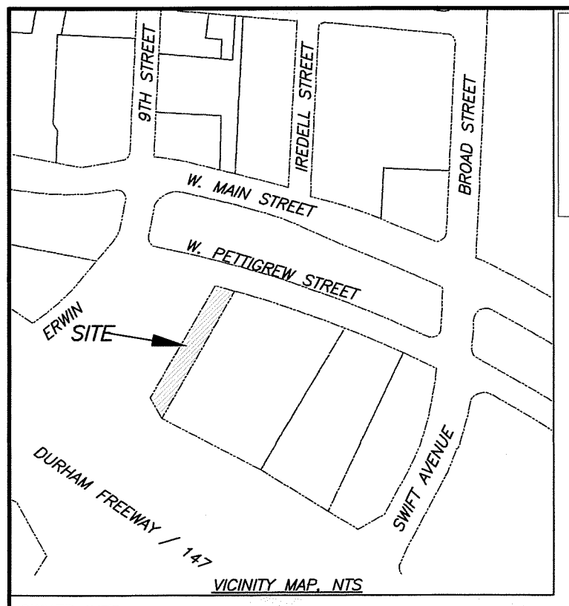


VICINITY MAP, NTS

SITE DATA:
ZONING CD-C
COMPACT NEIGHBORHOOD TIER
CAPE FEAR RIVER BASIN
SETBACKS: STREET YARD (BUILD TO LINE) 12' TO 18' FROM BOC OR ROW LINE OR OUTSIDE OF UTILITY EASEMENTS
SIDE YARD 20' MAX (INDIVIDUAL) / 25' TOTAL SIDE YARD MAX (COMBINED)
REAR YARD 10' MINIMUM

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Lucian Stewart, REVIEW OFFICER OF DURHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

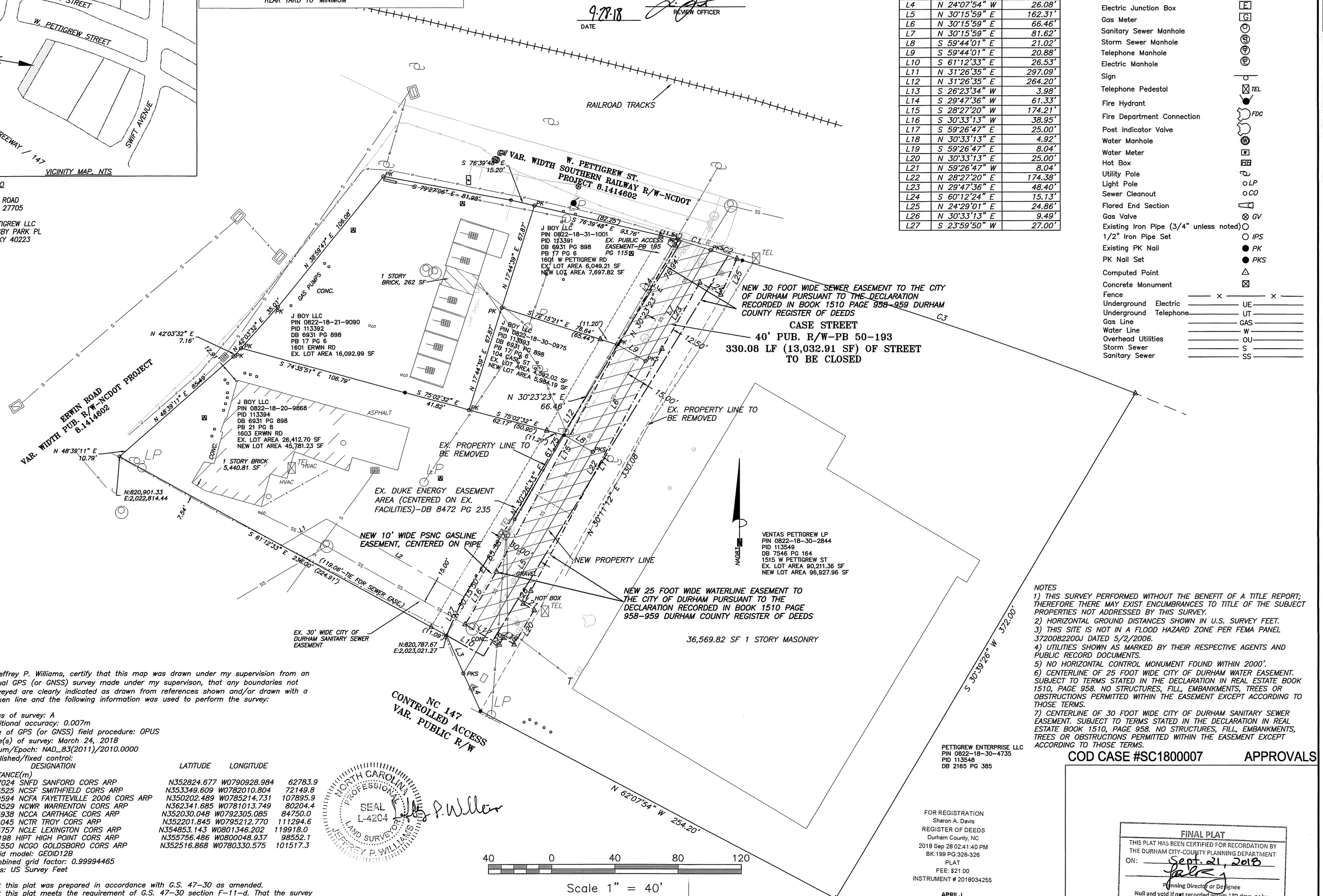
9-28-18
DATE

REVIEW OFFICER

LINE	BEARING	DISTANCE
L1	N 59°37'51" E	32.98'
L2	S 60°24'06" E	99.91'
L3	N 24°07'54" W	26.08'
L4	N 24°07'54" W	26.08'
L5	N 30°15'59" E	162.31'
L6	N 30°15'59" E	66.46'
L7	N 30°15'59" E	81.62'
L8	S 59°44'01" E	21.02'
L9	S 59°44'01" E	20.88'
L10	S 61°12'33" E	26.53'
L11	N 31°26'35" E	297.09'
L12	N 31°26'35" E	264.20'
L13	S 26°23'34" W	3.98'
L14	S 29°47'36" W	61.33'
L15	S 28°27'20" W	174.21'
L16	S 30°33'13" W	38.95'
L17	S 59°26'47" E	25.00'
L18	N 30°33'13" E	4.92'
L19	S 59°26'47" E	8.04'
L20	N 30°33'13" E	25.00'
L21	N 59°26'47" W	8.04'
L22	N 28°27'20" E	174.38'
L23	N 29°47'36" E	48.40'
L24	S 60°12'24" E	15.13'
L25	N 24°29'01" E	24.86'
L26	N 30°33'13" E	9.49'
L27	S 23°59'50" W	27.00'

LEGEND

- Water Valve
- Curb Inlet/Catch Basin
- Mail Box (MB)
- Traffic Signal Box (TSB)
- Electric Transformer
- Electric Junction Box (E)
- Gas Meter (G)
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Telephone Manhole (T)
- Electric Manhole (P)
- Sign
- Telephone Pedestal (TEL)
- Fire Hydrant
- Fire Department Connection (FDC)
- Post Indicator Valve
- Water Manhole (W)
- Water Meter
- Hot Box (HB)
- Utility Pole
- Light Pole (LP)
- Sewer Cleanout (CO)
- Flared End Section
- Gas Valve (GV)
- Existing Iron Pipe (3/4" unless noted)
- 1/2" Iron Pipe Set (IPS)
- Existing PK Nail (PK)
- PK Nail Set (PKS)
- Computed Point
- Concrete Monument
- Fence
- Underground Electric (UE)
- Underground Telephone (UT)
- Gas Line (GAS)
- Water Line (W)
- Overhead Utilities (OU)
- Storm Sewer (S)
- Sanitary Sewer (SS)



OWNER INFO
J BOY LLC
1605 ERWIN ROAD
DURHAM NC 27705

VENTAS PETTIGREW LLC
10350 ORMSBY PARK PL
LOUISVILLE KY 40223

NOTES
1) THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE THERE MAY EXIST ENCUMBRANCES TO TITLE OF THE SUBJECT PROPERTIES NOT ADDRESSED BY THIS SURVEY.
2) HORIZONTAL GROUND DISTANCES SHOWN IN U.S. SURVEY FEET.
3) THIS SITE IS NOT IN A FLOOD HAZARD ZONE PER FEMA PANEL 3720082200J DATED 5/2/2006.
4) UTILITIES SHOWN AS MARKED BY THEIR RESPECTIVE AGENTS AND PUBLIC RECORD DOCUMENTS.
5) NO HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2000'.
6) CENTERLINE OF 25 FOOT WIDE CITY OF DURHAM WATER EASEMENT. SUBJECT TO TERMS STATED IN THE DECLARATION IN REAL ESTATE BOOK 1510, PAGE 958. NO STRUCTURES, FILL, EMBANKMENTS, TREES OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.
7) CENTERLINE OF 30 FOOT WIDE CITY OF DURHAM SANITARY SEWER EASEMENT. SUBJECT TO TERMS STATED IN THE DECLARATION IN REAL ESTATE BOOK 1510, PAGE 958. NO STRUCTURES, FILL, EMBANKMENTS, TREES OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.

COD CASE #SC1800007

APPROVALS

I, Jeffrey P. Williams, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervison, that any boundaries not surveyed are clearly indicated as drawn from references shown and/or drawn with a broken line and the following information was used to perform the survey:

Class of survey: A
Positional accuracy: 0.007m
Type of GPS (or GNSS) field procedure: OPUS
Date(s) of survey: March 24, 2018
Datum/Epoch: NAD_83(2011)/2010.0000
Published/fixed control:

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
AM7024	SNFD SANFORD CORS ARP	N352824.677	W0790928.984	62783.9
DK6525	NCSF SMITHFIELD CORS ARP	N353349.609	W0782010.804	72149.8
DH9594	NCFA FAYETTEVILLE 2006 CORS ARP	N350202.489	W0785214.731	107895.9
DM3529	NCWR WARRENTON CORS ARP	N362341.685	W0781013.749	80204.4
DG5938	NCCA CARTHAGE CORS ARP	N352030.048	W0792305.085	84750.0
DK4045	NCTR TROY CORS ARP	N352201.845	W0795212.770	111294.6
DG5757	NCLE LEXINGTON CORS ARP	N354853.143	W0801346.202	119918.0
AI4198	HIPT HIGH POINT CORS ARP	N355756.486	W0800048.937	98552.1
DK5550	NCGO GOLDSBORO CORS ARP	N352516.868	W0780330.575	101517.3

Geoid model: GEOID12B
Combined grid factor: 0.99994465
Units: US Survey Feet

NORTH CAROLINA PROFESSIONAL SEAL L-4204 LAND SURVEYOR JEFFREY P. WILLIAMS

Jeffrey P. Williams

That this plat was prepared in accordance with G.S. 47-30 as amended. That this plat meets the requirement of G.S. 47-30 section F-11-d. That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.

Witness my original signature and seal this the 4TH day of Sep., 2018.

40 0 40 80 120
Scale 1" = 40'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	2677.00'	21.23'	21.23'	N 72°27'35" W	0°27'16"	10.62'
C2	2677.00'	21.23'	21.23'	N 72°00'19" W	0°27'16"	10.62'
C3	2677.00'	262.40'	262.29'	N 71°17'23" W	5°36'58"	131.30'

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Sep 28 02:41:40 PM
BK:199 PG:326-326
PLAT
FEE: $21.00
INSTRUMENT # 2018034255

APRIL,J
2018034255

FINAL PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT
ON: Sept. 21, 2018
Planning Director or Designee
Null and void if not recorded within 180 days, or by Mar. 20, 2019

Drawn By	JPW
Checked By	JPW
Scale:	1"=40'
Project No.	1802
Date	August 21, 2018
Survey Date:	March 24, 2018
Sheet No.	1 of 1

Other References:

STREET CLOSING & RECOMBINATION PLAT
OF
CASE STREET
DURHAM TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA
SURVEY FOR
Wilmorite Construction, LLC
Address: 1265 Scottsville Rd, Rochester NY 14624

Coulter | Jewell | Thames PA
ENGINEERING-LAND SURVEYING-LANDSCAPE ARCHITECTURE
111 West Main Street Durham, North Carolina 27701
p919.682.0368 f919.688.5646
LIC. #1209