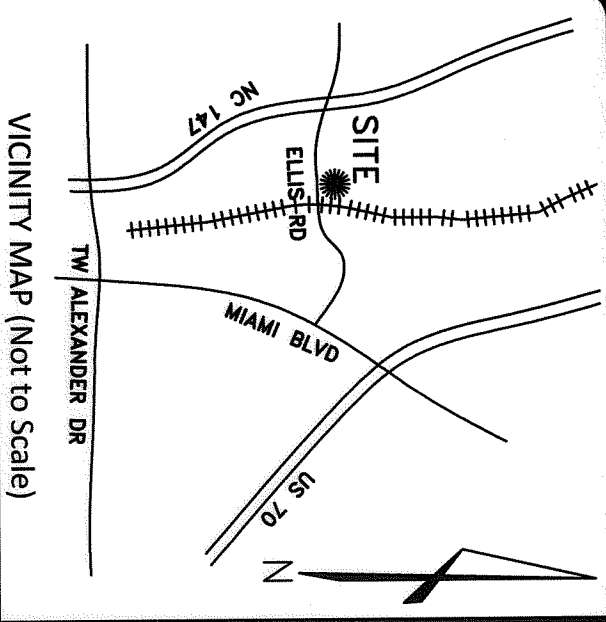
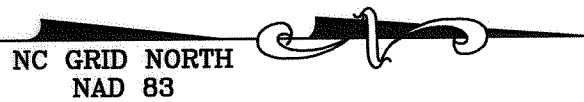
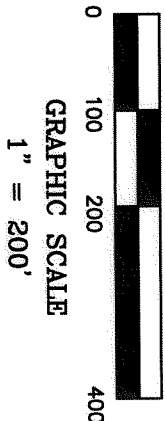




LINE	BEARING	LENGTH
L1	N87.2657°W	63.50'
L2	N87.4824°W	8.34'
L3	N88.1951°W	178.32'
L4	N07.0229°E	43.42'
L5	N88.4130°W	496.98'
L6	S02.5104°E	42.71'
L7	N87.2657°W	33.69'
L8	N00.2213°E	48.57'
L9	N83.4639°W	208.27'
L10	N02.5104°W	12.24'
L11	N81.3823°W	80.96'
L12	N00.2213°E	20.35'
L13	S00.5530°W	48.98'
L14	N54.3944°W	12.25'
L15	N54.1745°W	92.12'
L16	N53.5645°W	34.74'
L17	N54.4412°W	33.23'
L18	N53.3100°W	155.31'

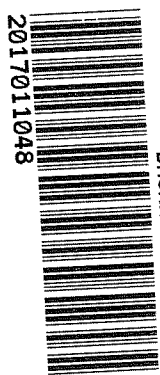
LINE	BEARING	LENGTH
L20	N55.3954°W	236.31'
L21	S00.4934°W	35.65'
L22	S12.3233°W	85.44'
L23	S10.3203°W	104.30'
L24	S08.2859°W	104.87'
L25	S06.2201°W	103.60'
L26	S04.1610°W	103.45'
L27	S02.1906°W	103.35'
L28	S00.5530°W	101.65'
L29	S00.4520°W	55.18'
L30	N55.3954°W	49.82'
L31	S00.4934°W	5.67'
L33	N59.5730°W	128.62'
L34	N58.4926°W	34.52'
L35	N56.3151°W	16.22'
L36	N55.907°W	52.08'
L37	N54.3944°W	8.85'

CURVE	LENGTH	RADIUS	CH. BRG.	CHORD
C1	97.96'	7674.40'	S87°16'09"E	97.96'
C2	177.57'	954.38'	N82°04'20"W	177.31'
C3	28.85'	7890.33'	N84°49'01"W	28.85'
C4	42.65'	1055.27'	N68°38'17"W	42.65'
C5	71.97'	954.38'	N78°54'08"W	71.95'
C6	196.56'	872.42'	N75°29'23"W	196.15'
C7	81.49'	1055.27'	N65°16'04"W	81.47'
C8	164.99'	1382.35'	N60°51'43"W	164.90'
C9	152.71'	1035.52'	S89°19'19"W	152.57'
C10	126.07'	730.37'	N79°40'36"W	125.91'
C11	79.86'	1057.42'	N68°00'35"W	79.84'
C12	187.91'	1057.42'	N60°45'19"W	187.66'



LEGEND
● IRON REBAR SET
⊙ EXISTING MONUMENTATION
⊙ EXISTING DRILL HOLE
⊙ MATHEMATICAL POINT
⊙ SQUARE FEET
⊙ ACRES, MORE OR LESS
⊙ ADDRESS
⊙ DEED BOOK
⊙ PLAT BOOK
⊙ PAGE
⊙ TREE SAVE AREA

FOR REGISTRATION
STATE OF NORTH CAROLINA
COUNTY OF DURHAM
2017 APR 04 03:59:59 PM
BK: 19 PLAT: 59-59
FEE: \$21.00
INSTRUMENT #: 2017011048
DIORIS



GENERAL NOTES:

- All distances are horizontal ground distances in us survey feet and areas were computed using the coordinate method.
- The subject property is not located within a Special Flood Hazard Area as scaled from NFIP FIRN numbers 3720074800J and 372008400J. Revision date of maps: May 2, 2006.
- This survey was prepared for the parties and purpose indicated hereon. Any extension of the use beyond the purpose agreed to between the client and surveyor exceeds the scope of the engagement. Only copies of this survey with the land surveyor's original signature & an original embossed ink or scanned seal are the product of the land surveyor.
- Property Identification Numbers and adjoining owners taken from the official tax records of Durham County.
- References: Shown on survey.
- No NCGS monuments located within 2,000' of subject property.

SITE DATA TABLE:

Owner: See table sheet 2
Owner Address: See table sheet 2
PIN: See table sheet 2
PID: See table sheet 2
Development Tier: Suburban
Zoning: See table sheet 2
River Basin: Cape Fear
Total Area: 63.44± Acres (2,763,548 Square Feet)
Total Right-of-Way Dedicated by this plat: 1.12 Acres
Total Allowable Impervious Area: CG(D) - 85% maximum impervious surface per case No. Z1500007. PDR 4.84 is 35.4% maximum allowable impervious surface per PDR 4.6.

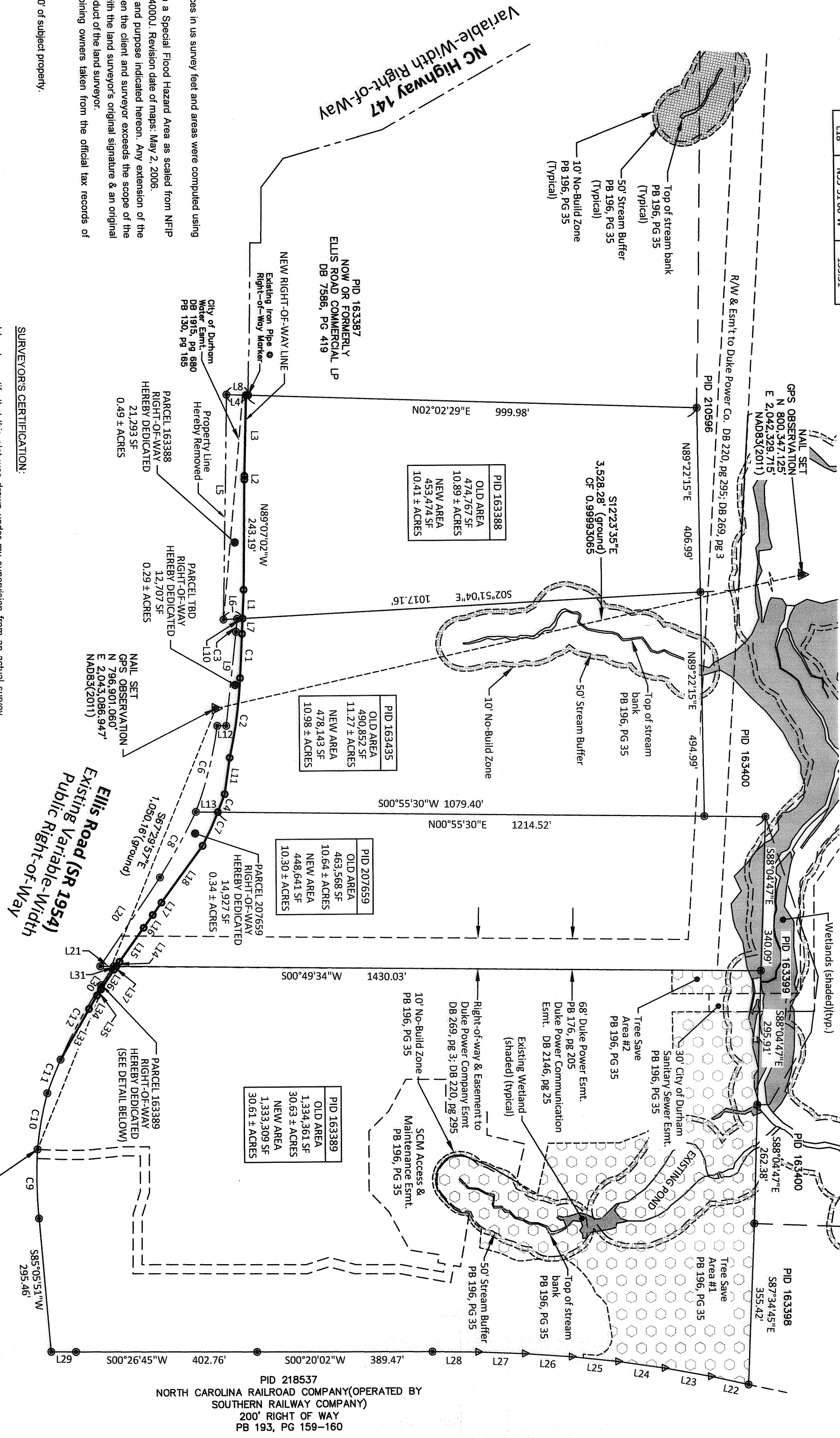
CERTIFICATE OF APPROVAL:

State of North Carolina - County of Durham
Review Officer of Durham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Alexis Carver by Jesse Lail
Review Officer

Date: 3/1/17

BOOK _____, PAGE _____



SURVEYOR'S CERTIFICATION:

I hereby certify that this plat was drawn under my supervision from an actual survey performed under my supervision (detailed description shown hereon under "References"); that the boundaries not surveyed are clearly indicated as drawn from information denoted hereon; that the ratio of precision as calculated is 1:10,000+; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS survey:

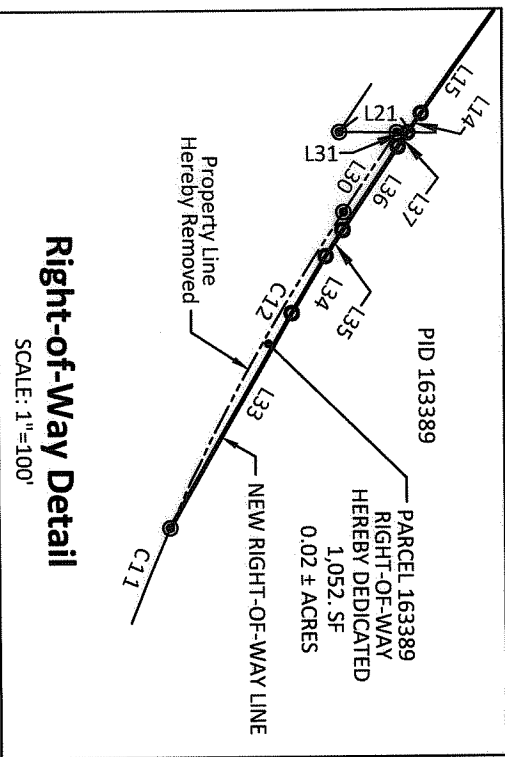
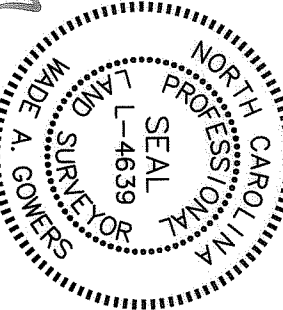
Class of survey: A (Urban Land Survey)
Positional accuracy: 0.04'
Type of GPS field procedure: Static
Dates of survey: 2014/07/08
Datum/EPOCH: NAD 83(2011)/EPOCH(2010.0000)
Published/Fixed-control use: OPUS
Geoid model: GEOID12A
Combined grid factor(s): 0.99993065
Units: US Survey Feet

This plat was prepared in accordance with G.S. 47-30 as amended:

That this plat meets the requirement of G.S. 47-30 section (1)(1)(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, witness my original signature and seal this day.

Wade A. Gowers, PLS
Professional Land Surveyor

Date: 3/24/17



Case No. S1700003



MSS LAND CONSULTANTS

6118 Saint Giles St. Phone (919) 510-4464
(Suite E) Fax (919) 510-9102
Raleigh, NC 27612 Email: gowersw@mssland.com

"Committed to Total Quality Service"

O:\WEB-14-01\dwg\ELLIS_ROW_DED-2016-12-29.dwg

Final Plat Right-of-Way Dedication

Ellis Road Commercial, LP &
Ellis Road Apartments I, LP
2215, 2223, 2301, 2403 & 2411 Ellis Road
Durham, NC, 27703

City of Durham	Oak Grove Township	Durham County	North Carolina	Date: Dec. 19, 2016	Drawn by: MIL	Checked by: WAG
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