

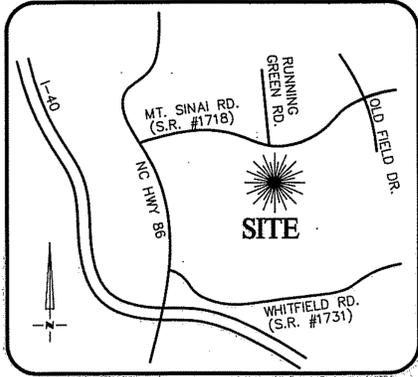
DB

FILED Per Deborah B. Brooks, NC Registering Fee: \$21 NC Real Estate TX: \$ 00

20141027000103250 PLAT BK-PL113 Pg:143 10/27/2014 12:28:32 PM 1/1



C:\RALEIGH\PROJ\KESTONVE VILLAGE\DWG\CAD\LEV PLAT-BLOCK B & C.DWG



VICINITY MAP Not To Scale

- LEGEND**
- PROPERTY LINE
  - - - ADJACENT PROPERTY LINES
  - - - EASEMENT LINE
  - IPS - IRON PIN SET
  - EIP - EXISTING IRON PIPE
  - DB - DEED BOOK
  - PB - BOOK OF MAPS/PLAT BOOK
  - PG - PAGE
  - 44 LOT NUMBER
  - #123 STREET ADDRESS

**OWNER CERTIFICATE**

"THE UNDERSIGNED OWNER HEREBY CERTIFIES THAT THE LAND SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION-REGULATION JURISDICTION OF ORANGE COUNTY AND HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREAS, OPEN SPACES, COMMON AREAS, 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 OF SAID IMPROVEMENTS UNTIL THEY ARE ACCEPTED FOR MAINTENANCE AND CONTROL BY AN APPROPRIATE PUBLIC BODY OR BY AN INCORPORATED NEIGHBORHOOD OR HOMEOWNERS ASSOCIATION OR SIMILAR LEGAL ENTITY."

OWNER(S): *ICP Dunhill, LLC*  
DATE: *10/27/14*

**REVIEW OFFICER CERTIFICATE**

STATE OF NORTH CAROLINA  
COUNTY OF ORANGE

I, *Michelle A. Dunham, S.E.* REVIEW OFFICER OF ORANGE COUNTY, N.C. CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: *Michelle A. Dunham, S.E.* DATE: *10/27/14*

**MAJOR SUBDIVISION**

"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: *Gregory*  
DATE: *10/27/14*

THE DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS ASSUMES NO RESPONSIBILITY FOR OPERATION, MAINTENANCE, OR LIABILITY ASSOCIATED WITH ANY AND ALL STRUCTURAL STORM WATER CONTROLS LOCATED OUTSIDE OF THE STREET RIGHT OF WAY, PRIOR TO ADDITION OF THE SUBDIVISION STREETS TO THE STATE SYSTEM, THE PROPERTY OWNER(S) SHALL EXECUTE A BINDING OPERATION AND MAINTENANCE AGREEMENT FOR ALL STRUCTURAL STORM WATER CONTROLS ESTABLISHING RESPONSIBILITIES AND PROCEDURES FOR MAINTENANCE AND OPERATION OF THE SUBJECT DEVICES. THE OPERATION AND MAINTENANCE AGREEMENT, HEREBY REFERENCED, SHALL BE RECORDED WITH THE COUNTY REGISTER OF DEEDS.

**GENERAL NOTES**

1. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CHAPEL HILL TOWNSHIP OF ORANGE COUNTY NORTH CAROLINA AND IS SUBJECT TO APPLICABLE LAND USE REGULATIONS AS SET FORTH WITHIN THE ORANGE COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) AND IS FURTHER IDENTIFIED UTILIZING ORANGE COUNTY PARCEL IDENTIFICATION NUMBER (PIN) 9881-15-7138.
2. PROPERTY ZONED - RURAL BUFFER (RB)
3. AREAS COMPUTED BY COORDINATE METHOD.
4. BASIS OF BEARINGS: DB 4092 PG 312, ORANGE COUNTY REGISTRY.
5. NO PORTION OF THIS TRACT IS LOCATED WITHIN THE 100-YR. FLOOD ZONE PER FEMA FIRM MAP #3710988100K, EFFECTIVE DATE FEBRUARY 2, 2007.
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
7. METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
9. THE STREET ADDRESS NUMBER DESIGNATED ON THE PLAT MAP SHOULD NOT BE USED AS THE IDENTIFYING NUMBER ON THE CLOSING DOCUMENTS. THE PIN NUMBER IS THE OFFICIAL IDENTIFYING NUMBER. THE STREET ADDRESS NUMBER IS SUBJECT TO CHANGE IN THE FUTURE.
10. THIS PROJECT WILL BE SERVED BY PRIVATE WATER SUPPLY WELLS ON EACH LOT AND SEPTIC FIELDS.
11. WHEN A SUITABLE WELL SITE CAN NOT BE LOCATED ON A LOT, THE 10' WATER SUPPLY EASEMENT WILL ALLOW FOR WATER SUPPLY LINES TO SERVE NEARBY LOT(S).
12. LOTS 24A, 25A, AND 26A WILL SERVE AS SEPTIC FIELDS FOR LOTS 24, 25, AND 26 RESPECTIVELY. ALL OTHER LOTS WILL BE SERVED BY A SEPTIC FIELD WITHIN THE BOUNDARIES OF THE LOT.
13. OFF-SITE IMPROVEMENTS ARE NOT REQUIRED AS PART OF THIS PROJECT.
14. THIS SITE IS IN THE UPPER NEW HOPE CREEK ARM OF THE JORDAN LAKE WATERSHED AND IS SUBJECT TO ORANGE COUNTY NUTRIENT LOADING REQUIREMENTS AND POST-DEVELOPMENT RUNOFF REQUIREMENTS.
15. PROPERTY OWNER: ICP DUNHILL, LLC  
434 FAYETTEVILLE STREET  
SUITE 1730  
CHAPEL HILL, NC 27703

**SURVEYOR'S CERTIFICATION:**

I, DEAN M. RHOADS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING DEED DESCRIPTIONS, AND REFERENCES AS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED USING DEED DESCRIPTIONS AND SHOWN AS BROKEN LINES; THIS FIELD SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CLASS A) AS DEFINED WITHIN THE NORTH CAROLINA ADMINISTRATIVE CODE, TITLE 21, CHAPTER 56, SECTION .1600 "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA".

THE RATIO OF PRECISION WAS PERFORMED TO A MINIMUM LINEAR PRECISION RATIO OF 1:10,000.

MISCLOSURE WAS DISTRIBUTED BY LEAST SQUARE ADJUSTMENT. AREAS SHOWN WERE CALCULATED BY COORDINATE COMPUTATION.

THAT ONE OF THE FOLLOWING SIX (6) CATEGORIES APPLIES TO THIS SURVEY. THE CATEGORY THAT APPLIES IS DENOTED BY ("X") THE REMAINING 5 CATEGORIES ARE NONAPPLICABLE.

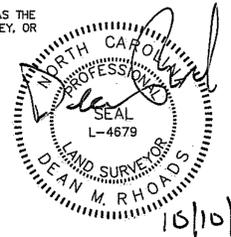
- 1:  THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- 2: THAT THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- 3: THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- 4: THAT THIS SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
- 5: THAT THIS SURVEY IS A CONTROL SURVEY.
- 6: 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.

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

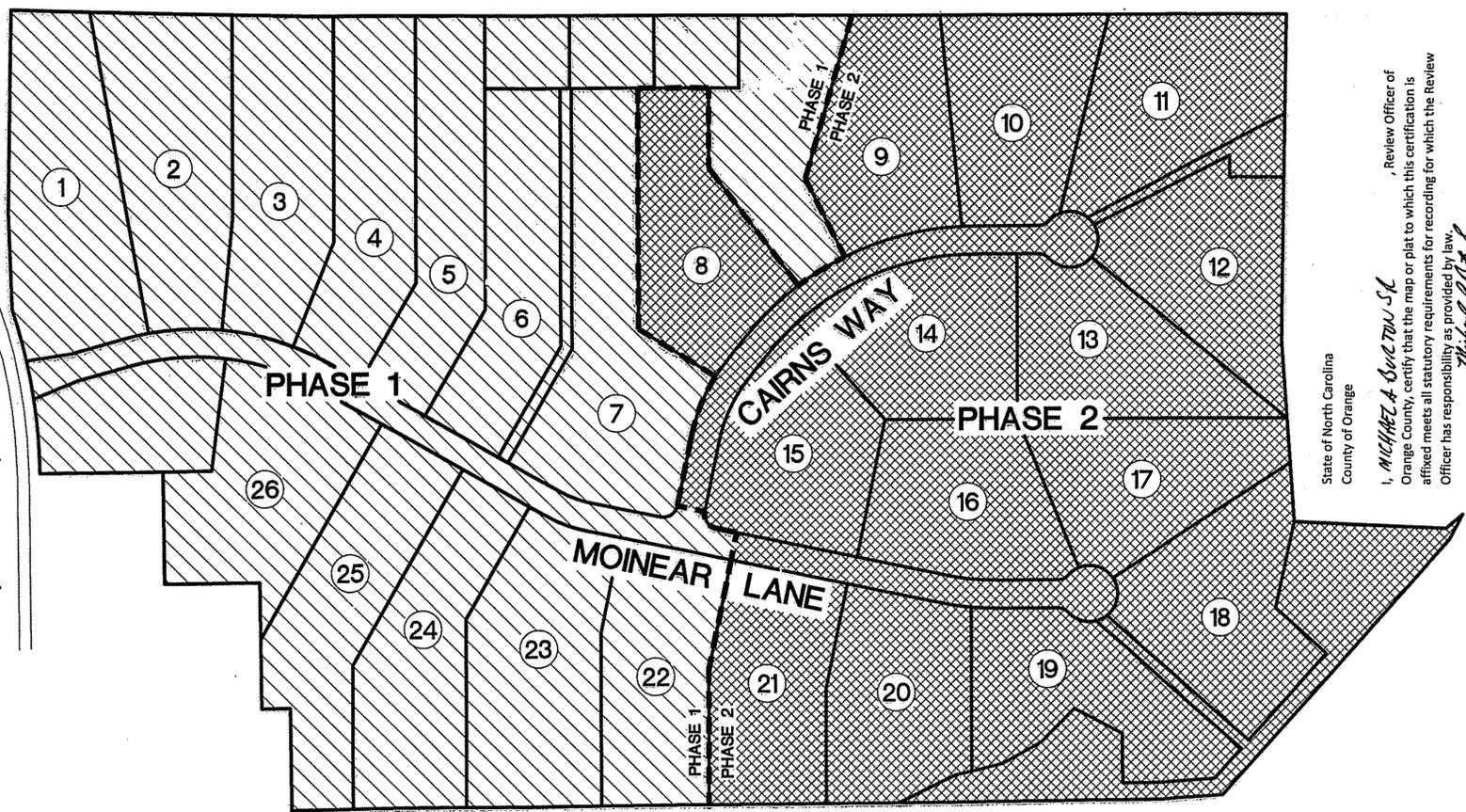
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS

DATE: MARCH 31, 2014

BY: *Dean M. Rhoads* (PLS)  
DEAN M. RHOADS, N.C. PLS L-4679



MT. SINAI ROAD (SR 1718)



State of North Carolina  
County of Orange

I, *Michelle A. Dunham, S.E.* 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.

*Michelle A. Dunham, S.E.*  
Review Officer  
Orange County Land Records/GIS  
Date of Certification: 10-27-2014

I HEREBY CERTIFY THAT THE LOTS SHOWN ON THIS PLAT HAVE BEEN APPROVED BY THE *Orange Co. Bd. of Ed.* SCHOOL SYSTEM FOR RECORDATION PRIOR TO *10/13/14* IN ACCORDANCE WITH THE SCHOOLS ADEQUATE PUBLIC FACILITIES ORDINANCE.

*John A. Hellen*  
10/13/14  
CHAIR DATE

*Debra*  
10/13/14  
SECRETARY ATTEST DATE  
SEAL



"NORTH CAROLINA *Orange* COUNTY I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT *Debra* PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND SEAL THIS *13* DAY OF *October*, 20 *14*

*Patricia Williams*  
NOTARY PUBLIC  
ORANGE CO., NC  
COMMISSION EXPIRES 2/15/2017

"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 IMPROVEMENT PERMITS AND/OR CONSTRUCTION AUTHORIZATIONS."

*Allet Mill*  
ENVIRONMENTAL HEALTH SPECIALIST  
10/20/2014  
DATE

**DEVELOPMENT NOTES**

1. THIS DEVELOPMENT WAS APPROVED BY THE ORANGE COUNTY BOARD OF COMMISSIONERS ON NOVEMBER 20, 2012 THROUGH THE ISSUANCE OF A CLASS A SPECIAL USE PERMIT. DEVELOPMENT ASSOCIATED WITH THIS PROJECT IS REGULATED IN ACCORDANCE WITH THIS PERMIT RECORDED WITHIN BOOK *586* PAGE *425* OF THE ORANGE COUNTY REGISTRAR OF DEEDS OFFICE.
2. PER THE APPROVED SPECIAL USE PERMIT ONLY LOT(S) 26, 25, 24, AND 3 AS DEVOTED HEREIN SHALL BE SERVED VIA DESIGNATED OFF-SITE SEPTIC AREAS.
3. THE PHASING OF THIS PROJECT IS CONSISTENT WITH THE STANDARDS DETAILED WITHIN SECTION 7.3 PHASING OF MAJOR SUBDIVISIONS OF THE ORANGE COUNTY UNIFIED DEVELOPMENT ORDINANCE INCLUDING THE POSTING OF APPROPRIATE PERFORMANCE GUARANTEES.
4. PERFORMANCE GUARANTEES IN THE FORM OF *PERFORMANCE BOND* *225,000.00* HAVE BEEN POSTED FOR PHASE 2 OF THE PROJECT IN ACCORDANCE WITH SECTION 7.4 IMPROVEMENTS AND PERFORMANCE GUARANTEES OF THE ORANGE COUNTY UNIFIED DEVELOPMENT ORDINANCE.
5. ALL ROADS IN PHASE 1 HAVE BEEN CONSTRUCTED TO THE STATE OF NORTH CAROLINA PUBLIC ROAD STANDARDS AND SHALL BE TURNED OVER FOR MAINTENANCE AT THE APPROPRIATE TIME. IN ACCORDANCE WITH SECTION 7.4 OF THE ORANGE COUNTY UNIFIED DEVELOPMENT ORDINANCE THE DEVELOPER AND ANY ESTABLISHED PROPERTY OWNERS/HOME OWNERS ASSOCIATION SHALL ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF CONSTRUCTED ROADWAYS UNTIL SAID RESPONSIBILITY IS TRANSFERRED.

FOR MULTIPLE PIN SHEET  
SEE BOOK 586 PAGE 425

"THE COUNTY MANAGER HEREBY CERTIFIES THAT (A) CASH IN THE AMOUNT OF *\$225,000.00* OR (B) AN IRREVOCABLE LETTER OF CREDIT BY AN APPROVED INSTITUTION AND AS APPROVED BY THE ORANGE COUNTY ATTORNEY, HAS BEEN POSTED WITH ORANGE COUNTY GUARANTEEING THAT ALL IMPROVEMENTS WILL BE INSTALLED AS SPECIFIED BY THE APPROVED PRELIMINARY PLAT FOR PHASE 2 OF DUNHILL SUBDIVISION."

COUNTY MANAGER: *Gregory*  
DATE: *10/27/14*

"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 *10/22/14* (DATE)."

*John Paul*  
PLANNING DIRECTOR OR AUTHORIZED AGENT  
10/22/14  
DATE

RECORDED IN BOOK OF MAPS 113 PAGE 143, ORANGE COUNTY

**RESIDENTIAL LAND SERVICES, PLLC.**  
1500 PINEY PLAINS ROAD, SUITE 102  
CARY, NORTH CAROLINA 27518  
PHONE: (919) 977-1554  
FIRM LICENSE NO. P-0873  
ENGINEERS - SURVEYORS - PLANNERS

RECOMBINATION AND FINAL SUBDIVISION PLAT FOR DUNHILL SUBDIVISION PHASE 1  
LEGAL REFERENCE: DEED BOOK 4092 PAGE 312  
Town of Chapel Hill, Orange County, North Carolina  
*Chapel Hill, NC*

PROPERTY OF:  
ICP DUNHILL, LLC  
434 FAYETTEVILLE STREET  
SUITE 1730  
CHAPEL HILL, NC 27703

DRAWN BY:	ARP
REVIEWED BY:	DMR
DATE:	JULY 17, 2014
SCALE:	NTS
FILE NO.:	PLAT.DWG
REV. NO.:	NONE
SHEET NO.	1 OF 2