STORM DRAINAGE EASEMENT LINE TABLE					
LINE	BEARING	DIST	LINE	BEARING	DIST
D2	N89°13'26"E	143.67	D18	S22°03'02"W	33.47
D3	S69°48'46"E	218.35	D19	S05°23'04"W	18.12
D4	N16°14'31"E	55.27	D20	S01°09'29"E	177.61
D5	S73°45'29"E	20.00	D21	N08°07'27"E	58.96
D6	S16°14'31"W	53.16	D22	S34°41'22"W	113.92
D7	N55°37'43"E	69.26	D23	S63°00'10"W	75.81
D8	S79°22'17"E	35.38	D24	N69°28'34"W	228.87
D9	S34°22'17"E	9.82	D25	S69°47'09"W	44.28
D10	S69°47'25"E	214.59	D26	S72°54'43"W	143.61
D11	N63°00'10"E	49.50	D27	N69°48'18"W	24.35
D12	N20°12'35"E	92.78	D28	S20°12'35"W	41.76
D13	N69°47'25"W	162.52	D29	N69°33'01"W	20.00
D14	N00°07'56"E	134.35	D30	N20°12'35"E	57.33
D15	N67°36'38"E	170.53	D31	N69°48'46"W	218.13
D16	N39°15'46"E	55.82	D32	S89°13'26"W	143.67
D17	S52°02'03"E	34.52	D35	N69°39'01"W	21.27

SANITARY SEWER TABLE		
LINE	BEARING	DIST
S1	S88°54'42"E	64.68
S2	N68°22'14"E	45.33
S3	N89°13'23"E	240.79
S4	S69°48'46"E	115.37
S5	S69°48'46"E	182.66
S6	N74°40'27"E	122.73
S7	N42°42'25"E	97.92
S8	N55°31'40"E	94.77
S9	N01°04'14"W	132.01
S10	N23°39'37"E	19.38
S11	N00°47'13"E	68.81
S12	N81°31'33"W	97.99
S13	S88°02'59"W	64.00
S14	S88°11'36"W	220.73
S15	S87°59'10"W	313.59
S16	N68°25'48"W	93.83
S17	N40°47'26"W	157.15
S18	S88°17'52"W	32.12
S19	N88°17'52"E	47.33
S20	S40°47'26"E	164.05
S21	S68°25'48"E	80.32
S22	N87°58'36"E	307.26
S23	N88°11'23"E	219.94
S24	N88°04'22"E	67.60
S25	S81°38'34"E	126.83
S26	S00°47'13"W	82.65
S27	N88°13'34"E	58.67
S28	N50°05'05"E	84.11
S29	N26°34'28"E	195.22
S30	N89°10'54"E	33.79
S31	S26°34'28"W	217.00
S32	S50°05'05"W	100.72
S33	S88°13'34"W	75.25
S34	S23°39'37"W	6.36
S35	S01°04'14"E	141.59
S36	S55°31'40"W	107.56
S37	S42°42'25"W	103.14
S38	S74°40'27"W	128.41
S39	S20°12'35"W	34.79
S40	N69°47'25"W	30.00
S41	N20°12'35"E	27.51
S42	N69°48'46"W	282.28
S43	S89°13'23"W	229.72
S44	S68°22'14"W	45.83
S45	N88°54'42"W	70.80
S46	N01°15'59"E	30.00

BOUNDARY CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	N15°02'07"W	25.39'	104.16'	25.45	014°00'06"
C2	S07°50'56"E	34.72'	150.00'	34.80	013°17'31"
C3	N63°35'43"E	15.29'	26.00'	15.52	034°12'29"
C4	S00°52'25"W	66.47'	46.50'	218.12	268°45'54"
C5	N71°02'27"W	23.04'	26.00'	23.87	052°35'38"

BOUNDARY LINE TABLE		
LINE	BEARING	DIST
L1	N80°41'57"E	9.82'

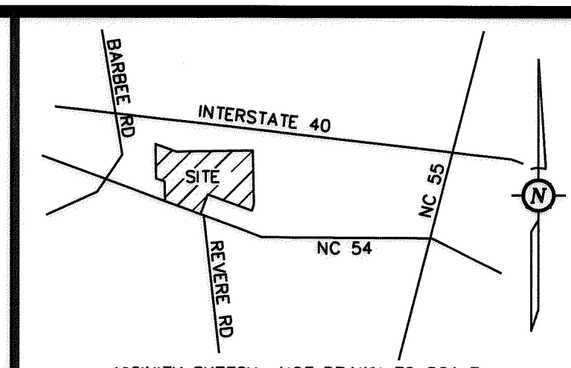
TEMPORARY GRADING EASEMENT TABLE		
LINE	BEARING	DIST
L82	N32°59'34"E	117.75
L83	S70°17'08"E	44.46
L84	N18°53'46"E	25.41

STORM DRAINAGE EASEMENT CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C9	N04°55'44"W	19.21'	140.00'	19.23	007°52'06"
C10	S02°47'06"E	76.24'	360.00'	76.38	012°09'24"
C11	S46°20'02"W	217.84'	161.91'	238.94	084°33'25"
C12	N80°17'40"W	76.41'	210.00'	76.84	020°57'49"
C13	S72°04'54"E	17.61'	140.33'	17.62	007°11'36"
C14	N76°17'40"E	95.12'	140.33'	97.04	039°37'07"
C15	N52°04'36"W	24.34'	40.00'	24.73	035°25'37"
C16	S71°52'12"E	18.46'	160.33'	18.47	006°35'56"
C17	N80°17'40"W	69.13'	190.00'	69.52	020°57'49"
C18	S46°17'46"W	190.75'	141.77'	209.23	084°33'25"
C19	S02°48'17"E	71.77'	340.00'	71.90	012°07'00"
C20	N03°32'32"W	29.68'	160.00'	29.72	010°38'31"

SITE DATA

OWNERS:	54 STATION LLC
OWNER CONTACT:	CHESTER BROWN (336) 541-5504
PIN:	0728-04-64-2448
PARCEL ID:	152975
DEVELOPMENT TIER:	SUBURBAN
WATERSHED OVERLAY:	F/J-B
RIVER BASIN:	CAPE FEAR
ZONING:	MTC I-40, RS-M(D)
MAXIMUM ALLOWABLE IMPERVIOUS AREA:	MAXIMUM PERCENTAGE OF IMPERVIOUS SURFACE ALLOWED IS 70%

FEMA: THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL# 3720072800J, EFFECTIVE DATE: 5/2/2006.

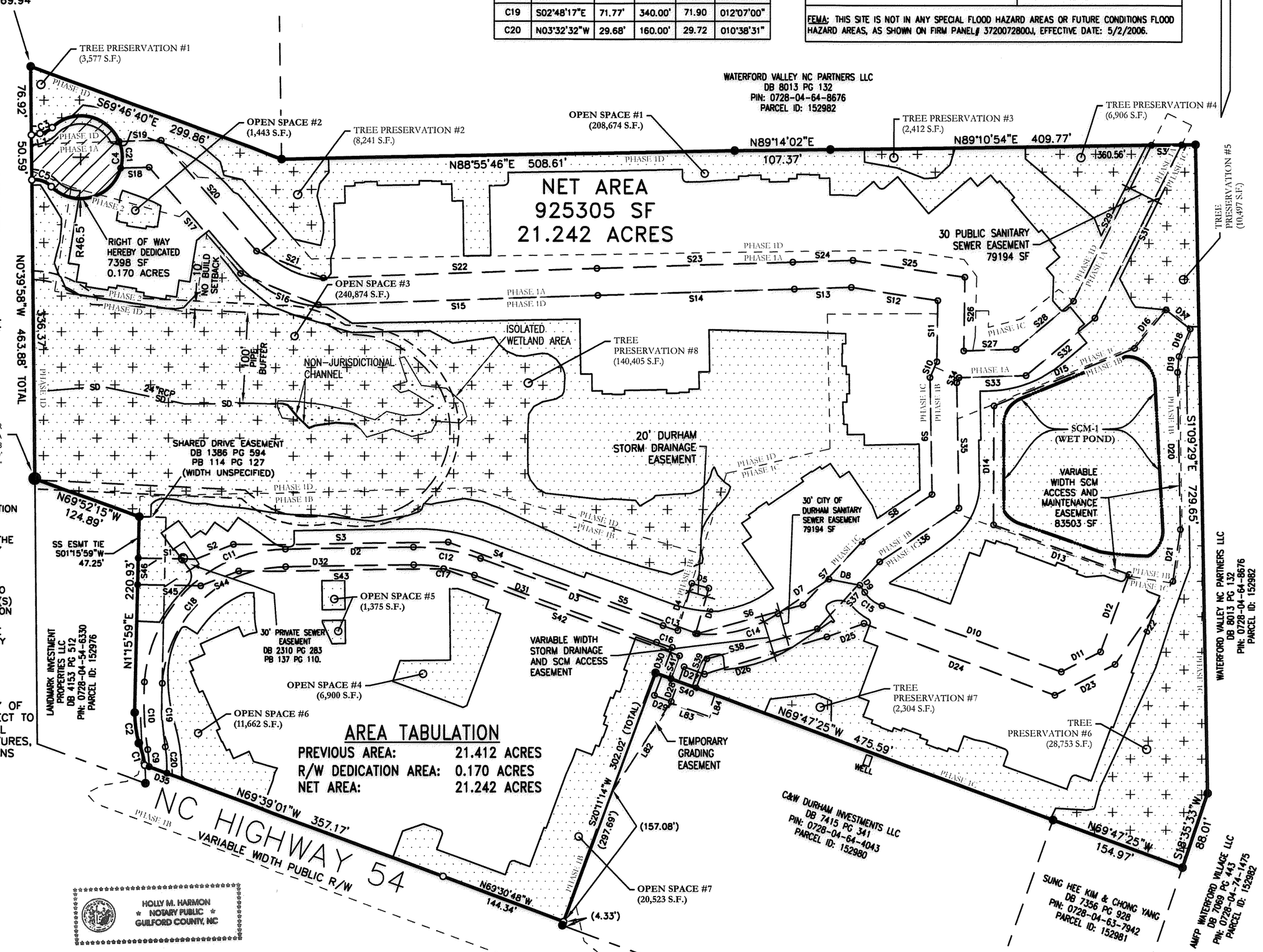


VICINITY SKETCH NOT DRAWN TO SCALE

CONTROL CORNER
GPS DERIVED DATA
NC SPC NAD 83
N 784937.74'
E 2025569.94'

SMMARSH
2017033100

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2017 Sep 19 04:00 PM
BK:197 PG:399-399
PLAT
FEE: $21.00
INSTRUMENT # 2017033100



STORM WATER DRAINAGE EASEMENT NOTE
CENTERLINE OF 20 FOOT WIDE DRAINAGE EASEMENT FOR THE BENEFIT OF ADJACENT PROPERTY OWNERS NOT MAINTAINED BY PUBLIC AUTHORITIES. NO BUILDINGS, STRUCTURES, FILLS, EMBANKMENTS OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.

STANDARD STORMWATER NOTE:
THE OPERATION, MAINTENANCE, AND RECONSTRUCTION RESPONSIBILITY OF THE STORMWATER CONTROL MEASURE(S) (SCM[s]) LOCATED WITHIN THE SCM ACCESS & MAINTENANCE EASEMENT RESTS WITH THE OWNER PER THE RECORDED STORMWATER FACILITY AGREEMENT AND COVENANTS OR OPERATION AND MAINTENANCE AGREEMENT. THE SCM ACCESS & MAINTENANCE EASEMENT GRANTS THE CITY OF DURHAM AND THEIR ASSIGNS RIGHT OF ACCESS TO THE PERMANENT STORMWATER CONTROL MEASURE(S) FOR INSPECTIONS AND ENFORCEMENT OF OPERATION & MAINTENANCE. NO OBSTRUCTION SHALL BE ALLOWED IN THE EASEMENT WHICH COULD IMPEDE NECESSARY MAINTENANCE BY THE OWNER AND ANY ENFORCEMENT BY THE CITY.

SANITARY SEWER EASEMENT NOTE
CENTERLINE OF 30 FOOT WIDE COUNTY OF DURHAM SANITARY SEWER EASEMENT. SUBJECT TO TERMS STATED IN THE DECLARATION IN REAL ESTATE BOOK 1626, PAGE 145. NO STRUCTURES, FILL, EMBANKMENTS, TREES OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.

RESIDENTIAL DENSITY CALCULATIONS	
GROSS TRACT AREA	21.72 AC
NET TRACT AREA (PER APROVED DEVELOPMENT PLAN)	18.32 AC
MAX. NUMBER OF DWELLING UNITS ALLOWED @ 17.470 DU/AC.	320
MIN. NUMBER OF DWELLING UNITS ALLOWED (PER UDO SECTION 3.5.12.A.2)	256
NUMBER OF DWELLING UNITS PROPOSED	288

AREA TABULATION

PREVIOUS AREA:	21.412 ACRES
R/W DEDICATION AREA:	0.170 ACRES
NET AREA:	21.242 ACRES

I, JONATHAN F. MURPHY, PROFESSIONAL LAND SURVEYOR NO L-4382, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. ALSO THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION. THE RATIO OF PRECISION CALCULATED BY LATITUDES AND DEPARTURES IS 1/14554. THE MISCLOSURE IS DISTRIBUTED BY THE CRANDALL METHOD AND THE AREA, IF SHOWN, IS CALCULATED BY ELECTRONIC COMPUTER USING DPD METHODS. THIS MAP IS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS THE 11 DAY OF SEPT, 2017.

JONATHAN F. MURPHY
PLS: L-4382

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.02M HORIZ.
TYPE OF GPS FIELD PROCEDURE: STATIC DIFFERENTIAL
DATE OF SURVEY: 02.01.2017
DATUM/EPOCH: NAD 83 (2011)
GEOID MODEL: GEOID 12A COMBINED GRID FACTOR: 0.999938410
UNITS: US SURVEY FEET

NORTH CAROLINA PROFESSIONAL L-4382 LAND SURVEYOR JONATHAN F. MURPHY

STATE OF NORTH CAROLINA
COUNTY OF DURHAM
I, ZACHARY STEWART, REVIEW OFFICER OF DURHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
9-19-17
DATE REVIEW OFFICER

GENERAL LEGEND OF NOMENCLATURE
- EXISTING IRON PIPE
- IRON PIPE SET
- MATHEMATICAL POINT
- SANITARY SEWER MANHOLE
- 1234 STREET ADDRESS

LINE TYPE LEGEND
- BOUNDARY LINE
- EASEMENT OR R/W
- ADJACENT PROPERTY
- CENTERLINE OF ROAD

SPECIFIC LEGEND OF NOMENCLATURE

CL	CENTERLINE	PB	PLAT BOOK
DB	DEED BOOK	PG	PAGE
EIP	EXISTING IRON PIPE	PIN	PARCEL IDENTIFICATION NUMBER
EIR	EXISTING IRON ROD	R/W	RIGHT OF WAY
IPS	IRON PIPE SET	SF	SQUARE FEET
NAD	NORTH AMERICAN DATUM	TWSP	TOWNSHIP

UNLESS THIS MAP IS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT, NOT FOR RECORDING, SALES OR CONVEYANCE.

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
FIRM# C-2757 E-MAIL : raleigh@murphygeomatics.com

SOURCE OF TITLE:
PLAT REFERENCE: PLAT BOOK 196, PAGE 179

NOTES:
1. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
2. AREA COMPUTED BY COORDINATES. ALL DISTANCES ARE ADJUSTED HORIZONTAL GROUND DISTANCES.

OWNERS CERTIFICATE (PIN 0728-04-64-2448):
THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE, AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED.
54 Station, LLC
Chester Brown, Manager
NORTH CAROLINA
Guilford COUNTY
I, Amy Hann, A NOTARY PUBLIC FOR SAID COUNTY CERTIFY THAT Chester Brown, III PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS THE 12 DAY OF September 2017.
Amy Hann
NOTARY PUBLIC
MY COMMISION EXPIRES: 03/18/21
AMY H. DUNN NOTARY PUBLIC Alamance County North Carolina My Commission Expires 3/18/21

OWNERS CERTIFICATE (PIN 0728-04-64-4043:
THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE, AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED.
Hans Choe
NORTH CAROLINA
Guilford COUNTY
I, Holly M. Harmon, A NOTARY PUBLIC FOR SAID COUNTY CERTIFY THAT Hans Choe PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS THE 12 DAY OF September 2017.
Holly M. Harmon
NOTARY PUBLIC
MY COMMISION EXPIRES: May 30, 2020
HOLLY M. HARMON NOTARY PUBLIC GUILFORD COUNTY, NC

ATTORNEY'S CERTIFICATE:
I, Stephen Klee IN MY CAPACITY AS LOCAL COUNSEL FOR 54 Station LLC DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT 54 STATION LLC IS THE OWNER OF RECORD OF THE TRACT OF LAND DESCRIBED HEREON, AND THAT Chester Brown III IS THE OWNER OR OWNER'S AGENT AUTHORIZED TO SIGN THE DEDICATION STATEMENT PERTAINING TO THIS RECORDING, AS OF THIS DATE,
SIGNED
NORTH CAROLINA
Guilford COUNTY
I, Amy Hann, A NOTARY PUBLIC FOR SAID COUNTY CERTIFY THAT Stephen Klee PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS THE 12 DAY OF September 2017.
Amy Hann
NOTARY PUBLIC
MY COMMISION EXPIRES: 03/18/21
AMY H. DUNN NOTARY PUBLIC Alamance County North Carolina My Commission Expires 3/18/21

FINAL PLAT FOR EASEMENT & RIGHT OF WAY DEDICATION
-PREPARED FOR-
54 STATION LLC
TRIANGLE TWSP. DURHAM CO., NC
OCTOBER 2016 SCALE 1"=80'

80 0 40 80 160 320
BAR GRAPH 1 inch = 80 ft.
54 STATION FINAL PLAT (RECORDED).DWG

FINAL PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM COUNTY PLANNING DEPARTMENT
ON: 9/19/2017
Planning Director or Designee
Valid and valid thereafter for a period of 180 days, or by
8/10/2018

CASE NUMBER: S1600234