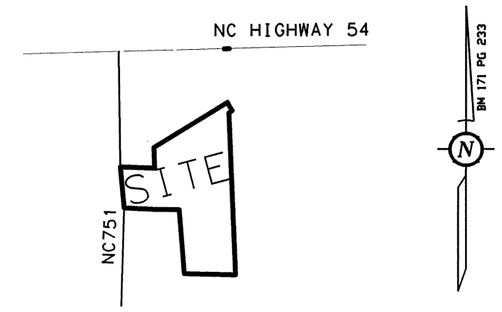
LINE	BEARING	DIST
L- 1	N52°03'15"E	20.00'
L- 2	S61°46'34"W	42.63'
L- 3	N00°42'20"W	20.98'
L- 4	N05°05'56"W	41.21'
L- 5	S84°57'00"W	24.81'
L- 6	N84°44'00"E	36.09'
L- 7	N52°53'46"E	39.72'



FILED
Plat Book 180 Page 61
Date 11-30-07 Time 4:21
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. PANEL NUMBER: 3720071800 J
EFFECTIVE DATE: MAY 2, 2006

VICINITY SKETCH



NOT DRAWN TO SCALE

BY MY SEAL AND SIGNATURE ELSEWHERE HEREON I CERTIFY TO ONE OF THE FOLLOWING:
____A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
____B. THAT THE SURVEY IS LOCATED IN A 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 ONE.
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 THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS OR A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUB-DIVISION.
____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.

I, JONATHAN F. MURPHY, PROFESSIONAL LAND SURVEYOR L-4382 CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION. THE RATIO OF PRECISION CALCULATED BY LATITUDES AND DEPARTURES IS 1/ 10,000+ THE MISCLOSURE IS DISTRIBUTED BY THE CRANDALL METHOD AND THE AREA, IF SHOWN, IS CALCULATED BY ELECTRONIC COMPUTER USING DPD METHODS. THIS MAP IS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS THE 11 DAY OF Nov 20 07

STATE OF NORTH CAROLINA
COUNTY OF Durham
I, Judy F Hosford, REVIEW OFFICER OF Durham COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

11-30-07 Judy F Hosford
DATE REVIEW OFFICER

GENERAL LEGEND OF NOMENCLATURE

EXISTING IRON PIPE
IRON PIPE SET
PK NAIL
OFFSITE CONTROL POINT
CONCRETE MONUMENT
1234 STREET ADDRESS
MATHEMATICAL POINT

UNLESS THIS MAP IS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT, NOT FOR RECORDING, SALES OR CONVEYANCE.

murphy GEOMATICS
Professional Land Surveying
6308 J. Richard Drive (919) 787-7873
Raleigh NC 27617-4601 FAX 881-9573
E-MAIL : raleigh@murphygeomatics.com

NORTH CAROLINA PROFESSIONAL L-4382 LAND SURVEYOR JONATHAN F MURPHY

SOURCE OF TITLE : BM 171 PG 233

CASE NUMBER D S0700188

This plat has been certified for recordation as an exempt subdivision pursuant to § 153A-335 and § 160A-376 of the North Carolina General Statutes.
Thomas Daniel Cubbage 11/27/2007
Durham City-County Planning Department (date)