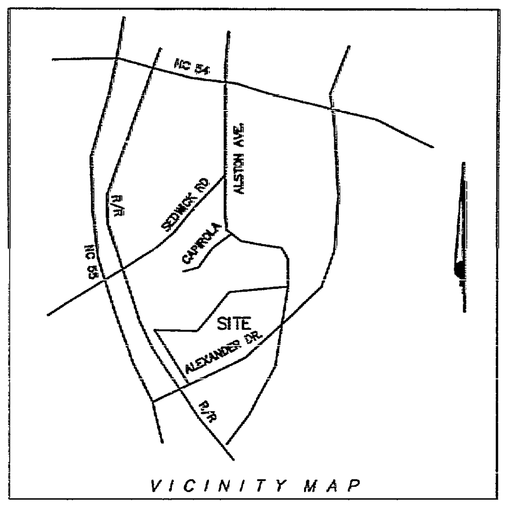
FILED
Plat Book 151 Page 63
Date 12-21-00 Time 9:04
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC



VICINITY MAP

NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE OPINION AS OF 9/31/00 AND DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR.
2. BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED IN PART FROM AN ACTUAL FIELD SURVEY BY THIS FIRM AND IN PART FROM EXISTING RECORDS AS REFERENCED HEREON.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. HORIZONTAL AND VERTICAL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
6. LOCATION OF UNDERGROUND UTILITIES ARE NOT A PART OF THIS SURVEY.
7. 60' ACCESS SCALED FROM D.O.T. PROJECT PLANS #8.2521902.
8. BASIS OF BEARINGS: NC GRID NAD 83
9. THIS PROPERTY IS LOCATED IN FLOOD HAZARD AREA "AE" AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 570, MAP NUMBER 63C0156966, DATED FEBRUARY 2, 1996.
10. 100 YR. FLOOD SCALED FROM DURHAM G.I.S.
11. REFERENCE UNRECORDED MAP BY WINTERS & RAVEL ENTITLED PROPERTY OF BARBEE TRACT DATED NOV. 4, 1999.
12. REFERENCE UNRECORDED MAP BY CREDLE ENGINEERING CO. ENTITLED PROPERTY OF ROBERT LOWE BARBEE DATED DEC. 29, 1971.
13. FOR ALL ADDITIONAL NOTES AND INFORMATION, SEE MAP 1 OF 2.

FINAL PLAT
approved by the Durham Development Review Board
on: 12-15-2000
Steven L. Medlock
Clerk, Development Review Board
approval void if not recorded within 90 days of by:

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT AS THE OWNER OF THE PROPERTY SHOWN HEREON, I CONSENT TO THIS ACTION AND DEDICATE ALL PUBLIC STREETS, ALLEYS, AND OTHER OPEN SPACES SO DESIGNATED HEREON; AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN HEREON ARE GRANTED FOR THE USES STIPULATED.

Mary Helen Mitchell
SIGNATURE OF OWNER
Carol Sue Wortham
SIGNATURE OF OWNER

ORANGE
STATE OF NORTH CAROLINA, WAKE COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Mary Helen Mitchell and Carol Sue Wortham PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 20th DAY OF December, 2000.

Steven E. Whitesell
NOTARY PUBLIC Steven E. Whitesell
MY COMMISSION EXPIRES 8/18/2003

STEVEN E. WHITESELL NOTARY PUBLIC ORANGE COUNTY, NORTH CAROLINA

OWNER'S CERTIFICATE

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Evelyn G. Barbee
SIGNATURE OF OWNER

ORANGE
STATE OF NORTH CAROLINA, WAKE COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Evelyn G. Barbee PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 20th DAY OF December, 2000.

Steven E. Whitesell
NOTARY PUBLIC Steven E. Whitesell
MY COMMISSION EXPIRES 8/18/2003

STEVEN E. WHITESELL NOTARY PUBLIC ORANGE COUNTY, NORTH CAROLINA

REFERENCES
DB 351 PG 495
DB 2431 PG 106
DB 1132 PG 359
DB 2431 PG 121
DB 1925 PG 18
DB 369 PG 22
DB 2085 PG 806
DB 1680 PG 709
DB 2205 PG 246
DB 2010 PG 613
DB 1728 PG 782
DB 1763 PG 208
PB 62 PG 55
PB 108 PG 61
PB 66 PG 2
PB 106 PG 65
PB 52 PG 74
PB 52 PG 74
PB 58 PG 10

AREA TABLE

LOT 1 – 11.225 ACRES	
LOT 2 – 4.00 ACRES	
LOT 3 – 38.262 ACRES	
LOT 4 – 0.954 ACRES	
LOT 5 – 2.372 ACRES	
LOTS 2,3,4,&5 ARE HEREBY COMBINED. NEW TOTAL ACREAGE IS 45.588 ACRES.	

LINE TABLE

LINE	LENGTH	BEARING
L13	48.63	N56°08'43"E
L14	122.21	N49°56'07"E
L15	104.03	N81°18'12"E
L16	93.35	S56°47'07"W
L17	117.91	N21°03'28"E
L18	123.99	N02°15'07"W
L19	37.28	N02°15'07"W
L20	126.72	N02°15'07"W
L21	126.94	S88°46'50"E
L22	114.84	S88°46'50"E
L23	274.83	S88°46'50"E

SCALE: 1" = 200'
200 100 0 200 400

NOW OR FORMERLY
J. RUDOLPH & GM FERRELL
AND M. DURHAM ET AL
1217 ROUNDTREE DR.
ROCKY MOUNT, NC 27804
DB 2010 PG 613
PIN# 737-01-17-8370
ZONING I-2

NOW OR FORMERLY
CAPITOLA LLC
C/O ALEXANDRIA RE EQUITIES INC
135 N LOS ROBLES AVE STE 250
DB 2431 PG 106
PB 108 PG 61
PIN# 737-01-28-5177
ZONING I-2

LOT 2
4.00 ACRES
174247 SQ. FT.

NEW 100' GREENWAY EASEMENT HEREBY DEDICATED

PROPERTY LINE IS HEREBY REMOVED

N 02°51'23" W 8.52' EIP
IPS
CONTROL CORNER
S 88°46'50" E 671.96'
MATCHLINE
SHEET 1

LOT1
NOW OR FORMERLY
MARTHA E. FLETCHER
11313 ASHLEY DR.
ROCKVILLE, MD. 20852
DB 351 PG 495
PB 62 PG 55
PIN# 737-01-37-1897
ZONING RD
ZONING CODE: 01070

NOW OR FORMERLY
MARY F. GREENFIELD
1212 VIRGINIA AVE.
DURHAM, NC 27705
DB 1680 PG 709
BM 52 PG 74
PIN# 0737-01-37-7863
ZONING CODE: 00130
ZONING CODE: RD & NC

LOT 4
AREA
41,545 S.F.
0.954 AC.
NOW OR FORMERLY
RONALD L. & WIFE MARY H. MITCHELL
4107 COTTONWOOD DR.
DURHAM, NC 27705-5371
DB 1728 PG 782
BM 55 PG 10
PIN# 0737-01-37-7399
PARCEL ID 542B-01-011
ZONING CODE: RM-12(D)

NC GRID (NAD 83)

MATCHLINE
SHEET 2
CONTROL CORNER
EIP
S 88°08'31" E 284.13'
EIP
S 88°15'45" E 237.84'
IPS

N 11°43'10" W 166.92'
N 11°32'17" W 188.23'
N 78°15'32" W 233.72'
S 11°37'25" W 165.47'
PROPERTY LINES ARE HEREBY REMOVED

40' SANITARY SEWER EASEMENT

DURHAM SOUTHERN R.R. 100' R/W
N 30°41'03" W 1216.43' TOTAL - 1554.61'
100'

100 YEAR FLOOD SEE NOTE 10

OLD R/W LINE
ALSTON AVE. VARIABLE WIDTH R/W
ALSTON AVE. VARIABLE WIDTH PUBLIC R/W

RADIUS = 4186.09'
LENGTH = 489.83'
CHORD BRG. =S 08°16'17" W
CHORD = 489.55'

10' R/W DEDICATION
8395 SQ. FT.
0.19 ACRES

NOW OR FORMERLY
BARBEE FAMILY
PARTNERSHIP
DB 2205 PG 246
% MRS. EVELYN G. BARBEE
4001 HULON DR.
DURHAM, NC 27705
PIN# 0737 01 36 1996
ZONING RM-12(D)
ZONING CODE: 01070
PARCEL ID 542B-01-012

LOT 3
AREA
1,666,685 SQ FT
38.262 ACRES

N 87°56'01" W 166.25' EIP
IPS
S 02°44'13" W 469.64'

NOW OR FORMERLY
LAILA A. MOUSTAFA
DB 401 PG 738
PIN# 0737-01-36-5374
ZONING CODE: NC
ZONING CODE: 00130
SEE NOTE 12
PARCEL ID 542B-01-013

PROPERTY LINE IS HEREBY REMOVED
N87°50'41"W 717.88'
RADIUS = 5083.33'
LENGTH = 326.83'
CHORD BRG. = S83°22'01"W
CHORD = 326.77'
EIP
ECM
IPS
S 51°31'30" W 31.41'
337.68'
S 65°12'32" W 278.70'
EIP
60' ACCESS SEE NOTE 7
150'
150' PUBLIC R/W
ALEXANDER DRIVE
S 27°47'33" W 1560.01'
ECM

NCGS MON "CHARLIE"
N = 774,221.0663
E = 2,032,143.301
COMBINED FACTOR = 0.999918086

NOW OR FORMERLY
MITCHELL, MARY, HELEN B., CAROL S., WORTHAM, ET AL
4107 COTTONWOOD DR.
DURHAM, NC 27705-5371
DB 1763 PG 208
PIN# 0737-01-36-1054
ZONING: RM-12(D)
SEE NOTE 12
PARCEL ID 543-03-005A

LOT 5
AREA
103,325 S.F.
2.372 AC.

OWNER'S CERTIFICATE

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Mary Helen Mitchell
SIGNATURE OF OWNER
Ronald L. Mitchell
SIGNATURE OF OWNER

ORANGE
STATE OF NORTH CAROLINA, WAKE COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Mary Helen Mitchell and Ronald L. Mitchell PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 20th DAY OF December, 2000.

Steven E. Whitesell
NOTARY PUBLIC Steven E. Whitesell
MY COMMISSION EXPIRES 8/18/2003

STEVEN E. WHITESELL NOTARY PUBLIC ORANGE COUNTY, NORTH CAROLINA

LEGEND:

	LINES SURVEYED
	LINES NOT SURVEYED
	RIGHT-OF-WAY LINES
	100 YR. FLOOD LINE
CC	CONTROL CORNER
PKN	P.K. NAIL
R/W	RIGHT OF WAY
DB	DEED BOOK
BM	BOOK OF MAPS
PG	PAGE
MH Ⓢ	SANITARY SEWER MANHOLE
SS	SANITARY SEWER
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
○ EIP	EXISTING IRON PIPE
● IPS	NEW IRON PIPE SET
⊙ ECM	EXISTING CONCRETE MONUMENT
■	NEW CONCRETE MONUMENT SET
○	COMPUTED POINT
	FIRE HYDRANT
⊡	NC D.O.T. R/W MONUMENT
○	COMPUTED POINT

DSAtlantic
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RALEIGH, NC • RICHMOND, VA • WINSTON-SALEM, NC

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SUBDIVISION & RECOMBINATION SURVEY OF ALSTON VILLAGE

OWNER: NRP ALSTON VILLAGE, LLC
4030 WAKE FOREST RD. SUITE 300 RALEIGH NC 27609
TRIANGLE TOWNSHIP
DURHAM COUNTY
DURHAM, NORTH CAROLINA

ISSUE SEQUENCE

NO.	DATE	DESCRIPTION
1	11/21/00	PLANNING COMMENTS
2	12/05/00	PLANNING COMMENTS
3	12/18/00	ATTORNEY COMMENTS

PROJECT NO.: BLF001.000
SURVEYED BY: BDB
DRAWN BY: BDB
DATE: 10/10/00

SHEET 2 OF 2

G: /BLF/001/SURV/DWG/
CADD #: BLF001SUB2.DWG