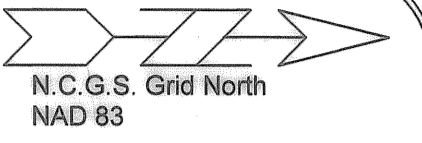


# RECOMBINATION SURVEY



**COUNTY OF DURHAM**  
Deed Book 3529 Page 277  
PIN #0821-08-98-8609

HASKELL PROPERTIES INC  
Deed Book 1001 Page 370  
PIN #0821-08-98-8570

FIVE POINTS LOTS LLC  
Deed Book 5865 Page 920

Existing 16' Alley  
N 28°07'04" E 222.23'

One Story Brick Building  
112 W. Seminary Ave

PIN #0821-05-98-9593

Existing 16' Alley  
S 56°32'49" E 89.50'

Found Post

Found Pipe

Found Pipe

Found Pipe

PIN #0831-05-08-0446

Existing Property Line to be Vacated

S 29°36'40" W 179.99'

HARVEY A WALL, JR  
Deed Book 1112 Page 163  
PIN #0831-05-08-1324

LS & SD LLC  
Deed Book 384 Page 78  
PIN #0831-05-08-2308

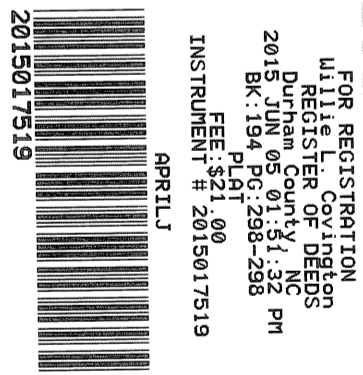
**ZONING:**  
Zoning District: DD-S1, Design District Support #1

**OVERLAY DISTRICT:**  
Downtown Development Tier

**FLOOD:**  
Zone: X  
FIRM #3720082100K Parcel 1 dated 8/2/07  
#3720083100J Parcel 2 dated 5/2/06

**WATERSHED:**  
Ellerbe Creek  
Neuse River Basin

**COMBINED AREA:**  
0.816 Acre



RECOMBINATION Map for:

**SEMINARY AVENUE REDUX**

Deed Book 7040 Page 993  
PIN #0821-05-98-9593

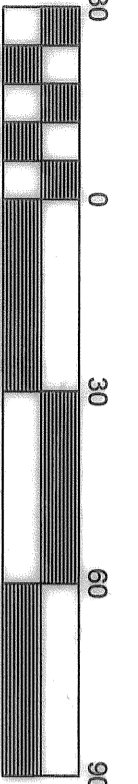
Deed Book 7040 Page 989  
PIN #0831-05-08-0446

Township: Durham County: Durham

State: North Carolina Date: 04/01/15

Scale: 1"=30' Drawn By: JAC

Note:  
All distances shown hereon are horizontal ground distances, unless otherwise noted. Subject to all easements of record dated on or before the date of this map. Surveyed from existing corners. Ownership information taken from Tax records researched.

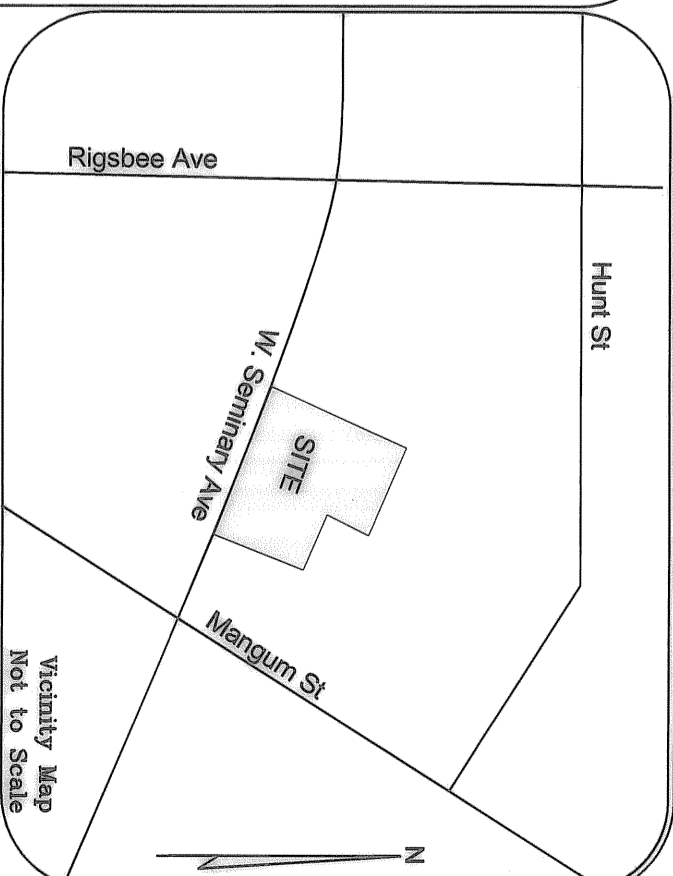


North Carolina

I, *Theresa W. Roberts*, Review Officer of Durham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date: 4/15/15 Review Officer: *Theresa W. Roberts*

MANGUM STREET



*Jimmy F. Cain*  
Jimmy F. Cain, PLS  
Registration # 12498

- I, Jimmy F. Cain, a Professional Land Surveyor, L-2498, certify to one or more of the following (as indicated):
- A. That this plat is of a survey that creates a subdivision of land within an area of the County or Municipality that has an Ordinance that regulates said parcels of land.
  - B. That the survey is located in a portion of the County or Municipality that is unregulated as to an ordinance that regulates parcels of land.
  - C. Any one of the following:
    - 1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
    - 2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse, or
    - 3. That the survey is a control survey.
  - D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey, or other such exception to the definition of subdivision.
  - E. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in A through D above.
- Jimmy F. Cain*  
Jimmy F. Cain, PLS

**Jimmy F. Cain, PLS**  
Land Surveyors  
6305 N.E. 24th Street  
Durham, NC 27709  
P.O. Box 648  
P.O. Box 648  
Durham, NC 27709  
Tel: (919) 648-4599  
Fax: (919) 648-4389

EXEMPT PLAT  
S1500086

THIS PLAT HAS BEEN CERTIFIED FOR RECOMBINATION AS AN EXEMPT PLAT PURSUANT TO §1533A-335 AND §160A-376 OF THE NORTH CAROLINA GENERAL STATUTES

*Theresa W. Roberts*  
Theresa W. Roberts  
Durham City-County Planning Dept. (Date)