

SITE DATA

OWNER: BDG MIAMI ASSOCIATES, LLC
 PIN: 0749-04-64-2001
 PARCEL ID: 163693
 DEVELOPMENT TIER: SUBURBAN
 RIVER BASIN: NEUSE
 ZONING: IL(D)

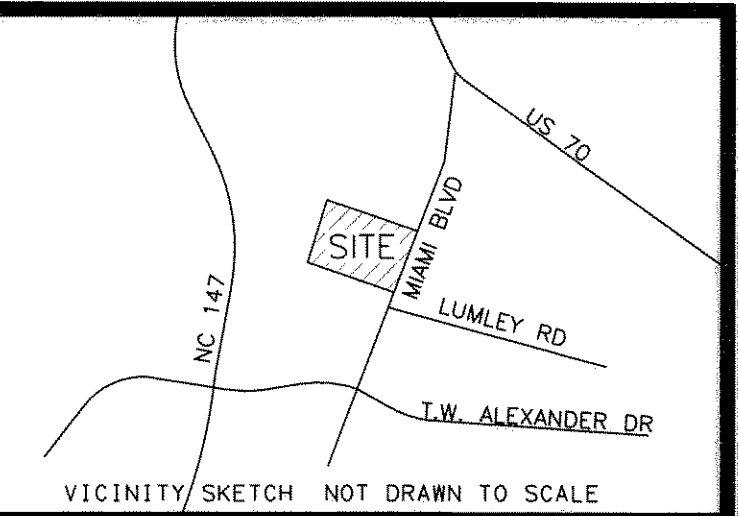
FEMA: THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL# 3720074900J, EFFECTIVE DATE: 5/2/2006.

CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C2	N19°18'06"E	101.89'	2221.83'	101.89	002°37'39"
C1	S19°18'01"W	102.81'	2241.83'	102.81	002°37'40"

LINE TABLE		
LINE	BEARING	DIST
L1	S72°00'49"E	20.00
L2	N86°36'48"W	20.93

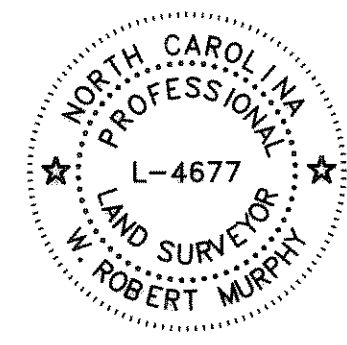
KIRK KEYS
 DB 4170 PG 687
 PB 5A PG 86
 PIN: 0749-04-64-3202
 PID: 163702

NORTH ADAPTED FROM
 PLAT BOOK 170 PAGE 25
 NC GRID NAD 83



BY MY SEAL AND SIGNATURE I CERTIFY TO 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 ONE.
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR A WATERCOURSE, OR A NATURAL FEATURE, SUCH AS A COUNTRY OR A MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 3. THAT THE SURVEY IS A CONTROL SURVEY.
 4. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS OR A COURT ORDERED SURVEY, OR OTHER EXCEPTION OF SUB-DIVISION.
 5. 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.

I, W. ROBERT MURPHY, PROFESSIONAL LAND SURVEYOR L-4677 CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION. THE RATIO OF PRECISION CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000+. THE MISCLOSURE IS DISTRIBUTED BY THE CRANDALL METHOD AND THE AREA, IF SHOWN, IS CALCULATED BY ELECTRONIC COMPUTER USING DPD METHODS. THIS MAP IS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS THE 1ST DAY OF MAY 2014



STATE OF NORTH CAROLINA
 COUNTY OF DURHAM
 i, Angela M. Caraway, REVIEW OFFICER OF DURHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 DATE 9/19/14 REVIEW OFFICER Angela M. Caraway

GENERAL LEGEND OF NOMENCLATURE		LINE TYPE LEGEND	
	EXISTING IRON PIPE		BOUNDARY LINE
	IRON PIPE SET		EASEMENT OR R/W
	MATHEMATICAL POINT		BUFFER OR SETBACK
	SANITARY SEWER MANHOLE		ADJACENT PROPERTY
	STREET ADDRESS		OVERHEAD UTILITY

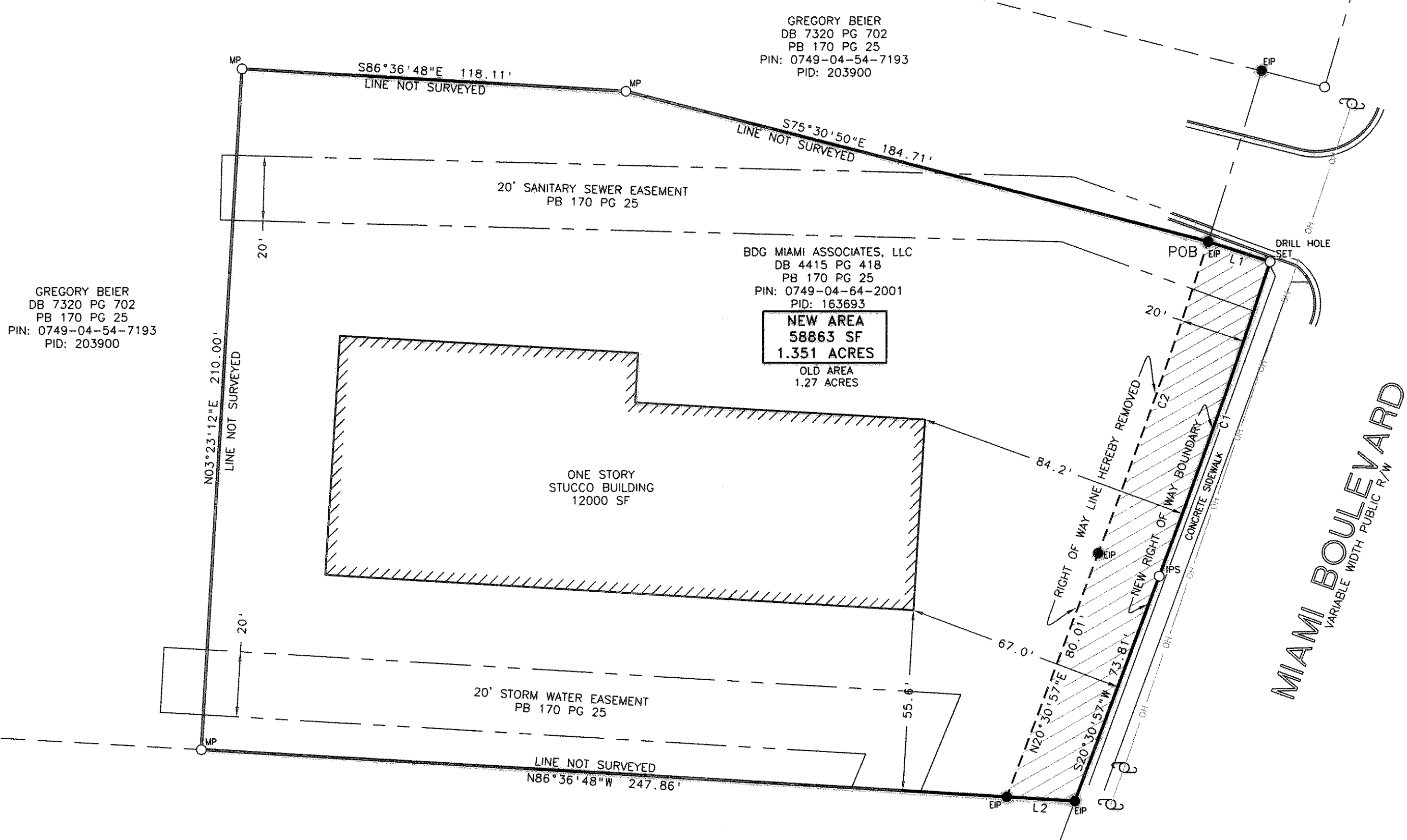
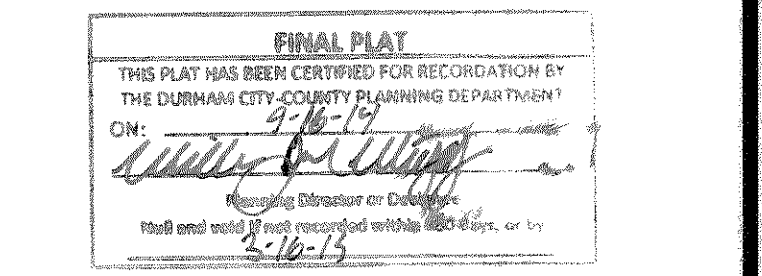
SPECIFIC LEGEND OF NOMENCLATURE	
CL	CENTERLINE
DB	DEED BOOK
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
IPS	IRON PIPE SET
NAD	NORTH AMERICAN DATUM
PB	PLAT BOOK
PG	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
POB	POINT OF BEGINNING
R/W	RIGHT OF WAY
SF	SQUARE FEET
TWSP	TOWNSHIP

UNLESS THIS MAP IS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT, NOT FOR RECORDING, SALES OR CONVEYANCE.

Robert Murphy PLLC
 Professional Land Surveying
 Firm #P-1142
 PO Box 99783
 Raleigh, NC 27624-9783
 (919) 302-1740

SOURCE OF TITLE : PLAT BOOK 170, PAGE 25

CASE NUMBER SC1400010



GREGORY BEIER
 DB 7320 PG 702
 PB 170 PG 25
 PIN: 0749-04-54-7193
 PID: 203900

BDG MIAMI ASSOCIATES, LLC
 DB 4415 PG 418
 PB 170 PG 25
 PIN: 0749-04-64-2001
 PID: 163693

NEW AREA
 58863 SF
 1.351 ACRES
 OLD AREA
 1.27 ACRES

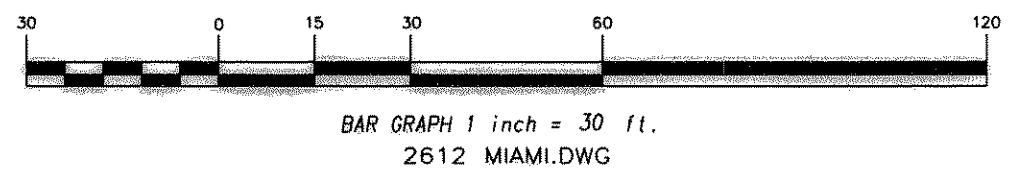
612 LLC
 DB 2912 PG 557
 PB 5A PG 86
 PIN: 0749-04-53-8862
 PID: 163692

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2014 SEP 22 01:12:52 PM
 BK: 193 PG 288-288
 PLAT
 FEE: \$21.00
 INSTRUMENT # 2014028906



TOTAL LENGTH OF CLOSURE: 181.8'
 TOTAL AREA OF CLOSURE: 3,585 SF

STREET CLOSING & RECOMBINATION PLAT FOR A PORTION OF MIAMI BOULEVARD TRIANGLE TWSP. DURHAM CO., NC APRIL 2014 SCALE 1" = 30'



BAR GRAPH 1 inch = 30 ft.
 2612 MIAMI.DWG

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNER OF PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE IS THE LEGAL OWNER OF PROPERTY SHOWN ON THE PLAT AS 1612 S. MIAMI BLVD AND THAT ALL THIS PROPERTY IS BEING RECOMBINED WITH THE PORTION OF THE FORMER RIGHT-OF-WAY AS SHOWN AND NOTED ON THIS PLAT, AND THAT PUBLIC AND PRIVATE EASEMENTS SO DESIGNATED UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED.
 WITNESS MY HAND AND SEAL THIS THE 12 DAY OF September, 2014

Wah/Blain
 OWNER

NORTH CAROLINA COUNTY OF DURHAM
 I, Anna Elizabeth Bressi,
 A NOTARY PUBLIC FOR SAID COUNTY CERTIFY THAT
 PERSONALLY APPEARED BEFORE ME THIS DAY AND
 ACKNOWLEDGED THE EXECUTION OF THE
 FOREGOING CERTIFICATE. WITNESS MY HAND AND
 OFFICIAL SEAL THIS THE 12 DAY OF
Sept, 2014
Anna Elizabeth Bressi
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: Sept 26 2018

