

GENERAL NOTES:
 COORDINATES PROVIDED REFERENCE THE NORTH CAROLINA STATE PLANE NAD83 (2011), NAVD 85 DATUM USING THE NC REAL TIME NETWORK.
 2. ALL DISTANCES ARE HORIZONTAL GROUND, IN U.S. SURVEY FEET.
 3. ALL AREAS COMPUTED BY COORDINATE GEOMETRY.
 4. DATE OF SURVEY: 12-15-2020
 5. AS-BUILT UTILITY INFORMATION FOR THE MAIN SITE OBTAINED FROM AS-BUILT SURVEY, DATED 01/18/21 BY MAERSTAN, PLLC, LAND SURVEYORS
 6. AS-BUILT UTILITY INFORMATION FOR 15-501 AND OLD DURHAM RD OBTAINED FROM AS-BUILT SURVEY, DATED 01/18/21 BY MAERSTAN, PLLC, LAND SURVEYORS
 7. AS-BUILT UTILITY INFORMATION FOR 15-501 AND SERVICE RD OBTAINED FROM AS-BUILT SURVEY, COMPLETION DATE 01/27/21 BY FSC II, LLC
 8. AS-BUILT IMPERVIOUS AREA IS 460,107 S.F. OR 10.56 ACRES

NF RA SHAO ZUBADA DB 8090, PG 80 PIN: 9799-69-5429
 NF SADEK R. ALZUBADI DB 8297, PG 549 PIN: 9799-69-5419
 NF SUYI WU DB 8512, PG 124 PIN: 9799-69-7414
 NF JHH ASSOCIATES LTD DB 8244, PG 412 PIN: 9799-69-8434
 NF JOYCE R. GARRETT DB 8272, PG 124 PIN: 9799-69-8424
 NF AGREE CHAPEL HILL NC DB 8253, PG 260 PIN: 9799-78-1484
 95,075 S.F., 2.18 ACRES
 NF WILFRED M. MACK PIN: 9799-78-4433,002 DB 2405, PG 151
 NF NAOMI BROWNSTEIN 9799-78-4433,003 DB 4565, PG 61
 NF DAVID E. SANDERS 9799-78-4433,004 DB 3548, PG 378
 NF SCOTT CHASSE PIN: 9799-78-4433,001 DB 4601, PG 282
 NF CINC RENTALS LLC PIN: 9799-78-5472,002 DB 6178, PG 544
 NF JOSHUA A. BIRBACH PIN: 9799-78-5472,003 DB 4148, PG 370
 NF AMIR JABR PIN: 9799-78-5472,004 DB 6306, PG 7
 NF STANDISH TOWNHOMES H.O.A. DB 1471, PG 294 PG 73, PG 72 PIN: 9799-78-7289
 NF NEIL GARRETT DB 4878, PG 155
 NF NEIL GARRETT DB 4878, PG 155

REMOVE PARCEL FROM PREVIOUS SUP AND REVERT BACK TO (NC) ZONING

SCOTT CHASSE
 PIN: 9799-78-4433,001
 DB 4601, PG 282
 CINC RENTALS LLC
 PIN: 9799-78-5472,002
 DB 6178, PG 544
 JOSHUA A. BIRBACH
 PIN: 9799-78-5472,003
 DB 4148, PG 370
 AMIR JABR
 PIN: 9799-78-5472,004
 DB 6306, PG 7
 STANDISH (60' PUBLIC R/W)

DALE A. LOVELACE, L-4901
 NORTH CAROLINA PROFESSIONAL SURVEYOR
 SEAL
 1/20/21

DALE A. LOVELACE, L-4901
 DATE

Pennoni
 Firm License F-1287
PENNONI ASSOCIATES INC.
 6430 Wade Park Boulevard
 Suite 106
 Raleigh, NC 27607
 T 919.929.1173 F 919.493.6548

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

AS BUILT SURVEY
 WEGMANS GROCERY STORE
 1810 FORDHAM BLVD.
 CHAPEL HILL, NC 27514

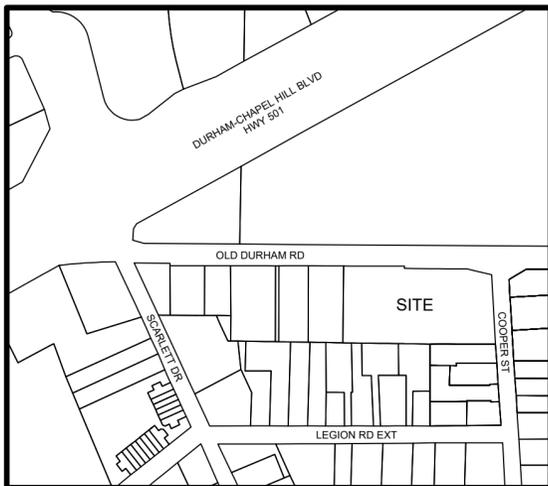
NO.	DATE	BY	REVISIONS

PROJECT: LCGRCOM1601
 DATE: 2021-01-28
 DRAWING SCALE: 1" = 60'
 DRAWN BY: LES
 APPROVED BY: DAL

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT: LCGRCOM1601
 DATE: 2021-01-28
 DRAWING SCALE: 1" = 60'
 DRAWN BY: LES
 APPROVED BY: DAL

LCGR1601-VR-SP-DAL
 SHEET 1 OF 2



CERTIFICATE OF IMPROVEMENTS.
 THE TOWN MANAGER HEREBY CERTIFIES THAT ALL IMPROVEMENTS REQUIRED BY THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE HAVE BEEN INSTALLED AS SPECIFIED BY THE APPROVED PRELIMINARY PLAT FOR _____ SUBDIVISION AND THAT SAID IMPROVEMENTS COMPLY WITH TOWN SPECIFICATIONS.

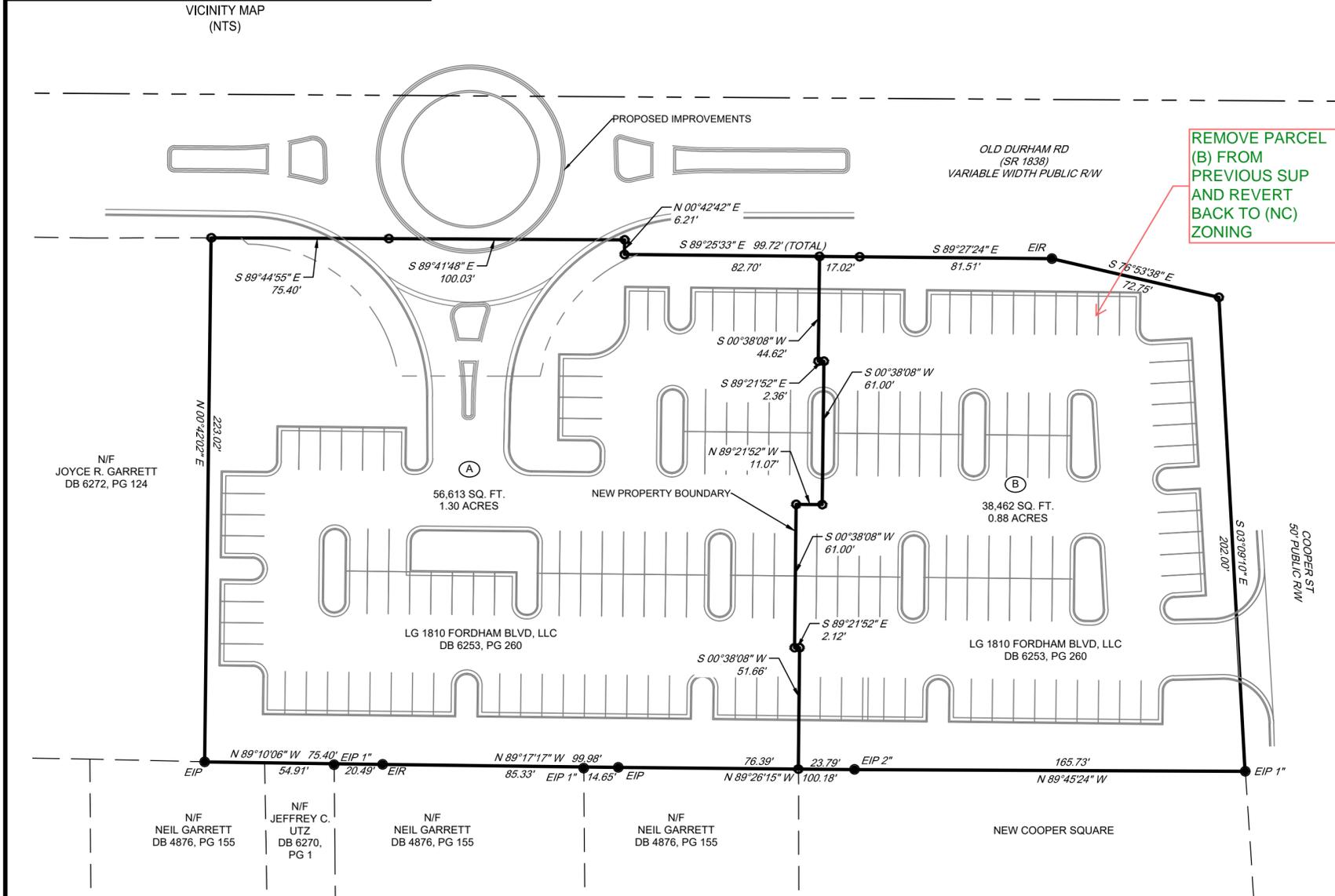
TOWN MANAGER _____ DATE _____
 (OR)

THE TOWN MANAGER HEREBY CERTIFIES THAT A SURETY BOND OF A SATISFACTORY AMOUNT HAS BEEN POSTED WITH THE TOWN OF CHAPEL HILL WHICH SURETY GUARANTEES THAT ALL PUBLIC IMPROVEMENTS WILL BE COMPLETED AS SPECIFIED BY THE APPROVED PRELIMINARY PLAT FOR TRIOLOGY CHAPEL HILL SUBDIVISION WITHIN _____ DAYS UNLESS AFFIRMATIVELY EXTENDED BY THE TOWN MANAGER. NOTICE WILL BE DULY RECORDED WITH THE REGISTER OF DEEDS IF AND WHEN SAID SURETY IS AMENDED OR EXTENDED PRIOR TO COMPLETED OF ALL PUBLIC IMPROVEMENTS FOR WHICH IT WAS POSTED.

TOWN MANAGER _____ DATE _____

LEGAL DESCRIPTION FOR LOT A
 BEGINNING AT AN EXISTING IRON PIPE WHOSE NORTHING IS 798,341.80' AND WHOSE EASTING IS 1,996,971.45'; THENCE BEARING N 0° 42'02" E, A DISTANCE OF 223.02' TO A POINT; THENCE BEARING S 89° 44' 55" E, A DISTANCE OF 75.40' TO A POINT; THENCE BEARING S 89° 41' 48" E, A DISTANCE OF 100.03' TO A POINT; THENCE BEARING S 0° 42' 42" W, A DISTANCE OF 6.21' TO A POINT; THENCE BEARING S 89° 25' 33" E, A DISTANCE OF 82.70' TO A POINT; THENCE BEARING S 0° 38' 08" W, A DISTANCE OF 44.62' TO A POINT; THENCE BEARING S 89° 21' 52" E, A DISTANCE OF 2.36' TO A POINT; THENCE BEARING S 0° 38' 08" W, A DISTANCE OF 61.00' TO A POINT; THENCE BEARING N 89° 21' 52" W, A DISTANCE OF 11.07' TO A POINT; THENCE BEARING S 0° 38' 08" W, A DISTANCE OF 61.00' TO A POINT; THENCE BEARING S 89° 21' 52" E, A DISTANCE OF 2.12' TO A POINT; THENCE BEARING S 0° 38' 08" W, A DISTANCE OF 51.66' TO A POINT; THENCE BEARING N 89° 26' 15" W, A DISTANCE OF 76.39' TO AN EXISTING IRON PIPE; THENCE BEARING N 89° 17' 17" W, A DISTANCE OF 99.98' TO AN EXISTING IRON ROD; THENCE BEARING N 89° 10' 06" W, A DISTANCE OF 75.40' TO THE POINT OF BEGINNING CONTAINING 56,613 SQUARE FEET/1.30 ACRES.

LEGAL DESCRIPTION FOR LOT B
 BEGINNING AT A POINT WHOSE NORTHING IS 798,337.77' AND WHOSE EASTING IS 1,997,412.73'; THENCE BEARING N 89° 45' 24" W, A DISTANCE OF 165.73' TO AN EXISTING IRON PIPE; THENCE BEARING N 89° 26' 15" W, A DISTANCE OF 23.79' TO A POINT; THENCE BEARING N 0° 38' 08" E, A DISTANCE OF 51.66' TO A POINT; THENCE BEARING N 89° 21' 51" W, A DISTANCE OF 2.12' TO A POINT; THENCE BEARING N 0° 38' 08" E, A DISTANCE OF 61.00' TO A POINT; THENCE BEARING S 89° 21' 52" E, A DISTANCE OF 11.07' TO A POINT; THENCE BEARING N 0° 38' 08" E, A DISTANCE OF 61.00' TO A POINT; THENCE BEARING N 89° 21' 52" W, A DISTANCE OF 2.36' TO A POINT; THENCE BEARING N 0° 38' 08" E, A DISTANCE OF 44.62' TO A POINT; THENCE BEARING S 89° 25' 33" E, A DISTANCE OF 17.02' TO A POINT; THENCE BEARING S 89° 27' 24" E, A DISTANCE OF 81.51' TO AN EXISTING IRON ROD; THENCE BEARING S 76° 53' 38" E, A DISTANCE OF 72.75' TO A POINT; THENCE BEARING S 3° 9' 10" E, A DISTANCE OF 202.00' TO THE POINT OF BEGINNING CONTAINING 38,462 SQUARE FEET/0.88 ACRES.



REMOVE PARCEL (B) FROM PREVIOUS SUP AND REVERT BACK TO (NC) ZONING

OWNER'S CERTIFICATE

THE UNDERSIGNED PARTY, BEING DULY SWORN, CERTIFIES THAT HE/SHE IS THE OWNER OR DULY AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY DESIGNATED ON THIS PLAT AS DESCRIBED BELOW, AND HE/SHE HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREA, OPEN SPACE, COMMON AREA, UTILITIES, AND OTHER IMPROVEMENTS TO PUBLIC OR PRIVATE COMMON USE AS NOTED ON THIS PLAT, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR THE MAINTENANCE AND CONTROL BY AN APPROPRIATE PUBLIC BODY OR, BY AN INCORPORATED NEIGHBORHOOD OR HOMEOWNER'S ASSOCIATION OR SIMILAR LEGAL ENTITY.

PIN: 9799-78-1484
 OWNER _____ DATE _____

NOTARY CERTIFICATE

NORTH CAROLINA
 _____ COUNTY
 I, _____, A NOTARY PUBLIC OF SAID COUNTY, DO HEREBY CERTIFY THAT _____ DID PERSONALLY APPEAR BEFORE ME THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC (SIGNATURE) _____
 MY COMMISSION EXPIRES: _____

- I FURTHER CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:
- A. THAT THE 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 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. AND ONE OF THE FOLLOWING:
 - 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.
 - 2. THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING, FOUNDATION, OR OTHER STRUCTURE, OR NATURE FEATURE, SUCH AS A WATERCOURSE.
 - 3. THAT THE SURVEY IS A CONTROL SURVEY. FOR THE PURPOSES OF THIS SUBSECTION, A "CONTROL SURVEY" IS A SURVEY THAT PROVIDES HORIZONTAL OR VERTICAL POSITION DATA FOR SUPPORT OR CONTROL OF OTHER SURVEYS OR FOR MAPPING.
 - 4. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
 - D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR 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 THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

DALE A. LOVELACE PROFESSIONAL LAND SURVEYOR L-4901



NOTE:

CURB, GUTTER AND PARKING SPACE STRIPING ARE PROPOSED IMPROVEMENTS

LEGEND

- PROPERTY CORNER SET
- PROPERTY CORNER FOUND
- _____ PROPERTY LINE
- _____ ADJOINER PROPERTY

Firm License
F-1267
PENNONI ASSOCIATES INC.
 5430 Wade Park Boulevard
 Suite 106
 Raleigh, NC 27607
 T 919.929.1173 F 919.493.6548

SUBDIVISION PLAT
 OLD DURHAM ROAD
 CHAPEL HILL, N.C.
 LG 1810 FORDHAM BLVD, LLC
 5970 FAIRVIEW ROAD, SUITE 450
 CHARLOTTE, NC 28210

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	LCGR1601
DATE	2020-09-02
DRAWING SCALE	1" = 40'
DRAWN BY	LES/DAL
APPROVED BY	DAL

LCGR1601-VR-RCMB
 SHEET 1 OF 1

P:\Projects\LCGR1601-VR-RCMB.dwg
 PLOTTED: 9/22/2020 11:31 AM, BY: Lori Swick
 PLOTSTYLE: Pennoni\NCS.ctb
 PROJECT STATUS: —