

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 TRILOGY 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 COMPLETION OF ALL PUBLIC IMPROVEMENTS FOR WHICH IT WAS POSTED.

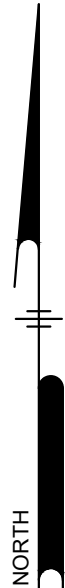
TOWN MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

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.



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

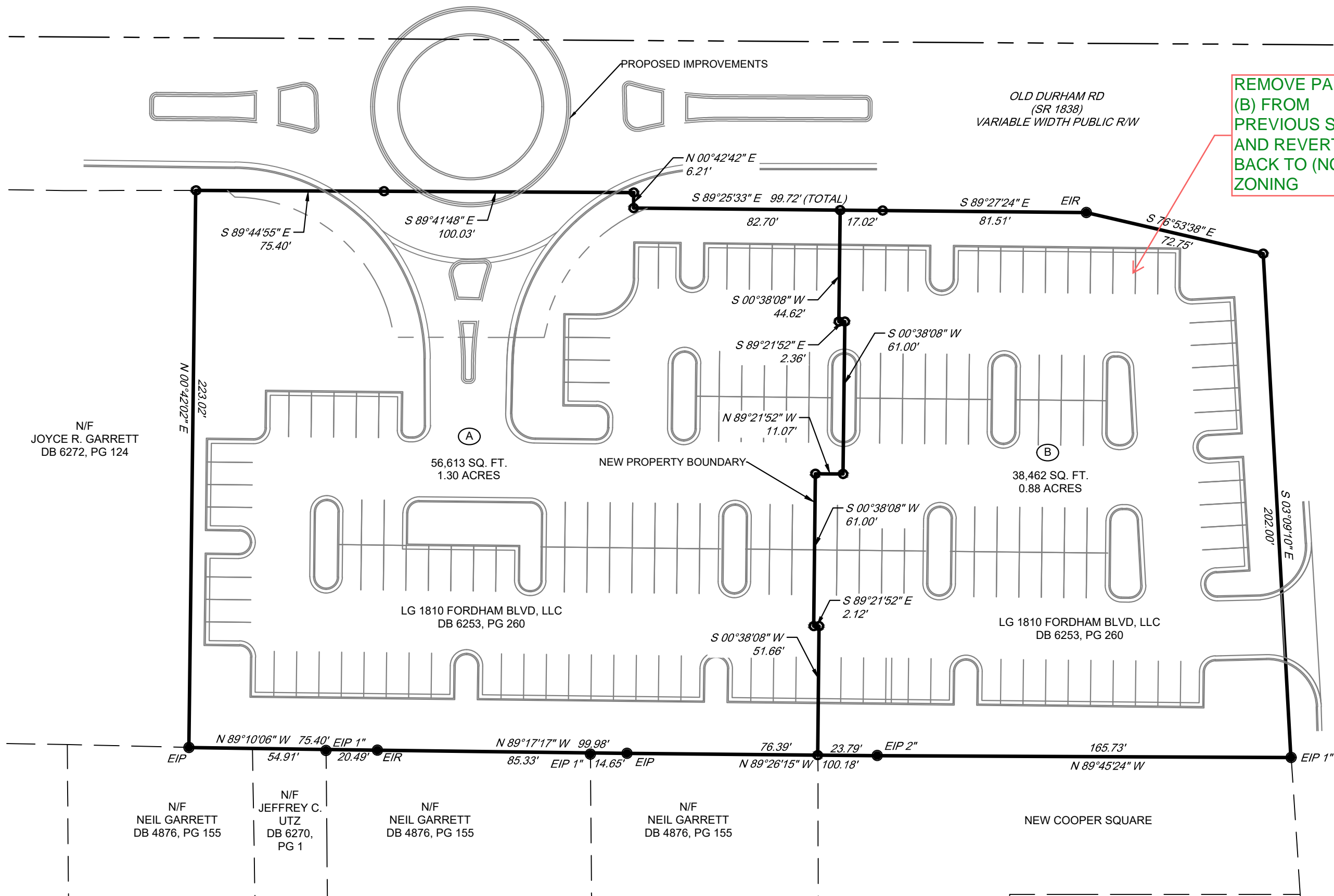
OWNER \_\_\_\_\_ DATE \_\_\_\_\_

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: \_\_\_\_\_

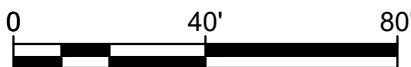


REMOVE PARCEL (B) FROM PREVIOUS SUP AND REVERT BACK TO (NC) ZONING

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

SUBDIVISION PLAT

OLD DURHAM ROAD  
CHAPEL HILL, N.C.

LG 1810 FORDHAM BLVD, LLC

5970 FAIRVIEW ROAD, SUITE 450  
CHARLOTTE, NC 28210

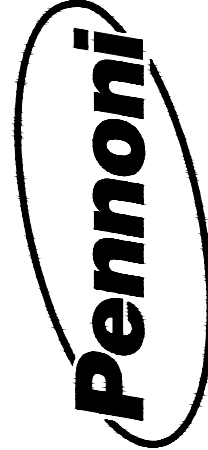
NO.	DATE	REVISIONS	BY

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

LCGR1601-VR-RCMB

SHEET 1 OF 1



Firm License  
F-1267

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