

General Site Notes:

- The Property is located in the Urban Growth Area (UGA) Boundary and inside the City Limits.
- The Property is located in the Suburban Developmental Tier.
- The Existing Zoning of the Property is O1.
- The Property's Existing use: Single Family, Proposed Use: Veterinary Clinic.
- The Property is in the Cape Fear River Basin and in the F/L-B Watershed for the Cape Fear River Basin.
- Right of Way as shown on a certain plan entitled "Site Development Plans for McKibbins Dental Office, Site/Utility Plan" prepared by CE Group, PC, dated 11-05-09, "as shown on" 04-14-10, Durham County Register of Deeds Office Plat Book 143, PG 23 and Plat Book 186, PG 325.
- The subject property shown hereon is not located within a flood hazard area as determined by FEMA. Property is located in Zone "X" other areas and depicted on F.L.M. # 3720071800K dated 08-02-2007.
- Road right of way widths taken from plats and deeds of record from the Register of Deeds Office of the County of Durham. (See References)
- This survey was performed without the benefit of a title report and the property may be subject to easements and/or rights of others that a detailed title search would disclose.
- Waterfalls were not addressed on this survey.
- NCDOT Drive Permit required prior to construction.

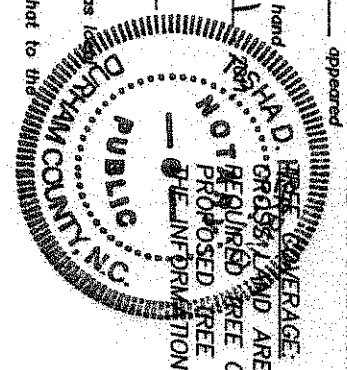
LOT SUMMARY

MAXIMUM BUILDING HEIGHT: 50'
 MAXIMUM BUILDING COVERAGE: 60%
 STREET YARD SETBACK: 25'
 SIDE SETBACK: 20'
 REAR SETBACK: (10' ADJACENT TO NON RES.) 25'

IMPERVIOUS SUMMARY

GROSS LAND AREA (PRE R/W DEDICATION): 26,750 SF (0.614 AC)
 MAXIMUM ALLOWABLE IMPERVIOUS AREA: 16,225 SF (0.43 AC) (70%)
 EXISTING IMPERVIOUS AREA: 3,233 SF (0.07 AC) (REMOVED)
 TOTAL PROPOSED IMPERVIOUS AREA: 12,500 SF (0.28 AC) (46.75%)

NOTE: THE INFORMATION ABOVE TAKEN FROM SITE PLAN CASE NO. D1000252



NOTARY PUBLIC - NORTH CAROLINA
 COUNTY OF ALAMANCE
 CYNTHIA G. LAMM
 My Commission Expires 11-5-2015

I, William B. Harris, Notary Public, do hereby certify that to the best of my knowledge and belief, the above named person is the owner of record of the front of land described herein, and that Jack McConaha is the owner's agent authorized to sign the dedication statement pertaining to this recording. As of this date, 11 April 2011.

Signed William B. Harris
 My Commission Expires 11-5-2015

NOTARY PUBLIC - NORTH CAROLINA
 COUNTY OF DURHAM
 CYNTHIA G. LAMM
 My Commission Expires 11-5-2015

I, Steph D. Puckett, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Date 4/5/11
Steph D. Puckett
 Relief Officer

State of North Carolina
 County of Alamance

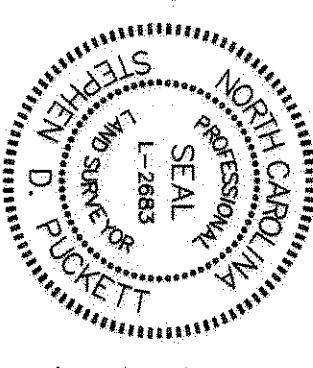
I, Cynthia G. Lamm, Notary Public for said County and State, do hereby certify that William B. Harris appeared before me this day and acknowledged the due execution of this foregoing instrument. Witness my hand and original seal this 11 day of April, 2011.

My Commission Expires 11-5-2015
Cynthia G. Lamm
 Notary Public

State of North Carolina
 County of Durham

I, Steph D. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book (see references)), that the boundaries not surveyed are clearly indicated as drawn from information found in _____, that the ratio of precision positional accuracy is as calculated is 1:20,000; and that this plat meets the requirements of the Standards of Practice for Land Surveying in North Carolina, (21 NCAC 56.1600) was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, License number, and seal this 11 day of April, A.D., 2011.

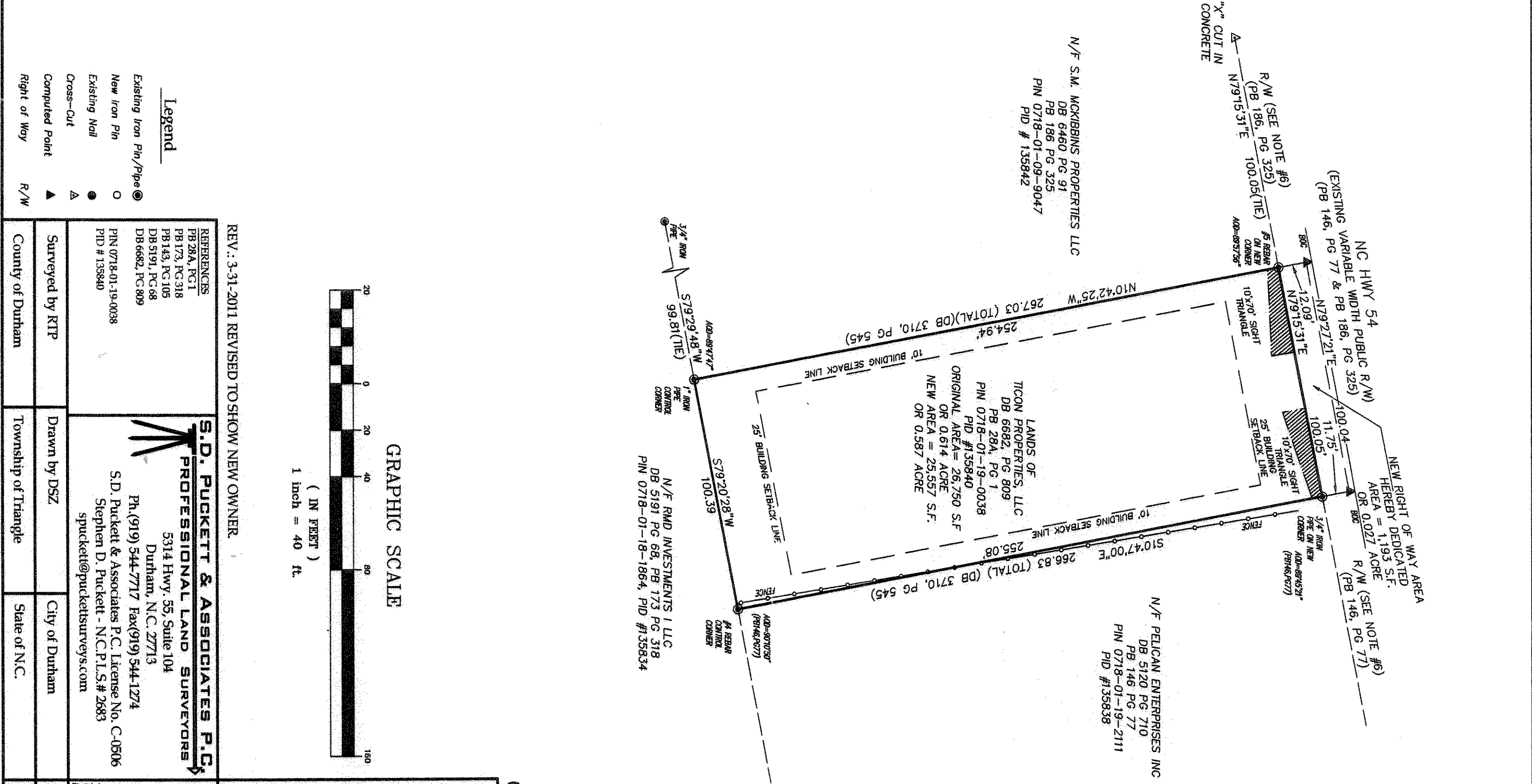
Steph D. Puckett
 L-2683



A. That this Survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
 B. That this Survey is located in a portion of a County or Municipality that is unregulated as to an ordinance that regulates parcels of land.
 C. One of the following:
 1. That this is of an existing parcel or parcels of land and does not create a new street or other structure, or natural feature, such as a watercourse.
 2. That this Survey is of an existing building or other structure, or natural feature, such as a watercourse.
 3. That this Survey is a Control Survey.
 D. That this plat is of a Survey of another category, such as a recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.
 E. That the information available to this Surveyor is such that I am unable to make a determination provisions in A-D above.

Steph D. Puckett
 L-2683

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REVISED TO SHOW NEW OWNER

GRAPHIC SCALE
 (1 IN FEET)
 1 inch = 40 ft

LEGEND

- Existing Iron Pin/Pipe
- New Iron Pin
- Existing Nail
- Cross-Cut
- Computed Point
- R/W

REFERENCES
 PB 28A, PG 1
 PB 173, PG 318
 PB 143, PG 105
 DB 682, PG 809
 PIN 0718-01-19-0038
 PID # 135840

S.D. PUCKETT & ASSOCIATES P.C.
 PROFESSIONAL LAND SURVEYORS
 5314 Hwy. 55, Suite 104
 Durham, N.C. 27713
 Ph. (919) 544-7717 Fax (919) 544-1274
 S.D. Puckett & Associates P.C. License No. C-0506
 Stephen D. Puckett - N.C.P.L.S.# 2683
 spuckett@puckettsurveys.com

TICON PROPERTIES, LLC
 NC 54 VETERINARY CLINIC
 Site Address: 1401 West NC 54 HWY, Durham, N.C. 27707
 Owner's Name & Address: Ticon Properties, LLC, 5208 Properties, LLC, Suite 203 Durham, N.C. 27215

FINAL PLAT FOR
 Right of Way Dedication:
 THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT

ON: 4-15-2011
 Planning Director or Designee: [Signature]

Null and void if not recorded within 180 days, or by 10-15-2011

Case # S1100012

FILED
 Plat Book 187 Page 305
 Date 4-5-11 Time 3:34 PM
 WILIE L. COVINGTON
 REGISTER OF DEEDS
 DURHAM COUNTY, NC

FILE: JLB2004\101014b1\dwg\TICONLCC-ROWPLAT.dwg



WILLIE L. COVINGTON
REGISTER OF DEEDS, DURHAM COUNTY
DURHAM COUNTY COURTHOUSE
200 E. MAIN STREET
DURHAM, NC 27701

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of recorded document, and must be submitted with original for re-recording
and/or cancellation.

Filed For Registration: 04/15/2011 03:34:15 PM

Book: PLAT 187 Page: 305-306

Document No.: 2011011206

PLAT 2 PGS \$21.00

Recorder: SHARON A DAVIS



2011011206