

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.
- THIS IS A SUBDIVISION PLAT, ROW DEDICATION, STORM EASEMENT, WATERLINE EASEMENT, MAINTENANCE AND ACCESS EASEMENT, AND SANITARY SEWER EASEMENT PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON PB 158, PG 159-161. NO NC GRID MONUMENTS FOUND WITHIN 2000' FEET OF SITE.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- AREA BY COORDINATE GEOMETRY.
- A PORTION OF THIS PARCEL IS LOCATED IN A SPECIAL FLOOD HAZARD AREA "AE", AS PER FEMA FIRM MAP NO. 372080200 K, DATED AUGUST 2, 2007. THE REMAINING PARCEL AREA LIES WITHIN ZONE "X", BASE FLOOD ELEVATION: 271.4'.
- A SEPARATE FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FROM THE NORTHCAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES.
- REQUIREMENTS: DURHAM COUNTY ZONING: PB 158, PGS 159-161, PG 143, PG 170; P.B. 156, PG 289; P.B. 157, PG 197 (IN # 0920-01-10-0773).
- THIS SURVEY WAS PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY IS SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- ZONING: CG(D).
- THE SURVEYOR DOES NOT CERTIFY TO OR ASSUME ANY LIABILITY IN REGARDS TO STATEMENTS AND INFORMATION SHOWN HEREON CONCERNING CITY OF DURHAM ORDINANCES SUCH AS STREET WIDENING REQUIREMENTS, IMPERVIOUS SURFACE AREAS AND LAND DISTURBANCE. THESE ORDINANCES ARE SUBJECT TO CHANGE AT ANY TIME AND THE SURVEYOR HAS NO CONTROL AS TO CONFORMANCE TO THESE ORDINANCES AND REQUIREMENTS.
- STREAM BUFFERS: 50 FOOT WIDE UNDISTURBED STREAM BUFFER, MEASURED FROM TOP OF BANK, EACH SIDE OF STREAM. NO CLEARING OR GRADING OTHER THAN SELECTIVE TRIMMING AND ORDINARY MAINTENANCE OF EXISTING VEGETATION PERMITTED, EXCEPT IN ACCORDANCE WITH 15A NCAC 02B.233 (6) VEGETATION MANAGEMENT. NO STRUCTURES OR FEATURES REQUIRING GRADING OR CONSTRUCTION MAY BE BUILT WITHIN THE 10 FOOT STREAM BUFFER SETBACK. ANY USE ALLOWED BY SECTION 8.5.5 OF THE UDO SHALL BE DESIGNED AND CONSTRUCTED TO MINIMIZE THE AMOUNT OF INFISSION INTO THE STREAM BUFFER AND TO MINIMIZE CLEARING, GRADING, EROSION AND WATER QUALITY DEGRADATION. (UDO SECTION 8.5.5 b, c, and e).
- A MINIMUM 2' BUILDING SETBACK FROM ALL EASEMENTS TO BE PROVIDED.
- THIS SITE IS LOCATED IN THE CAPE FEAR RIVER BASIN.
- THIS SITE IS NOT LOCATED IN A WATERSHED OVERLAY.
- THIS SITE IS LOCATED IN THE SUBURBAN DEVELOPMENT TIER.
- THIS SITE IS SUBJECT TO ZS300012.
- MAXIMUM BUILDING COVERAGE PERCENTAGE FOR LOT 2 60%.
- THE MAINTENANCE, CONSTRUCTION, AND RECONSTRUCTION RESPONSIBILITY OF THE STORMWATER BMP FACILITY(IES) LOCATED WITHIN THE POND ACCESS AND MAINTENANCE EASEMENT RESTS WITH THE PERMITTEE PER THE STORMWATER FACILITY AGREEMENT RECORDED AT DB 1528 PG. 246-254

I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN) THAT THE FOUNDATIONS NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS

22 DAY OF JULY A.D. 2014

RONALD T. FREDERICK PLS 1-4720

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(1)(a). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN UNDIVIDED PART BEHIND LINES PARCELS OF LAND.

RONALD T. FREDERICK PLS L-4720

State of North Carolina
County of DURHAM

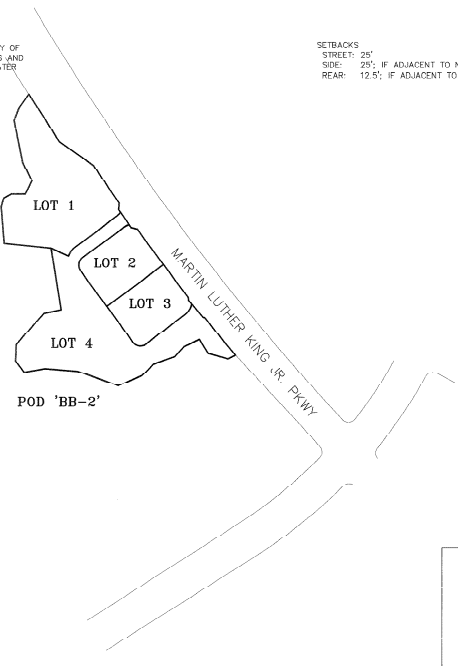
I, DARREN ALLEN
Review Officer of DURHAM County,
certify that the map or plat to which this
certification is affixed meets all statutory
requirements for recording.

Darren Allen 7/10/2014
Date
Review Officer

AREA SUMMARY TABLE

TOTAL SITE AREA.....	6.77 ACRES
TOTAL LOT AREA (LOTS 1-3).....	3.88 ACRES
TOTAL OPEN SPACE.....	2.67 ACRES
TOTAL ROW DEDICATED.....	0.22 ACRES

SETBACKS
STREET: 25'
SIDE: 25'; IF ADJACENT TO NON-RESIDENTIAL DISTRICT 12.5'
REAR: 12.5'; IF ADJACENT TO NON-RESIDENTIAL DISTRICT 12'



DURHAM FILE
S1400069

DURHAM APPROVAL STAMP

CERTIFICATE OF OWNER: CASWYCK-HVF, LLC
I HEREBY CERTIFY THAT CASWYCK-HVF, LLC
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 CITY USE AND THAT ALL BUILDING AND PRIVATE EASEMENTS
SHOWN UPON THIS PLAT ARE HEREBY GRANTED FOR THE USES
AS STIPULATED.

CASWYCK-HVF, LLC
BY: D. Miller

ATTEST: VICE PRESIDENT
TITLE

NORTH CAROLINA
Durham COUNTY

I, Virginia P. Whitman, NOTARY PUBLIC OF DURHAM COUNTY
AND STATE, PERMY THAT DAVIDA B. JEFFERS, PERSONALLY CAME
BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS VICE PRESIDENT
OF CASWYCK-HVF, LLC, A CORPORATION, AND THAT BY AUTHORITY
GIVEN TO HIM BY THE BOARD OF DIRECTORS OF SAID CORPORATION,
HE SIGNED AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING
INSTRUMENT IN HIS NAME BY ITS VICE PRESIDENT,
AND THAT HE IS A RESIDENT OF SAID COUNTY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY
OF JULY, 2014.

Virginia P. Whitman
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/11/2017



I, William T. Whitman, in my capacity as
LOCAL COUNSEL FOR CASWYCK-HVF, LLC, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND
BELIEF, THE OWNER OF THE TRACT OF LAND DESCRIBED
HEREON, AND THAT DAVIDA B. JEFFERS IS THE
OWNER OF RECORD OF THE TRACT OF LAND DESCRIBED
HEREON, AND THAT DAVIDA B. JEFFERS IS THE OWNER'S AGENT AUTHORIZED TO SIGN THE DEDICATION
STATEMENT PERTAINING TO THIS RECORDING AS OF THIS DATE.

NORTH CAROLINA
Durham COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID,
CERTIFY THAT DAVIDA B. JEFFERS PERSONALLY APPEARED BEFORE
ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING
INSTRUMENT, WITNESS MY HAND AND OFFICIAL
STAMP OR SEAL, THIS 22nd DAY OF JULY, 2014.

William T. Whitman
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/11/2017



FOR REGISTRATION
WILLIAM T. WHITMAN
REGISTER OF DEEDS
DURHAM COUNTY, NC
2014 JUL 15 10:41 AM
BK:193 PG:220-226

INSTRUMENT # 2014022833
APR 11

Plot Book
Date: 2014022833

DURHAM COUNTY RECORDATION STAMP

SHEET 1 OF 2

THE JOHN R. MCADAMS
COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No. C-0289
(609) 730-5949 • mcadams.com



REVISIONS:

HOPE VALLEY FARMS
1051 MARTIN LUTHER KING JR. BLVD.
TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH
CAROLINA

FINAL PLAT

PROJECT NO: HVF-13000
FILENAME: HVF-13000-F1
SUBMITTED BY: RTF
DRAWN BY: KMM
SCALE: 1"=60'
DATE: 2014-03-31

MCADAMS