✓ Area by Coordinate Method

No Published Horizontal Control Monument found within 2000'

✓ All buildings, surface, and subsurface improvements are not necessarily depicted hereon.

✓ New Monumentation is 3/4" diameter iron pipe unless otherwise noted.

✓ All distances are horizontal ground distances in U.S. survey feet.

This property is located within a hazardous flood area per F.I.R.M. panel 169 of 280 map#37063C0169 dated February 2, 1996

Flood hazards were not investigated

Dashed lines indicate lines based on —— (not field verified)

This survey performed without benefit of title examination and is made subject to any document of record which may affect subject property.

(✓) Applies to this Plat

The undersigned owner of the property lying within the attached plat and subdivision hereby certifies that he ordered the work of the surveying and platting done and that all public and private streets, easements, and other areas so dedicated upon said plat are hereby dedicated for such use.

Owner

State of North Carolina
County of ~~Durham~~ Chatham

I, Roxanne Dukes
a notary for said County and State, do hereby certify that
W Jack McGhee
appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this 13th day of
March ~~2001~~ 2002

My Commission Expires 3/12 2003

ROXANNE DUKES NOTARY PUBLIC CHATHAM COUNTY, NC

I, Stephen D. Puckett, certify to one or more of the following:

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 change an existing street.
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 to the best of my professional ability as to the provisions in A-D above.

North Carolina Professional Land Surveyor # 2683

State of North Carolina

I, Stephen D. Puckett, certify that this plat was drawn under my supervision, deed description recorded in Plat Book 122 Page 144, that the boundaries not surveyed are clearly indicated as drawn from information found in ——; that the ratio of precision as calculated is 1:20,000'; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 28th day of January, A.D., 2002.

Professional Land Surveyor L-2683

NORTH CAROLINA PROFESSIONAL SEAL L-2683 LAND SURVEYOR STEPHEN D. PUCKETT

1-28-02

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 is affixed meets all statuatory requirements for recording.

3-26-02 Judy F Hosford
Date Review Officer

Maximum Impervious Area:
M.I.A. = 24 %

Lot # 1 Area = 919,387 sq.ft.
Max. Imp. Area = 220,653 sq.ft.

Lot # 2 Area = 144,371 sq.ft.
Max. Imp. Area = 34,649 sq.ft.

Lot # 3 Area = 34,463 sq.ft.
Max. Imp. Area = 8,271 sq.ft.

Sanitary Sewer Easement Note

Centerline of an existing 30 & 40 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, embankment, trees or obstructions permitted within the easement except according to those terms.

Street Tree Note

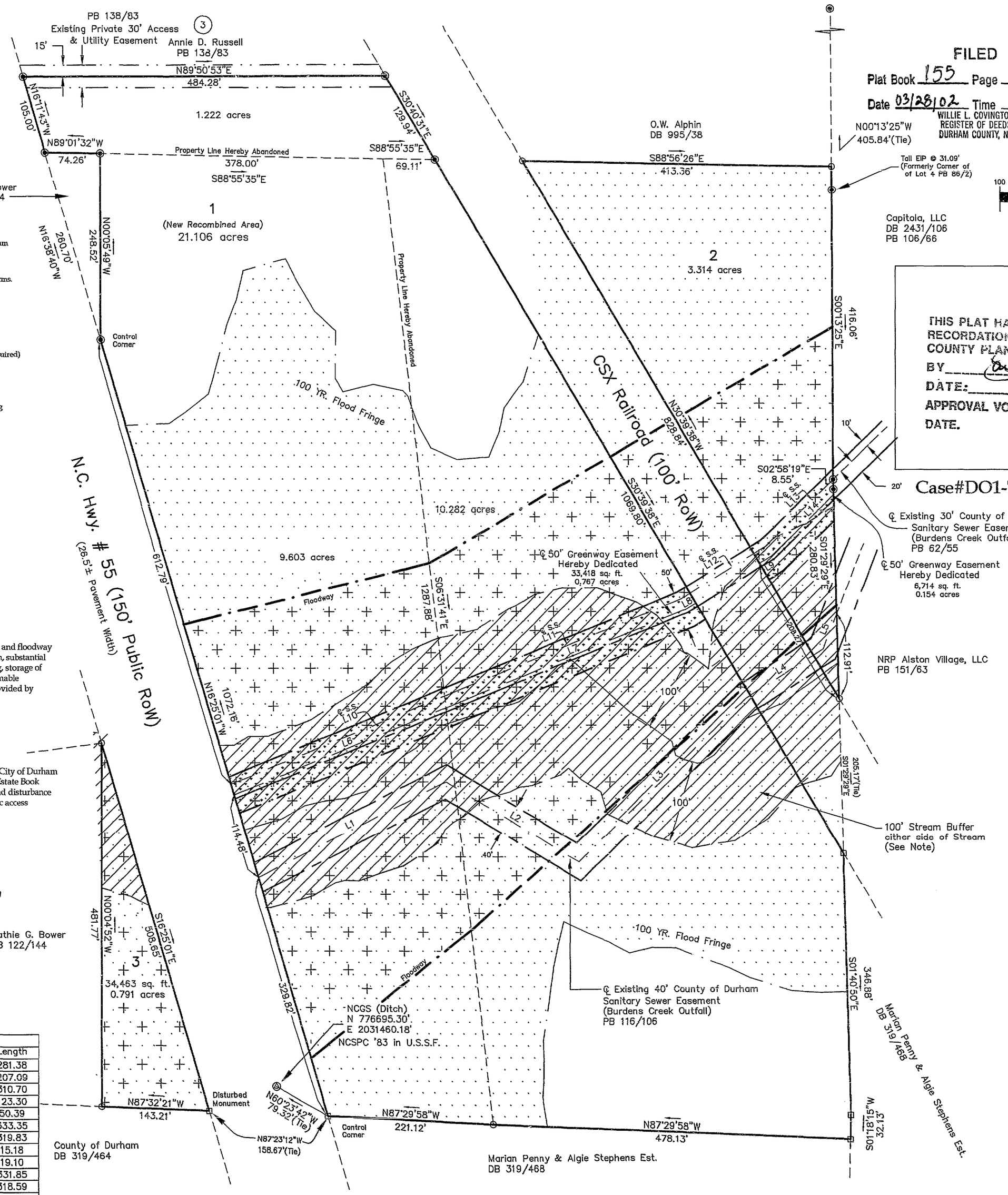
Street Trees shall be planted in accordance with Section 10.5, Street Tree Standards, and shall be at least two and one half inch (2 ½) caliper.
1,162' ROAD Frontage - Lot #1 39 Street Trees required)

Stream Buffer Note:

100' wide undisturbed stream buffer each side of stream, measured from top of bank. No clearing or grading other than selective thinning and ordinary maintenance of existing vegetation permitted.

Floodplain Note:
All development within the floodway and floodway fringe, including fill, new construction, substantial improvements, manufactured housing, storage of materials and storage of toxic or flammable substances, is prohibited except as provided by applicable Flood Hazard Regulations.
Floodplain elevation: 254'-257'
Floodplain zone: (AE)
F.E.M.A. map #: 37063C0169 G
F.E.M.A. map date: 2-2-96

Greenway Easement:
Greenway Easement dedicated to the City of Durham according to the terms stated in Real Estate Book 1503, Page 898-899. No building or land disturbance except according to those terms; public access granted.



Pin#0737-01-17-8370
TM#541A-02-009
Pin#0737-01-17-4494
TM#541A-02-008
Pin#0737-01-17-3959
TM#541A-02-011C

FILED
Plat Book 155 Page 47
Date 03/28/02 Time 11:11
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

N.C. Grid North
Nad 83

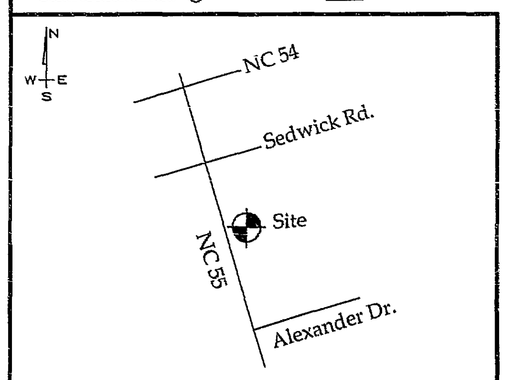
100 0 50 100
(IN FEET)
1 inch = 100 ft.

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT
BY Gail Sherron
DATE: 3.25.02
APPROVAL VOID 60 DAYS FROM SAID DATE.

Case#DO1-799

Legend

Existing Nail		Floodway	
New Iron Pin		Flood Fringe	
Existing Iron Pin		Stream Buffer	
Nail Set		Greenway	
Utility Pole			
Computed Point			
Concrete Monument			
Control Monument			



Location Map (NtS)

Line Table		
Line	Bearing	Length
L1	N63°04'39"E	281.38
L2	S59°02'36"E	207.09
L3	N45°52'48"E	310.70
L4	N57°43'52"E	123.30
L5	N21°17'06"E	50.39
L6	N67°49'55"E	333.35
L7	N67°55'19"E	319.83
L8	N58°21'42"E	15.18
L9	N58°21'42"E	19.10
L10	N67°49'55"E	331.85
L11	N67°55'19"E	318.59
L12	N58°21'42"E	131.42
L13	N46°02'34"E	127.03
L14	N46°02'34"E	115.22

References
PB 122/144

S.D. Puckett & Assoc., Inc.
Professional Land Surveyors
5518 Hwy. 55
Durham, N.C. 27713
Ph.(919) 544-7717 Fax(919) 544-1274
Stephen D. Puckett L-2683

Final Recombination Plat for:
Ticon, Inc.

Owner:Ticon,Inc.,3622 Lyckan Pkwy., Durham,NC, 27701

Surveyed by JC,JS	Drawn by SMP	Survey Date:7/10/01	Plot Date:1-28-02
County of Durham	Township of Triangle	State of N.C.	File:010710F1