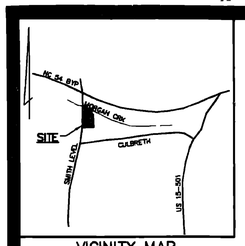
Book 81 Page 72



VICINITY MAP
NOT TO SCALE

Review Officer's Certificate

State of North Carolina
County of _____

I, _____ Review Officer of _____ County certify the map or plat to which this certification is affixed meets all statutory requirements

_____ Date

_____ Review Officer

Surveyor's Certificate

I, PHILIP N. POST certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 1559 page 438); that the boundaries not surveyed are clearly indicated as dashed lines, drawn from information found in Book SEE, page REF; that the ratio of precision as calculated is 1:10,000+ that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 30th day of July 1998.

Surveyor _____

Registration Number L-2519

SEAL L-2519

I hereby certify to one of the following:

___a. 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.

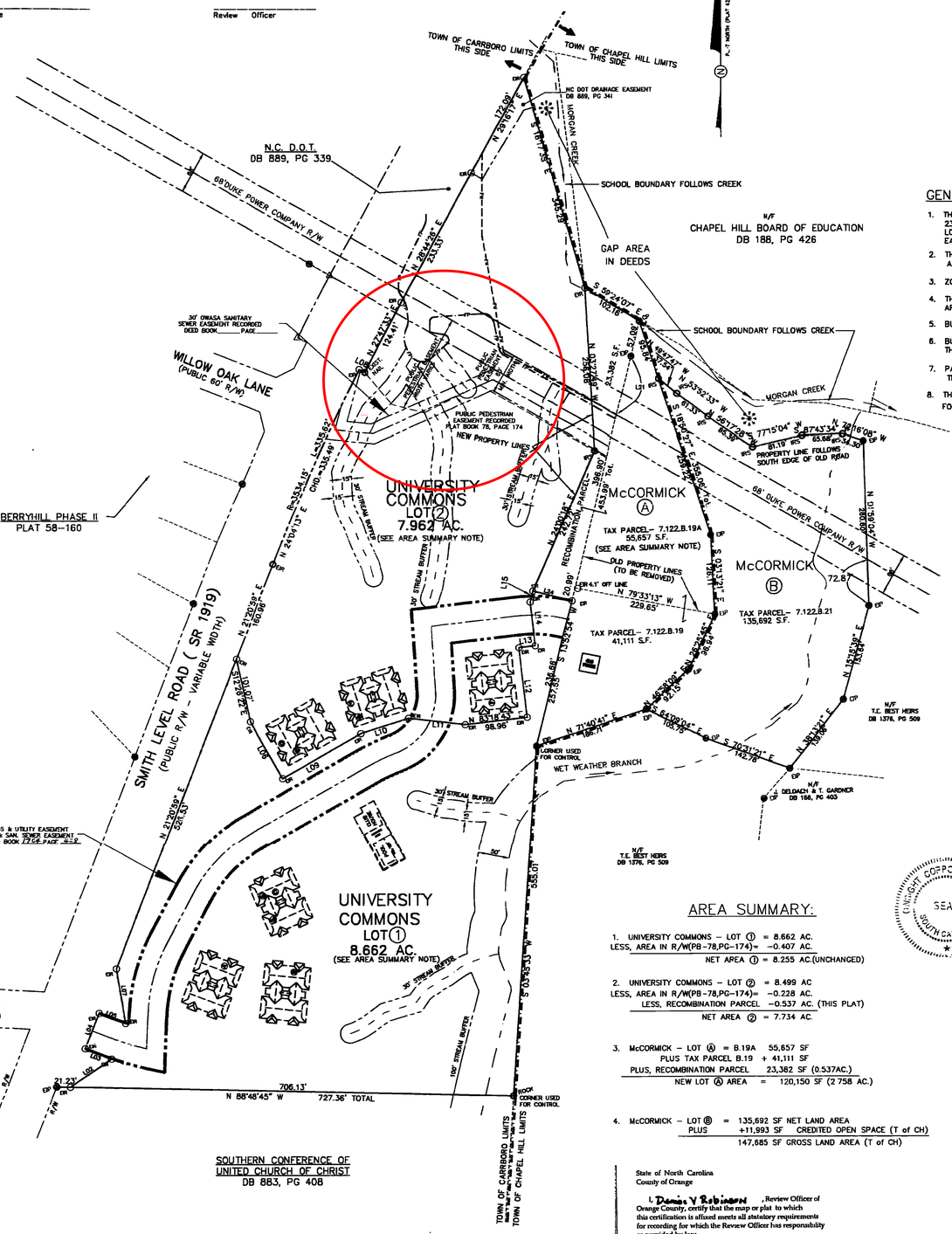
___b. That this survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

X c. That this survey is of an existing parcel or parcels of land.

___d. That 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.

___e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of his or her professional ability as to provisions contained in (a) through (d) above.

Surveyor _____ 7-30-98 Date



LINE TABLE:

LINE	DIRECTION	DISTANCE
L02	N 56°08'28" E	78.94'
L03	N 68°36'46" W	44.97'
L04	N 21°20'59" E	60.00'
L05	S 68°36'46" E	45.01'
L06	S 79°45'50" E	103.66'
L07	N 09°34'36" W	69.58'
L08	S 63°09'19" E	10.00'
L09	N 60°14'10" E	143.47'
L10	N 72°15'07" E	79.73'
L11	S 83°39'37" E	91.58'
L12	N 06°41'17" W	110.92'
L13	N 83°18'43" E	28.09'
L14	N 06°41'17" W	69.53'
L15	N 13°52'54" E	17.89'
L21	N 13°52'54" E	95.31'
L24	S 76°07'06" E	64.16

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO COMBINE TAX PARCELS 7.122.B.19 AND 7.122.B.19A AND TO RECOMBINE THESE TWO TAX PARCELS WITH 23,382 SF FROM LOT 2 OF (UNIVERSITY COMMONS). THIS MAP IS ALSO A BOUNDARY MAP OF TAX PARCEL 7.122.B.21 WHICH IS AN EXISTING LOT OF RECORD AND REMAINS UNCHANGED. THIS PLAT ALSO SHOWS EASEMENTS FOR PRIVATE ACCESS AND OWASA WATER AND SEWER EASEMENTS RECORDED ELESWHERE AS REFERENCED.
2. THIS PLAT DOES NOT REPRESENT A SUBDIVISION OF LAND. IT IS A RECOMBINATION AND EASEMENT MAP OF LOTS 1 AND 2 AND PARCEL "A" AND A BOUNDARY MAP OF PARCEL "B". FOR FURTHER INFORMATION SEE REFERENCES.
3. ZONING: RESIDENTIAL-10 IN CARRBORO; R-1 IN CHAPEL HILL.
4. THERE ARE NO NCGS MONUMENTS WITHIN 2000 FT. ALL DISTANCES SHOWN ARE IN HORIZONTIAL DECIMAL FEET. AREA CALULATED BY COORDINATE GEOMETRY METHOD.
5. BUILDINGS SHOWN ARE PROPOSED AND THEIR LOCATIONS ARE APPROXIMATE.
6. BUILDING SETBACKS SHOWN ARE THOSE ON THE CONDITIONAL USE PERMIT AS APPROVED BY TOWN OF CARRBORO ON DECEMBER 17, 1996. THEY MAY BE SUBJECT TO CHANGE IN THE FUTURE BY AN OVERLAY ZONING DISTRICT OR OTHER REQUIREMENT OF THE TOWN OF CARRBORO.
7. PARCELS "A" AND "B" ARE LOCATED WITHIN A H.U.D.-DESIGNATED FLOOD HAZARD AREA OF MORGAN CREEK. PARCEL "B" IS LOCATED WITHIN THE TOWN OF CHAPEL HILL RCD (RESOURCE CONSERVATION DISTRICT), WHICH SERVERELY RESTRICTS DEVELOPMENT POTENTIAL.
8. THE TOWN LIMIT LINE BETWEEN CARRBORO AND CHAPEL HILL IS THE COMMON LINE BETWEEN PARCELS "A" AND "B". GROSS LAND AREAS ARE NOT FOR CONVEYANCE, BUT ARE FOR CHAPEL HILL DEVELOPMENT ORDINANCE PURPOSES.

#1 = 9778-71-7121.001 THEN 9778-71-7121.037
7.122H-1 7.122H-37

9778-71-8740 7.122.B.18B-Parent
9778-71-9635 7.122.B.18B #2
9778-81-1660 7.122.B.18B 23,382 SF
9778-81-1346 7.122.B.19 Parent
9778-81-2532 7.122.B.19A "
9778-81-2446 7.122.B.19 #A
9778-81-5524 7.122.B.21A #B
9778-81-8578 7.122.B.21 Parent

REFERENCES:

FOR UNIVERSITY COMMONS:
DB 136, PG 162
PLAT 78-174
DB 1559, PG 438
DB 539, PG 353
PLAT 42-181
TAX REF: TM 7.122.B.1B (PIN ~~9778-71-7299~~)

FOR TAX PARCELS SHOWN:
DB 1333, PG 359
DB 1581, PG 291
DB 211, PG 512
DB 200, PG 883

LEGEND:

- EIP = EXISTING IRON PIPE
- EIR = EXISTING IRON ROD
- CON.MON. = EXISTING CONCRETE MONUMENT
- IRS = IRON ROD SET
- CP = COMPUTED POINT (NOTHING SET)
- FW — FLOODWAY LIMIT LINE
- FP — FLOODPLAIN FRINGE LIMIT LINE
- CARRBORO & CHAPEL HILL TOWN BOUNDARY LINE

AREA SUMMARY:

1. UNIVERSITY COMMONS – LOT ① = 8.662 AC.
LESS, AREA IN R/W(PB-78,PG-174)= -0.407 AC.
NET AREA ① = 8.255 AC.(UNCHANGED)

2. UNIVERSITY COMMONS – LOT ② = 8.499 AC
LESS, AREA IN R/W(PB-78,PG-174)= -0.228 AC.
LESS, RECOMBINATION PARCEL -0.537 AC. (THIS PLAT)
NET AREA ② = 7.734 AC.

3. McCORMICK – LOT Ⓐ = 8.19A 55,657 SF
PLUS TAX PARCEL B.19 + 41,111 SF
PLUS, RECOMBINATION PARCEL 23,382 SF (0.537AC.)
NEW LOT Ⓐ AREA = 120,150 SF (2.758 AC.)

4. McCORMICK – LOT Ⓑ = 135,692 SF NET LAND AREA
PLUS +11,993 SF CREDITED OPEN SPACE (T of CH)
147,685 SF GROSS LAND AREA (T of CH)

State of North Carolina
County of Orange

I, Dennis Y Robinson, 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.

Review Officer
Orange County Land Records/GIS

Date of Certification: 8-5-98

PROPERTY OWNERS & SURVEYED AND MAPPED FOR:

ONSIGHT CORPORATION, LLC
P.O. BOX 27169
GREENVILLE, S.C. 29616

FOR UNIVERSITY COMMONS LOTS:
LOT 1
LOT 2

JOHN G. McCORMICK
976 AIRPORT ROAD
CHAPEL HILL, NC 27514

FOR TAX PARCELS:
7.122.B.19
7.122.B.19A

Certificate of Ownership and Dedication

I hereby certify that I am the owner of property described hereon, which property is located within the subdivision regulation jurisdiction of the Town of Carrboro, that I hereby freely adopt this plat and dedicate to public use all areas shown on this plat as streets, alleys, parks, walks, 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. All property shown on this plat is dedicated for public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by the Board of Aldermen in the public interest.

ONSIGHT CORPORATION, L.L.C.
A S.C. Limited Liability Company
By: _____ Sidney Brunet, Manager
7/30/98 Date

ONSIGHT CORPORATION, L.L.C. SEAL SOUTH CAROLINA

North Carolina
County
I, KELLY D. ARDOIN a notary public for said county and state certify that SCOTT BRUNET Manager of ONSIGHT CORPORATION, L.L.C., a South Carolina Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.
Witness my official Seal, this 30th day of July 1998
Kelly D. Ardoin Notary Public
10-22-2001 Commission Expires

KELLY D. ARDOIN NOTARY PUBLIC CHATHAM COUNTY, N.C.

Certificate of Ownership and Dedication

I hereby certify that I am the owner of property described hereon, which property is located within the subdivision regulation jurisdiction of the Town of Carrboro, that I hereby freely adopt this plat and dedicate to public use all areas shown on this plat as streets, alleys, parks, walks, 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. All property shown on this plat is dedicated for public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by the Board of Aldermen in the public interest.

John G. McCormick 7/30/98
JOHN G. McCORMICK, Owner Date

North Carolina
Orange County
I, Teresa T. Dockery a Notary Public for said County and State, do hereby certify that John G. McCormick personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal, this 30 day of August 1998
Teresa T. Dockery Notary Public
My commission expires 10/3/2002

TERESA T. DOCKERY NOTARY PUBLIC WAKE COUNTY, N.C.

GRAPHIC SCALE
100 0 50 100 200 400
1 INCH = 100 FT.

ENGINEERS PLANNERS SURVEYORS
401 Providence Road Chapel Hill, NC 27514 (919)929-1173
493-2600 • 850-9662
822 North Elm Street Greensboro, NC 27401 (919)273-7711

PHILIP POST & ASSOCIATES

RECOMBINATION & BOUNDARY PLAT

UNIVERSITY COMMONS AND McCORMICK LANDS
TOWNS OF CARRBORO AND CHAPEL HILL
CHAPEL HILL TOWNSHIP ORANGE COUNTY, N.C.

SCALE 1" = 100'
DRAWN BY JAW
CHECKED BY PNP
DATE 7-30-98
PROJECT NO. 5270ZA
DRAWING NO. A72BP02

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REVISIONS
1.) 5/29/98 AREA SUM. CHART

SHEET 1
OF 1

RECORDED ORANGE COUNTY REGISTRY: BOOK 81, PAGE 72