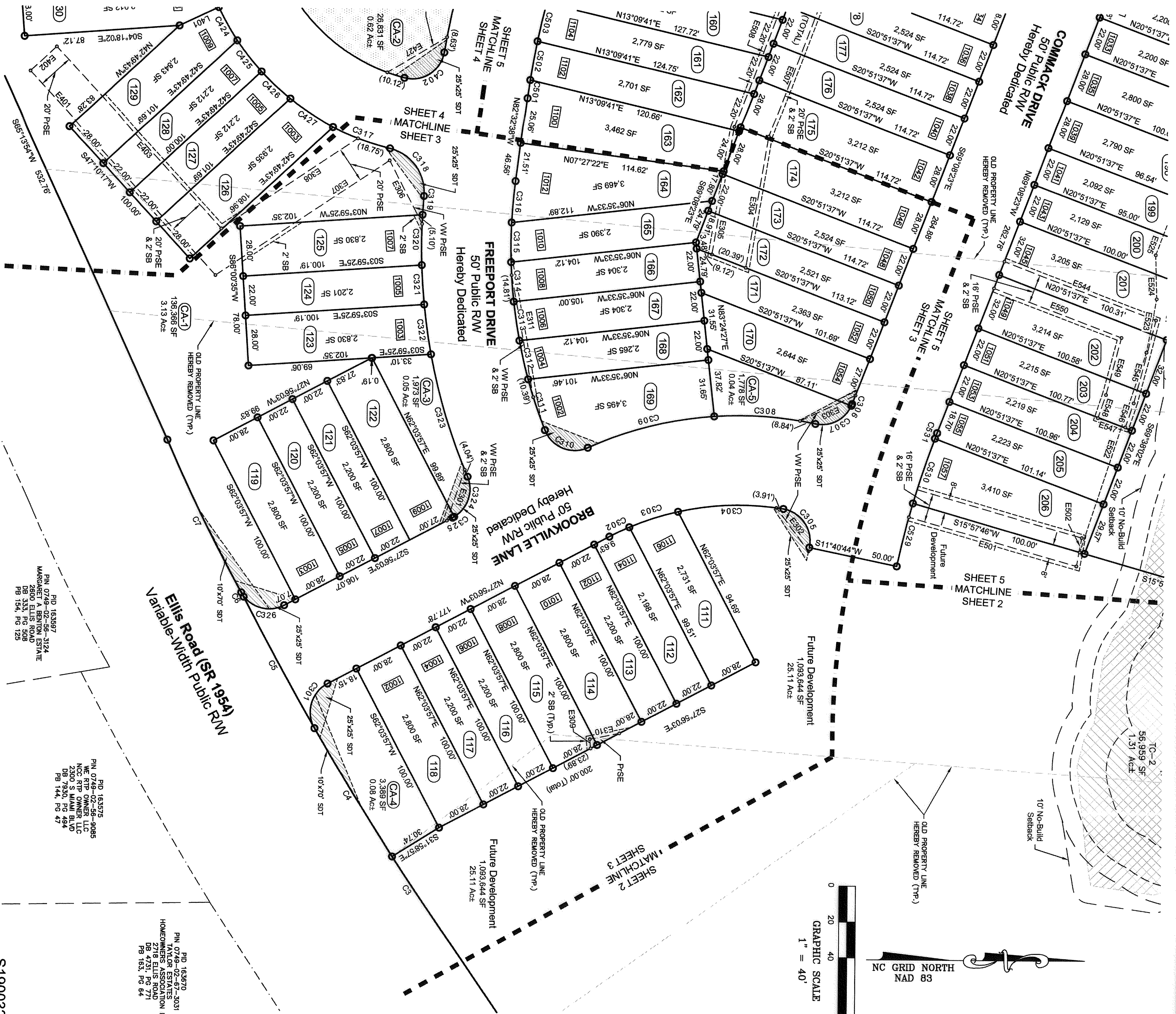


CURVE	LENGTH	RADIUS	CH. BRG.	CHORD
C301	28.02'	18.00'	N74°06'55"W	26.98'
C302	12.38'	18.00'	N25°53'37"W	12.38'
C303	28.45'	18.00'	N18°09'41"W	28.41'
C304	59.56'	18.00'	N01°59'53"W	59.20'
C305	29.13'	18.00'	N85°18'34"E	28.06'
C306	1.00'	18.00'	S67°32'51"E	1.00'
C307	24.40'	18.00'	S27°07'08"E	22.58'
C308	91.27'	206.00'	S03°45'13"W	57.09'
C309	73.23'	206.00'	S14°23'41"E	72.84'
C310	28.07'	18.00'	S21°14'42"W	28.02'
C311	29.91'	275.00'	S71°05'04"W	29.90'
C312	22.17'	275.00'	S76°30'35"W	22.16'
C313	22.02'	275.00'	S81°08'48"W	22.02'
C314	22.02'	275.00'	S85°42'06"W	22.02'
C315	22.17'	275.00'	N88°41'41"W	22.16'
C316	23.24'	275.00'	N84°57'53"W	23.23'
C317	34.08'	144.00'	N20°04'27"E	34.00'
C318	35.54'	28.00'	N84°01'30"E	32.63'
C319	10.52'	325.00'	S86°10'17"E	10.51'
C320	28.08'	325.00'	S89°34'28"E	28.08'
C321	22.00'	325.00'	N86°00'36"E	22.00'
C322	28.08'	325.00'	N81°35'38"E	28.08'
C323	71.29'	325.00'	N72°50'00"E	71.16'
C324	25.88'	18.00'	S72°15'45"E	23.71'
C325	1.00'	18.00'	S29°31'55"E	1.00'
C326	27.73'	18.00'	S16°12'13"W	25.07'

LINE	BEARING	LENGTH
E301	S71°15'36"E	30.04'
E302	N62°50'28"E	30.25'
E303	S24°57'32"E	34.20'
E304	S80°22'26"E	74.41'
E305	N80°22'26"W	72.40'
E306	S82°26'24"W	39.80'
E307	S33°14'45"E	116.76'
E308	N33°41'45"W	116.76'
E309	S84°40'29"W	5.10'
E310	N11°43'07"W	18.86'
E311	N79°15'52"E	69.21'



REGISTER OF DEEDS  
 Sharon A. Davis  
 Durham County, NC  
 320 Mar 13 04 03 01 PM  
 BK 202 PLAT PG 367-367  
 FEE: \$0.00  
 STRUMENT # 2020009122



S1900325  
 Sheet 3 of 8

SURVEYED by

**MSS LAND CONSULTANTS**

6118 Saint Giles St. Phone (919) 510-4464  
 Suite E Fax (919) 510-9102  
 Raleigh, NC 27612 Email: gowersw@mssland.com

"Committed to Total Quality Service"

FINAL PLAT

**ELLIS ROAD TOWNHOMES**

PHASES 1 & 2

SUBDIVISION & RIGHT-OF-WAY DEDICATION PLAT

OWNER: ELLIS ROAD RESIDENTIAL TWO LP

LEGEND

- Existing Monumentation
- Iron Pipe Set
- Concrete Marker
- Mathematical Points
- LSB Landscape Buffer
- Right-of-Way
- DB / PB Dead Book / Plat Book
- Easement
- Sight Distance Triangle
- PSE Private Storm Easmt
- PUSE Public Storm Easmt
- VW Variable Width
- SB Building Setback
- OS Open Space
- US Usable Open Space
- CA Common Area
- FD Future Development
- (0.00) The Distance (Chord Distance)
- TC Tree Coverage Area
- Tree Save Area
- Tree Replacement Area
- Matchlines

DATE: March 12, 2020

Professional Seal: NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-4639