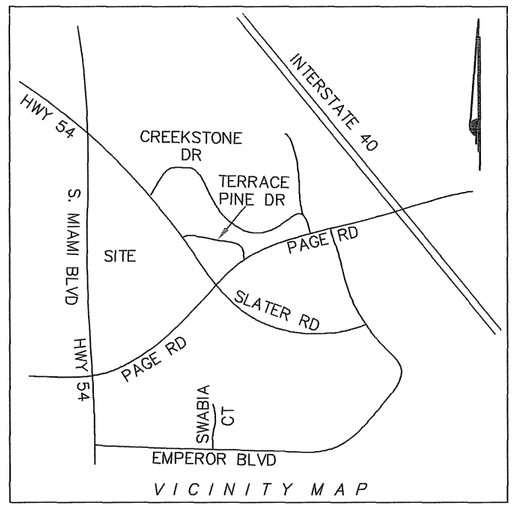


VICINITY MAP

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

STATE OF NORTH CAROLINA, WAKE COUNTY

I, F. REX COOPER, CERTIFY THAT THIS MAP WAS PREPARED IN PART FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND IN PART FROM DEEDS AND MAPS OF RECORD, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1 : 10,000+ ; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 19TH DAY OF JANUARY, 2006.

F. Rex Cooper
PROFESSIONAL LAND SURVEYOR NC L-4269

NORTH CAROLINA PROFESSIONAL SEAL L-4269 LAND SURVEYOR F. REX COOPER

I, F. REX COOPER, A PROFESSIONAL LAND SURVEYOR, NUMBER L-4269, CERTIFY

THAT THIS PLAT IS OF A SURVEY OF THE RECOMBINATION OF EXISTING PARCELS AND IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.

F. Rex Cooper
SURVEYOR

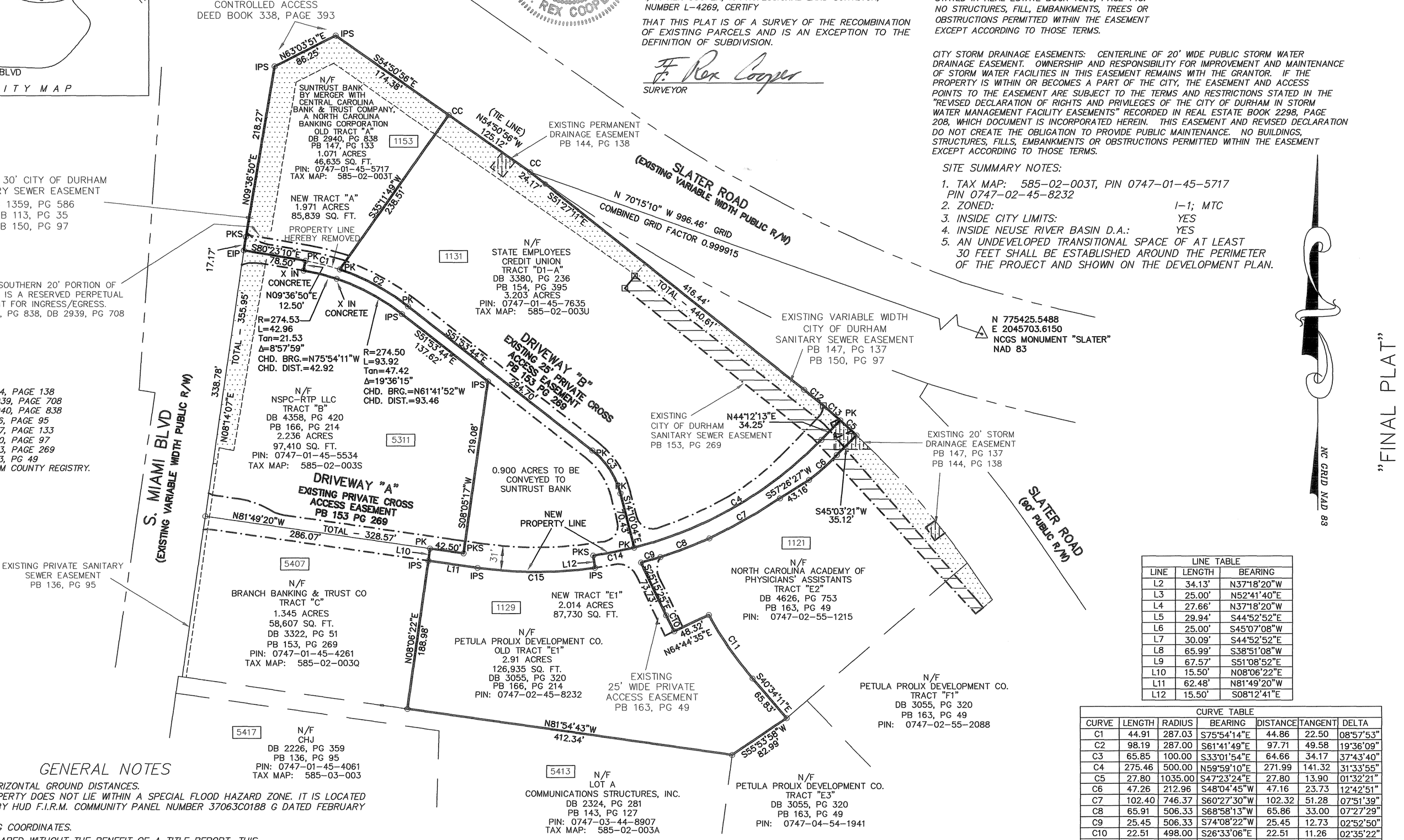
FILED
Plat Book 170 Page 398
Date 2-13-06 Time 3:23pm
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

SEWER EASEMENT NOTE:
VARIABLE WIDTH CITY OF DURHAM SANITARY SEWER EASEMENT. SUBJECT TO TERMS STATED IN REAL ESTATE BOOK 1626, PAGE 145. NO STRUCTURES, FILL, EMBANKMENTS, TREES OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.

CITY STORM DRAINAGE EASEMENTS: CENTERLINE OF 20' WIDE PUBLIC STORM WATER DRAINAGE EASEMENT. OWNERSHIP AND RESPONSIBILITY FOR IMPROVEMENT AND MAINTENANCE OF STORM WATER FACILITIES IN THIS EASEMENT REMAINS WITH THE GRANTOR. IF THE PROPERTY IS WITHIN OR BECOMES A PART OF THE CITY, THE EASEMENT AND ACCESS POINTS TO THE EASEMENT ARE SUBJECT TO THE TERMS AND RESTRICTIONS STATED IN THE "REVISED DECLARATION OF RIGHTS AND PRIVILEGES OF THE CITY OF DURHAM IN STORM WATER MANAGEMENT FACILITY EASEMENTS" RECORDED IN REAL ESTATE BOOK 2298, PAGE 208, WHICH DOCUMENT IS INCORPORATED HEREIN. THIS EASEMENT AND REVISED DECLARATION DO NOT CREATE THE OBLIGATION TO PROVIDE PUBLIC MAINTENANCE. NO BUILDINGS, STRUCTURES, FILLS, EMBANKMENTS OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.

SITE SUMMARY NOTES:

1. TAX MAP: 585-02-003T, PIN 0747-01-45-5717
   PIN 0747-02-45-8232
2. ZONED: I-1; MTC
3. INSIDE CITY LIMITS: YES
4. INSIDE NEUSE RIVER BASIN D.A.: YES
5. AN UNDEVELOPED TRANSITIONAL SPACE OF AT LEAST 30 FEET SHALL BE ESTABLISHED AROUND THE PERIMETER OF THE PROJECT AND SHOWN ON THE DEVELOPMENT PLAN.



LINE TABLE		
LINE	LENGTH	BEARING
L2	34.13'	N37°18'20"W
L3	25.00'	N52°41'40"E
L4	27.66'	N37°18'20"W
L5	29.94'	S44°52'52"E
L6	25.00'	S45°07'08"W
L7	30.09'	S44°52'52"E
L8	65.99'	S38°51'08"W
L9	67.57'	S51°08'52"E
L10	15.50'	N08°06'22"E
L11	62.48'	N81°49'20"W
L12	15.50'	S08°12'41"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	DISTANCE	TANGENT	DELTA
C1	44.91	287.03	S75°54'14"E	44.86	22.50	08°57'53"
C2	98.19	287.00	S61°41'49"E	97.71	49.58	19°36'09"
C3	65.85	100.00	S33°01'54"E	64.66	34.17	37°43'40"
C4	275.46	500.00	N59°59'10"E	271.99	141.32	31°33'55"
C5	27.80	1035.00	S47°23'24"E	27.80	13.90	01°32'21"
C6	47.26	212.96	S48°04'45"W	47.16	23.73	12°42'51"
C7	102.40	746.37	S60°27'30"W	102.32	51.28	07°51'39"
C8	65.91	506.33	S68°58'13"W	65.86	33.00	07°27'29"
C9	25.45	506.33	S74°08'22"W	25.45	12.73	02°52'50"
C10	22.51	498.00	S26°33'06"E	22.51	11.26	02°35'22"
C11	97.34	450.00	S34°22'22"E	97.15	48.86	12°23'37"
C12	31.17	1035.00	S50°35'24"E	31.17	15.59	01°43'32"
C13	28.32	1035.00	S48°56'37"E	28.32	14.16	01°34'04"
C14	52.53	500.00	S78°46'43"W	52.51	26.29	06°01'12"
C15	148.25	515.50	S89°58'21"E	147.74	74.64	16°28'39"

GENERAL NOTES

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. FLOOD NOTE: THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 37063C0188 G DATED FEBRUARY 2, 1996.
3. AREAS COMPUTED USING COORDINATES.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
5. THIS SUBDIVISION IS SUBJECT TO THE NEUSE RIVER BASIN STORM WATER POLICY. HOWEVER, IT HAS BEEN CONFIRMED THERE ARE NO NEUSE RIVER BASIN BUFFERS ON THIS SITE.
6. DRAINAGE EASEMENT LOCATIONS ARE SUBJECT TO CHANGE AS THE PROPERTY IS DEVELOPED. ANY RELOCATIONS ARE TO BE APPROVED BY THE INSPECTIONS DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
7. NO DRIVEWAY WILL BE ALLOWED WITHIN 200' (CENTERLINE TO R.O.W.) OF THE SLATER ROAD-PAGE ROAD, SLATER ROAD – N.C 54, OR HOPSON ROAD – N.C. 54 INTERSECTIONS. NO DRIVEWAYS WILL BE ALLOWED, ON THIS SUBDIVISION, WITHIN 300' (CENTERLINE TO CENTERLINE) OF ANY OTHER DRIVEWAY. ALL MEASUREMENTS TO BE MADE ALONG THE CENTERLINE OF THE ADJACENT ROAD. EXACT LOCATION OF THE DRIVEWAYS WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL.
8. CONTROL ACCESS (C/A) LIMITATIONS APPLY ONLY TO DRIVEWAYS; NO CONTROL ACCESS FENCING IS TO BE INSTALLED.
9. WETLANDS WERE NEITHER DELINEATED NOR DETERMINED BY THIS SURVEYOR.
10. STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH SECTION 10.5, STREET TREES AND WITH APPROVED SITE PLANS, PRIOR TO ISSUANCE OF CERTIFICATES OF COMPLIANCE FOR EACH LOT.
11. NO ADDITIONAL IMPERVIOUS SURFACES EXIST WITHIN THE NEWLY SUBDIVIDED TRACTS ON THIS PLAT.
12. NO TREE PROTECTION FENCING EXISTS WITHIN THE NEWLY SUBDIVIDED TRACTS ON THIS PLAT.
13. NO WETLANDS HAVE BEEN DETERMINED TO EXIST WITHIN THE NEWLY SUBDIVIDED TRACTS ON THIS PLAT.
14. PRIVATE ACCESS EASEMENTS ARE GOVERNED BY THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR IMPERIAL CORNERS RECORDED IN BOOK 2939, PAGE 708, DURHAM COUNTY REGISTRY, AS AMENDED IN BOOK 3287, PAGE 302, AFORESAID REGISTRY, AS FURTHER AMENDED IN BOOK 3890, PAGE 823, AFORESAID REGISTRY, AND BY THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR IMPERIAL CORNERS SOUTH RECORDED IN BOOK 3287, PAGE 313, DURHAM COUNTY REGISTRY, AS APPLICABLE.
15. THE RAW ERROR OF CLOSURE WAS 1: 50,000 , MISCLOSURE WAS DISTRIBUTED BY COMPASS RULE.

LEGEND

	LINES SURVEYED
	LINES NOT SURVEYED
	RIGHT-OF-WAY LINES
△	NCGS MONUMENT
N/F	NOW OR FORMALLY
CC	CONTROL CORNER
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
SS	SANITARY SEWER
PK	EXISTING PK NAIL
PKS	PK NAIL SET
IPS	IRON PIN SET
○	EXISTING IRON PIPE (UNLESS OTHERWISE NOTED)
⊡	COMPUTED POINT
●	NEW IRON PIPE (UNLESS OTHERWISE NOTED)
4000	STREET ADDRESS

This plat has been certified for recordation as a minor subdivision pursuant to § 160A-376 and § 160A-378 of the North Carolina General Statutes.

Linda P. Schumack 2-7-2006
Durham City-County Planning Department (date)

NOTE: FOR ADDITIONAL NOTES SEE SHEET 2 OF 2.

CASE NUMBER D05-955

FINAL PLAT
approved by the Durham Development Review Board
on: 1-6-06

Clerk, Development Review Board

approval void if not recorded within 90 days or by: 4-6-06

STAMP APPROVAL BOX

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Suite 300, 801 Jones Franklin Road
Raleigh NC U.S.A.
27606
Tel. 919.851.6866
Fax. 919.851.7024
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RECOMBINATION PLAT
FOR
PETULA PROLIX DEVELOPMENT COMPANY
711 HIGH STREET
DES MOINES, IOWA 50392
TRIANGLE TOWNSHIP
DURHAM CO., NORTH CAROLINA

REV5	DESCE		DATED
REV4	DESCD		DATED
REV3	DESCD		DATED
REV2	DESCD		DATED
REV1	DESCD		DATED
Revision			Date

ARA	FRC		1/13/06
Dwn.	Chkd.	Dsgn.	Date

File Location: V:\170300679\
DWG\70300679-RECOMB_040927.DWG

Sheet
SH1 of SH2

Drawing No.
70300679-RECOMB_TASK400.DWG

Project No.
170300679

Scale
1"=100'

Revision
0