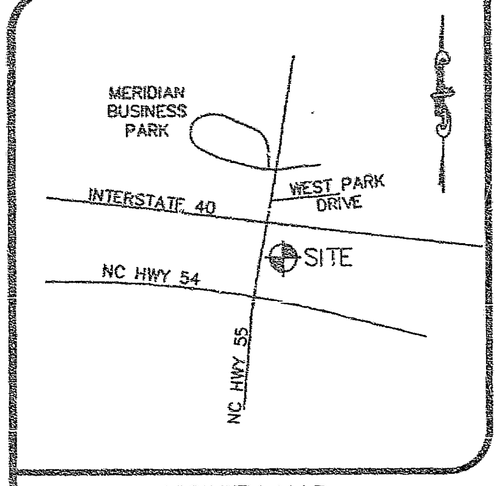
134-13



VICINITY MAP
(n.t.s.)

CERTIFICATE OF OWNER

I HEREBY CERTIFY THAT CMD Realty Investment Fund, L.P. IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THEY HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, DEDICATE ALL PUBLIC STREETS, ALLEYS, EASEMENTS AND OTHER OPEN SPACES SO DESIGNATED HEREON FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON THIS PLAT ARE HEREBY GRANTED FOR THE USES AS STIPULATED. BY: CMD REIM, INC., General Partner

BY: James R. Higley
VICE PRESIDENT

ATTEST: [signature]
SECRETARY

NORTH CAROLINA
Durham COUNTY
CMD REIM, INC.

I, Debbie H. Dennis, NOTARY PUBLIC OF SAID COUNTY AND STATE, CERTIFY THAT Allen Aldridge, Jr. PERSONALLY CAME BEFORE ME THIS DAY, AND ACKNOWLEDGED THAT HE IS Asst. Secretary OF [illegible], A CORPORATION, AND THAT BY AUTHORITY DULY GIVEN AND AS THE ACT OF THE CORPORATION, THE FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS President, SEALED WITH ITS CORPORATE SEAL, AND ATTESTED BY HIMSELF AS ITS Asst. Secretary

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF October, 1995

Debbie H. Dennis
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-17-99

NOTARY PUBLIC GRANVILLE COUNTY, N.C.

State of North Carolina-Durham County
The foregoing certificate(s) of Diane J. Helman
A Notary (Notaries) Public for the Designated Governments is (are) certified to be correct.
This the 13 day of Oct. A.D. 19 95
Ruth C. Garrett, Register of Deeds
By: Gail Baker, Assistant/Deputy Register of Deeds

BOOK 134 PAGE 13

'95 OCT 23 PM 4:10

RUTH C. GARRETT
REGISTER OF DEEDS
DURHAM COUNTY, N.C.

CITY OF DURHAM MONUMENT LEC 68
NC GRID COORDINATES NAD 27
N = 782,688.995
E = 2,032,393.163

DURHAM AND SOUTHERN RAILROAD
(100' RIGHT-OF-WAY)

(S 33°25'36" E)
(1524.26')

FINAL PLAT

approved by the Durham Development Review Board
on: 10-13-95

W. S. Roberts Jr.
Clerk, Development Review Board

approval void if not recorded within 90 days or by: _____

(S 08°10'33" W)
(669.25')

(S 08°10'33" W)
(104.43')

(N 87°44'33" W)
(20.11')

THREE LEVEL
CONCRETE PARKING DECK

PAVED PARKING LOT

159.42'

S 83°18'54" W

S 77°38'29" E
21.73'

83.72'
S 14°10'00" W

N/F
AUTO MALL
PLAT BOOK 122, PAGE 190

C-3

S 14°17'58" W 247.56'

C-2

C-1

NEW LOT LINE FOLLOWS BACK OF CURB LINE.

(S 81°00'12" E)
(220.23')

FIVE STORY
BRICK AND GLASS
OFFICE BUILDING

LOT 1
5.289 ACRES±

BRICK PAVEMENT
SHRUBS

S 75°57'29" E
130.35'

LOT 2
102,776 SQ.FT.
2.359 ACRES±

"VACANT"
(NO BUILDINGS OR IMPROVEMENTS)

466.48'
307.06'

INTERSTATE 40
(VARIABLE WIDTH PUBLIC R/W)

(N 87°58'53" E)
(131.53')

(N 26°42'30" E)
(130.66')

60' WIDE RIGHT OF ACCESS
DEED BOOK 1073, PAGE 689

S 75°37'21" E
60.89'

280.51'

N 14°13'09" E
CONTROLLED ACCESS

45.25'

60.00'

SHRUBS

CONTROLLED ACCESS

754.56' TOTAL

428.80'

CONTROL CORNER

CONTROL CORNER

NC HIGHWAY 55
(180' PUBLIC R/W)

DEPT. OF TRANSPORTATION
DEED BOOK 1073, PAGE 688

75.00'

HIGHWAY CENTERLINE

FINAL PLAT - MINOR SUBDIVISION

GENERAL NOTES:

1.) SUBJECT PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE.
2.) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE TAKEN FROM A SURVEY BY DUANE K. STEWART AND ASSOCIATES, RECORDED IN PLAT BOOK 107, PAGE 169. OTHER BEARINGS AND DISTANCES ARE FROM AN ACTUAL FIELD SURVEY.
3.) BUILDINGS AND PARKING ARE TAKEN FROM A SURVEY BY TRIANGLE SURVEYORS,ENTITLED "CMD SOUTHEAST, INC.", DATED 22 AUGUST 1993.
4.) ZONING: O-I(2) OFFICE AND INDUSTRIAL II
SETBACKS: RIGHT-OF-WAY: 35 FEET
SIDEYARD: 20 FEET
REAR: 25 FEET
(SETBACKS MAY DIFFER IF BUILDING EXCEEDS 35 FEET IN HEIGHT.)
5.) REFERENCES: PLAT BOOK 107, PAGE 169
PLAT BOOK 122, PAGE 190
TAX MAP 546-7-9

GRAPHIC SCALE
50 0 50 100 150 200

THIS SURVEY CREATES A SUBDIVISION OF LAND IN DURHAM WHICH HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
I, JAMES W. MULLIGAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM, DEED DESCRIPTION RECORDED IN BOOK 107, PAGE 169; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED, AND DRAWN FROM INFORMATION FOUND IN BOOK AS, PAGE NOTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 15,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 16 DAY OF OCTOBER A.D., 1995

James W. Mulligan
JAMES W. MULLIGAN RLS L-2566

NORTH CAROLINA REGISTERED SEAL L-2566 LAND SURVEYOR JAMES W. MULLIGAN

STATE OF NORTH CAROLINA
COUNTY OF Durham

I, Diane J. Helman, A NOTARY PUBLIC IN AND FOR THE STATE OF NORTH CAROLINA AND COUNTY OF Durham CERTIFY THAT JAMES W. MULLIGAN, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL. WITNESS MY HAND AND SEAL THIS 16 DAY

Diane J. Helman
NOTARY PUBLIC

MY COMMISSION EXPIRES 9-5-98

NOTARY PUBLIC GRANVILLE COUNTY, N.C.

NC GRID NORTH
PLAT BOOK 107, PAGE 169

LEGEND:
- EXISTING CONC. MON.
- EXISTING IRON PIPE
- IRON PIPE SET
- CALC. POINT

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	101.31'	48.82'	24.89'	48.35'	S 89°45'44" E	27°36'30"
C-2	35.20'	20.76'	10.69'	20.46'	S 86°40'04" E	33°47'49"
C-3	9.69'	8.72'	4.68'	8.43'	S 43°58'52" E	51°34'35"

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
RESEARCH TRIANGLE PARK, NC
P.O. BOX 14005 ZIP 27709-4005
(919) 361-5000

REVISIONS:
1.

SURVEY BY: JAMES W. MULLIGAN L-2566

PARK FORTY PLAZA PROPERTY
N. C. HIGHWAY 55 AT INTERSTATE HIGHWAY 40
DURHAM COUNTY, TRIANGLE TOWNSHIP, NORTH CAROLINA

OWNER: CMD REALTY INVESTMENT FUND, L.P.
227 WEST MONROE, SUITE 3900
CHICAGO, ILLINOIS 60606

PROJECT NO. SCA-95011
FILE NAME: SCA95011.DWG
DRAWN BY: RCN/JWM
SCALE: 1" = 50'
DATE: 27 SEPT. 1995

McADAMS