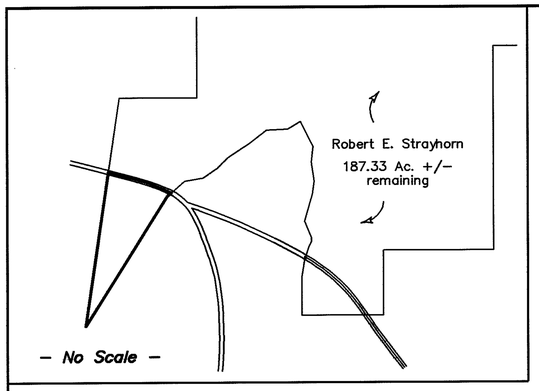
FILED Joyce H. Pearson
Register of Deeds, Orange Co,NC
Recording Fee: $21.00
NC Real Estate TX: $.00

20080111000009250 PLAT
BK:PL103 Pg:44
01/11/2008 04:14:01 PM 1/1

1986031-81



State of North Carolina
Orange County

I, MICHAEL A. BURTON, 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.

Review Officer
Orange County Land Records / GIS
Date of Certification 01-11-2008

ENVIRONMENTAL HEALTH CERTIFICATION

Soil and site evaluations have been conducted by the Orange County Health Department, Environmental Health Division, and unless otherwise noted, an area on each lot has been tentatively designated for the installation and repair of a wastewater system. This certification is not an Improvement Permit or an approval for a septic system on any of the lots. Subsequent changes to the lots may affect the ability to obtain Improvements Permits and/or Construction Authorizations.

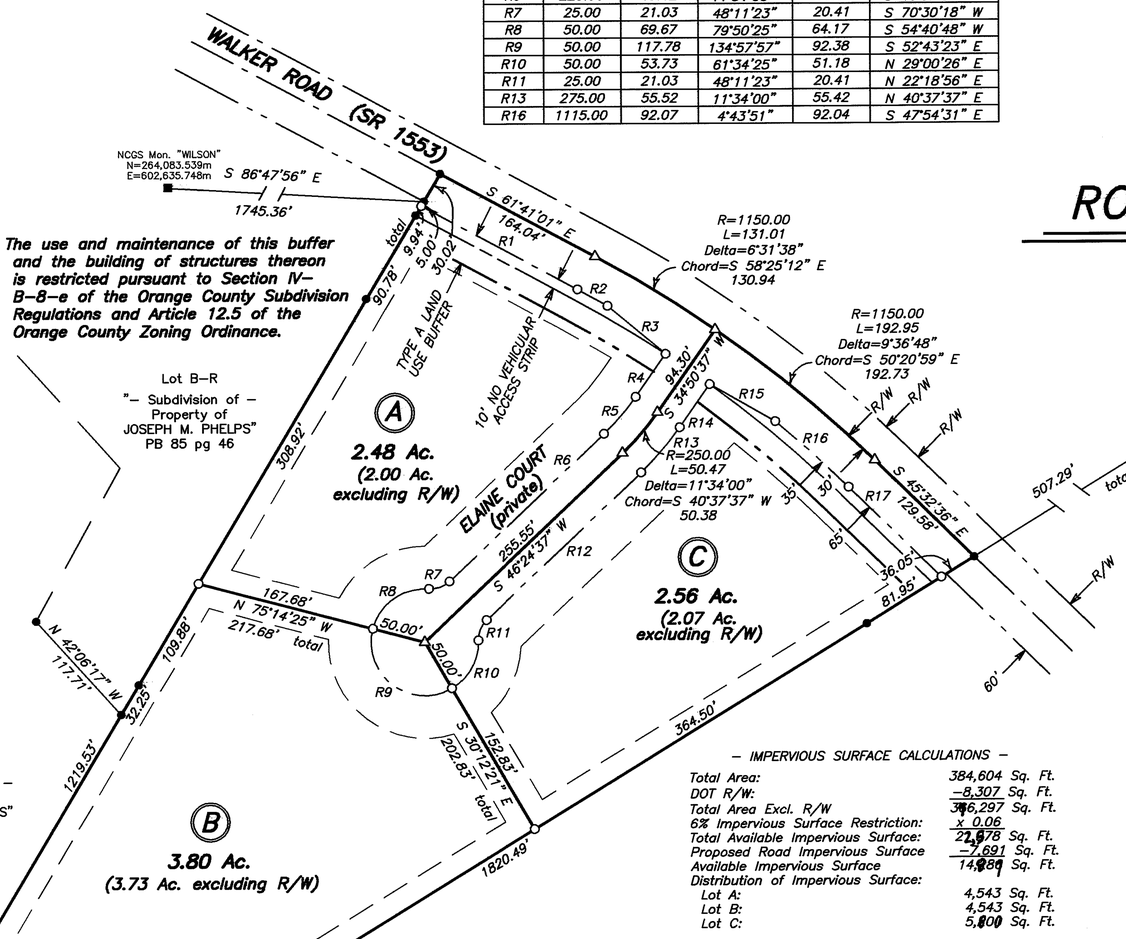
Alan Clapp, RS — 12-12-07
Environmental Health Specialist — Date

SEE PLAT:
"A Portion of the Property of
ROBERT E. STRAYHORN"
PB 46 pg 85

– RIGHT–OF–WAY DATA –

LINE	LENGTH	BEARING
R1	165.43'	S 61°41'01" E
R3	70.18'	S 50°03'26" E
R4	49.01'	S 34°50'37" W
R6	199.66'	S 46°24'37" W
R12	199.66'	N 46°24'37" E
R14	49.01'	N 34°50'37" E
R15	70.18'	S 60°15'19" E
R17	120.94'	S 45°32'36" E

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
R2	1115.00	32.01	1°38'41"	32.01	S 60°51'40" E
R5	225.00	45.42	11°34'00"	45.34	S 40°37'37" W
R7	25.00	21.03	48°11'23"	20.41	S 70°30'18" W
R8	50.00	69.67	79°50'25"	64.17	S 54°40'48" W
R9	50.00	117.78	134°57'57"	92.38	S 52°43'23" E
R10	50.00	53.73	61°34'25"	51.18	N 29°00'26" E
R11	25.00	21.03	48°11'23"	20.41	N 22°18'56" E
R13	275.00	55.52	11°34'00"	55.42	N 40°37'37" E
R16	1115.00	92.07	4°43'51"	92.04	S 47°54'31" E



NOTE: The use and maintenance of this buffer and the building of structures thereon is restricted pursuant to Section IV–B–8–e of the Orange County Subdivision Regulations and Article 12.5 of the Orange County Zoning Ordinance.

– IMPERVIOUS SURFACE CALCULATIONS –

Total Area:	384,604 Sq. Ft.
DOT R/W:	–8,307 Sq. Ft.
Total Area Excl. R/W	376,297 Sq. Ft.
6% Impervious Surface Restriction:	x 0.06
Total Available Impervious Surface:	22,578 Sq. Ft.
Proposed Road Impervious Surface	–7,691 Sq. Ft.
Available Impervious Surface	14,887 Sq. Ft.
Distribution of Impervious Surface:	
Lot A:	4,543 Sq. Ft.
Lot B:	4,543 Sq. Ft.
Lot C:	5,800 Sq. Ft.

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 Orange County, and that I 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.

1/11/08 — Date
Robert E. Strayhorn — Owner
Helen M. Strayhorn

W. R. BULLOCK, JR. NOTARY PUBLIC ORANGE COUNTY, N.C.

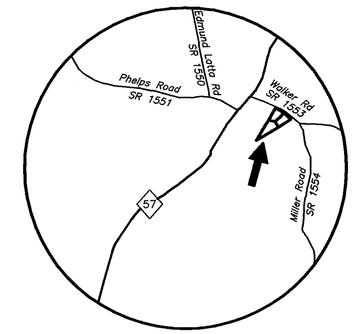
ORANGE COUNTY
NORTH CAROLINA
I, a Notary Public of the County and State aforesaid, certify that ROBERT E. STRAYHORN & HELEN M. STRAYHORN personally appeared before me this day and acknowledged the execution of the foregoing certificate.
Witness my hand and seal this 11th day of JANUARY, 2008.
Notary Public
My commission expires 5/25/08

NOTES:

1. Building Setbacks
   40' Front
   20' side, Rear
2. These lots are subject to 6% impervious surface limitation.
3. Access to all lots is restricted to Elaine Court.
4. The open burning of trees, limbs, stumps and other construction debris on site is prohibited.

TM 5.8..1
PIN 9886-17-8080 Parent Jw.
OWNER: Robert E. Strayhorn 9876-86-9233
Helen M. Strayhorn 9876-85-7803
2103 New Hope Church Road 9876-96-1163
Chapel Hill, NC 27514 Jw
This property was acquired by the owner by deed recorded in Book 253 page 1516.

VICINITY MAP



FINAL PLAT
– SUBDIVISION OF –
A PORTION OF THE PROPERTY OF

ROBERT E. STRAYHORN

ENO TWP., ORANGE CO., NORTH CAROLINA
MARCH 30, 2006

SCALE 1"=100'
100 0 100 200

Existing Iron Stake
Existing Conc. Mon.
Iron Stake Set
Conc. Mon. Set
Mathematical Pt.
PK Nail Set

NOTE: Areas by coordinate computation.
Distances have NOT been reduced to grid.
CGF=0.9999655

CERTIFICATE OF APPROVAL

I hereby certify that the subdivision plat shown hereon has been found to comply with the Orange County Subdivision Regulations, provided that this plat shall be recorded within ninety (90) days of final approval, approved by the Orange County Planning Department on 19 December 2007.

Jane A. Garrett — Date
Planning Director or Authorized Agent

ACCEPTANCE OF DEDICATION

Orange County hereby accepts, for the use of the general public, without maintenance responsibility, the offer of public dedication of all public rights–of–way, public easements, public streets, public recreation areas, public open space, public utilities, and other public improvements shown on this plat.

County Manager: Lamont Blackburn — Date: 12-12-7

CERTIFICATE OF IMPROVEMENTS

The County Manager hereby certifies that all streets and other improvements have been installed in an acceptable manner and according to Orange County specifications for this subdivision.

County Manager: Lamont Blackburn 12-12-7

NORTH CAROLINA PROFESSIONAL SEAL L-2793 LAND SURVEYOR STEVE F. YUHASZ

I, Steve F. Yuhasz, L–2793, certify that this plat was drawn from an actual field survey performed under my direction and supervision; the ratio of precision is 1:10,000+; lines not surveyed are shown broken, and plotted from the referenced information; this map was prepared in accordance with G.S. 47–30, as amended; this survey creates a subdivision within the subdivision regulation jurisdiction of Orange County.

Witness my original signature, registration number, and seal this 7th day of December 2007.

Land Surveyor

ENT Land Surveys, Inc.
226 S. Churton St., Hillsborough, NC
732–6262

MC 3/21/07

Book 103 Page 44