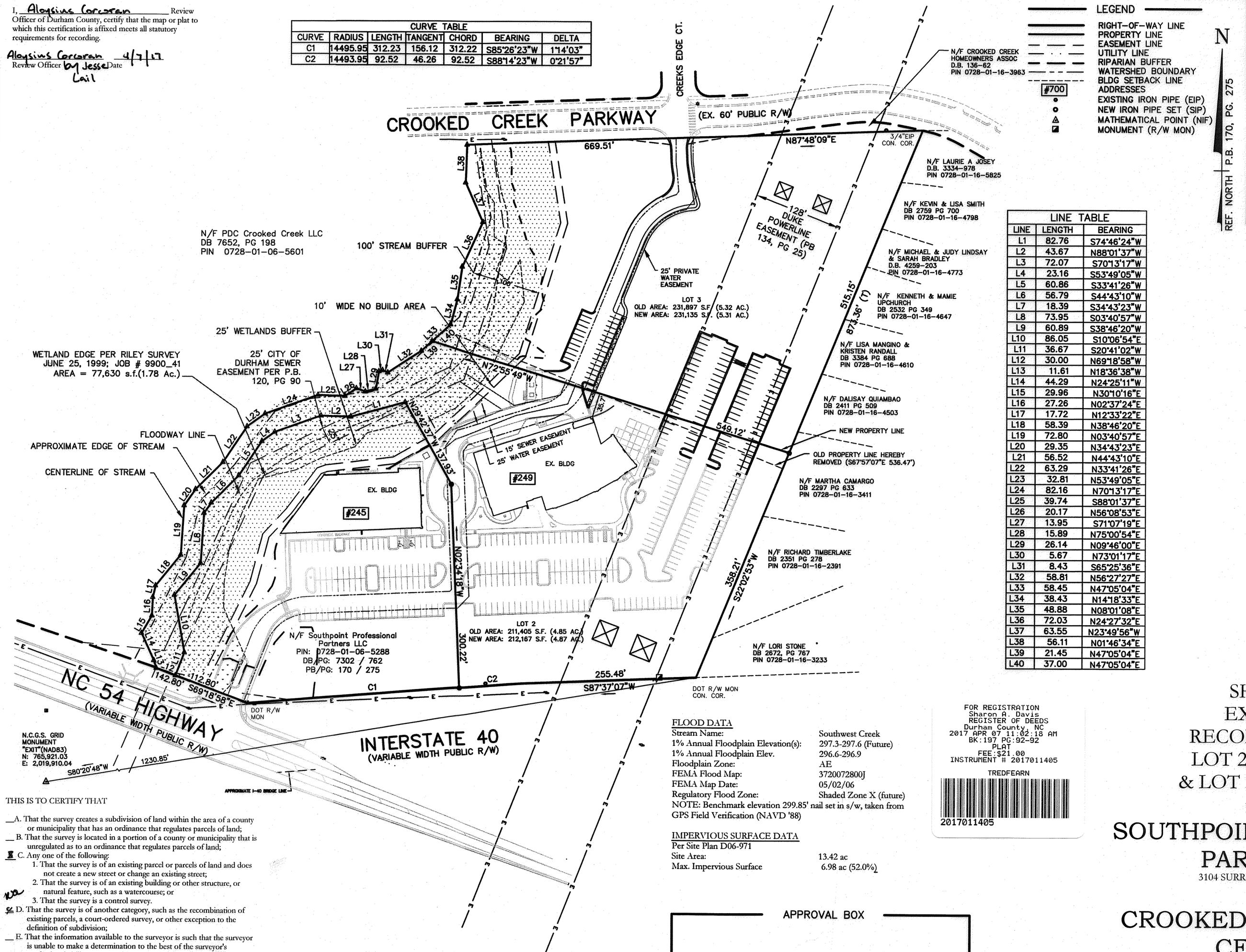
I, Aloysius Corcoran Review Officer of Durham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Aloysius Corcoran 4/7/17
Review Officer by Jesse Lail Date

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	14495.95	312.23	156.12	312.22	S85°26'23"W	1°14'03"
C2	14493.95	92.52	46.26	92.52	S88°14'23"W	0°21'57"



LEGEND

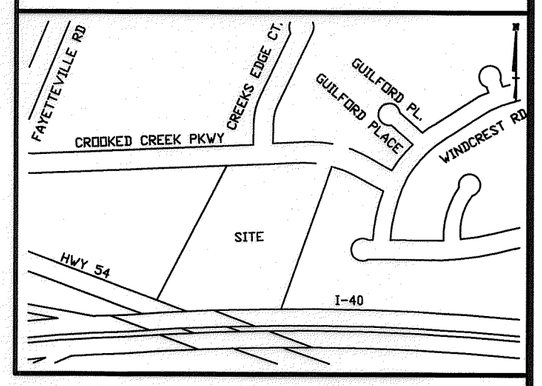
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- UTILITY LINE
- RIPARIAN BUFFER
- WATERSHED BOUNDARY
- BLDG SETBACK LINE
- #700 ADDRESSES
- EXISTING IRON PIPE (EIP)
- NEW IRON PIPE SET (SIP)
- MATHEMATICAL POINT (NIF)
- MONUMENT (R/W MON)

N

REF. NORTH | P.B. 170, PG. 275

LINE TABLE		
LINE	LENGTH	BEARING
L1	82.76	S74°46'24"W
L2	43.67	N88°01'37"W
L3	72.07	S70°13'17"W
L4	23.16	S53°49'05"W
L5	60.86	S33°41'26"W
L6	56.79	S44°43'10"W
L7	18.39	S34°43'23"W
L8	73.95	S03°40'57"W
L9	60.89	S38°46'20"W
L10	86.05	S10°06'54"E
L11	36.67	S20°41'02"W
L12	30.00	N69°18'58"W
L13	11.61	N18°36'38"W
L14	44.29	N24°25'11"W
L15	29.96	N30°10'16"E
L16	27.26	N02°37'24"E
L17	17.72	N12°33'22"E
L18	58.39	N38°46'20"E
L19	72.80	N03°40'57"E
L20	29.35	N34°43'23"E
L21	56.52	N44°43'10"E
L22	63.29	N33°41'26"E
L23	32.81	N53°49'05"E
L24	82.16	N70°13'17"E
L25	39.74	S88°01'37"E
L26	20.17	N56°08'53"E
L27	13.95	S71°07'19"E
L28	15.89	N75°00'54"E
L29	26.14	N09°46'00"E
L30	5.67	N73°01'17"E
L31	8.43	S65°25'36"E
L32	58.81	N56°27'27"E
L33	58.45	N47°05'04"E
L34	38.43	N14°18'33"E
L35	48.88	N08°01'08"E
L36	72.03	N24°27'32"E
L37	63.55	N23°49'56"W
L38	56.11	N01°46'34"E
L39	21.45	N47°05'04"E
L40	37.00	N47°05'04"E

VICINITY MAP (NO SCALE)



PARCEL DATA

Lot 2

PIN:	0728-01-06-9305
Parcel-ID:	204779
Deed Book / Page:	05104 / 0353
Owner:	Crooked Creek Medical Center LLC

Lot 3

PIN:	0728-01-16-0793
Parcel-ID:	204780
Deed Book / Page:	05104 / 0353
Owner:	Southpoint Professional Partners LLC

AREA
Total Area: 443,084 s.f. (10.17 ac.)

ZONING
Site Current Zoning: OI(D)

DEVELOPMENT TIER
Site development tier: Suburban

WATERSHED
Site watershed overlay: F/J-B

OVERLAY DISTRICT
Site Overlay District: MTC-I40

RIVER BASIN
Site River Basin: Cape Fear River Basin

FLOOD DATA

Stream Name:	Southwest Creek
1% Annual Floodplain Elevation(s):	297.3-297.6 (Future)
1% Annual Floodplain Elev.	296.6-296.9
Floodplain Zone:	AE
FEMA Flood Map:	3720072800J
FEMA Map Date:	05/02/06
Regulatory Flood Zone:	Shaded Zone X (future)

NOTE: Benchmark elevation 299.85' nail set in s/w, taken from GPS Field Verification (NAVD '88)

IMPERVIOUS SURFACE DATA
Per Site Plan D06-971

Site Area:	13.42 ac
Max. Impervious Surface	6.98 ac (52.0%)

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2017 APR 07 11:02:18 AM
BK:197 PG:92-92
PLAT
FEE:$21.00
INSTRUMENT # 2017011405
TREDFEARN
2017011405

THIS IS TO CERTIFY THAT

__A. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
__B. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
X C. Any one of the following:
1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
N/A 3. That the survey is a control survey.
X D. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;
__E. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

SURVEYOR'S CERTIFICATE

I William C. Credle certify that this map was drawn under my supervision from an actual survey made under my supervision from P.B. 170, PG. 275; that the boundaries not surveyed are indicated as drawn from information as indicated under references; that the ratio of precision as calculated is greater then 1:10,000; that this map was prepared in accordance with G.S. 47-30 as amended and meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600). Witness my original signature, registration number and seal this 14 day of March A.D.,2017

Professional Land Surveyor (L-4277)

NORTH CAROLINA PROFESSIONAL SEAL L-4277 LAND SURVEYOR WILLIAM C CREDLE 3-16-17

SURVEY NOTES:

1. Subsurface and environmental conditions were not examined or considered during this survey. All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon. No statement is made concerning the existence of underground containers which may affect the use of this tract.
2. The location of underground utilities as shown are based on visible evidence and drawings provided to the surveyor. location of underground utilities and structures may vary from locations shown hereon, and additional buried utilities may exist. contact the appropriate utility companies for information regarding buried utilities.
3. All distances are horizontal ground and area by coordinate computation.
4. This survey was done without a title search and is based on referenced information. there may exist other documents of record which could affect this property
5. Except as specifically stated or shown, this survey does not report any of the following: easements, other than those visible during field examination, building setbacks, restrictive covenants. zoning or land use regulations and any facts which a title search may disclose.
6. Wetlands, jurisdictional waters or other conditions which may be regulated by federal or state or local agencies were not investigated during this survey. Riparian buffers and other restrictions on development may be required.

APPROVAL BOX

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 4/7/17
Durham City-County Planning Dept. (Date)

CASE #S1700035

SHEET 1 OF 2
EXEMPT PLAT
RECOMBINATION OF
LOT 2; P.B. 170, PG 275
& LOT 3; P.B. 170, PG. 275

PROPERTY OF

SOUTHPOINT PROFESSIONAL PARTNERS LLC

3104 SURRY ROAD, DURHAM, N.C., 27707

&

CROOKED CREEK MEDICAL CENTER LLC

P.O. BOX 31568, RALEIGH, N.C., 27622

TRIANGLE TWSP. DURHAM CO., N.C.
SCALE: 1"= 100' MARCH 03, 2016

CREDLE ENGINEERING COMPANY, INC
204 E. MARKHAM AVE., DURHAM, N.C., 27701
(919) 682-2006 PH; (919) 682-2005 FX
LICENSE: C-0254

100 0 50 100 200 400
1 inch = 100 ft.

DWG # \2013\130079\Condo Plat\CP 160212 REV. MARCH 16, 2017