

VICINITY MAP
not to scale

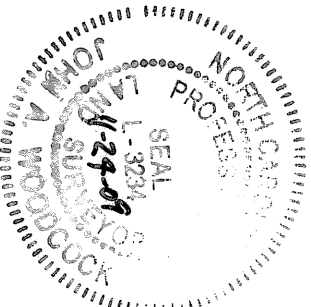
- I hereby certify to one of the following:
- That this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
 - That this survey is located in such portion of a parcel as to be regulated by an ordinance that regulates parcels of land.
 - Any one of the following:
 - That the survey is of an existing parcel or parcels of existing streets.
 - That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
 - That the survey is a control survey.
 - That this survey is of another category, such as a control survey, or other exception to the definition of subdivision.
 - That the information available to the surveyor is sufficient to make a determination to the best of the surveyor's professional ability as to provisions contained in (c) through (d) above.

John A. Woodcock, PLS
Date: 12-15-09
Surveyor

Surveyor's Certificate
I, John A. Woodcock, a professional land surveyor registered under the provisions of chapter 89C of the general statutes, certify that this site plan contains the information required by NCGS 47C-2-109(6) and accurately depicts the parcel boundaries and physical layout, location and unit numbers of the units, and other selected improvements within the boundaries.

This 24th day of NOVEMBER 2009.

John A. Woodcock, PLS
John A. Woodcock, PLS



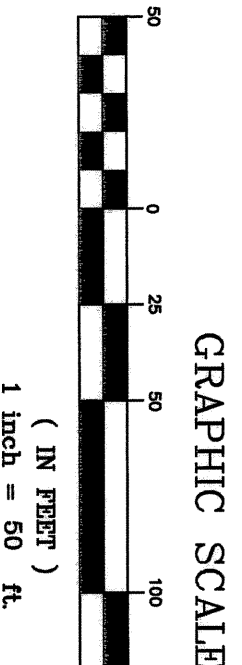
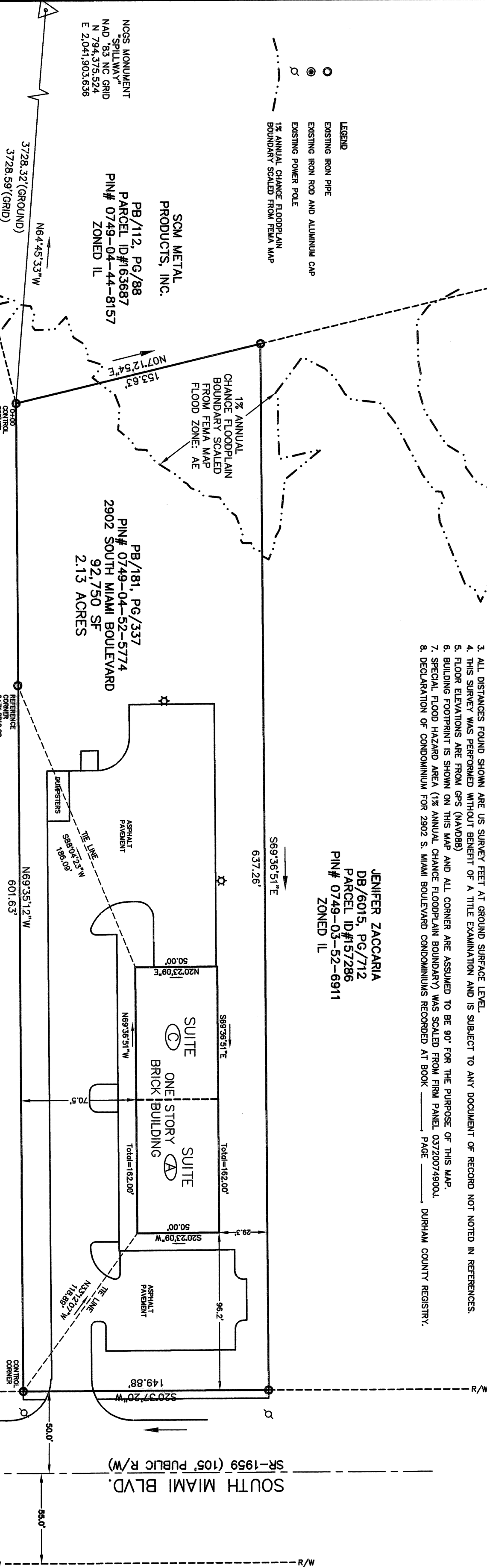
- SURVEY NOTES:**
- AREA CALCULATED BY COORDINATE GEOMETRY METHOD.
 - THERE WAS NO PUBLISHED GEODETIC CONTROL FOUND WITHIN 2000'.
 - GRID TIE SHOWN IS FROM PLAT BOOK 156, PAGE 371 AT DURHAM COUNTY REGISTRY.
 - ALL DISTANCES FOUND SHOWN ARE US SURVEY FEET AT GROUND SURFACE LEVEL.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE EXAMINATION AND IS SUBJECT TO ANY DOCUMENT OF RECORD NOT NOTED IN REFERENCES.
 - FLOOR ELEVATIONS ARE FROM GPS (NAVD83).
 - BUILDING FOOTPRINT IS SHOWN ON THIS MAP AND ALL CORNER ARE ASSUMED TO BE 90° FOR THE PURPOSE OF THIS MAP.
 - SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE FLOODPLAIN BOUNDARY) WAS SCALED FROM FIRM PANEL 03720074900L.
 - DECLARATION OF CONDOMINIUM FOR 2902 S. MIAMI BOULEVARD CONDOMINIUMS RECORDED AT BOOK _____ PAGE _____ DURHAM COUNTY REGISTRY.

JENIFER ZACCARIA
DB/6015, PG/712
PARCEL ID#157286
PIN# 0749-03-52-6911
ZONED IL

SUITE	FINISHED FLOOR ELEVATION	CEILING ELEVATION
SUITE A	399.65	414.65
SUITE C	397.65	412.65

Review Officer's Certificate
State of North Carolina
County of DURHAM
I certify that the map or plat to which this certification is affixed meets all statutory requirements for recording for which the Review Officer has responsibility as provided by law.

DURHAM County,
Review Officer of _____
Date _____



Owner's Certificate
I, Thomas Mark Vaughan, certify that I am manager of Vaughan Development, LLC; that we own the condominiums depicted hereon, and that we ordered the division of the condominiums as shown hereon.
This 14th day of December 2009.
Member/Manager: Thomas Mark Vaughan
Vaughan Development, LLC

North Carolina
Durham County
I, Heather K. Reed, a Notary Public for said County and State, do hereby certify that I am personally appearing before me THOMAS MARK VAUGHAN and acknowledging the foregoing instrument. Witness my hand and official seal this 14th day of December 2009.
Heather K. Reed
Notary Public
My Commission expires: 10-27-2013

EXEMPT FINAL PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION AS AN EXEMPT SUBDIVISION PURSUANT TO §159A-335 AND §160A-316 OF THE NORTH CAROLINA GENERAL STATUTES.
Heather K. Reed
Notary Public
12-15-09
Durham County Planning Dept.
(Date)

FILED
11 Page 298
12/08/09 Time: 2:10 PM
WILLEL DUNNINGTON
REGISTER OF DEEDS

OLD BRASSFIELD RD.
SR-2067 (29' PUBLIC R/W)

REFERENCES:
PB-181, PG-37
PARCEL #157283
PIN#0749-04-52-5774
PB-19, PG-36 & 37
DB-5206, PG-62-65
PB-156, PG-371
T.M.#577-03-021
UDO ZONE=IL
FIRM PANEL 03720074900U
EFFECTIVE DATE 5/02/06
DB-199, PG-499
BLANKET EASEMENT (DUKE POWER)
PB-6054, PG-48
STORMWATER AGREEMENT
(CITY OF DURHAM)

OWNERS:
VAUGHAN DEVELOPMENT, LLC
708 GLEN MIST TL
HILLSBOROUGH, NC 27278

SURVEYED AND MAPPED FOR:
INTELLICOM, INC.
2906 S. MIAMI BLVD., SUITE C
DURHAM, NC 27703

CONDOMINIUM TABLE
ZONING: IL SUBURBAN
A) STREET YARD: 40 FT
B) SIDE YARD: 20 FT
C) REAR YARD: 25 FT

SHEET 1
OF 2

REVISIONS

07/13/09	suite B removed
08/28/09	review easments
09/03/09	condo. name
11/24/09	city comments

SCALE 1"=50'-0"
DRAWN BY JAW
CHECKED BY WOK
DATE 06.16.09
PROJECT NO. 750806
DRAWING NO. C376BP01

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**PARKSIDE ON MIAMI
CONDOMINIUM SITE PLAN**

**2902 SOUTH MIAMI BLVD.
CITY OF DURHAM**

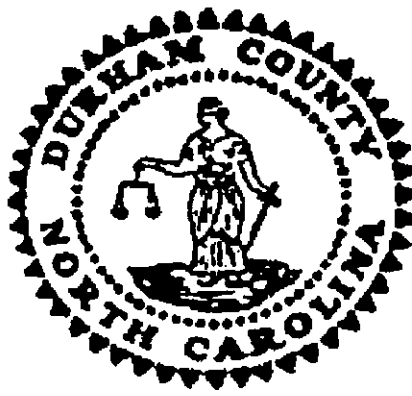
TRIANGLE TWSP DURHAM COUNTY, N.C.

**PHILIP
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&
ASSOCIATES**

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PLANNERS
SURVEYORS**

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(336)273-7711



WILLIE L. COVINGTON
REGISTER OF DEEDS, DURHAM COUNTY
DURHAM COUNTY COURTHOUSE
200 E. MAIN STREET
DURHAM, NC 27701

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