

SURVEYED by

MSS LAND CONSULTANTS

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"Committed to Total Quality Service"

Sharon A. Davis
 Durham County, NC
 2020 Aug 10 03:48:11 PM
 BK-203 PG-217-217
 PLAT
 FEE: \$21.00
 INSTRUMENT # 2020032279

DPQUETTE

FINAL PLAT

ELLIS ROAD - CONNECTOR ROAD

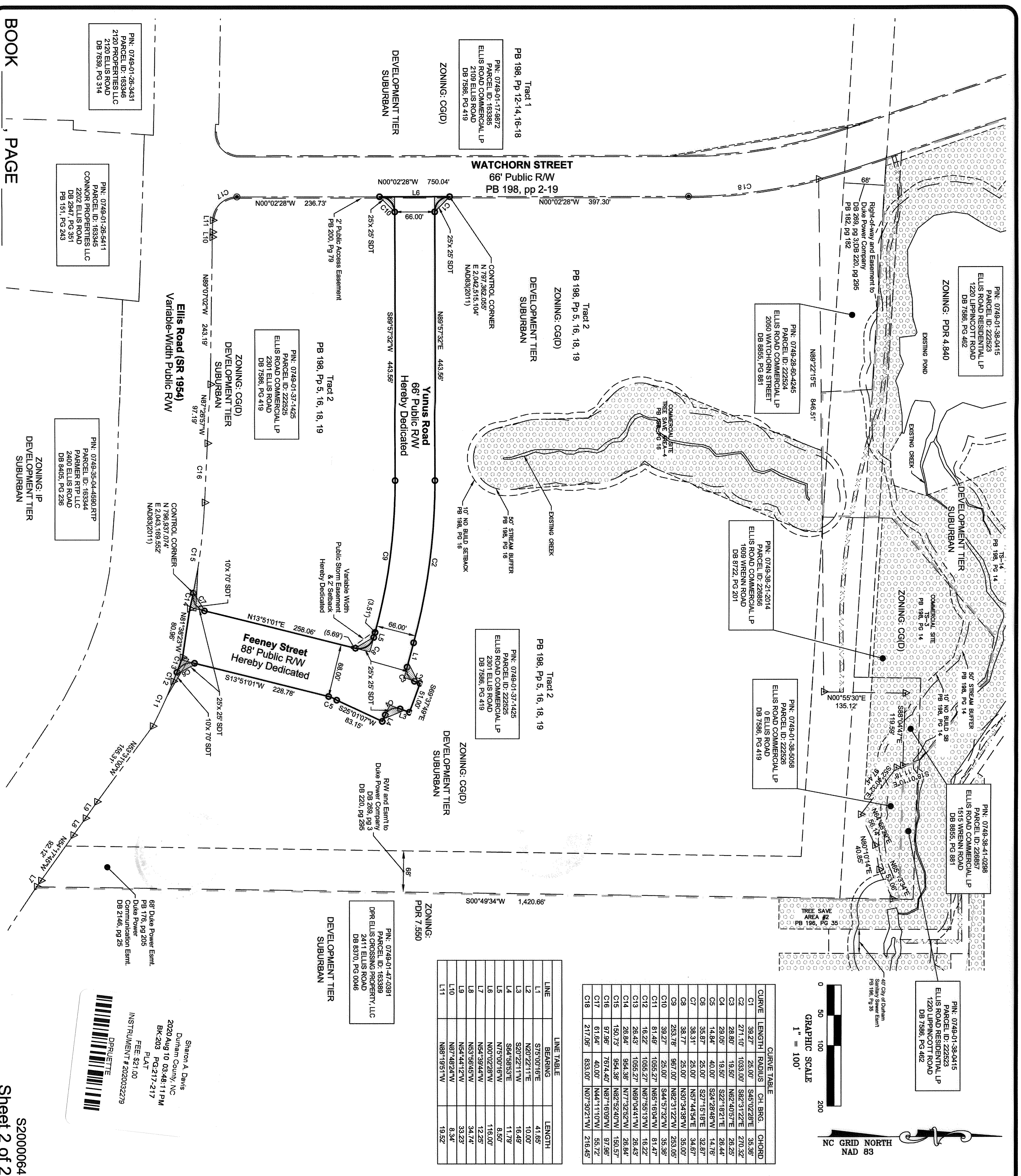
RIGHT-OF-WAY DEDICATION PLAT

City of Durham
 Oak Grove Township
 Durham County
 North Carolina
 Date: Aug. 4, 2020
 Drawn by: MIL
 Checked by:

LEGEND

- Existing Monumentation
- Iron Pipe Set
- Concrete Marker
- Mathematical Point
- Landscaping Buffer
- Right-of-Way
- Deed Book / Plat Book
- Easement
- Sight Distance Triangle
- Private Storm Easmt
- Public Storm Easmt (Heretby dedicated)
- Setback
- Common Area
- Future Development
- Tree Coverage Area (0.00%)
- Tree Save Area
- Tree Replacement Area
- Zoning Boundary

DATE: August 4, 2020

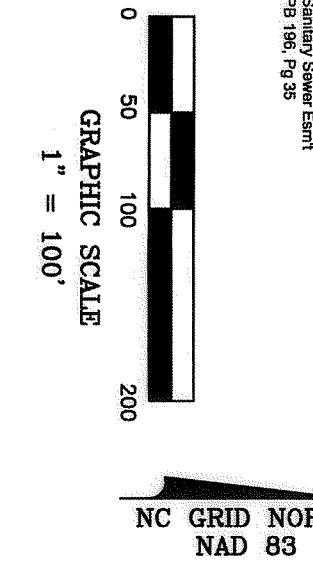


LINE TABLE

LINE	BEARING	LENGTH
L1	S75°00'16"E	41.85'
L2	N20°22'11"E	10.00'
L3	S20°22'11"W	18.48'
L4	S84°58'53"E	11.79'
L5	N75°00'16"W	8.50'
L6	N00°02'28"W	116.00'
L7	N54°39'44"W	12.25'
L8	N53°56'45"W	34.74'
L9	N54°44'12"W	33.23'
L10	N87°48'24"W	8.34'
L11	N88°19'51"W	19.52'

CURVE TABLE

CURVE	LENGTH	RADIUS	CH. BRG.	CHORD
C1	39.27'	28.00'	S45°02'28"E	35.36'
C2	271.10'	1033.00'	S82°31'22"E	270.32'
C3	28.80'	19.50'	N82°40'57"E	26.25'
C4	29.05'	19.50'	S22°18'21"E	26.44'
C5	14.84'	40.00'	S24°28'48"W	14.76'
C6	35.87'	28.00'	S27°15'18"E	32.87'
C7	38.31'	28.00'	N57°44'54"E	34.67'
C8	38.77'	25.00'	N30°34'38"W	35.00'
C9	253.78'	987.00'	N82°31'22"W	253.05'
C10	39.27'	25.00'	S44°57'32"W	35.36'
C11	81.48'	1055.27'	N65°16'04"W	81.47'
C12	16.22'	1055.27'	N87°55'13"W	16.22'
C13	26.43'	1055.27'	N69°04'41"W	26.43'
C14	26.84'	954.38'	N77°32'52"W	26.84'
C15	150.73'	954.38'	N82°52'40"W	150.57'
C16	97.98'	767.440'	N87°16'09"W	97.98'
C17	61.64'	40.00'	N44°11'10"W	55.72'
C18	217.06'	833.00'	N07°30'21"W	216.45'



Tract 1
 PB 198, Pp 12-14, 16-18
 PIN: 0749-01-17-9872
 PARCEL ID: 163385
 ELLIS ROAD COMMERCIAL LP
 2109 ELLIS ROAD
 DB 7586, PG 419

ZONING: CG(D)
 DEVELOPMENT TIER
 SUBURBAN

WATCHORN STREET
 66' Public R/W
 PB 198, pp 2-19

Tract 2
 PB 198, Pp 5, 16, 18, 19
 ZONING: CG(D)
 DEVELOPMENT TIER
 SUBURBAN

Yunus Road
 66' Public R/W
 Hereby Dedicated

Tract 2
 PB 198, Pp 5, 16, 18, 19
 PIN: 0749-01-37-1425
 PARCEL ID: 222525
 ELLIS ROAD COMMERCIAL LP
 2301 ELLIS ROAD
 DB 7586, PG 419

ZONING: CG(D)
 DEVELOPMENT TIER
 SUBURBAN

Ellis Road (SR 1954)
 Variable-Width Public R/W

Tract 2
 PB 198, Pp 5, 16, 18, 19
 PIN: 0749-01-36-6411
 PARCEL ID: 163345
 CONNOR PROPERTIES LLC
 2202 ELLIS ROAD
 DB 2947, PG 281
 PB 1511, PG 243

Tract 2
 PB 198, Pp 5, 16, 18, 19
 PIN: 0749-35-04-4890.RTP
 PARCEL ID: 163344
 PARKER RTP, LLC
 2400 ELLIS ROAD
 DB 9405, PG 236

ZONING: JP
 DEVELOPMENT TIER
 SUBURBAN

Tract 2
 PB 198, Pp 5, 16, 18, 19
 PIN: 0749-01-37-1425
 PARCEL ID: 222526
 ELLIS ROAD COMMERCIAL LP
 2301 ELLIS ROAD
 DB 7586, PG 419

ZONING: CG(D)
 DEVELOPMENT TIER
 SUBURBAN

Feeney Street
 88' Public R/W
 Hereby Dedicated

ZONING: PDR 7.550
 DEVELOPMENT TIER
 SUBURBAN

Tract 2
 PB 198, Pp 5, 16, 18, 19
 PIN: 0749-01-47-0391
 PARCEL ID: 163289
 DPR ELLIS CROSSING PROPERTY, LLC
 2411 ELLIS ROAD
 DB 8370, PG 0046

Tract 2
 PB 198, Pp 5, 16, 18, 19
 PIN: 0749-01-38-0415
 PARCEL ID: 222523
 ELLIS ROAD RESIDENTIAL LP
 1220 LIPPINCOTT ROAD
 DB 7586, PG 482

Tract 2
 PB 198, Pp 5, 16, 18, 19
 PIN: 0749-38-21-2014
 PARCEL ID: 226856
 ELLIS ROAD COMMERCIAL LP
 1809 WRENN ROAD
 DB 8722, PG 201

Tract 2
 PB 198, Pp 5, 16, 18, 19
 PIN: 0749-01-38-5058
 PARCEL ID: 222526
 ELLIS ROAD COMMERCIAL LP
 0 ELLIS ROAD
 DB 7586, PG 419

Tract 2
 PB 198, Pp 5, 16, 18, 19
 PIN: 0749-38-41-0288
 PARCEL ID: 226857
 ELLIS ROAD COMMERCIAL LP
 1515 WRENN ROAD
 DB 8855, PG 881

Tract 2
 PB 198, Pp 5, 16, 18, 19
 PIN: 0749-01-38-0415
 PARCEL ID: 222523
 ELLIS ROAD RESIDENTIAL LP
 1220 LIPPINCOTT ROAD
 DB 7586, PG 482

Tract 2
 PB 198, Pp 5, 16, 18, 19
 PIN: 0749-28-80-4245
 PARCEL ID: 222524
 ELLIS ROAD COMMERCIAL LP
 2050 WATCHORN STREET
 DB 8855, PG 881

Tract 2
 PB 198, Pp 5, 16, 18, 19
 PIN: 0749-38-21-2014
 PARCEL ID: 226856
 ELLIS ROAD COMMERCIAL LP
 1809 WRENN ROAD
 DB 8722, PG 201

Tract 2
 PB 198, Pp 5, 16, 18, 19
 PIN: 0749-01-38-5058
 PARCEL ID: 222526
 ELLIS ROAD COMMERCIAL LP
 0 ELLIS ROAD
 DB 7586, PG 419

Tract 2
 PB 198, Pp 5, 16, 18, 19
 PIN: 0749-38-41-0288
 PARCEL ID: 226857
 ELLIS ROAD COMMERCIAL LP
 1515 WRENN ROAD
 DB 8855, PG 881