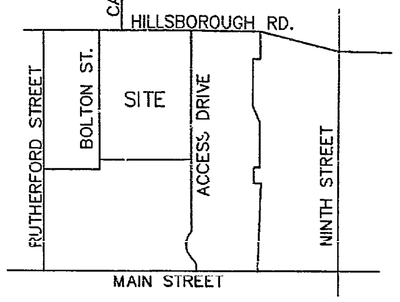
VICINITY MAP
NTS



GENERAL NOTES

1.) THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS A SUBDIVISION PLAT.
2.) BEARINGS FOR THIS SURVEY ARE BASED ON PLAT BOOK 138, PAGE 65 OF THE DURHAM COUNTY REGISTRY.
3.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4.) FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL #370086 AS SHOWN ON PANEL 37063C–0068G DATED FEBRUARY 2, 1996.
5.) REFERENCES: (1) PLAT BOOK 138, PAGE 65
(2) DEED BOOK 1393, PAGE 682 OF THE DURHAM COUNTY REGISTRY
(3) SURVEY ENTITLED "MAP SHOWING COMMON AREA – PROPERTY OF ERWIN SQUARE & ACQUIPORT ERWIN SQUARE INC." BY LARRY W. POOLE & ASSOCIATES P.A. DATED JUNE 4, 1997.
PIN 0822–17–22–3022 TAX MAP 046–01–032G
6.) NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
7.) SANITARY SEWER CROSSES NEW LOT 1 AS SHOWN ON SURVEY ENTITLED, "ERWIN SQUARE – TOPOGRAPHIC SURVEY" BY THE JOHN R. McADAMS COMPANY, INC., LAST REVISED 5–9–02. EXISTING LINE TO BE REMOVED.
8.) IMPERVIOUS SURFACE AREA TO BE: 4.40 ACRES (77%)

BOUNDARY INFORMATION FOR LINES NOT SURVEYED TAKEN FROM SURVEY ENTITLED "MAP SHOWING COMMON AREA – PROPERTY OF ERWIN SQUARE LIMITED PARTNERSHIP & ACQUIPORT ERWIN SQUARE INC." BY LARRY W. POOLE & ASSOCIATES P.A. DATED JUNE 4, 1997.

NOTE: ROADWAY OF BOLTON STREET DOES NOT CONNECT TO HILLSBOROUGH ROAD

FILED
Plat Book 157 Page 275
Date 1.9.03 Time 12:06
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY,NC

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.65'	S 79°51'22" E
L2	17.27'	N 76°08'18" W
L3	4.84'	N 78°17'18" W
L4	71.88'	S 10°56'21" W
L5	25.66'	S 78°56'50" E
L6	50.62'	S 10°48'56" W
L7	7.08'	N 16°31'57" W
L8	22.76'	N 59°42'26" E
L9	20.10'	N 79°14'08" W
L10	34.54'	S 05°33'56" E

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47–30 (f)(11)(a). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Kevin S. Baucom 12-12-02
KEVIN S. BAUCOM, PLS

I, Kevin S. Baucom, certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description recorded in Book 1393, Page 682; that the boundaries not surveyed are clearly indicated as drawn lines from information found in Book and Page shown; 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, license number and seal this 12th day of December, A.D., 2002.

Kevin S. Baucom, PLS L–4275

NORTH CAROLINA PROFESSIONAL SEAL L-4275 LAND SURVEYOR KEVIN S. BAUCOM

The Reserved Easement is a nonexclusive easement reserved by Erwin Square Limited Partnership (seller) for multiple uses––maintenance of the relocated ground water monitoring wells, existing landscaping and existing private water main. Erwin Square Limited Partnership maintains the right to grant rights and uses to the other property owners inside the Erwin Square overall complex (of which this project is but one) through a recorded joint easement and maintenance agreement document (which has been established in lieu of a Property Owners Association).

CERTIFICATE OF OWNER

I HEREBY CERTIFY THAT Erwin Square Limited Partnership IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THEY HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, DEDICATE ALL PUBLIC STREETS, ALLEYS, EASEMENTS AND OTHER OPEN SPACES SO DESIGNATED HEREON FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON THIS PLAT ARE HEREBY GRANTED FOR THE USES AS STIPULATED.

(NAME OF OWNER)
BY: _____
President - Sales Development

ATTEST: _____
(NAME & TITLE OF ATTESTOR) (TITLE)

NORTH CAROLINA
Orange COUNTY

I, Robin L Calhoun, NOTARY PUBLIC OF SAID COUNTY AND STATE, CERTIFY THAT J. Teddy Saucier PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS President, OF Sales Development, A CORPORATION, AND THAT BY AUTHORITY DULY GIVEN AND AS THE ACT OF THE CORPORATION, THE FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS President, SEALED WITH ITS CORPORATE SEAL, AND ATTESTED BY HIMSELF AS ITS President.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF December, 2002

Robin L Calhoun
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-24-04

ROBIN L. CALHOUN NOTARY My Comm. Exp. 2-24-2004 PUBLIC ORANGE COUNTY, N.C.

I, Lisa J. Dixon, IN MY CAPACITY AS LOCAL COUNSEL FOR Erwin Square Limited Partnership DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF Erwin Square Limited Partnership IS THE OWNER OF RECORD OF THE TRACT OF LAND DESCRIBED HEREON, AND THAT Shied Development Corporation IS THE OWNER'S AGENT AUTHORIZED TO SIGN THE DEDICATION STATEMENT PERTAINING TO THIS RECORDING AS OF THIS DATE.

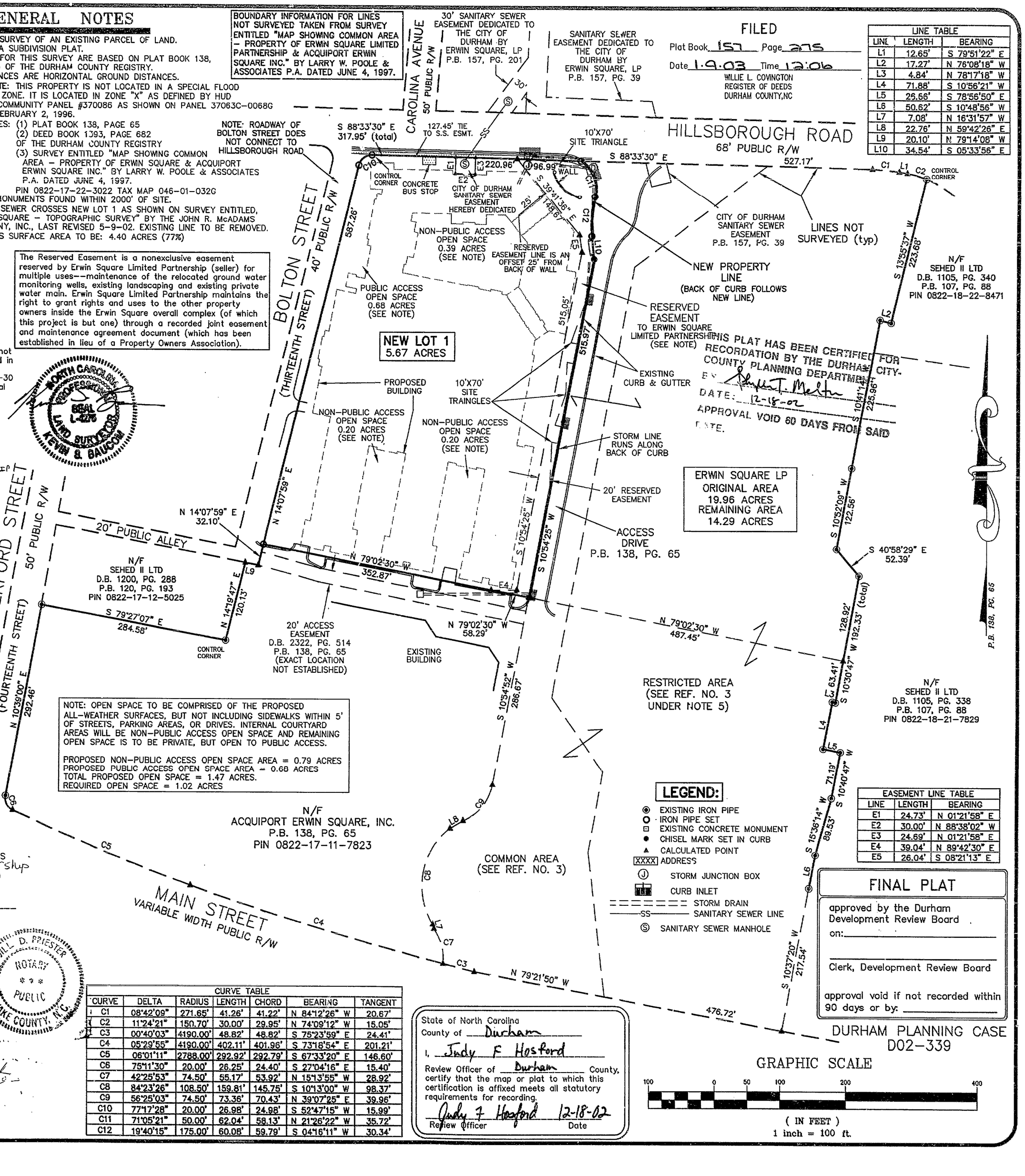
NORTH CAROLINA
Wake COUNTY.

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID CERTIFY THAT Lisa J. Dixon PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 16th DAY OF December, 2002.

Jill D. Priester
NOTARY PUBLIC

MY COMMISSION EXPIRES 10-29-06

JILL D. PRIESTER NOTARY PUBLIC WAKE COUNTY, N.C.



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	TANGENT
C1	08°42'09"	271.65'	41.26'	41.22'	N 84°12'26" W	20.67'
C2	11°24'21"	150.70'	30.00'	29.95'	N 74°09'12" W	15.05'
C3	00°40'03"	4190.00'	48.82'	48.82'	S 75°23'59" E	24.41'
C4	05°29'55"	4190.00'	402.11'	401.96'	S 73°18'54" E	201.21'
C5	06°01'11"	2788.00'	292.92'	292.79'	S 67°33'20" E	146.60'
C6	75°11'30"	20.00'	26.25'	24.40'	S 27°04'16" E	15.40'
C7	42°25'53"	74.50'	55.17'	53.92'	N 15°13'55" W	28.92'
C8	84°23'26"	108.50'	159.81'	145.75'	S 10°13'00" W	98.37'
C9	56°25'03"	74.50'	73.36'	70.43'	N 39°07'25" E	39.96'
C10	77°17'28"	20.00'	26.98'	24.98'	S 52°47'15" W	15.99'
C11	71°05'21"	50.00'	62.04'	58.13'	N 21°26'22" W	35.72'
C12	19°40'15"	175.00'	60.08'	59.79'	S 04°16'11" W	30.34'

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
E1	24.73'	N 01°21'58" E
E2	30.00'	N 88°38'02" W
E3	24.69'	N 01°21'58" E
E4	39.04'	N 89°42'30" E
E5	26.04'	S 08°21'13" E

LEGEND:
- EXISTING IRON PIPE
- IRON PIPE SET
- EXISTING CONCRETE MONUMENT
- CHISEL MARK SET IN CURB
- CALCULATED POINT
- XXXX ADDRESS
- STORM JUNCTION BOX
- CURB INLET
- STORM DRAIN
- SS SANITARY SEWER LINE
- SANITARY SEWER MANHOLE

FINAL PLAT
approved by the Durham Development Review Board on: _____
Clerk, Development Review Board
approval void if not recorded within 90 days or by: _____

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.
Judy F Hosford 12-18-02
Review Officer Date

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
RESEARCH TRIANGLE PARK, NC
P.O. BOX 14005 ZIP 27709–4005
(919) 361–5000
FAX NO. 919–361–2269; E–MAIL: BAUCOM@JOHNRMCADAMS.COM

REVISIONS:
7-18-02 COMMENTS
9-10-02 COMMENTS
11-11-02 COMMENTS

SURVEY BY: KEVIN S. BAUCOM L–4275

ERWIN SQUARE – FINAL PLAT
SUBDIVISION AND EASEMENT DEDICATION PLAT
DURHAM TWSP., CITY OF DURHAM, DURHAM COUNTY, NORTH CAROLINA

SURVEY FOR: WP EAST ACQUISTIONS, LLC SUITE 250 1001 MOREHEAD SQUARE DRIVE CHARLOTTE, NORTH CAROLINA 28203

OWNER: ERWIN SQUARE LIMITED PARTNERSHIP SUITE 900 2200 WEST MAIN STREET DURHAM, NORTH CAROLINA 27705

PROJECT NO. WDP–020000
FILENAME: WDP01010–F1
DRAWN BY: KSB
SCALE: 1"=100'
DATE: 5–31–02

McADAMS