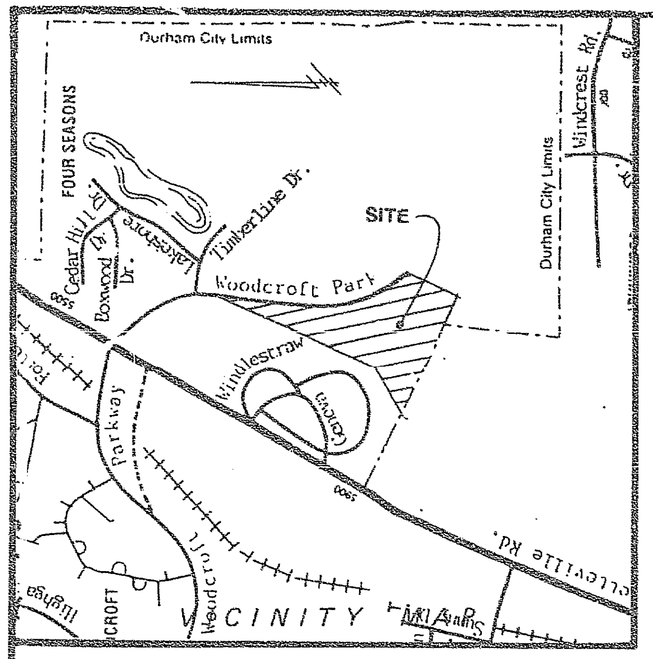
119-56



FILED
BOOK 119 PAGE 56
Nov 15 12:30 PM '88
RUTH C. GARRETT
REGISTER OF DEEDS
DURHAM COUNTY, NC

119 48

MAG NORTH 1985

NOW OR FORMERLY
G.W. HALL

NOW OR FORMERLY
PHASE ONE
INNESBROOK

NOW OR FORMERLY
ROSSER

NOW OR FORMERLY
FOUR SEASONS JOINT VENTURE

NOW OR FORMERLY
CITY OF DURHAM

WOODCROFT PARKWAY (60' R/W)

25' UTILITY EASEMENT

CREEK

CROOKED

15' DUKE POWER CO. EASEMENT

GRAVEL ACCESS

CONTROL CORNER

EIP

PP

PUMP STATION

68' DUKE POWER CO. TRANSMISSION LINE R/W

OVERHEAD UTILITY LINE

IPS

LS

GROSS AREA = 22.77 Ac.
R/W AREA = 2.41 Ac.

CURVE	DELTA	RADIUS	ARC	CHORD	TAN	CHORD BRG.
1	12° 13' 56"	949.99	202.82	202.43	101.79	N 13° 25' 32" E
2	12° 13' 56"	889.99	190.00	189.64	95.36	N 13° 25' 32" E
3	18° 46' 04"	949.99	311.18	309.79	157.00	N 02° 04' 27" W
4	18° 46' 04"	889.99	291.53	290.23	147.08	N 02° 04' 27" W
5	33° 15' 01"	970.00	562.92	555.05	289.63	N 28° 05' 00" W
6	33° 15' 01"	1030.00	597.73	589.38	307.55	N 28° 05' 00" W

LINE	BEARING	DISTANCE
1	S 12° 07' 57" E	60.07
2	S 45° 17' 29" W	60.00
3	N 12° 14' 43" E	35.86
4	N 34° 25' 32" E	102.99
5	S 87° 05' 53" E	114.92
6	N 20° 58' 50" E	48.50
7	N 42° 20' 52" E	118.99
8	N 19° 32' 29" E	31.03

REFERENCES

1. P.B. 114, PG. 11 ; D.C.R.
2. P.B. 114, PG. 22, D.C.R.

LEGEND

⊠	TOWER
EIP	EXISTING IRON PIPE
IPS	IRON PIPE SET
PP	POWER POLE

NORTH CAROLINA
WAKE COUNTY

I, JANE E. HOYLE, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book _____, page _____, etc.) (other), that the ratio of precision as calculated by latitude and departures is 1/ 10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____, page _____; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and seal this 15 day of Nov., A.D., 1988.

Jane E. Hoyle
Surveyor

L-2462
Registration Number

NORTH CAROLINA REGISTERED SEAL L-2462 LAND SURVEYOR JANE E. HOYLE

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that Jane E. Hoyle a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15 day of Nov., 1988.

Susan C. Smith
Notary Public

My Commission expires 11-8-92

SUSAN C. SMITH NOTARY PUBLIC WAKE COUNTY N.C.

NORTH CAROLINA
Durham COUNTY

The foregoing certificate of Susan C. Smith, Notary Public, is certified to be correct. This instrument was presented for registration and recorded in Plat Book 119, page 56 This Nov. 15, 1988 at 12:30 P.M.

RUTH G. GARRETT
Register of Deeds

By _____
Assistant Reg. of Deeds

Recorded in Book of Maps _____ Vol. _____ Pg. _____

Being all of that 22.77 acre tract of land (including 2.41 acres within the right-of-way of Woodcroft Parkway) lying in Triangle Township, Durham County, North Carolina as shown on a plat by Priest, Craven & Associates, Inc., dated November 1, 1988, as is more particularly described as follows:

BEGINNING at the southerly-most corner of the property of Stephen R. Walsh (now or formerly) known as Phase I Innesbrook as shown on a map thereof recorded in Map Book 114 Page 11 of the Durham County Registry, said corner being located on the northerly boundary of a 68 foot wide Duke Power Company transmission line right-of-way, and running thence with the southeasterly boundaries of the property of Stephen R. Walsh three (3) courses and distances as follows: (1) North 55-10-41 East 323.40 feet to an iron, (2) North 34-25-32 East 102.99 feet to an iron, and (3) South 87-05-53 East 114.92 feet to an iron; thence continuing with the southeasterly and easterly boundaries of the property of Stephen R. Walsh and the southeasterly boundary of a 25 foot utility easement five (5) courses and distances as follows: (1) North 20-58-50 East 48.50 feet to an iron, (2) North 42-13-57 East 214.62 feet to an iron, (3) North 34-02-32 East 352.10 feet to an iron, (4) North 42-18-10 East 214.19 feet to an iron, and (5) North 42-20-52 East 118.99 feet to an iron in the westerly boundary of the proposed 60-foot right-of-way of Woodcroft Parkway; thence with said westerly margin of the right-of-way of Woodcroft Parkway and an easterly boundary of the property of Stephen R. Walsh, North 19-32-30 East 179.62 feet to an iron; thence South 73-07-57 East 60.07 feet to an iron in the easterly boundary of the right-of-way of Woodcroft Parkway; thence with said easterly boundary of Woodcroft Parkway, and the westerly boundaries of the property of Four Seasons Joint Venture (now or formerly) five (5) courses and distances as follows: (1) South 19-32-30 West 213.45 feet to an iron, (2) following the arc of a circular curve to the left said arc having a radius 889.99 feet, an arc length of 190.00 feet (chord South 13-25-32 West 189.64 feet) to an iron, (3) following the arc of a circular curve to the left, said arc having a radius of 889.99 feet, an arc distance of 291.53 feet (chord South 02-04-27 East 290.23 feet) to an iron, (4) South 11-27-30 East 460.00 feet to an iron, and (5) following the arc of a circular curve to the left, said arc having a radius of 970.00 feet, an arc distance of 562.92 feet (chord South 28-05-00 East 555.05 feet) to an iron; thence South 45-17-29 West 60.00 feet to a point in the westerly margin of the right-of-way Woodcroft Parkway; thence South 45-, /-29 West 337.30 feet to an iron in the southerly margin of a 68 foot wide Duke Power Company transmission line right-of-way; thence North 55-44-15 West 350.00 feet to a point in the centerline of said Duke Power Company transmission line right-of-way; thence North 12-14-43 East 35.86 feet to a point in the northerly margin of said Duke Power Company transmission line right-of-way; thence with said northerly margin of said Duke Power Company transmission line right-of-way North 60-21-00 West 931.89 feet to the point and place of Beginning.

Being the same property conveyed to Stephen R. Walsh and wife Paula N. Walsh by deed recorded in Book 1335, Page 910 of the Durham County Registry.

REVISIONS	BOUNDARY PLAT	
11-14-88 - UTIL. ESMT. & GRAVEL ACCESS & DESCRIPTION	PROPERTY OF: CROSSLAND SAVINGS F.S.B., CHICAGO TITLE INSURANCE COMPANY AND WALSH/WOODCROFT LIMITED PARTNERSHIP	
	TOWNSHIP: Triangle	COUNTY: DURHAM
100 0 200 SCALE	STATE: NORTH CAROLINA	
	ZONE: P.D.R. - 12 TAX MAP:	PARCEL:

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS
4401 Bland Road, Suite 110, Raleigh NC 27609. Phone 919/876-1060

DATE: 11-1-88	SURVEYED BY: TM	FIELD BOOK
SCALE: 1" = 200'	DRAWN BY: CEC	DRAWING NO.
CHECKED & CLOSURE BY:		88-32

LOGAN GRAY 1 2 3