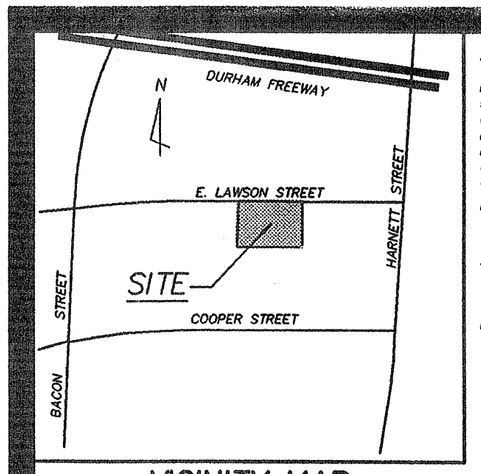
D04-779



VICINITY MAP
NO SCALE

Surveyor's Certificate

I, Philip N. Post certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book SEE page REF'S); that the boundaries not surveyed are clearly indicated as dashed lines, drawn from information found in Book SEE, page REF'S; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 22 day of Dec, 2004.

Surveyor

Registration Number L-2519

NORTH CAROLINA PROFESSIONAL SEAL L-2519 LAND SURVEYOR PHILIP N. POST 12-22-04

I hereby certify to one of the following:

X 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 such portion of a 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 survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.

__ e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Surveyor 12-22-2004 Date

REVIEW OFFICER'S CERTIFICATE

State of North Carolina
County of Durham

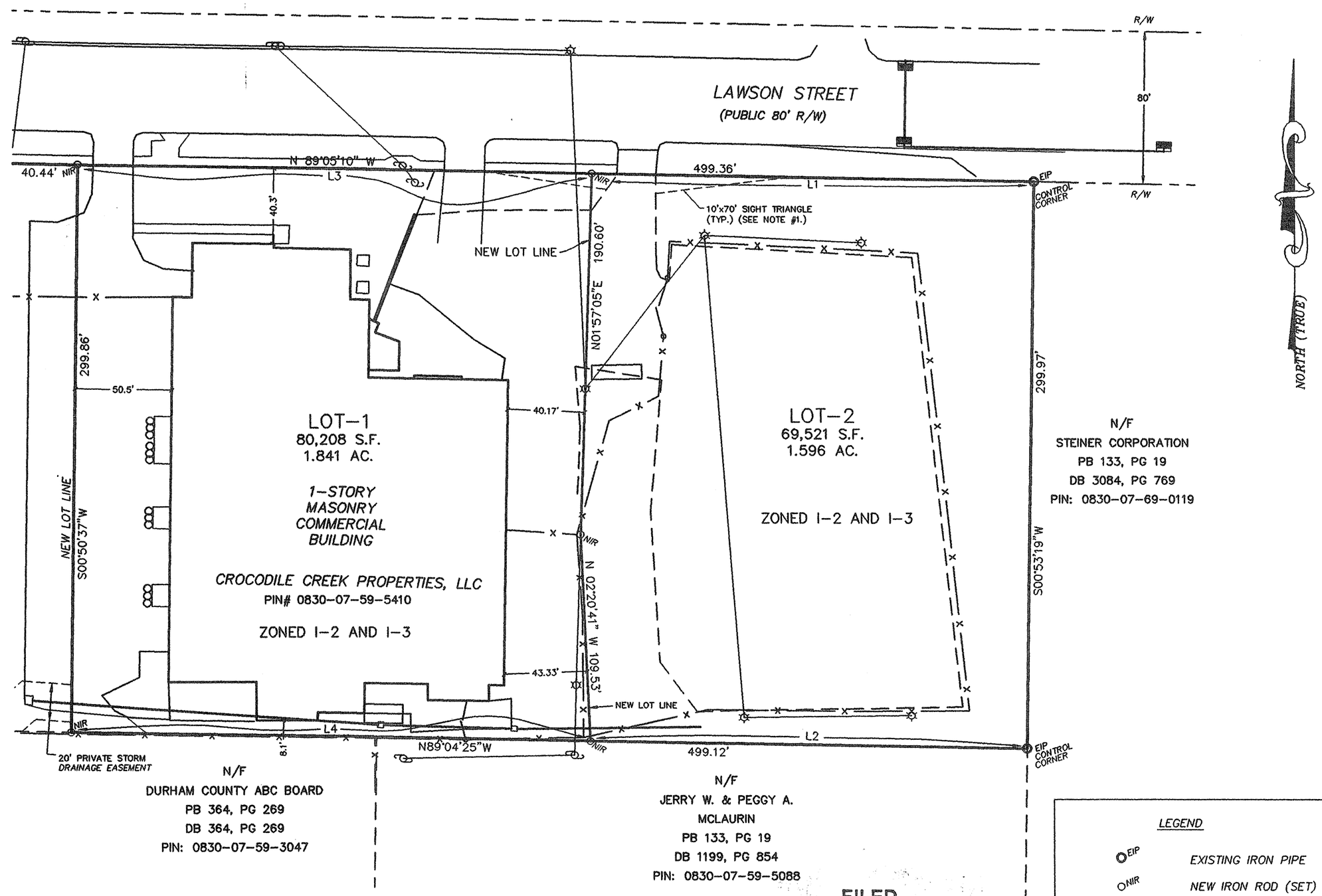
I, Judy F Hosford Review Officer of Durham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording for which the Review Officer has responsibility as provided by law.

Review Officer

Durham County Land Records/GIS

Date of Certification: 1-11-05

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT
BY Beverly Mills
DATE: 1-7-05
APPROVAL VOID 60 DAYS FROM SAID DATE. 3-7-05
D04-779
SPECIAL CONDITIONS OF APPROVAL



N/F
DURHAM TECHNICAL COMMUNITY COLLEGE
PIN# 0830-07-59-1430
PB 103, PG 109
DB 1981, PG 919

N/F
STEINER CORPORATION
PB 133, PG 19
DB 3084, PG 769
PIN: 0830-07-69-0119

N/F
DURHAM COUNTY ABC BOARD
PB 364, PG 269
DB 364, PG 269
PIN: 0830-07-59-3047

N/F
JERRY W. & PEGGY A. MCLAURIN
PB 133, PG 19
DB 1199, PG 854
PIN: 0830-07-59-5088

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°05'10"E	230.50'
L2	N89°04'25"W	227.85'
L3	N89°05'10"W	268.86'
L4	N89°04'25"W	271.27'

NOTES:
1. 10'x70' SIGHT TRIANGLE EASEMENT RESERVED AT ALL DRIVEWAY ENTRANCES.
2. ZONING IS I-2 AND I-3.
3. SETBACKS ARE:

	STREET	SIDE	REAR
BUILDINGS (I-2)	40'	30'	30'
BUILDINGS (I-3)	40'	40'	40'
PARKING (I-2)(I-3)	20'	---	---

4. STREET TREE CHART:
NUMBER OF REQUIRED EXISTING TREES WITHIN 25' OF LAWSON ST. RIGHT-OF-WAY ARE AS FOLLOWS:

LOT	FRONTAGE	DRIVES	# TREES REQUIRED	#EXISTING	# TO BE PLANTED
DURHAM TECH	240.44'	28'	7	-----	------
CROCODILE CREEK	499.36'	62'	15	-----	------

North Carolina
Chatham County

I, Kelly D Ardoin a Notary Public for said County and State, do hereby certify that Steven A. Brown personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal, this 3rd day of Jan., 2005

Notary Public Kelly D Ardoin
My commission expires 10-22-2006

KELLY D. ARDOIN NOTARY PUBLIC CHATHAM COUNTY, N.C.

FILED
Plat Book 165 Page 118
Date 1-14-2005 Time 4:45 PM
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

CERTIFICATE OF OWNER

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THIS PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE 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 AS STIPULATED.

CROCODILE CREEK PROPERTIES, LLC

By: President Date: 1/05/05

LEGEND

EIP	EXISTING IRON PIPE
NIR	NEW IRON ROD (SET)
x — x	EXISTING FENCE
	EXISTING GRAVEL AREA
	EXISTING STORM DRAINAGE SYSTEM
	EXISTING UTILITY POLE, LIGHTPOLE, & O/H UTILITY LINE

SCALE IN FEET
50 25 0 50 100

SURVEYED & MAPPED FOR
PROPERTY OWNER:
CROCODILE CREEK PROPERTIES, LLC
1648 LAWSON ST.
DURHAM, NC 27703
PH: (919) 598-8152
FAX: (919) 598-6803

RECORDED DURHAM COUNTY BOOK _____, PAGE _____.

ENGINEERS PLANNERS SURVEYORS
401 Providence Road
Chapel Hill, NC 27514
(919)929-1173
493-2600 • 850-9662
822 North Elm Street
Greensboro, NC 27401
(919)273-7711

PHILIP POST & ASSOCIATES

FINAL SUBDIVISION PLAT

CROCODILE CREEK PROPERTY

CITY OF DURHAM — DURHAM COUNTY, NC

SCALE 1" = 50'
DRAWN BY MKM
CHECKED BY PNP
DATE 10-21-04
PROJECT NO. 730404
DRAWING NO. B976BP02

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REVISIONS 1. 12/08/2004: CITY COMMENTS

SHEET 1
OF 1

LED: 12/10/2004