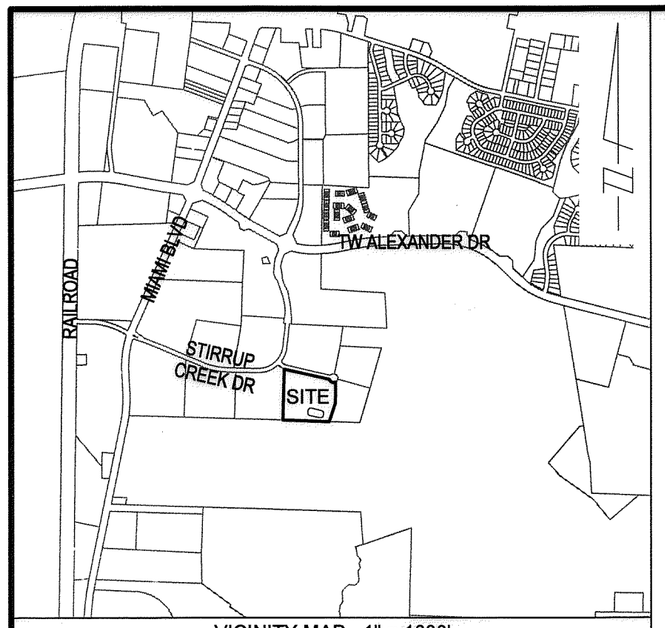


VICINITY MAP - 1" = 1000'

NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. ALL PROPERTY CORNERS ARE CALCULATED POINTS UNLESS SHOWN OTHERWISE.
5. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTY.
6. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" & "AE" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 3720074800J, WITH A DATE OF IDENTIFICATION OF MAY 2, 2006, FOR COMMUNITY NUMBER 370086, IN DURHAM COUNTY, STATE OF NORTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
7. PROPERTY IS ZONED IL.
8. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS USING DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NAVD 88 (MSL) ELEVATIONS USING THE CONTINUOUSLY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
9. WETLANDS DELINEATED IN JUNE 2014 BY S&EC.
10. SUBJECT LOT IS IN THE SUBURBAN DEVELOPMENT TIER.
11. THE STORMWATER CONTROL MEASURE (SCM) ACCESS & MAINTENANCE EASEMENT GRANTS THE CITY OF DURHAM AND THEIR ASSIGNS RIGHT OF ACCESS TO THE PERMANENT STORMWATER CONTROL MEASURE(S) FOR INSPECTIONS AND ENFORCEMENT OF OPERATION & MAINTENANCE. NO OBSTRUCTION SHALL BE ALLOWED IN THE EASEMENT WHICH COULD IMPEDE NECESSARY MAINTENANCE BY THE OWNER OR ENFORCEMENT BY THE CITY.
12. SUBJECT LOT IS IN THE NEUSE RIVER BASIN.

SITE DATA TABLE

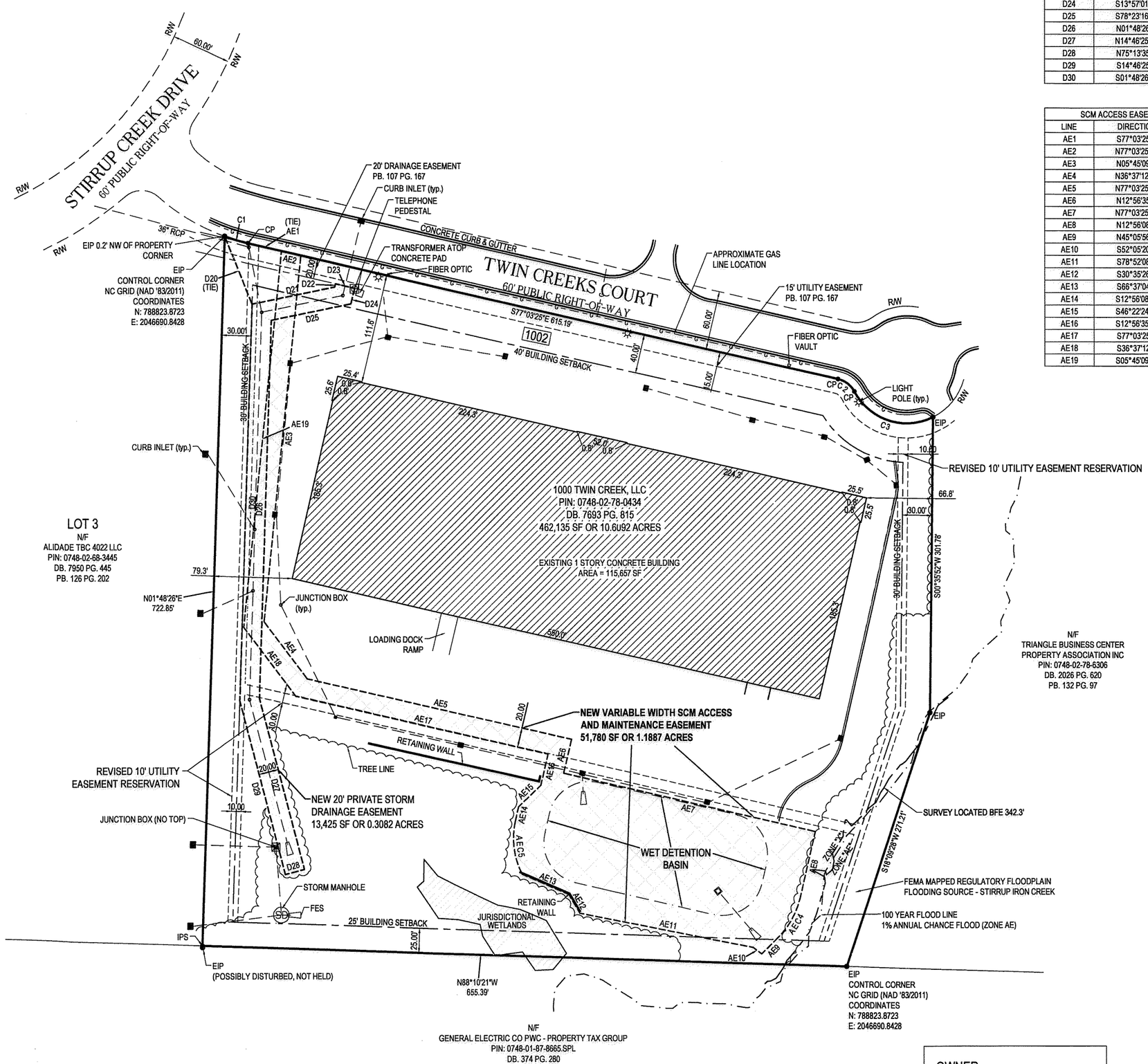
OWNER:	1000 TWIN CREEK, LLC
PARENT PIN:	0748-02-78-0434
DEED REF:	DB. 7693 PG. 815
TOTAL SITE AREA:	462,135 SF OR 10.6092 ACRES

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	205.00	24.93	S73°33'38"E	24.91
C2	25.00	21.68	S52°12'49"E	21.01
C3	60.00	93.13	S71°50'11"E	84.06

SCM ACCESS EASEMENT CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
AEC4	85.04	48.06	N29°38'11"E	47.43
AEC5	80.00	56.15	S07°10'18"E	55.00

DRAINAGE EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
D20	S22°08'25"E	73.91
D21	S76°23'16"W	85.79
D22	S13°57'01"W	3.31
D23	S77°03'25"E	20.00
D24	S13°57'01"W	16.27
D25	S78°23'16"W	82.60
D26	N01°48'26"E	386.89
D27	N14°46'25"W	179.54
D28	N75°13'35"E	20.00
D29	S14°46'25"E	182.46
D30	S01°48'26"W	405.60

SCM ACCESS EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
AE1	S77°03'25"E	34.75
AE2	N77°03'25"W	20.16
AE3	N05°45'09"E	374.85
AE4	N36°37'12"W	73.57
AE5	N77°03'25"W	275.75
AE6	N12°56'35"E	35.38
AE7	N77°03'25"W	262.40
AE8	N12°56'08"E	69.29
AE9	N45°05'56"E	21.95
AE10	S52°05'20"E	10.72
AE11	S78°52'08"E	179.65
AE12	S30°35'26"E	22.11
AE13	S66°37'04"E	51.73
AE14	S12°56'08"W	14.10
AE15	S46°22'24"W	31.21
AE16	S12°56'35"W	32.63
AE17	S77°03'25"E	263.11
AE18	S36°37'12"E	88.69
AE19	S05°45'09"W	385.13



NC GRID (NAD 83/2011)
SCALE: 1" = 80'

REFERENCES:

DB. 7693 PG. 815

PB. 132 PG. 97

BUILDING SETBACKS:

STREET YARD:	40 FEET
SIDE YARD:	30 FEET
REAR YARD:	25 FEET

LEGEND

EIP = EXISTING IRON PIPE
CP = CALCULATED POINT
IPS = IRON PIPE SET
R/W = RIGHT-OF-WAY
XXXX DENOTES ADDRESS

STATE OF NORTH CAROLINA WAKE COUNTY

I, G. SCOTT WILSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK__SEE___, PAGE__REF__; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK_____, PAGE_____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 7th DAY OF August, A.D., 2016

NORTH CAROLINA PROFESSIONAL SEAL L-2601 LAND SURVEYOR G. SCOTT WILSON

PROFESSIONAL LAND SURVEYOR - LICENSE # 2601

I, G. SCOTT WILSON, PROFESSIONAL LAND SURVEYOR NO. L-2601 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED.
D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

G. SCOTT WILSON P.L.S. NO. 2601

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, DAVID COLLETTE REVIEW OFFICER FOR DURHAM COUNTY N.C., DO HEREBY CERTIFY THE PLAT OR MAP TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER 9/2/16 DATE

FOR REGISTRATION
Sharon R. Davis
REGISTER OF DEEDS
Durham County, NC
2016 SEP 02 01:20:56 PM
BK:196 PG:190-190
PLAT
FEE:$21.00
INSTRUMENT # 2016030382
MDEGREE

2016030382

NOTE:
"THE OPERATION, MAINTENANCE, AND RECONSTRUCTION RESPONSIBILITY OF THE STORMWATER CONTROL MEASURE(S) (SCM[S]) LOCATED WITHIN THE SCM ACCESS & MAINTENANCE EASEMENT RESTS WITH THE OWNER PER THE RECORDED STORMWATER FACILITY AGREEMENT AND COVENANTS OR OPERATION AND MAINTENANCE AGREEMENT. THE SCM ACCESS & MAINTENANCE EASEMENT GRANTS THE CITY OF DURHAM AND THEIR ASSIGNS RIGHT OF ACCESS TO THE PERMANENT STORMWATER CONTROL MEASURE(S) FOR INSPECTIONS AND ENFORCEMENT OF OPERATION & MAINTENANCE. NO OBSTRUCTION SHALL BE ALLOWED IN THE EASEMENT WHICH COULD IMPEDE NECESSARY MAINTENANCE BY THE OWNER AND ANY ENFORCEMENT BY THE CITY."

OWNER:
1000 TWIN CREEK, LLC
800 EAST 96TH ST STE 175
INDIANAPOLIS, IN 46240

CASE #S1600151

EXEMPT PLAT
THIS PLAT HAS BEEN REVIEWED FOR RECORDATION AS AN EXEMPT PLAT PURSUANT TO CHAPTER 47-30 AND CHAPTER 39A OF THE NORTH CAROLINA GENERAL STATUTES.
9/1/16

RECORDED IN
PLAT BOOK ____ PAGE ____

SCALE: 1" = 100'

0 50 100 200 300 400

REV.	DATE	DESCRIPTION	BY
1	08-05-16	REVIEW COMMENTS #1	DG

BNK

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
- 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
- TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
- CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY	JM
DRAWN BY	DG
CHECKED BY	SW
DATE	07-13-16

EXEMPT PLAT
PROPERTY OF
1000 TWIN CREEK, LLC

DURHAM TRIANGLE TWSP DURHAM COUNTY NORTH CAROLINA

SHEET 1 OF 1

R:\2014\14105 - Triangle Business Center\SURVEY\14105LDD\dwg\14105 EASEMENT PLAT PARCEL 5.dwg, 8/30/2016 7:32:49 AM, dang