VICINITY MAP
NTS

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE A COMPILATION OF FIELD DATA AND INFORMATION PROVIDED BY THE CITY OF DURHAM. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY LOCATE THE UNDERGROUND UTILITIES, THE SURVEYOR TAKES NO RESPONSIBILITY FOR THE LOCATION OF ANY UTILITIES SHOWN HEREON, EITHER IN SERVICE OR ABANDONED.

FLOOD INFORMATION

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 3720092200J, WITH AN EFFECTIVE DATE OF MAY 2, 2006.

EXISTING PARKING

SUBJECT PROPERTY HAS 13 DELINEATED PAINTED PARKING SPACES

GPS SURVEY CERTIFICATION

I, W. Brian Burdett CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE SECOND ORDER, CLASS II ACCURACY CLASSIFICATION (95% CONFIDENCE) USING H.C. RTK NETWORK; THAT PORTIONS OF FIELD SURVEY WERE CONDUCTED USING TRADITIONAL TRAVERSE, AND THAT THE ERROR OF PRECISION IS 1:10,000 OR GREATER, ALSO THAT LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND DRAWN FROM INFORMATION AS NOTED ON SURVEY.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 19th DAY OF Oct, 2015

REFERENCES

DEED BOOK 6634, PAGE 221
DEED BOOK 6634, PAGE 219
DEED BOOK 7676, PAGE 187
DEED BOOK 318, PAGE 684
DEED BOOK 6957, PAGE 320
DEED BOOK 1627, PAGE 843
DEED BOOK 996, PAGE 26
DEED BOOK 6848, PAGE 970
PLAT BOOK 30, PAGE 159
PLAT BOOK 108, PAGE 46
PLAT BOOK 6A, PAGE 75
PLAT BOOK 10, PAGE 93
PLAT BOOK 14, PAGE 37
OF THE DURHAM COUNTY, NC REGISTER OF DEEDS.

STATEMENT OF ENCROACHMENTS

(A) UTILITY POLE ENCROACHES NORTHWEST CORNER OF PROPERTY BY 5.8'
(B) 1" WATER METER ENROACHES NORTHERN PROPERTY LINE BY 2.7'
(C) FIRE HYDRANT ENCROACHES EASTERN PROPERTY LINE BY 0.7'
(D) FENCE ENROACHES SOUTHWEST PROPERTY LINE BY 3.4'
(E) GRAVEL DRIVEWAY ENCROACHES SOUTHERN PROPERTY LINE BY 4.4'
(F) GRAVEL DRIVEWAY ENCROACHES SOUTHWEST PROPERTY LINE BY 0.5'

LEGEND

CALCULATED POINT
EXISTING IRON PIPE
IRON PIPE SET
BORE HOLE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER VALVE
WATER METER
FIRE HYDRANT
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
ELECTRIC BOX
LIGHT POLE
POWER POLE
CURB INLET
STORM DRAINAGE MANHOLE
YARD INLET
STORM DRAIN
OVERHEAD UTILITIES
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
WATER LINE
SANITARY SEWER LINE
GAS LINE
FENCE LINE

AC = ACRES
ACSM = AMERICAN CONGRESS ON SURVEYING AND MAPPING
ALTA = AMERICAN LAND TITLE ASSOCIATION
B.M. = BOOK OF MAPS
CB = CATCH BASIN
CMP = CORRUGATED METAL PIPE
D.B. = DEED BOOK
EIP = EXISTING IRON PIPES
ELEV = ELEVATION
E.M. = ELECTRIC METER
FIRM = FLOOD INSURANCE RATE MAP
GPS = GLOBAL POSITIONING SYSTEM
HUD = HOUSING URBAN DEVELOPMENT
HYD = FIRE HYDRANT
INV = INVERT
IPS = IRON PIPE SET
LLC = LIMITED LIABILITY COMPANY
MPH = MILES PER HOUR
MSL = MEAN SEA LEVEL
NAD = NORTH AMERICAN DATUM
NIF = NOW OR FORMERLY
NCGS = NORTH CAROLINA GEODETIC SURVEY
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NTS = NOT TO SCALE
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.L. = POINT ON LINE
R.C.P. = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SF = SQUARE FOOT
SMH = SANITARY SEWER MANHOLE
S.R. = STATE ROAD
TBM = TEMPORARY BENCH MARK
TC = TOP CURB
TWSP = TOWNSHIP
TYP = TYPICAL
Y.I. = YARD INLET

ZONING INFORMATION

ZONING: CG - COMMERCIAL GENERAL

BUILDING SETBACKS:
FRONT ..... 15 FEET
SIDE ..... 15 FEET
REAR ..... 25 FEET
MAXIMUM BUILDING HEIGHT: 50 FEET

PARKING REQUIREMENTS: RESTAURANT: 1 SPACE PER 1000 SF. RETAIL: 1 SPACE PER 200 SF

INFORMATION PROVIDED BY CITY OF DURHAM PLANNING DEPARTMENT PHONE: 919-560-4137

ALTA SURVEY CERTIFICATION

TO CAROLINA REAL ESTATE PARTNERS, LLC, INVESTORS INSURANCE TITLE COMPANY, AND FIRST CITIZENS BANK & TRUST COMPANY, IT'S SUCCESSOR AND/OR ASSIGNS:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,6,7a,7b,7c,8,9,11,13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 24, 2015.

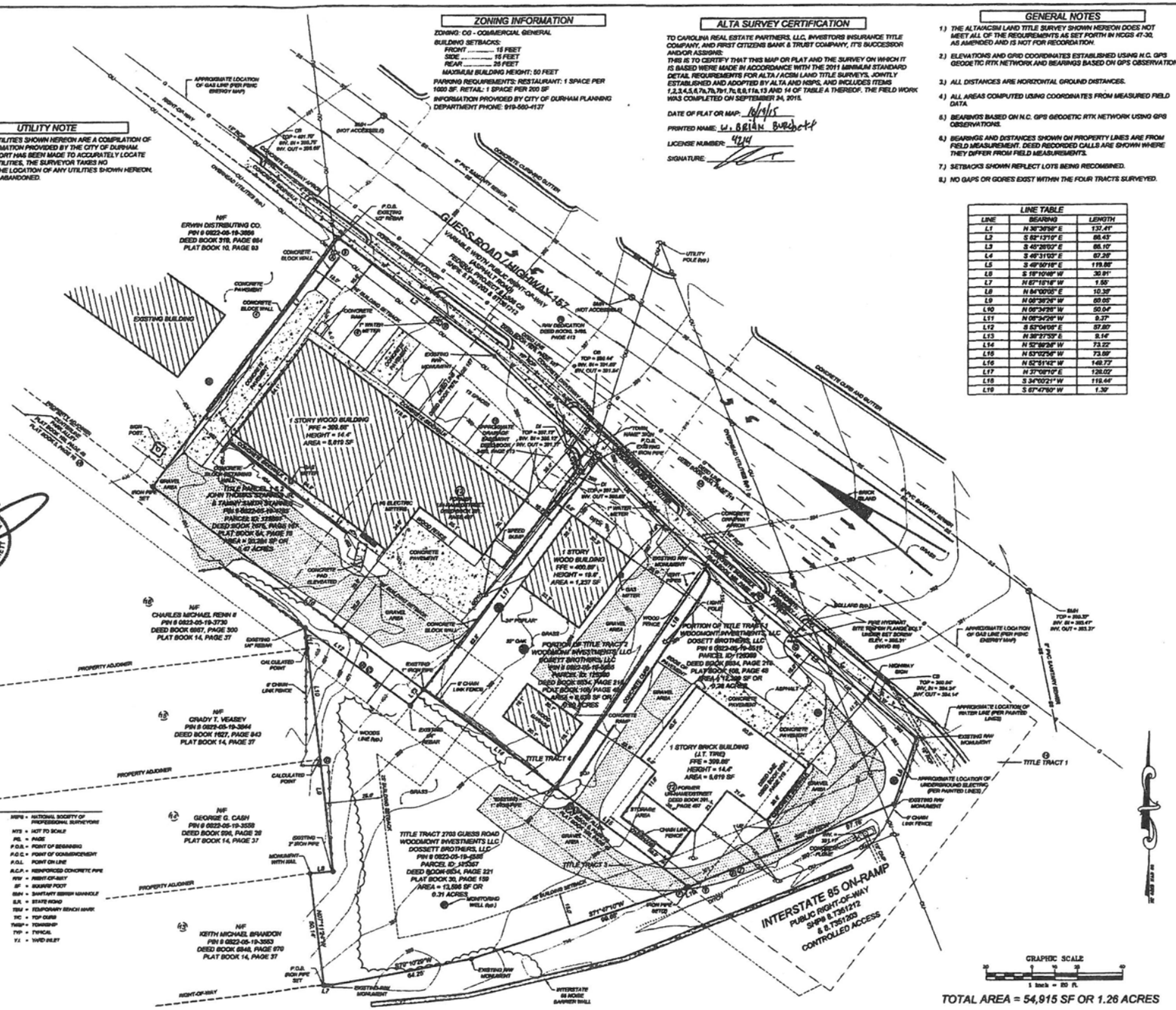
DATE OF PLAT OR MAP: 10/19/15
PRINTED NAME: W. BRIAN BURDETT
LICENSE NUMBER: 4214
SIGNATURE:

GENERAL NOTES

1.) THE ALTA/ACSM LAND TITLE SURVEY SHOWN HEREON DOES NOT MEET ALL OF THE REQUIREMENTS AS SET FORTH IN NCGS 47-30, AS AMENDED AND IS NOT FOR RECORDATION.
2.) ELEVATIONS AND GRID COORDINATES ESTABLISHED USING H.C. GPS GEODETIC RTK NETWORK AND BEARINGS BASED ON GPS OBSERVATION.
3.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4.) ALL AREAS COMPUTED USING COORDINATES FROM MEASURED FIELD DATA.
5.) BEARINGS BASED ON N.C. GPS GEODETIC RTK NETWORK USING GPS OBSERVATIONS.
6.) BEARINGS AND DISTANCES SHOWN ON PROPERTY LINES ARE FROM FIELD MEASUREMENT. DEED RECORDED CALLS ARE SHOWN WHERE THEY DIFFER FROM FIELD MEASUREMENTS.
7.) SETBACKS SHOWN REFLECT LOTS BEING RECOMBINED.
8.) NO GAPS OR GORES EXIST WITHIN THE FOUR TRACTS SURVEYED.

LINE TABLE

LINE	BEARING	LENGTH
L1	N 36°26'56" E	137.41'
L2	S 82°13'10" E	88.43'
L3	S 45°28'02" E	85.10'
L4	S 46°31'03" E	67.29'
L5	S 49°50'16" E	119.88'
L8	S 78°10'46" W	30.81'
L7	N 87°10'14" W	1.50'
L8	N 84°00'05" E	10.38'
L9	N 06°36'26" W	60.05'
L10	N 06°34'26" W	50.04'
L11	N 06°34'26" W	9.37'
L12	S 83°04'05" E	87.60'
L13	N 38°27'33" E	8.14'
L14	N 52°56'24" W	73.02'
L15	N 53°02'54" W	73.69'
L16	N 52°51'42" W	148.77'
L17	N 37°09'10" E	128.02'
L18	S 34°00'21" W	119.44'
L19	S 67°47'50" W	1.39'



TOTAL AREA = 54,915 SF OR 1.26 ACRES

REVISIONS			
NO.	DATE	DESCRIPTION	BY

COMMERCIAL SITE DESIGN
(919) 846-4070, FAX: (919) 846-7041
www.CSITEDESIGN.com
8113 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27613

CLIENT:
PARAMOUNT HOSPITALITY MANAGEMENT
6008 MINOCHASE DRIVE
ROCKY MOUNT, NC 27803

SURVEY FOR:
POPEYE'S
2703, 2709, 2715, 2719 GUESS ROAD
DURHAM, DURHAM COUNTY, NORTH CAROLINA
ALTA/ACSM LAND TITLE SURVEY

PROJECT NO.	POP-1803
FILENAME	POP1803-AT
DRAWN BY:	JJJ
SCALE:	1"= 20'
DATE:	9/30/15
SHEET NO.	1 of 2