



I, JAY B. TAYLOR, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:82,000; AND THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THAT THIS PLAN IS OF THE FOLLOWING TYPE: G.S. 47-30 (P.151)(A). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE JURISDICTION OF THE TOWN OF HILLSBOROUGH, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND LAKESHOES, 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.

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

NOTARY CERT:  
STATE OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

SEAL OR STAMP: NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

REVIEW OFFICER CERTIFICATION  
STATE OF NORTH CAROLINA  
COUNTY OF ORANGE

I, \_\_\_\_\_ REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THE MAP OR PLAN 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 \_\_\_\_\_ CERTIFICATION DATE \_\_\_\_\_

**SUBDIVISION APPROVAL CERTIFICATE**

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAN ARE WITHIN THE TOWN OF HILLSBOROUGH'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAN HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OF COMPLETION (WITHIN TWELVE MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAN IS, IN ALL RESPECTS, IN COMPLIANCE WITH THE UNITED DEVELOPMENT ORDINANCE OF THE TOWN OF HILLSBOROUGH AND THEREFORE THIS PLAN HAS BEEN APPROVED BY THE HILLSBOROUGH PLANNING DIRECTOR, SUBJECT TO ITS BEING RECORDED IN THE ORANGE COUNTY REGISTRY WITHIN 60 DAYS OF THE DATE BELOW.

DATE \_\_\_\_\_ PLANNING DIRECTOR OR DESIGNEE \_\_\_\_\_

**GENERAL NOTES**

1. THIS IS A SUBDIVISION PLAN.
2. BOUNDARIES FOR THIS SURVEY ARE BASED ON NC GRID NAD83(2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. AREA BY GEOMETRIC GEOMETRY.
5. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE, IT IS LOCATED IN ZONE "X" AS DESIGNATED BY FEMA FLOOD COMMUNITY PANELS #3710987400K & #3710987300J DATED NOVEMBER 17, 2017 AND FEBRUARY 2, 2007, RESPECTIVELY.
6. REFERENCES: SHOW IN BOOK \_\_\_\_\_ PG. \_\_\_\_\_.
7. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT, THIS SURVEY SUBJECT TO ANY FACTS AND EXISTENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
8. FURTHER SUBDIVISION OF ANY LOT SHOWN ON THIS PLAN MAY BE PROHIBITED BY THE TOWN OF HILLSBOROUGH UNIFIED DEVELOPMENT ORDINANCE.

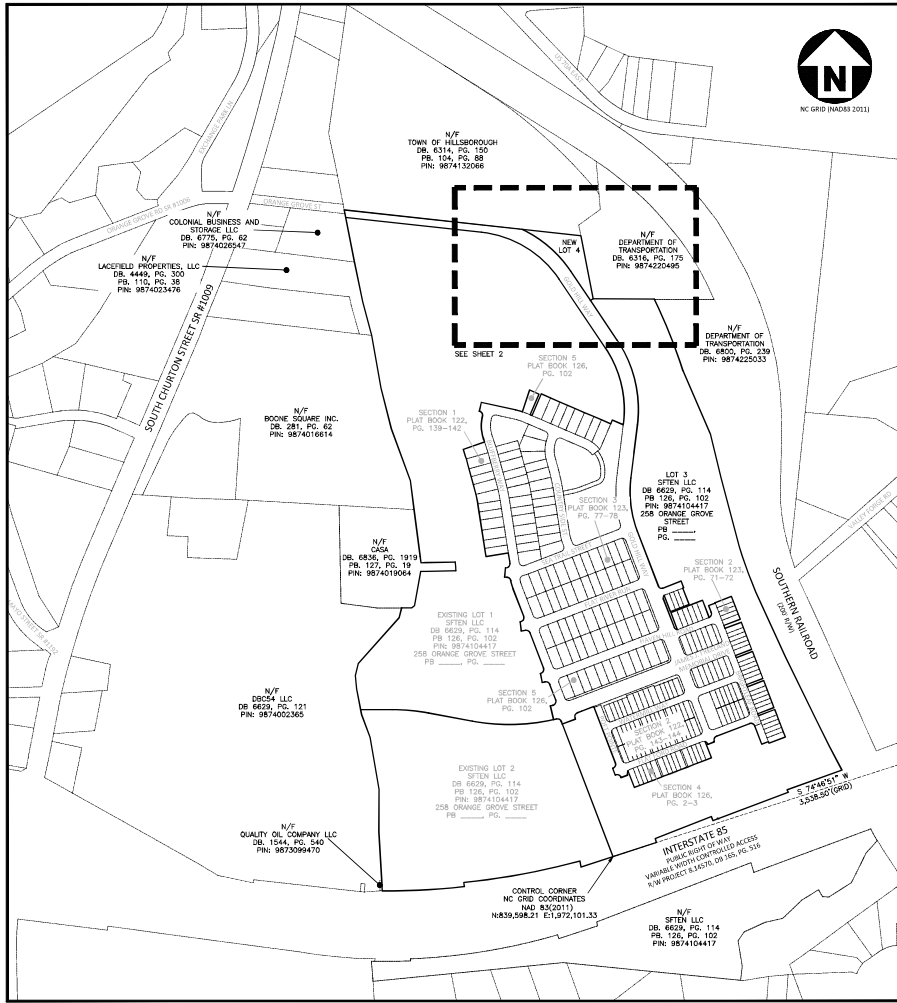
AREA TABLE (PREVIOUS RECORDED PLATS AND ORIGINAL DEVELOPMENT TRACT BOUNDARY CHANGES)	
TOTAL OVERALL AREA:	138.03 AC
- (MINUS) RIGHT OF WAY HCDOT RAILROAD AREA:	5.15 AC
- (MINUS) TOTAL AREA SECTION 2 PER PB. 122, PG. 139:	19.12 AC
- (MINUS) TOTAL AREA SECTION 2 PER PB. 123, PG. 71:	5.887 AC
- (MINUS) TOTAL AREA SECTION 3 PER PB. 123, PG. 77:	5.887 AC
- (MINUS) TOTAL AREA SECTION 4 PER PB. 126, PG. 2:	0.84 AC
- (MINUS) TOTAL AREA SECTION 5 PER PB. 126, PG. 102:	4.06 AC
- (MINUS) TOTAL AREA SECTION 5 PER PB. 127, PG. 109:	0.39 AC
- (MINUS) AREA OF PIN: 9874104417	12.45 AC
- (EQUALS) REMAINDER AREA:	84.25 AC
ACTUAL REMAINDER AREA:	83.74 AC*

\*THE PURPOSE OF THIS TABLE IS TO CORRECT THE OVERALL REMAINDER AREA FROM PREVIOUS PLATS. MCADAMS' PREVIOUSLY PLATTED SUB-PHASES HAVE CORRECT AREAS. HOWEVER, IT HAS BEEN FOUND THAT PLATS PRIOR TO MCADAMS HAD SOME DISCREPANCIES AS TO REMAINDER AREA. AS A RESULT, PREVIOUS MCADAMS PLATS CARRIED THESE DISCREPANCIES FORWARD. THIS TABLE STATES THE CORRECT REMAINDER AREA FOR PLATS MOVING FORWARD.

AREA TABLE (PREVIOUS RECORDED PLATS AND ORIGINAL DEVELOPMENT TRACT BOUNDARY CHANGES)	
TOTAL OVERALL AREA: 83.74 AC	
- (MINUS) LOT 2 (BK _____, PG. _____):	18.73 AC
- (MINUS) LOT 1 (BK _____, PG. _____):	39.52 AC
= (EQUALS) LOT 3:	25.49 AC

AREA TABLE - SUBDIVISION	
ORIGINAL LOT 3 AREA:	25.49 AC
NEW LOT 3 AREA:	24.68 AC

**OVERALL SITE AREA - NOT TO SCALE**



**McADAMS**  
The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713  
phone 919.361.5000  
fax 919.361.2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**  
SFTEN LLC  
3000 AERIAL CENTER PARKWAY STE 110  
MORRISVILLE, NC 27560

**COLLINS RIDGE PROPERTY DEDICATION PLAT  
SUBDIVISION PLAT**  
HILLSBOROUGH TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA

**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. DRH-21002  
FILENAME DRH21002-F6  
CHECKED BY JBT  
DRAWN BY KMM  
SCALE NTS  
DATE 05.09.2024

**SHEET**

SUBDIVISION PLAT



NAD GRID (NAD83) (2011)

### GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.



## MCADAMS

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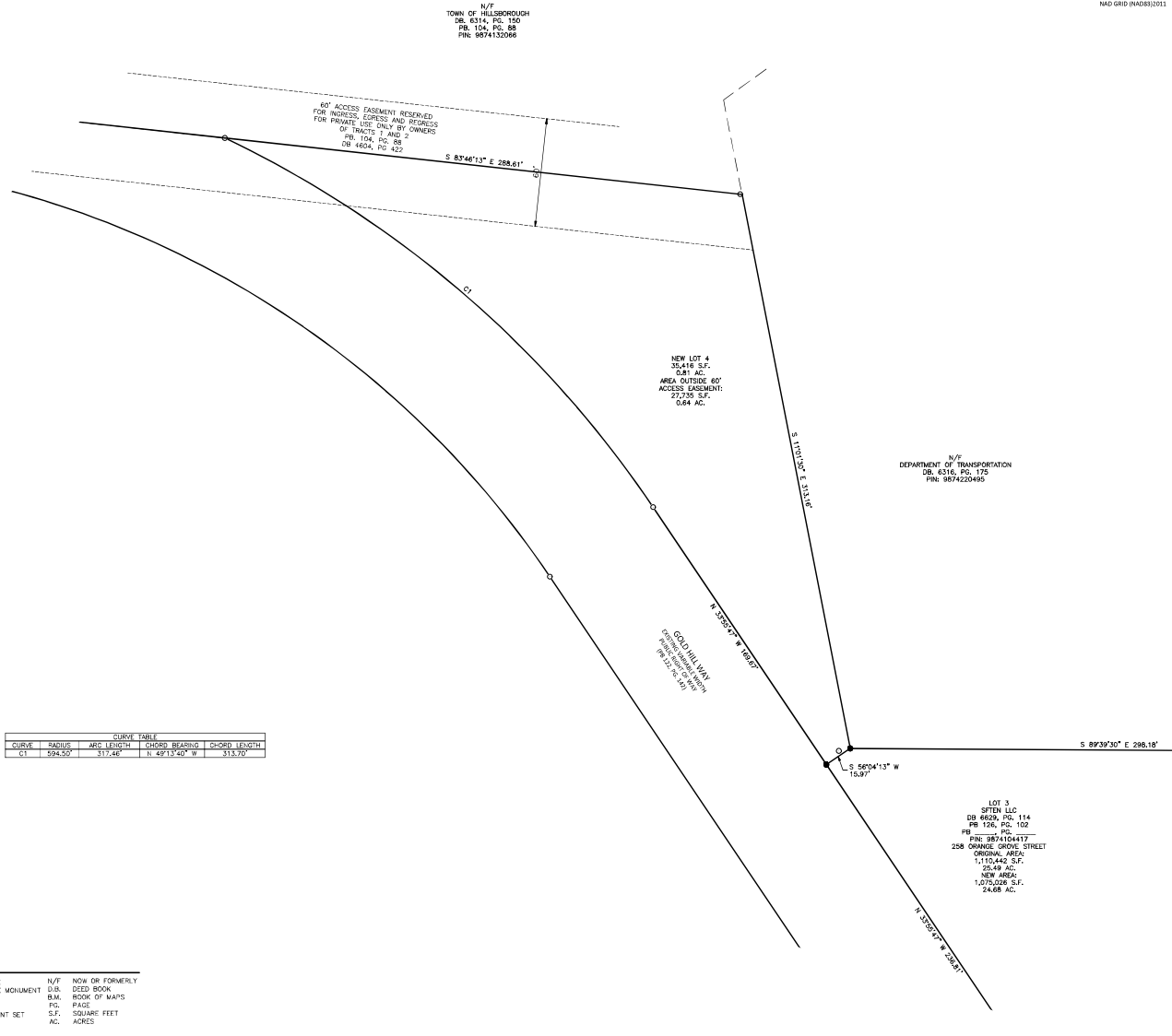
www.mcadamsco.com

### CLIENT

SFTEN LLC  
2000 AERIAL CENTER PARKWAY STE 110  
MORRISVILLE, NC 27560

## COLLINS RIDGE PROPERTY DEDICATION PLAT SUBDIVISION PLAT

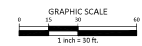
HILLSBOROUGH TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	594.50'	317.46'	N 49°13'40\" W	313.70'

### LEGEND

○	EXISTING IRON PIPE	N/F	NOW OR FORMERLY
■	EXISTING CONCRETE MONUMENT	D.B.	DEED BOOK
△	EXISTING NAIL	B.M.	BOOK OF MAPS
●	IRON PIPE SET	P.G.	PLAT
□	CONCRETE MONUMENT SET	S.F.	SQUARE FEET
▲	CALCULATED POINT	AC.	ACRES
(XXXX)	ADDRESS		



### REVISIONS

NO. DATE

### PLAN INFORMATION

PROJECT NO. DRH-21002  
FILENAME DRH21002-F6  
CHECKED BY JBT  
DRAWN BY KMM  
SCALE 1"=30'  
DATE 05.03.2024

### SHEET

SUBDIVISION PLAT

# 2-2