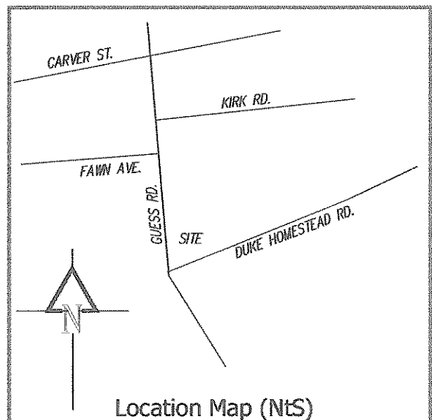
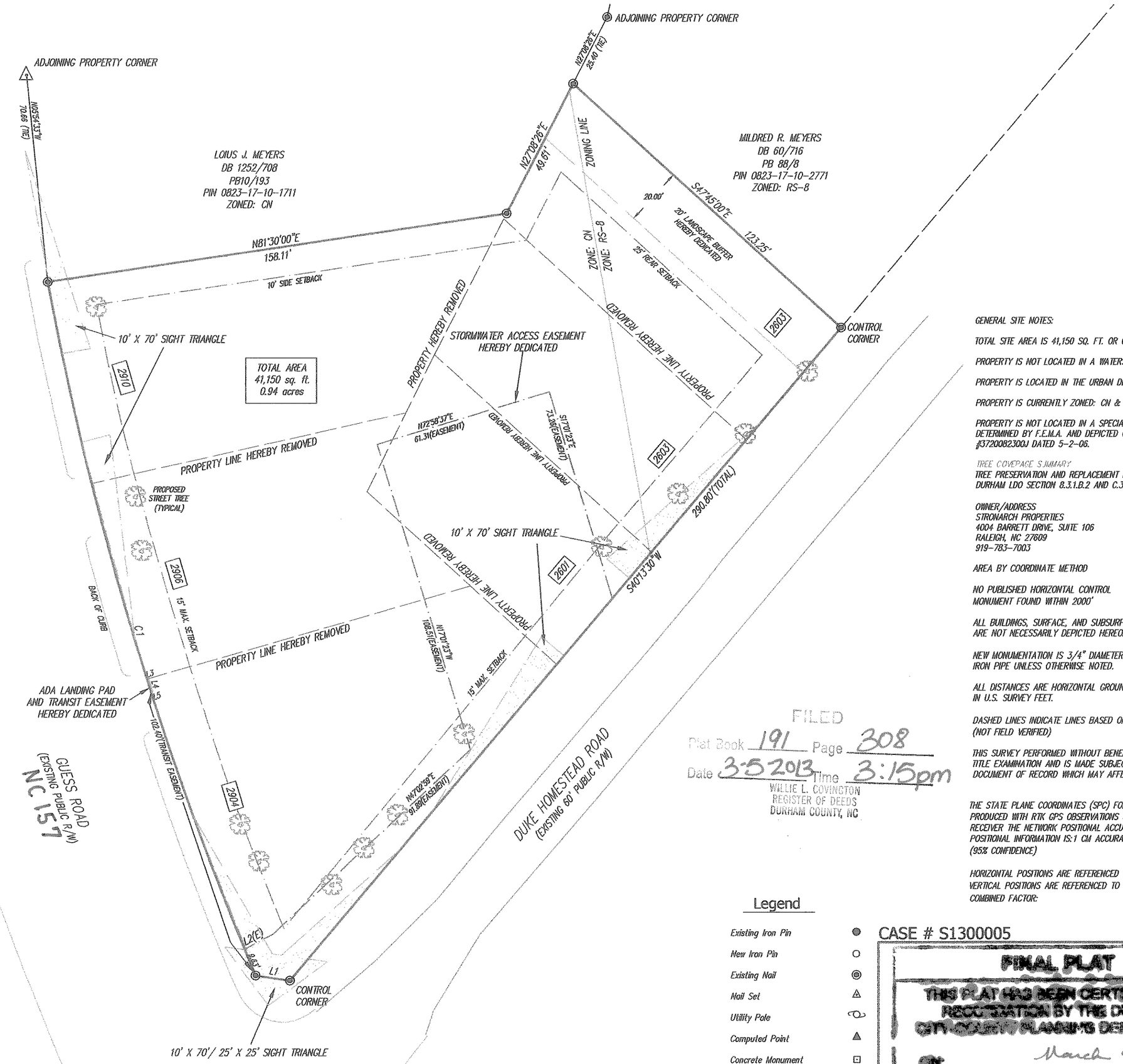


Location Map (NtS)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C1	246.55	1145.78	12°19'44"	246.07	S16°42'59"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.78	N81°41'42"W
L2(E)	10.98	N61°36'32"E
L3	0.69	S72°26'08"W
L4	5.01	N17°33'52"W
L5	0.68	N72°26'08"E

Variable width public storm water drainage easement. Ownership of and responsibility forimprovement and maintenance of storm water facilities in this easement remains with the current owner. If the property is within or becomes a part of the City, the easement and access points to the easement are subjectto the terms and restrictions stated in the "Revised Declaration of Rights and Privileges of the City of Durham Storm Water Management Facility Easements" recorded in Real Estate Book 2298, Page 208, whichdocument is incorporated herein. This easement and the Revised Declaration do not create the obligation togrovide public maintenance. No building, structures, fills, embankments or obstructions permitted within theeasement except according to those terms.



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.

Owner

State of North Carolina
County of Durham

I, Ryan Greene
a notary for said County and State, do hereby certify that
Dillion A. Stronach
appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this 25th day of
February, 2013
My Commission Expires August 2nd, 2015

I, W. Thomas Boyd, Jr.
in my capacity as local Counsel for
Stronach Properties Inc.
hereby certify that to the best of my knowledge and belief
Stronach Properties, Inc.
the owner of record of the tract of land described hereon,
and that William A. Stronach
is the owner's agent authorized to sign the dedication statement pertaining to this recording, as of this
28 day of February 2013

State of
County of

I, Christina C. Mooring
a notary for said County and State, do hereby certify that
W. Thomas Boyd, Jr.
appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this 1st day of
March, 2013
My Commission Expires 11-1, 2013

OFFICIAL SEAL
CHRISTINA C. MOORING
NOTARY PUBLIC NORTH CAROLINA
My Comm. Expires 11-1-13

State of North Carolina

I, Stephen D. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book (see references), that the boundaries not surveyed are clearly indicated as drawn from information found in ----------; that the ratio of precision positional accuracy is as calculated is 1:20,000'; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600) and was (not) prepared in accordance with G.S. 47-30 as amended. Witness my original signature, License number, and seal this 14th day of May, A.D., 2012.

Stephen D. Puckett L-2683

NORTH CAROLINA PROFESSIONAL SEAL L-2683 LAND SURVEYOR STEPHEN D. PUCKETT

I, Stephen D. Puckett, certify to one or more of the following:

A. 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.
B. That this Survey is located in a portion of a County or Municipality that is unregulated as to an ordinance that regulates parcels of land.
C. One of the following:
1. That this is of an existing parcel or parcels of land and does not create a new street or change an existing street.
2. That this Survey is of an existing building or other structure, or natural feature, such as a watercourse.
3. That this Survey is a Control Survey.
-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.
E. That the information available to this Surveyor is such that I am unable to make a determination to the best of my professional ability as to the provisions in A-D above.

Stephen D. Puckett L-2683

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

GENERAL SITE NOTES:

TOTAL SITE AREA IS 41,150 SQ. FT. OR 0.94 ACRES.

PROPERTY IS NOT LOCATED IN A WATERSHED OVERLAY DISTRICT.

PROPERTY IS LOCATED IN THE URBAN DEVELOPMENTAL TIER.

PROPERTY IS CURRENTLY ZONED: CN & RS-8

PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY F.E.M.A. AND DEPICTED ON F.I.R.M. #3720082300J DATED 5-2-06.

TREE COVERAGE SUMMARY
TREE PRESERVATION AND REPLACEMENT NOT REQUIRED IN THE URBAN TIER PER DURHAM LDO SECTION 8.3.1.B.2 AND C.3.A

OWNER/ADDRESS
STRONARCH PROPERTIES
4004 BARRETT DRIVE, SUITE 106
RALEIGH, NC 27609
919-783-7003

AREA BY COORDINATE METHOD

NO PUBLISHED HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2000'

ALL BUILDINGS, SURFACE, AND SUBSURFACE IMPROVEMENTS ARE NOT NECESSARILY DEPICTED HEREON.

NEW MONUMENTATION IS 3/4" DIAMETER IRON PIPE UNLESS OTHERWISE NOTED.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.

DASHED LINES INDICATE LINES BASED ON (REFERENCES) (NOT FIELD VERIFIED)

THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE EXAMINATION AND IS MADE SUBJECT TO ANY DOCUMENT OF RECORD WHICH MAY AFFECT SUBJECT PROPERTY.

THE STATE PLANE COORDINATES (SPC) FOR THIS PROJECT WERE PRODUCED WITH RTK GPS OBSERVATIONS USING A TOPCON HIPER RECEIVER THE NETWORK POSITIONAL ACCURACY OF THE RTK DERIVED POSITIONAL INFORMATION IS:1 CM ACCURACY CLASSIFICATION (95% CONFIDENCE)

HORIZONTAL POSITIONS ARE REFERENCED TO NAD 83/NSRS (2007)
VERTICAL POSITIONS ARE REFERENCED TO NAVD 88 USING (GEOID03)
COMBINED FACTOR:

FILED
Plat Book 191 Page 308
Date 3-5-2013 Time 3:15pm
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

Legend

Existing Iron Pin	
New Iron Pin	
Existing Nail	
Nail Set	
Utility Pole	
Computed Point	
Concrete Monument	
Control Monument	
Right of Way	R/W
Centerline	C/L
Property Line	
Street Address	0000
Proposed Street Tree	

CASE # S1300005

FINAL PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT
ON: March 15, 2013
Planning Director or Designee
Null and void if not recorded within 120 days, or by 9-1-2013

State of North Carolina
County of Durham

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

3/5/13 Lindy Hardaway by Margaret Wecker
Date Review Officer

References
DB 60/176
PB 88/8
PIN 0823-17-10-0694
DB 60/716
PIN 0823-17-10-1507
PIN 0823-17-10-1521
PIN 0823-17-10-1588
PIN 0823-17-10-2613
PIN 0823-17-10-2647

S.D. PUCKETT & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
5314 Hwy. 55, Suite 104
Durham, N.C. 27713
Ph.(919) 544-7717 Fax(919) 544-1274
Stephen D. Puckett - N.C.P.L.S.# 2683
spuckett@puckettsurveys.com C-0506

Final Plat
Recombination Plat
for:
Family Dollar
2904 Guess Road
Durham, NC 27705

Surveyed by RTP, DY	Drawn by JLB	Survey Date: 5-14-12	Date of Plat: 1-7-2013	
County of Durham	Township of Durham	State of N.C.	File: 120516b1	Page 1 of 1