

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 1/2) INCH CALIPER MEASURED FOUR AND ONE HALF (4 1/2) FEET ABOVE THE GROUND.
 STREET TREES REQ:
 NEW LOT - 13 TREES

NO N.C. GRID MONUMENT RECOVERED WITHIN 2000'.
 ALL LINEAR DIMENSIONS HEREON ARE SHOWN IN FEET AND DECIMALS OF A FOOT.

SUBJECT PROPERTY IS LOCATED WITHIN THE F/J-B WATERSHED DISTRICT PER SITE PLAN:
 PROPOSED IMPERVIOUS AREA: 29,593 S.F. (69.3%)
 PROPERTY IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN" PER FIRM MAP 37063C0169C DATED FEBRUARY 6, 1996

ZONING: NC
 REC. SETBACKS:
 FRONT 40
 SIDE 15
 REAR 0

ACURA CORPORATION
 D.B. 1332/366
 P.B. 100/65
 PIN 0738-03-02-8490
 PARCEL ID 153956
 T.M. 542-02-002E

TRIANGLE SQUARE PARTNERS
 D.B. 1015/827
 PIN 0738-03-12-2736
 PARCEL ID 153854
 T.M. 542-02-002

10
 D.B. 69/178
 PIN 0738-03-02-0205
 PARCEL ID 153798
 T.M. 541-02-006
 EXISTING AREA: 20,829 S.F.

9
 D.B. 3800/684
 P.B. 53/88
 PIN 0738-03-02-9185
 PARCEL ID 153809
 T.M. 541-02-068
 EXISTING AREA: 21,866 S.F.

55 & ALLENDOWN LLC
 D.B. 1997/1417
 P.B. 141/005
 PIN 0738-03-02-8211
 PARCEL ID 153801
 T.M. 541-02-007

TOTAL NEW LOT AREA:
 42,695 S.F.
 0.980 ACRES

MEADOW DRIVE
 60' PUBLIC R/W

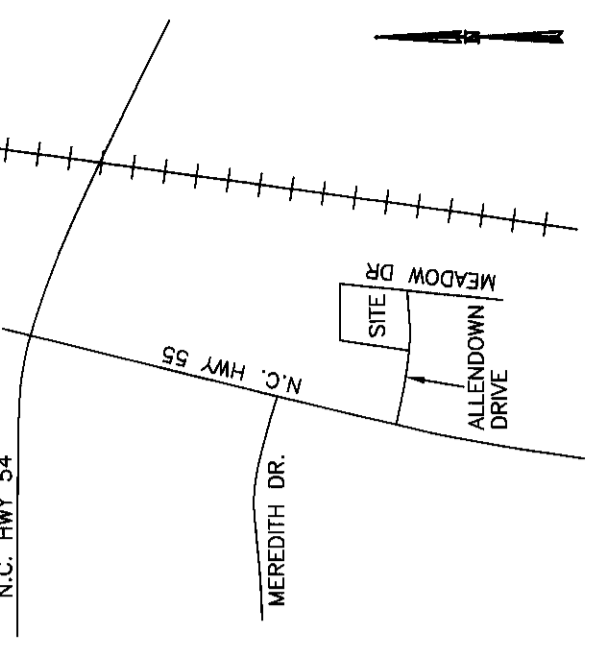
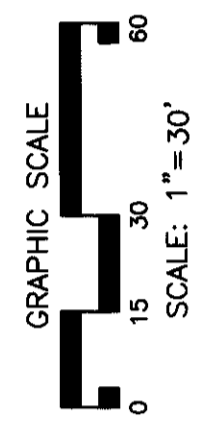
ALLENDOWN DRIVE
 60' PUBLIC R/W

FILED
 Plat Book 161 Page 79
 Date 03-18-04 Time 8:59 AM
 WILLIE L. COVINGTON
 REGISTER OF DEEDS
 DURHAM COUNTY, NC

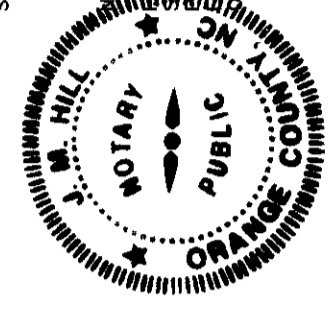
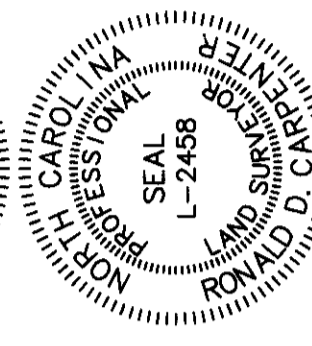
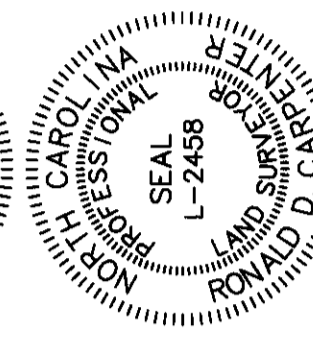
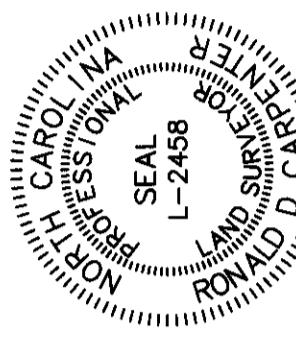
STATE OF NORTH CAROLINA
 COUNTY OF DURHAM
 I, Judy F. Hasford REVIEW OFFICER OF DURHAM COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Judy F. Hasford 3-17-04
 REVIEW OFFICER DATE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
C1	76°00'10"	20.00	26.53	15.63	24.63	S48°28'35"W
C2	16°19'45"	363.39	109.27	55.01	108.90	N65°21'35"W



VICINITY MAP (NOT TO SCALE)



RONALD D. CARPENTER, CERTIFY THAT THIS SURVEY CREATES A RECOMBINATION OF LAND WITHIN THE AREA OF MUNICIPALITY THAT ENCOMPASSES THE AREAS OF MAPS OF LAND, 20 04, AND SEAL THIS 15 DAY OF MARCH 20 04.
 REGISTERED LAND SURVEYOR

DURHAM COUNTY, NORTH CAROLINA
 I, RONALD D. CARPENTER, FROM AN ACT UNDER MY HAND AND SUPERVISION DEED DESCRIBED IN BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000. THAT THIS MAP WAS PREPARED IN CONFORMANCE WITH THE ACT AS AMENDED AS WITNESSED BY MY HAND AND SEAL THIS 15 DAY OF MARCH 20 04.
 REGISTERED LAND SURVEYOR

I, RONALD D. CARPENTER, DO HEREBY CERTIFY THAT THE ATTACHED ATTACHED PLAT AND SUBDIVISION WAS MADE BY ORDER AND DIRECTION OF THE OWNER OF THE LAND SHOWN, AND THAT THE LAND SHOWN ON THIS PLAT IS ENTIRELY UNDEVELOPED AND UNOCCUPIED BY ANY OTHER PERSONS, AND THAT THE SURVEY AND PLAT ARE CORRECT IN ALL RESPECTS. WITNESS MY HAND AND SEAL THIS 15 DAY OF MARCH 20 04.
 REGISTERED LAND SURVEYOR

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 DONE, AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE ACCURATELY SHOWN AND THAT THE USE AND OCCUPANCY OF THE PREMISES SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE PURPOSES STIPULATED.
 OWNER

NORTH CAROLINA, DURHAM COUNTY
 I, WILLIE L. COVINGTON, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT ON THIS DAY AND UNWITNESSED THE SIGNATURE OF THE FOREGOING INSTRUMENT IN PRESENCE OF TWO (2) OFFICIAL STAMP OR SEAL, THIS 18 DAY OF MARCH 20 04.
 MY COMMISSION EXPIRES 1415-716
 NOTARY PUBLIC

This plat has been certified for recordation as an exempt subdivision pursuant to §153A-335 and §160A-376 of the North Carolina General Statutes.
Beverly Miller 3-16-04
 Durham City-County Planning Department (date)

CASE NUMBER D04-071

FINAL PLAT OF RECOMBINATION FOR

ALLENDOWN RETAIL CENTER

OWNER: DOUG LEE
 4348 ALSTON AVE
 DURHAM, NC 27703

TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA
 3715 University Drive
 Durham, NC 27707-2646
 (919) 490-2929
 Date: 3/15/04
 Scale: 1"=30'

Job No: 04002.00
 Revisions:

