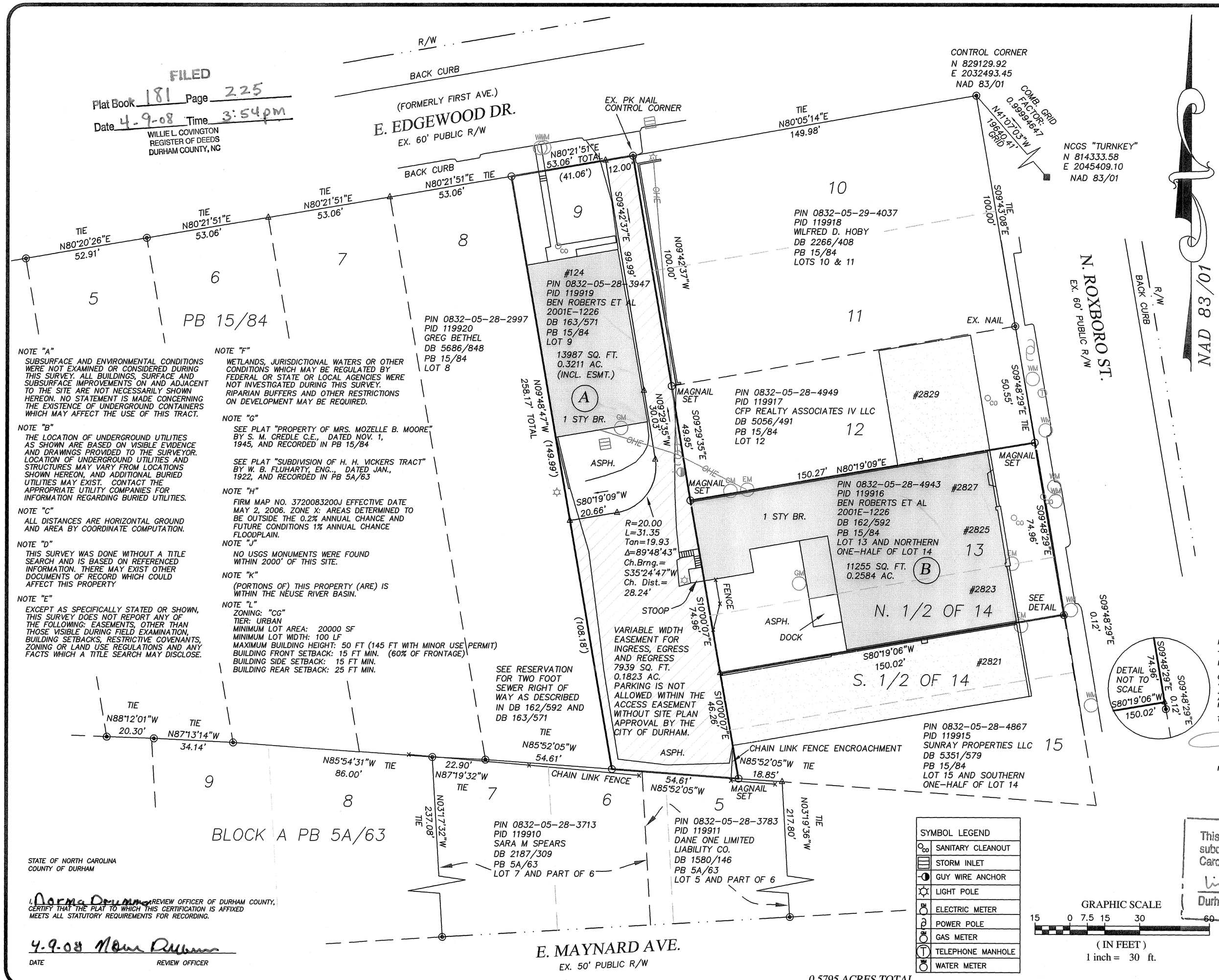
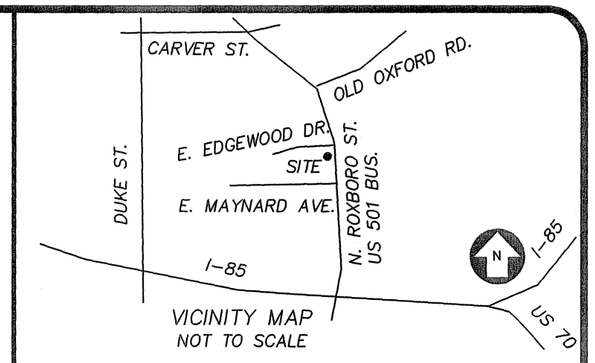
FILED
Plat Book 181 Page 225
Date 4-9-08 Time 3:54pm
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC



NAD 83/01



NOTE "A"
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.

NOTE "B"
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.

NOTE "C"
ALL DISTANCES ARE HORIZONTAL GROUND AND AREA BY COORDINATE COMPUTATION.

NOTE "D"
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

NOTE "E"
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.

NOTE "F"
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.

NOTE "G"
SEE PLAT "PROPERTY OF MRS. MOZELLE B. MOORE" BY S. M. CREDLE C.E., DATED NOV. 1, 1945, AND RECORDED IN PB 15/84

SEE PLAT "SUBDIVISION OF H. H. VICKERS TRACT" BY W. B. FLUHARTY, ENG., DATED JAN., 1922, AND RECORDED IN PB 5A/63

NOTE "H"
FIRM MAP NO. 3720083200J EFFECTIVE DATE MAY 2, 2006. ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

NOTE "J"
NO USGS MONUMENTS WERE FOUND WITHIN 2000' OF THIS SITE.

NOTE "K"
(PORTIONS OF) THIS PROPERTY (ARE) IS WITHIN THE NEUSE RIVER BASIN.

NOTE "L"
ZONING: "CG"
TIER: URBAN
MINIMUM LOT AREA: 20000 SF
MINIMUM LOT WIDTH: 100 LF
MAXIMUM BUILDING HEIGHT: 50 FT (145 FT WITH MINOR USE PERMIT)
BUILDING FRONT SETBACK: 15 FT MIN. (60% OF FRONTAGE)
BUILDING SIDE SETBACK: 15 FT MIN.
BUILDING REAR SETBACK: 25 FT MIN.

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Norma Dewberry REVIEW OFFICER OF DURHAM COUNTY, CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

4-9-08 Norma Dewberry
DATE REVIEW OFFICER

SYMBOL LEGEND	
SS	SANITARY CLEANOUT
SI	STORM INLET
GW	GUY WIRE ANCHOR
LP	LIGHT POLE
EM	ELECTRIC METER
PP	POWER POLE
GM	GAS METER
TM	TELEPHONE MANHOLE
WM	WATER METER

GRAPHIC SCALE
15 0 7.5 15 30 60
(IN FEET)
1 inch = 30 ft.

0.5795 ACRES TOTAL

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:

G.S. 47-30 (F)(11)(C)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, WILLIAM H. McCARTHY, JR., PLS NO. 3248, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE DEED DESCRIPTION(S) AND PLAT(S) FOR THIS PROPERTY IS(ARE) LISTED HEREON, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER "REFERENCES", THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 20TH DAY OF NOVEMBER. 2007.

NORTH CAROLINA PROFESSIONAL SEAL L-3248 LAND SURVEYOR WILLIAM H. McCARTHY, JR.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 3248

I, WILLIAM H. McCARTHY, JR, N.C.P.L.S.#3248, CERTIFY THAT THE N.C. GRID COORDINATES AND BEARINGS SHOWN ON THIS PLAT OR DOCUMENT WERE DETERMINED BY AN ACTUAL GPS SURVEY PERFORMED BY ME. THAT THIS SURVEY WAS PERFORMED TO CLASS C FGCC SPECIFICATIONS AND THAT I USED VRS SURVEY FIELD PROCEDURES. COORDINATES WERE DETERMINED BY LEAST SQUARES ADJUSTMENT. THAT THIS SURVEY WAS PERFORMED ON AUGUST 28, 2007 USING ONE TRIMBLE 5700 RECEIVER. ALL COORDINATES ARE BASED ON NAD 83/01.

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE ORDERED THE WORK OF 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 USES STIPULATED.

BWC Roberts 3-12-08
OWNER DATE

NORTH CAROLINA
Orange COUNTY
I, Sherry D. Jones, A NOTARY PUBLIC FOR SAID
COUNTY AND STATE, DO HEREBY CERTIFY THAT BWC Roberts PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL,
THIS THE 12th DAY OF March 2008
Sherry D. Jones
NOTARY PUBLIC
MY COMMISSION EXPIRES 5/20

NOTARY PUBLIC ORANGE COUNTY, N.C. (OFFICIAL SEAL)

CASE NO. S0700213

This plat has been certified for recordation as an exempt subdivision pursuant to § 153A-335 and § 160A-376 of the North Carolina General Statutes.

Linda P. Shamrock 3-13-2008
Durham City-County Planning Department (date)

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SUMMIT
CONSULTING ENGINEERS

DRAWING ALTERATION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

OWNERS ADDRESS:
BEN ROBERTS
3015 HARRIMAN RD.
DURHAM,NC 27705
489-5081

PID	119916 119919
PIN	0832-05-28-4943 0832-05-28-3947
REFERENCES	AS SHOWN HEREON
PROJECT MANAGER	WHM
DRAWN BY	WHM

LEGEND:
- ○ IRON ROD OR PIPE SET UNLESS OTHERWISE DESCRIBED
- ◉ EXISTING MONUMENT FOUND; IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
- △ MATHEMATICAL POINT; NO MONUMENT SET
- ■ CONCRETE MONUMENT
- EIP EXISTING IRON PIPE
- UTILITY POLE

EXEMPT FINAL PLAT PROPERTY SURVEYED FOR
BEN ROBERTS ET AL

DURHAM TWP., DURHAM CO., NORTH CAROLINA
NOVEMBER 20TH, 2007 REVISED MARCH 12TH, 2008
FIELD WORK PERFORMED AUGUST 28, 2007
PROPERTY AS DESCRIBED IN DEED BOOK 162 PAGE 592
AND DEED BOOK 163 PAGE 571
STANDING IN THE NAME OF
B.W. ROBERTS AND WIFE ELIZABETH PARKER ROBERTS

SUMMIT
Consulting Engineers
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Hillsborough, NC 27278-8551
Voice: (919) 732-3883 Fax: (919) 732-6676
www.summit-engineer.com

PROJECT NO.
07-365
DRAWING
07-365