PB 96 PG 142

2005012600002148O PLAT
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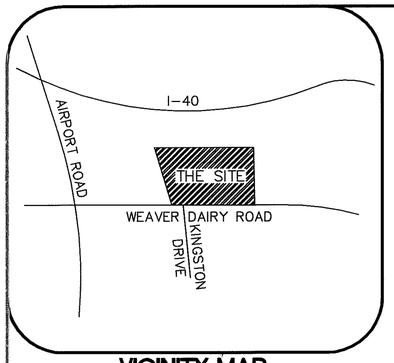
01/26/2005 01:44:59 PM 1/1



VICINITY MAP

NOT TO SCALE.

NOTES:

1) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2) AREAS COMPUTED BY COORDINATE METHOD UNLESS OTHERWISE NOTED.
3) PROPERTY IS SUBJECT TO OWASA EASEMENT, DB.2366 PG.268 & PG.271, ORANGE COUNTY REGISTRY.
4) PROPERTY IS SUBJECT TO EASEMENTS, BUFFERS, SETBACKS, OR ANY OTHER RECORDED RESTRICTIONS NOT SHOWN HEREON.
5) THIS PROPERTY IS ENCUMBERED BY A SPECIAL USE PERMIT, DB.2060 PG.574, ORANGE COUNTY REGISTRY. ANY APPLICATION TO MODIFY SUCH SPECIAL USE PERMIT SHALL BE SIGNED BY ALL PROPERTY OWNERS.
6) THE PROPERTY IS NOT LOCATED IN THE RESOURCE CONSERVATION DISTRICT (RCD) AS DEFINED IN THE CHAPEL HILL DEVELOPMENT ORDINANCE/LAND USE MANAGEMENT ORDINANCE.
7) THIS PROPERTY IS LOCATED IN ZONE "C" BASED ON THE FLOOD INSURANCE RATE MAP PANEL NO. 3701800003E DATED AUGUST 1, 1983. ZONE "C" IS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS AN AREA OF MINIMAL FLOODING.
8) THE OWASA WATERLINE & SEWER WERE TAKEN FROM AN UNRECORDED MAP TITLED "WATER & SEWER EASEMENT SURVEY FOR THE CAMPUS AT VILCOM" BY GRIFFIN LAND SURVEYING, IN. DATED 09/07/2001. NO RECORDED DEEDS OR PLATS WERE FOUND DURING THE RESEARCH.
9) THE PURPOSE OF THIS PLAT IS TO CREATE PROPERTY LINES AROUND THE EXISTING AND PROPOSED BUILDING SITES. THESE ARE TO BE ZERO LOT LINES AND FOLLOW THE EXACT FOOTPRINT OF THE BUILDINGS. THE LOT LINES AROUND PROPOSED BUILDINGS ARE SUBJECT TO RELOCATION BASED ON FUTURE CONSTRUCTION. IN ADDITION, THIS PLAT ALSO SERVES TO REVISE AND SUPERSEDE THE 7' GREENWAY EASEMENT RECORDED IN PB.85 PG.183, ORANGE COUNTY REGISTRY.
10) MAINTENANCE AND CONTROL OF COMMON AREA IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION AS SPECIFIED IN DB._____ PG._____.

I, KEVIN C. PIVER, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEEDS AND MAPS OF RECORD, THAT THE RATIO OF PRECISION IS GREATER THEN 1:10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

FURTHERMORE, I CERTIFY 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.

WITNESS MY HAND AND SEAL THIS THE 24TH DAY OF JANUARY, 2005.

Kevin C. Piver, PLS L-3919

KEVIN C. PIVER, PLS L-3919

NORTH CAROLINA PROFESSIONAL SEAL L-3919 LAND SURVEYOR KEVIN C. PIVER

FILED
BOOK/FILE # 96 PAGE # 142
2005 JAN 26 P 1: 44
JOYCE H. PEARSON
REGISTER OF DEEDS
ORANGE CO. N.C.

State of North Carolina
County of Orange

I, MICHAEL A. BURTON SR, 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.

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

Date of Certification: 01-25-2005

NORTH CAROLINA, Orange COUNTY

I, Mary Elizabeth Boening, A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT Robert E. Woodruff PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS THE Manager OF Vilcom Properties, LLC, AND THAT HE AS Manager, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF THE PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 24th DAY OF January, 2005

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/15/06

MARY ELIZABETH BOENING NOTARY PUBLIC DURHAM COUNTY NORTH CAROLINA EXPIRES 02-15-2006

NORTH CAROLINA

COUNTY ORANGE

I, _____, REVIEW OFFICER OF ORANGE COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE:_____

REVIEW OFFICER SIGNATURE:_____

VILCOM PROPERTIES, LLC
OWNER'S CERTIFICATE OF DEDICATION

"THE UNDERSIGNED OWNER HEREBY FREELY DEDICATES ALL RIGHT-OF-WAYS, EASEMENTS, STREETS, RECREATION AREAS, OPEN SPACE, COMMON AREA, UTILITIES AND OTHER IMPROVEMENTS TO THE PUBLIC OR PRIVATE COMMON USE AS NOTED ON THIS PLAT, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR THE MAINTENANCE AND CONTROL OF SAID IMPROVEMENTS UNTIL THEY ARE ACCEPTED FOR MAINTENANCE AND CONTROL BY THE APPROPRIATE PUBLIC BODY OR BY AN INCORPORATED NEIGHBORHOOD OR HOMEOWNER'S ASSOCIATION OR SIMILAR LEGAL ENTITY."

Robert E. Woodruff, Manager — OWNER
1/24/05 — DATE

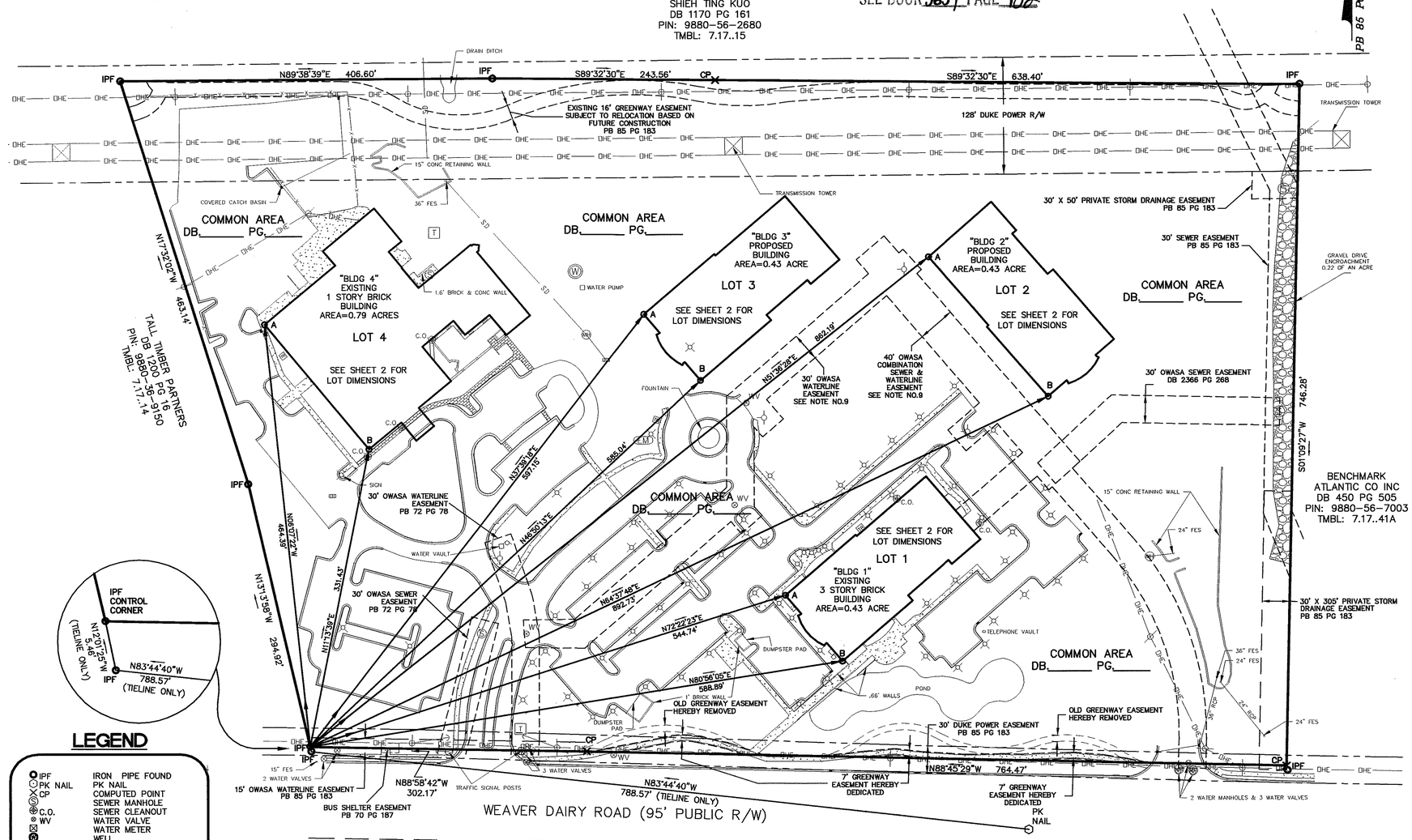
PROVIDED THAT THIS PLAT BE RECORDED WITHIN 30 DAYS OF FINAL APPROVAL; APPROVED BY TOWN MANAGER

W. Calvin Horton — SIGNED
01-24-2005 — DATE

FOR MULTIPLE PIN SHEET SEE BOOK_____ PAGE_____

SEE BOOK_____ PAGE_____

FOR MULTIPLE PIN SHEET SEE BOOK 3659 PAGE 482



LEGEND

IPF	IRON PIPE FOUND
PK NAIL	PK NAIL
CP	COMPUTED POINT
	SEWER MANHOLE
C.O.	SEWER CLEANOUT
WV	WATER VALVE
	WATER METER
	WELL
	SIAMESE CONNECTOR
	FIRE HYDRANT
	DROP INLET
	STORM MANHOLE
	ELECTRIC METER
	TRANSMISSION TOWER
	UTILITY POLE
	LIGHT POLE
	ELECTRIC MANHOLE
	GUY WIRE
	TRANSFORMER PAD
	TELEPHONE PEDESTAL
	TIELINE & TIE CORNER
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
PIN	PARCEL I.D. NUMBER
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONC. PIPE
FES	FLARED END SECTION
	PROPERTY LINE
—SD—	STORM DRAINLINE
—OHE—	OVERHEAD UTILITY LINE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BUILDING TIELINES RECKONED FROM CONTROL CORNER		
BLDG NO.-TIE CORNER	LENGTH	BEARING
BLDG 1-A	544.74'	N72°22'23"E
BLDG 1-B	588.89'	N80°56'05"E
BLDG 2-A	862.19'	N51°36'28"E
BLDG 2-B	892.73'	N64°37'48"E
BLDG 3-A	597.15'	N37°39'18"E
BLDG 3-B	585.04'	N46°50'13"E
BLDG 4-A	464.39'	N06°07'22"W
BLDG 4-B	331.43'	N11°13'39"E

REFERENCES:

DB 1232 PG 45
DB 450 PG 505
DB 1200 PG 16
DB 1170 PG 161
PB 85 PG 183
PB 38 PG 87
PB 44 PG 138-139
PB 70 PG 187
PB 72 PG 78
AN UNRECORDED MAP TITLED "WATER & SEWER EASEMENT SURVEY FOR THE CAMPUS AT VILCOM" BY GRIFFIN LAND SURVEYING, INC. DATED 09/07/2001.

ADDITIONAL NOTES:

1) OWNER INFORMATION:
VILCOM PROPERTIES LLC
DB 1232 PG 45
PIN: 9880-46-9147
MAILING ADDRESS:
PO BOX 3300
CHAPEL HILL, NC 27514

2) AREA SUMMARY:

AREA OF EXISTING BUILDING 1	00.43 ACRE
AREA OF PROPOSED BUILDING 2	0.43 ACRE
AREA OF PROPOSED BUILDING 3	0.43 ACRE
AREA OF EXISTING BUILDING 4	0.79 ACRE
AREA OF REMAINING SITE	17.75 ACRES
TOTAL TRACT AREA	19.83 ACRES

REVISIONS	DATE
1) ADDED BEARINGS TO LOT ENVELOPES	1-24-05
2) ADDED SHEET 2 TO PLAT	1-24-05

SHEET 1 OF 2

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD (919) 929-0481 (CHAPEL HILL)
CHAPEL HILL, N.C. 27514 (919) 489-4789 (DURHAM)

FINAL PLAT OF
THE CAMPUS ON VILCOM - COMMERCIAL SUBDIVISION & EASEMENT DEDICATION
SURVEY FOR
VILCOM PROPERTIES, LLC
OWNER INFORMATION
VILCOM PROPERTIES, LLC
DB 85 PG 183

TOWNSHIP	CHAPEL HILL
COUNTY	ORANGE
TAX ID	9880469147
ZONING	OFFICE & INSTITUTIONAL 2
DATE OF SURVEY	1 JULY 2004
SCALE:	1" = 100'
PROJECT NUMBER:	204014.00
SURVEYED BY:	RSH
DRAWN BY:	AAL
CHECKED BY:	KCP

S:\Projects\204014.00 - the Campus on Vilcom Subdivision\dwg\204014 Vilcom Subdivision.dwg, 1/24/2005 2:10:25 PM

PB 96 PG 142