

**LEGEND and NOMENCLATURE**

SYMBOLS	LINE TYPES
○ Ex iron pipe/rod or nail	— X — Fence
□ Ex concrete monument	— W — Overhead utility
○ New iron pipe	— W — Water
○ Calculated point	— SS — Sanitary sewer
○ Cable pedestal	— SD — Storm drain
○ Telephone pedestal	
○ Electric pedestal	
○ Fiber-optic marker	
○ Traffic signal box	
○ Water meter	
○ Fire hydrant	
○ Valve (water or gas)	
○ Sanitary sewer manhole	
○ Sanitary sewer cleanout	
○ Storm curb inlet	
○ Drainage inlet (w/ grate)	
○ Storm drain manhole	
○ Utility pole	
○ Lamp post	
○ Signal pole	
○ Guy wire	
○ Sign post	

**ABBREVIATIONS**

DB	Deed Book
PB or IM	Plat Book / Book of Maps
P/L	Property line
Pg	Page
SF	Square feet
Ac.	Acres
R/W	Right-of-way
NCSR	North Carolina State Route
R/W	Right-of-way
Ex.	Existing
RCP	Reinforced concrete pipe
PVC	Polyvinyl chloride pipe
AG	Above ground
BG	Below ground

**CERTIFICATE OF OWNER:**

The undersigned owner of the property lying within the attached plat hereby certifies that he/she ordered the work of surveying and plating to be done, and that all public streets, alleys, easements and other open spaces so designated upon said plat are hereby dedicated for such use and that all public and private easements shown upon said plat are hereby granted for the uses stipulated.

*James H. Jackson* 8-10-20  
Date  
Owner(s) - David Lyons

*David Lyons* 8-12-20  
Date

STATE OF NC  
COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

*David Lyons*  
Signature  
DAVID LYONS  
Printed Name  
My commission expires 10/11/2022

*Maria A. Snider*  
Signature  
MARIA A. SNIDER  
Printed Name  
My commission expires 10/11/2022

STATE OF NC  
COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

*James H. Jackson*  
Signature  
JAMES H. JACKSON  
Printed Name  
My commission expires 10/11/2022

*Maria A. Snider*  
Signature  
MARIA A. SNIDER  
Printed Name  
My commission expires 10/11/2022

REGISTER OF DEEDS  
Sharon A. Davis  
Durham County, NC  
2020 Aug 19 11:57:01 AM  
BK:203 PG:261-261  
PLAT  
FEE: \$21.00  
INSTRUMENT # 2020033945

TREDFEARN

JAMES H. & SALLIE P. JACKSON  
DB 2757, PG 837  
PB 147, PG 125  
PIN: 0830-53-93-8546

NC GRID NORTH  
NAD 83/2011

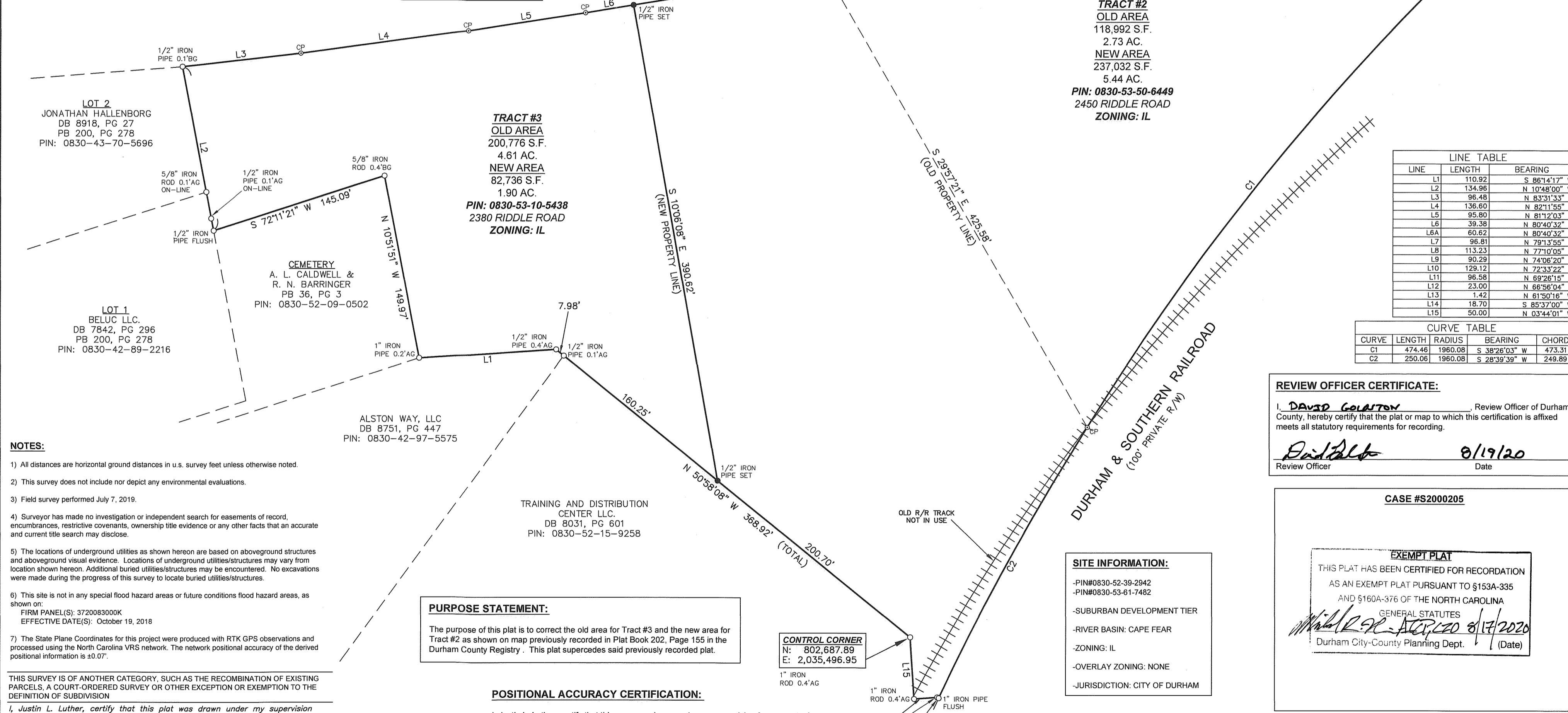
**REFERENCES:**

DEED BOOK 7137, PAGE 536  
DEED BOOK 8805, PAGE 661  
PLAT BOOK 147, PAGE 125  
PLAT BOOK 202, PAGE 155  
\*OTHERS SHOWN HEREON

**OWNER INFORMATION:**

**TRACT #3**  
DAVID LYONS  
2380 RIDDLE RD.  
DURHAM, NC 27703

**TRACT #3**  
BRIGGS/RIDDLES, LLC  
704 MARLOWE ROAD  
RALEIGH, NC 27609



**NOTES:**

- All distances are horizontal ground distances in u.s. survey feet unless otherwise noted.
- This survey does not include nor depict any environmental evaluations.
- Field survey performed July 7, 2019.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
- The locations of underground utilities as shown hereon are based on aboveground structures and aboveground visual evidence. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
- This site is not in any special flood hazard areas or future conditions flood hazard areas, as shown on:  
FIRM PANEL(S): 3720083000K  
EFFECTIVE DATE(S): October 19, 2018
- The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.

**PURPOSE STATEMENT:**

The purpose of this plat is to correct the old area for Tract #3 and the new area for Tract #2 as shown on map previously recorded in Plat Book 202, Page 155 in the Durham County Registry. This plat supercedes said previously recorded plat.

**POSITIONAL ACCURACY CERTIFICATION:**

I, Justin L. Luther, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- Class of survey: Urban Land Class (A)
- Positional accuracy: 0.07'
- Type of GPS field procedure: Real-time Kinematic network
- Date(s) of survey: July 7, 2019
- Datum / Epoch: NAD 83 (NSRS 2011)
- Published / Fixed-control used: NC Real-time Kinematic network
- Geoid model: Geoid 12B
- Combined grid factor(s): 0.99995138
- Units: U.S. Survey Feet

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION OR EXEMPTION TO THE DEFINITION OF SUBDIVISION

I, Justin L. Luther, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision or positional accuracy as calculated is greater than 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 day of August, 2020.

*Justin L. Luther*  
Professional Land Surveyor (L-5107)

**NEWCOMB** land surveyors, pllc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615, (919) 847-1800, NC License #P-0203

**SITE INFORMATION:**

- PIN#0830-52-39-2942
- PIN#0830-53-61-7482
- SUBURBAN DEVELOPMENT TIER
- RIVER BASIN: CAPE FEAR
- ZONING: IL
- OVERLAY ZONING: NONE
- JURISDICTION: CITY OF DURHAM

**LINE TABLE**

LINE	LENGTH	BEARING
L1	110.92	S 86°14'17" W
L2	134.96	N 10°48'00" W
L3	96.48	N 83°31'33" E
L4	136.60	N 82°11'55" E
L5	95.80	N 81°12'03" E
L6	39.38	N 80°40'32" E
L6A	60.62	N 80°40'32" E
L7	96.81	N 79°13'55" E
L8	113.23	N 77°10'05" E
L9	90.29	N 74°06'20" E
L10	129.12	N 72°33'22" E
L11	96.58	N 69°26'15" E
L12	23.00	N 66°56'04" E
L13	1.42	N 61°50'16" W
L14	18.70	S 85°37'00" W
L15	50.00	N 03°44'01" W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	474.46	1960.08	S 38°26'03" W	473.31
C2	250.06	1960.08	S 28°39'39" W	249.89

**REVIEW OFFICER CERTIFICATE:**

I, DAVID COLANTON, Review Officer of Durham County, hereby certify that the plat or map to which this certification is affixed meets all statutory requirements for recording.

*David Colanton* 8/19/20  
Review Officer Date

**CASE #S2000205**

**EXEMPT PLAT**

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION AS AN EXEMPT PLAT PURSUANT TO §153A-335 AND §160A-376 OF THE NORTH CAROLINA GENERAL STATUTES

*Walter R. ...* 8/17/2020  
Durham City-County Planning Dept. (Date)

**PLAT OF CORRECTION**

**PROPERTIES OF**

**BRIGGS / RIDDLES, LLC & DAVID LYONS**

TRIANGLE TOWNSHIP DURHAM COUNTY NORTH CAROLINA

60 30 0 60 120  
SCALE: 1"=60'

JOB NO.: 197342  
FILE NAME: RM-POC  
PLOT DATE: 8/10/20