2013050600103656 PLAT
Bk:PL111 Pg:60
05/01/2013 09:07:47 AM 1/1
FILED Deborah B. Brooks
Register of Deeds, Orange Co.NC
Recording Fee: $21.00
NC Real Estate TX: $.00

OWNER CERTIFICATION

THE TOWN OF CHAPEL HILL, A MUNICIPAL CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NORTH CAROLINA, ("DECLARANT") IN RECORDING THIS PLAT, COMMITS THE LAND AND IMPROVEMENTS THEREON TO A PLAN OF CONDOMINIUM UNDER THE PROVISIONS OF CHAPTER 47C OF THE NORTH CAROLINA GENERAL STATUTES (NORTH CAROLINA CONDOMINIUM ACT). THE CONDOMINIUM SHALL BE KNOWN AS LOT 5 LAND CONDOMINIUM AND IS COMPOSED OF CONDOMINIUM UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS. EXCEPT AS OTHERWISE STATED, ALL OF THE PROPERTY OTHER THAN THAT SHOWN ON SUCCEEDING SHEETS AS "CONDOMINIUM UNITS" OR "UNITS" IS COMMON ELEMENTS. LIMITED COMMON ELEMENTS ARE SHOWN AS SHADED AREAS:

THE CONDOMINIUM IS RESTRICTED IN TERMS OF ITS USE IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR THE LOT 5 LAND CONDOMINIUM DATED FEBRUARY 17, 2011, AND RECORDED IN BOOK 5116, PAGE 304, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE LOT 5 LAND CONDOMINIUM RECORDED IN BOOK 5596, PAGE 383 OF THE ORANGE COUNTY REGISTRY (THE "LAND CONDOMINIUM DECLARATION").

THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS EXPRESSLY ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE OWNED IN COMMON BY ALL OF THE UNIT OWNERS IN THE CONDOMINIUM TO BE USED, AS THE CASE MAY BE, BY ALL OR A CERTAIN PORTION OF THE UNIT OWNERS, AS EXPRESSLY PROVIDED FOR IN THE DECLARATION.

DECLARANT, BY RECORDATION OF THE DECLARATION AND THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO BELLSOUTH TELECOMMUNICATIONS, DUKE ENERGY, PSNC, OWASA AND TIME WARNER CABLE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RIGHTS OF WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE LINES, WIRES, CONDUITS AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE COMMON ELEMENTS, TOGETHER WITH RIGHT OF INGRESS, EGRESS AND REGRESS OVER AND UPON SAID COMMON ELEMENTS FOR THE PURPOSE OF MAINTAINING AND SERVICING SAID LINES, WIRES, PIPES AND CONDUITS.

IN ADDITION, DECLARANT HEREBY GIVES TO LOT 5 LAND CONDOMINIUM OWNERS ASSOCIATION, INC. THE RIGHT AND AUTHORITY TO GIVE, GRANT AND CONVEY TO BELLSOUTH TELECOMMUNICATIONS, DUKE ENERGY, PSNC, OWASA, TIME WARNER CABLE AND THE TOWN OF CHAPEL HILL, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FURTHER RIGHTS OF WAY AND EASEMENTS THAT MAY BE NECESSARY TO CONNECT AND TO SERVICE THEIR RESPECTIVE LINES, WIRES, CONDUITS AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE COMMON ELEMENTS, TOGETHER WITH THE RIGHT ON INGRESS, EGRESS AND REGRESS OVER AND UPON SAID COMMON ELEMENTS FOR SUCH PURPOSES.

DECLARANT:

TOWN OF CHAPEL HILL

[TOWN SEAL]

BY: _____
NAME: Roger L. Stancil
TITLE: Town Manager

ATTEST _____
TOWN CLERK

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.

_____
Review Officer
Orange County Land Records/GIS

Date of Certification: 5-1-2013

PER THE TOWN OF CHAPEL HILL CODE OF ORDINANCES ADOPTED JUNE 21, 2010, THE SUBJECT PARCEL IS ZONED TC3-C (TOWN CENTER 3-CONDITIONAL).

MINIMUM STREET SETBACK	0 FT
MAXIMUM BUILDING HEIGHT (PRIMARY)	44 FT
MAXIMUM BUILDING HEIGHT (SECONDARY)	120 FT

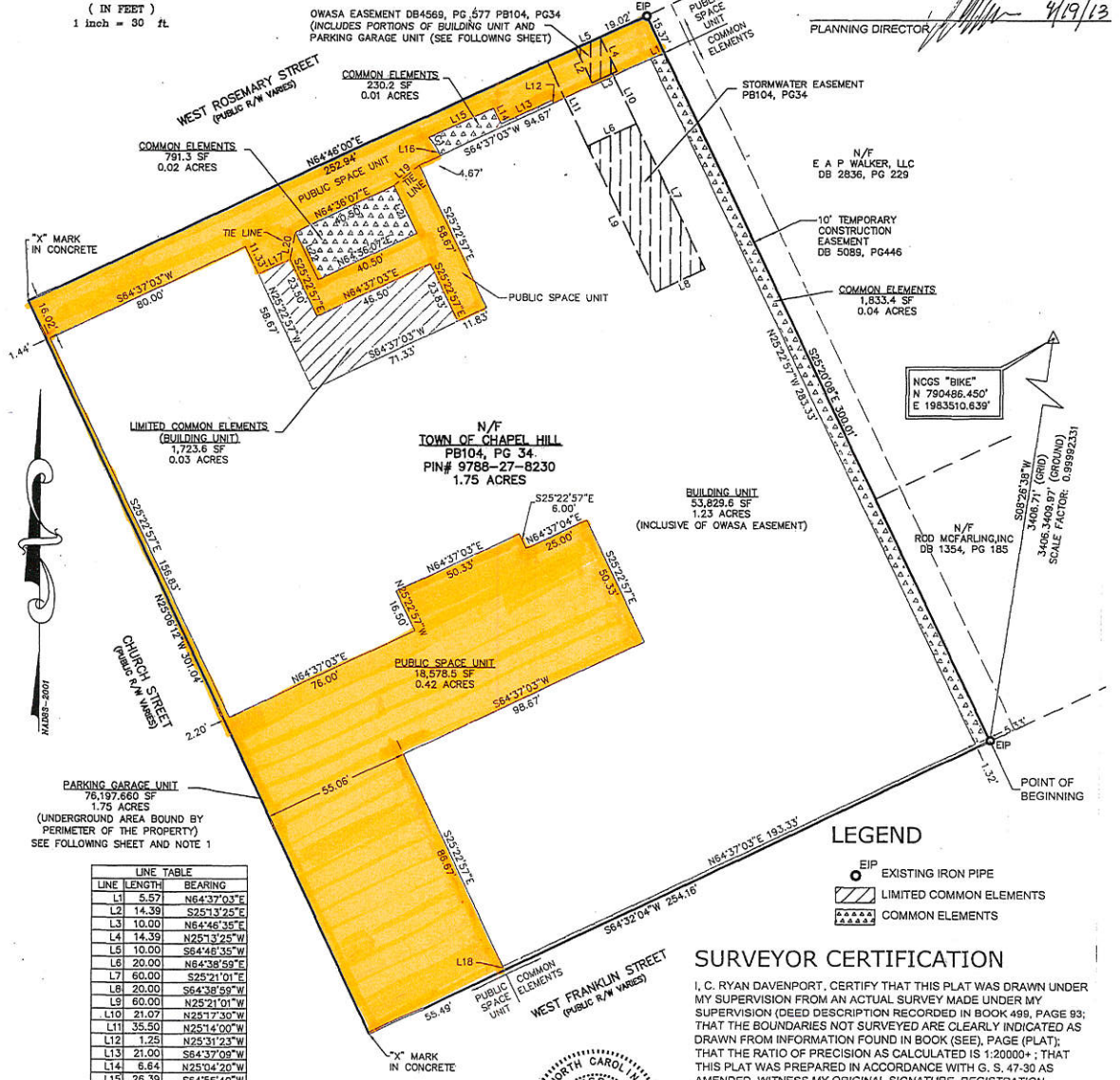
GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft

THIS IS AN EXEMPT PLAT AND DOES NOT CREATE A SUBDIVISION SUBJECT TO THE TOWN OF CHAPEL HILL REGULATIONS.

PLANNING DIRECTOR _____ 4/19/13



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.57	N64°37'03"E
L2	14.39	S25°13'25"E
L3	10.00	N64°46'35"E
L4	14.39	N25°13'25"W
L5	10.00	S64°46'35"W
L6	20.00	N64°38'59"E
L7	60.00	S25°21'01"E
L8	20.00	S64°38'59"W
L9	60.00	N25°21'01"W
L10	21.07	N25°17'30"W
L11	35.50	N25°14'00"W
L12	1.25	N25°31'23"W
L13	21.00	S64°37'09"W
L14	6.64	N25°04'20"W
L15	26.39	S64°55'40"W
L16	2.66	S25°31'04"E
L17	13.00	N64°37'02"E
L18	1.60	S25°22'57"E
L19	12.05	S50°12'08"W
L20	10.36	N11°09'25"E
L21	19.67	S25°23'53"E
L22	19.67	N25°23'53"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD
C1	5.51	15.11	N36°02'30"W	5.48

PARENT = 9788278230.001
PUB PARK = 9788278230.004
PRV PARK = 9788278230.005
EXISTING = 9788278230.002 + .003 MAB

NOTE: SEE SHEET 2 FOR ARCHITECT'S STATEMENT.

LEGEND

- EIP EXISTING IRON PIPE
- LIMITED COMMON ELEMENTS
- COMMON ELEMENTS

SURVEYOR CERTIFICATION

I, C. RYAN DAVENPORT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 499, PAGE 93; *THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS* DRAWN FROM INFORMATION FOUND IN BOOK (SEE), PAGE (PLAT); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20000+ ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF APRIL 16TH A.D., 2013 .

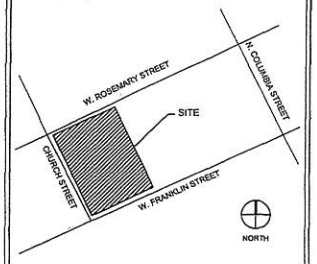
FURTHERMORE, I CERTIFY THAT:

THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

NORTH CAROLINA PROFESSIONAL SEAL L-4707 LAND SURVEYOR C. RYAN DAVENPORT

_____ 4/16/13
C. RYAN DAVENPORT, PLS L-4707

Vicinity Map:



GENERAL NOTES

1. THIS AMENDED CONDOMINIUM PLAT FOR LOT 5 LAND CONDOMINIUM IS INTENDED TO REPRESENT THE BUILDING UNIT (PIN #9788-27-8230.003); THE PUBLIC SPACE UNIT (PIN # 9788-27-8230.002); AND THE SUBDIVISION OF THE FORMER PARKING GARAGE UNIT (PIN # 9788-27-8230.001) INTO TWO NEW UNITS, THE PUBLIC PARKING UNIT (PIN #9788278230.004) AND THE PRIVATE PARKING UNIT (PIN # 9788278230.005) AND FURTHER REFLECTS ADDITIONAL COMMON ELEMENTS FOR THOSE CERTAIN RECIPROCAL EASEMENTS AS MORE PARTICULARLY SET FORTH IN ARTICLE VIII, SECTION 1 OF THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE LOT 5 LAND CONDOMINIUM RECORDED IN BOOK 5596 AT PAGE 383 OF THE ORANGE COUNTY REGISTRY. THE PARENT PIN (9788-27-8230) NO LONGER EXIST.
2. THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A PARTIAL SURVEY BY STEWART ENGINEERING. PROPERTY LINES SHOWN TAKEN FROM BOOK OF MAPS 104, PAGE 34.

SEE SHEET 2 FOR CONTINUATION

Title:

AMENDED LAND CONDOMINIUM PLAT FOR:

LOT 5 LAND CONDOMINIUM

CHAPEL HILL TOWNSHIP, CHAPEL HILL
ORANGE COUNTY, NORTH CAROLINA
DATE: 3/8/13 SCALE: 1"=30'

SHEET 1 OF 3

STEWART
421 FAYETTEVILLE ST, STE 400
RALEIGH, NC 27601
T 919.380.8750
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #:G7001.00

S:\2007\G7001 - CH Mixed Use\Lot 5 ALTA\DWGS\final land condo plat.dwg Apr 16, 2013 - 12:09pm