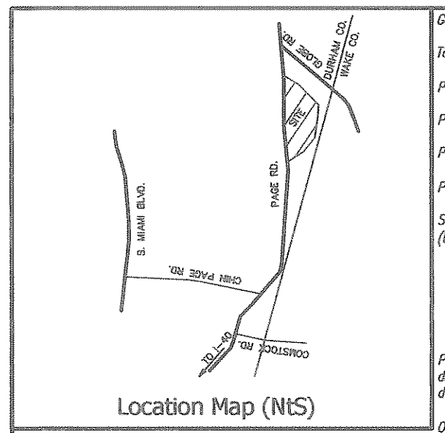
PIN: 0758-01-45-3161
PIN: 0758-04-44-6314



Location Map (NtS)

General Site Notes:

Total site area is 682,739 sq. ft. or 15.67 acres.

Property is not located in the Urban Growth Area (UGA) Boundary.

Property is not located in a Watershed Overlay District.

Property is not located in the Suburban Developmental Tier.

Property is currently Zoned: RR (Residential Rural)

Setback for property per the current Unified Development Ordinance (UDO) is as follows:
Street Yard Setback = 50' (min.)
Side Yard Setback (single) = 12' (min.)
Side Yard Setback (total) = 30' (min')
Rear Yard Setback = 25' (min.)

Property is not located in a special flood hazard area as determined by F.E.M.A. and depicted on F.I.R.M. #3720075800J dated 5-2-06.

Owner/Address:

Lot 1
Evelyn C. Adams
3111 Page Road
Morrisville, NC 27560

Lot 2
James M. Upchurch
3103 Page Road
Durham, NC 27703

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.

James M. Upchurch 4-9-08
Owner

State of North Carolina
County of Durham

I, Wayne Arthur Roper
a notary for said County and State, do hereby certify that James M. Upchurch appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this 9th day of April, 2008.

My Commission Expires 6-08-09, 20

WAYNE ARTHUR ROPER NOTARY PUBLIC WAKE COUNTY, N.C.

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.

Evelyn Adams
Owner

State of North Carolina
County of Durham

I, Amy G. Smith
a notary for said County and State, do hereby certify that Evelyn Adams appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this 9th day of April, 2008.

My Commission Expires 01/22, 2009

OFFICIAL SEAL
Notary Public, North Carolina
County of Durham
Amy G. Smith
Commission Expires 01/22/2009

I, Stephen D. Puckett, do hereby certify that the attached Plat and subdivision was made by order and direction of J. Upchurch the owner of the land shown, and that the land shown on this Plat is entirely within the boundaries of the land conveyed to the above owner by the references listed, and I further certify that the said survey and plat are correct in all respects. Witness my hand and seal this 19 day of March, 2008.

Professional Land Surveyor

State of North Carolina

I, Stephen D. Puckett, certify that this plat was drawn under my supervision, deed description recorded in Book (see references), that the boundaries not surveyed are clearly indicated as drawn from information found in PB 139/69 that the ratio of precision as calculated is 1:20,000'; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 19th day of March, A.D., 2008.

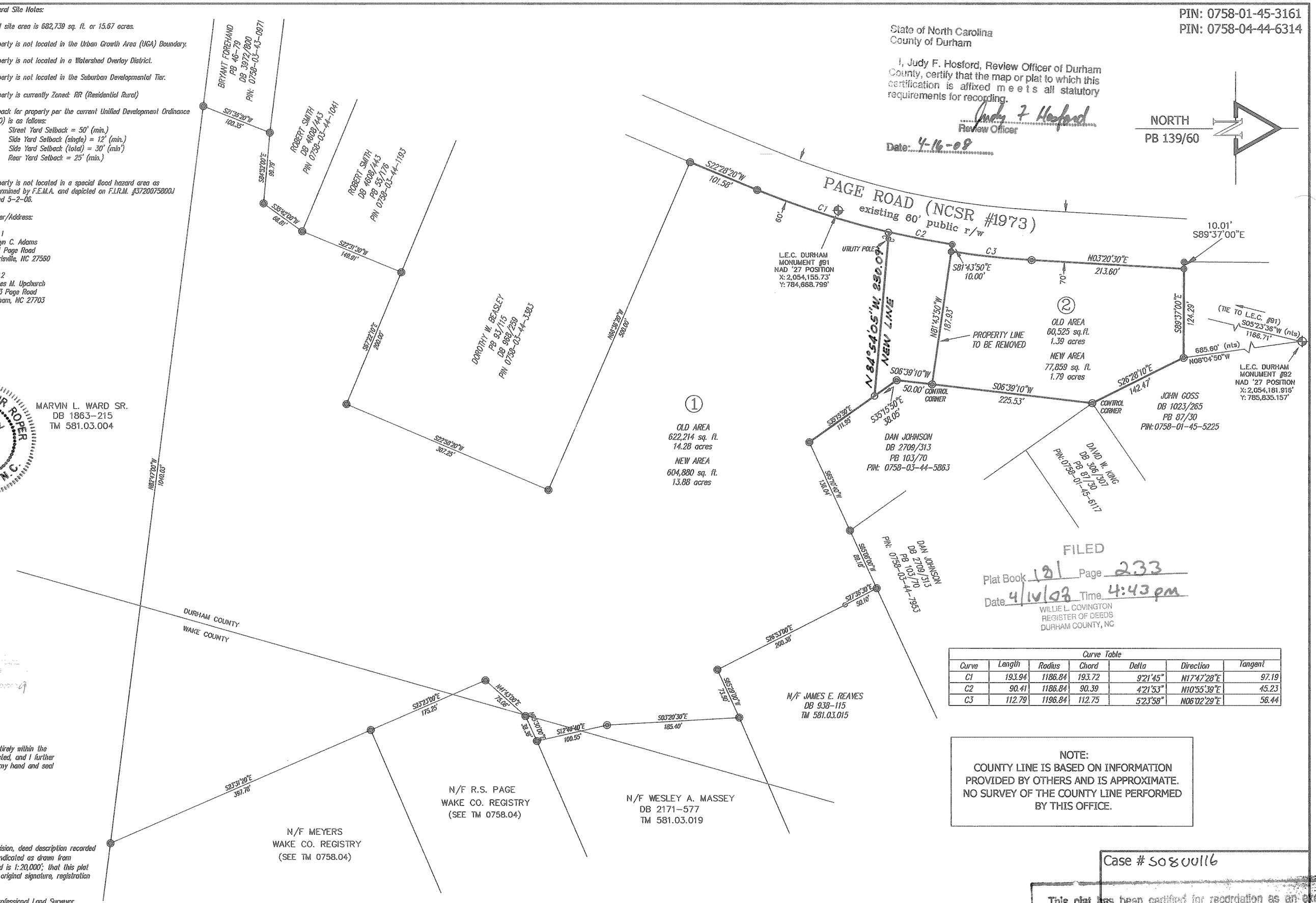
Professional Land Surveyor
L-2683

NORTH CAROLINA PROFESSIONAL SEAL L-2683 LAND SURVEYOR STEPHEN D. PUCKETT
L-2683 3-19-08

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



State of North Carolina
County of Durham

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

Judy F. Hosford
Review Officer

Date: 4-16-08

NORTH
PB 139/60

FILED
Plat Book 181 Page 233
Date 4/16/08 Time 4:43 pm
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

Curve Table						
Curve	Length	Radius	Chord	Delta	Direction	Tangent
C1	193.94'	1186.84'	193.72'	9°21'45"	N17°47'28"E	97.19'
C2	90.41'	1186.84'	90.39'	4°21'53"	N10°55'39"E	45.23'
C3	112.79'	1196.84'	112.75'	5°23'58"	N06°02'29"E	56.44'

NOTE:
COUNTY LINE IS BASED ON INFORMATION PROVIDED BY OTHERS AND IS APPROXIMATE. NO SURVEY OF THE COUNTY LINE PERFORMED BY THIS OFFICE.

Case # S08U0116

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

Durham City-County Planning Department 7/11/08 (date)

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

✓ 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.

(✓) Applies to this Plat

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

References
PB 139/69
DB 5886/827
DB 306/307
PIN: 0758-01-45-3161
PIN: 0758-04-44-6314

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

Final Recombination Plat
for:
James M. Upchurch

Surveyed by RAK, CJL	Drawn by JLB	Survey Date: 3-19-08	Plot Date: 4-8-08	
County of Durham	Township of Triangle	State of N.C.	File: 080325b1	