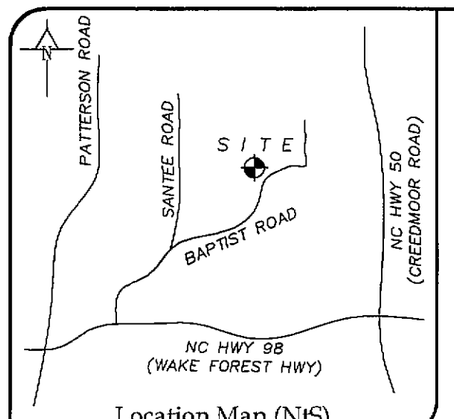

Location Map (NtS)

General Notes

A) Area by Coordinate Method
B) No Published Horizontal Control Monument found within 2000'
C) All buildings, surface, subsurface improvements and utilities are not necessarily depicted hereon.
D) New Monumentation is #5 rebar unless noted otherwise.
E) All distances are horizontal ground distances in U.S. survey feet.
F) This survey performed without benefit of title examination and is made subject to any document which may affect subject property.
G) Stream location and designation based on USDA soils map only.
H) The Property, IS NOT located within the flood hazard area as determined by F.E.M.A. and depicted on F.I.R.M. Maps # 3720087200J and dated 05-02-2006 as being within Zone "X-Other Area". Zone "X-Other Area" is an area determined to be outside the 0.2% Annual Chance and The Future Conditions 1% Annual Chance of Flood.
I) Surface and subsurface utilities depicted hereon are based on visible evidence only. Utility companies should be contacted for information regarding any utilities.

IMPERVIOUS SURFACE DATA FOR TRACT 2

TRACT 2 AREA = 2,797,836 S.F.±
MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA WITHIN THE 6% ZONE:
2,086,177 SF (LAND AREA) X 6% = 125,171 S.F.

MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA WITHIN THE 9% ZONE:
711,659 SF (LAND AREA) X 9% = 64,049 S.F.
TOTAL: 189,220 S.F.

EXISTING IMPERVIOUS SURFACE AREA:
DRIVE: 26,383 S.F.
TOTAL: 26,383 S.F. or 0.94%

ADJOINER 1
N/F HORTENCIA A. VERDUZCO
DB 2957, PG 537, PB 94, PG 42
PIN 0872-01-49-1508

ADJOINER 2
N/F JAMIE W. WRENN
DB 5110, PG 500
PB 100, PG 13
PIN 0872-02-49-8891

ADJOINER 3
N/F CAROLINA POWER & LIGHT CO.
DB 1193, PG 916
PB 100, PG 13
PIN 0872-04-50-2055

N/F WELLES FAMILY LIMITED PARTNERSHIP
DB 5090, PG 826
PB 167, PG 372
PIN 0872-03-42-2770

N/F WELLES FAMILY LIMITED PARTNERSHIP
DB 5090, PG 826
PB 167, PG 372
PIN 0872-03-32-0321

N/F PROMETHEUS DEVELOPMENT CORP.
DB 4009, PG 936
PB 142, PG 128
PIN 0872-01-00-5325

UNITED STATES OF AMERICA
DB 969, PG 475
PIN 0872-03-82-0518

North Carolina State Plane Coordinate System
NAD 83/NSRS (2007)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S40°25'39"W	22.88'
L2	S40°25'39"W	91.84'
L3	N35°53'29"E	120.76'
L4	S71°50'06"E	128.78'
L5	N78°37'25"E	33.46'
L6	N78°37'25"E	12.84'
L7	S67°05'34"E	22.55'
L8	S12°44'26"W	25.36'

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	546.86'	297.71'	S56°23'22"W	294.04'

200 0 100 200 400
Graphic Scale (1" = 200 ')

NEW AREA
TRACT 1
64.229 ACRES

MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA FOR TRACT 1

TRACT 1 AREA
2,797,836 S.F.± X 6% = 167,870 S.F.

EXISTING IMPERVIOUS SURFACE AREA:
DRIVE: 24,998 SF
DWELLING: 1436 SF
OUT BUILDINGS: 202 SF
TOTAL: 26,636 SF or 0.95%

NEW AREA
TRACT 2
64.229 ACRES

MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA WITHIN THE 6% ZONE = 125,171 S.F.

MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA WITHIN THE 9% ZONE = 64,049 S.F.

Stream Buffer Note:

100 foot wide undisturbed stream buffer, measured from top of bank, each side of stream. No clearing or grading other than selective thinning and ordinary maintenance of existing vegetation permitted, except in accordance with 15A NCAC 02B.233 (6) Vegetation Management. No structures or features requiring grading or construction may be built within the 10 foot stream buffer setback. Any use allowed by Section 8.5.5 of the UDO shall be designed and contructed to minimize the amount of intrusion into the stream buffer and to minimize clearing, grading, erosion and water quality degradation. (UDO Section 8.5.5 B, D, and E).

Site Data

A) PIN 0872-04-51-6926
PID 193963
PIN 0872-04-41-5287
PID 193961
B) Watershed: F/J-A
C) Development Tier: Rural
D) Zone: RR
E) River Basin: Neuse

EMIL A. GOOCH, JR.
DB 99, PG 441
PB 133, PG 135
PIN 0872-04-61-3897

Source Documents
DB 103, PG 75
DB 110, PG 85
DB 1078, PG 710
PB 91, PG 81
PB 97, PG 165
Owner:
Emil A. Gooch, Jr.
Edward T. Hogan
2709 Bapist Road
Durham, N.C. 27703
Site Address:
2503 & 2701 Baptist Rd.
Durham, N.C. 27703

The undersigned owner of the property lying within the attached plat and subdivision hereby certifies that he/she ordered the work of the surveying and platting 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 users stipulated.

E.A. Gooch Jr.
Owner

Edward Thomas Hogan
Owner

State of North Carolina
County of Durham

I, Donna K Puckett a notary for said County and State, do hereby certify that Emil A. Gooch Edward Thomas Hogan appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this 13 day of June, 2010.

Donna K Puckett
Notary Public
My Commission Expires 5/13, 2010

DONNA K. PUCKETT
Notary Public
Granville County
My Commission expires 05/13/2011
NORTH CAROLINA

FILED
Plat Book 186 Page 2-41
Date 6-21-10 Time
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

State of North Carolina
County of Durham

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

6-21-2010 Jay V Miller By: Kim Rocklin
Date Review Officer

I, Stephen M. Puckett, do hereby certify that the attached Plat and subdivision was made by order and direction of EMIL A. GOOCH & EDWARD THOMAS HOGAN the owner of the land shown, and that the land shown on this Plat is entirely within the boundaries of the land conveyed to the above owner by the references listed, and I further certify that the said survey and plat are correct in all respects. Witness my hand and seal this 30th day of March, 2010.

Professional Land Surveyor

NORTH CAROLINA PROFESSIONAL SEAL L-3991 LAND SURVEYOR STEPHEN M. PUCKETT

Surveyor's Certificate – State of N.C.

I certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description recorded in (see source documents); that the boundaries not surveyed are indicated as drawn from information in ---- ; that the ratio of precision is 1:10,000'; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). I further certify that the N.C. State Plane Coordinates depicted hereon were determine by Global Positioning System (GPS) observations performed to the Geospatial Positioning Accuracy Standards, Part 2: Standards for Geodetic Networks at the 1 cm accuracy classification (95% confidence) using the N.C. Real Time Kinematic Network. This 30th day of March, 2010.

Stephen M. Puckett
Professional Land Surveyor L-3991

I, Stephen M. Puckett, certify the following:

D. That this plat is of a Survey of another category, such as a recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.

Stephen M. Puckett L-3991

Legend

Pipe Found	●
#5 Rebar Set	○
Nail Found	◉
Nail Set	△
Calculated Point	▲
Concrete Monument	□
Power Pole	
Right of Way	R/W
Centerline	C/L
Property Line	P/L
Overhead Utilities	OHU
Total Distance	(T)

File:DSZ2010\10021\DWG\10021.DWG

S.D. PUCKETT & ASSOCIATES
PROFESSIONAL LAND SURVEYORS (C-0506)
1555 N.C. 56
CREEDMOOR, N.C. 27522
P. 919.528.8900
F. 919.528.8990
WWW.PUCKETTSURVEYS.COM

EXEMPT FINAL PLAT

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

6-21-2010
Durham City-County Planning Dept. (Date)
S1000117

Final Recombination Plat for:

Emil A. Gooch, Jr.
&
Edward Thomas Hogan

March 30, 2010

Township of Carr - County of Durham - State of N.C.