FOR REGISTRATION
Sharon R. Davis
REGISTER OF DEEDS
Durham County, NC
2017 FEB 23 02:26:09 PM
BK:197 PG:48-48
PLAT
FEE:$21.00
INSTRUMENT # 2017006873
TREDFERN

2017006873

NORTH CAROLINA

DURHAM COUNTY

I Judy F. Hasford
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. Hasford 2-23-17
REVIEW OFFICER DATE

OWNER CERTIFICATE

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES AND HAS KNOWLEDGE THAT:

LONGFELLOW DID DEVELOPER LLC

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 PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USE STIPULATED. WITNESS MY HAND AND SEAL, THIS THE 10th DAY OF February, 2017.

Henry H. Scherich as president of measurement incorporated
OWNER: MEASUREMENT INCORPORATED
BY: HENRY H. SCHERICH
TITLE: PRESIDENT

STATE OF North Carolina
COUNTY OF Durham
I, Cynthia H. Vann
A NOTARY PUBLIC FOR SAID COUNTY CERTIFY THAT: Wake CNV
HENRY H. SCHERICH

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS THE 10 DAY OF February, 2017.

Cynthia H. Vann
NOTARY PUBLIC

MY COMMISSION EXPIRES:
Jan. 20, 2019

CYNTHIA H VANN
NOTARY PUBLIC
WAKE COUNTY
STATE OF NORTH CAROLINA
MY COMMISSION EXPIRES 1/20/2019

ATTORNEY CERTIFICATE

I, Stephanie C. Powell IN MY CAPACITY AS LOCAL COUNSEL FOR Measurement Incorporated DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT Measurement Incorporated IS THE OWNER OF RECORD OF THE TRACT OF LAND DESCRIBED HEREON, AND THAT Henry H. Scherich IS THE OWNER OR OWNER'S AGENT AUTHORIZED TO SIGN THE DEDICATION STATEMENT PERTAINING TO THIS RECORDING. AS OF THIS DATE, February 10, 2017.

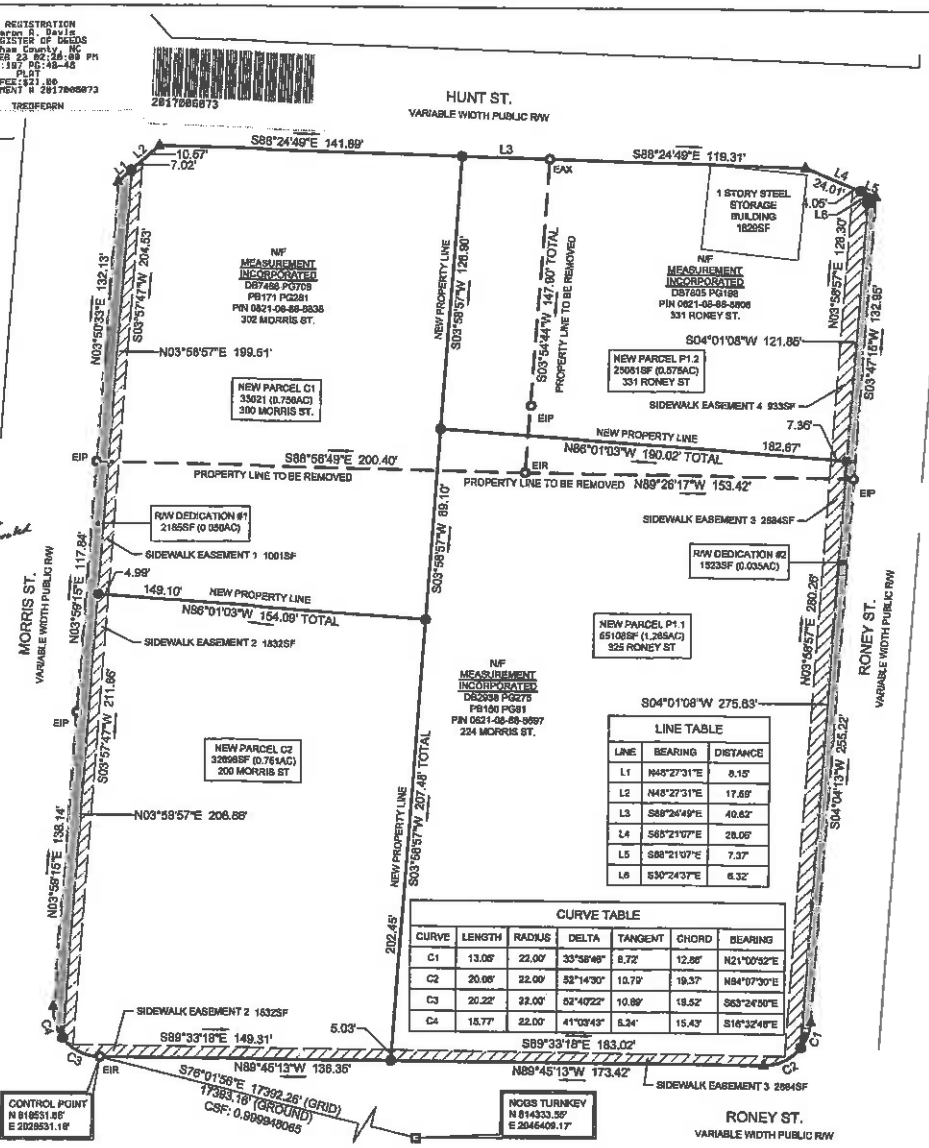
SIGNED Stephanie C. Powell

STATE OF North Carolina
COUNTY OF Durham
I, Cynthia H. Vann
A NOTARY PUBLIC FOR SAID COUNTY CERTIFY THAT Wake CNV
Stephanie C. Powell
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS THE 10 DAY OF February, 2017.

Cynthia H. Vann
NOTARY PUBLIC

MY COMMISSION EXPIRES:
Jan. 20, 2019

CYNTHIA H VANN
NOTARY PUBLIC
WAKE COUNTY
STATE OF NORTH CAROLINA
MY COMMISSION EXPIRES 1/20/2019



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N48°27'31"E	8.15'
L2	N48°27'31"E	17.69'
L3	S88°24'49"E	40.62'
L4	S65°21'07"E	28.06'
L5	S88°21'07"E	7.37'
L6	S50°24'37"E	6.32'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	13.05'	22.00'	33°58'46"	6.72'	12.86'	N21°00'52"E
C2	20.06'	22.00'	52°14'30"	10.79'	19.37'	N84°07'30"E
C3	20.22'	22.00'	52°40'22"	10.89'	19.52'	S53°24'50"E
C4	18.77'	22.00'	41°03'43"	5.34'	15.43'	S16°32'48"E

GENERAL NOTES

1. THIS SURVEY MAP IS INTENDED TO REPRESENT SUBDIVISION, RIGHT OF WAY AND EASEMENT DEDICATION OF THE PROPERTY OF MEASUREMENT INCORPORATED, PINS 0821-08-88-8836, 0821-08-88-8806, 0821-08-88-8597, AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A PARTIAL SURVEY BY STEWART ENGINEERING. PROPERTY LINES SHOWN TAKEN FROM PLAT BOOK 171, PAGE 281 AND PLAT BOOK 150, PAGE 91.
3. HORIZONTAL DATUM IS NAD 83 (2011) AND VERTICAL DATUM IS NAVD88. BASED ON GPS METHODS USING REAL-TIME KINEMATIC SOLUTIONS FOR THE SURVEY CONTROL POINTS SHOWN HEREON AND TIED TO NORTH CAROLINA GEODETIC SURVEY MONUMENTS "TURNKEY" AND "JULY".

"TURNKEY"	"JULY"
N 814333.55'	N 796943.87'
E 2046409.17'	E 2053387.65'
EL 371.12'	

4. THE SUBJECT PROPERTY IS ZONED "DD-C" (DOWNTOWN DESIGN-CORE)
5. ALL DEVELOPMENT WITHIN THE FLOODWAY OR NON-ENCROACHMENT AREA OR FLOODWAY FRINGE AND NON-ENCROACHMENT AREA FRINGE, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, MANUFACTURING HOUSING, STORAGE OF MATERIALS AND STORAGE OF TOXIC OR FLAMMABLE SUBSTANCES, IS PROHIBITED EXCEPT AS PROVIDED BY APPLICABLE FLOOD HAZARD REGULATIONS OF UDO SECTION 3.22 AND 8.4.

   FLOODPLAIN ELEVATION(S)
   FLOODPLAIN ZONES: X
   FEMA MAP NUMBERS: 3720682100K
   FEMA MAP DATE: 8/02/07
6. ADDRESS: 302 MORRIS ST., 331 RONEY ST., 224 MORRIS ST.
7. BUILDING OUTLINES ARE SHOWN ON PLAT FOR REFERENCE ONLY.

NORTH CAROLINA

DURHAM COUNTY

I, C. RYAN DAVENPORT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 7489, PAGE 703; BOOK 7605, PG 198; AND BOOK 2938, PG 275; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN SOURCES SHOWN HEREON THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20000 ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 10 DAY OF FEBRUARY, A.D., 2017.

FURTHERMORE, I CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

C. Ryan Davenport 2/10/17
C. RYAN DAVENPORT, PLS, L-4707

NORTH CAROLINA PROFESSIONAL SEAL L-4707 LAND SURVEYOR C. RYAN DAVENPORT

CERTIFICATION OF EXPRESS DEDICATION FOR PUBLIC USE

SIDEWALK EASEMENT NOS: 1, 2, 3, AND 4 ("SIDEWALKS") ARE EXPRESSLY DEDICATED TO USE BY THE GENERAL PUBLIC. UPON CONSTRUCTION OF THE SIDEWALKS IN CONFORMANCE WITH ALL APPLICABLE REQUIREMENTS, CITY COUNCIL MAY ACCEPT THE SIDEWALKS FOR MAINTENANCE BY THE CITY OF DURHAM ("CITY"). ACCEPTANCE OF THE SIDEWALKS BY CITY COUNCIL CONVEYS THE RIGHT IN, OVER, UNDER, AND THROUGH THE SIDEWALKS, NECESSARY FOR THE CITY AND ITS AGENTS AND CONTRACTORS, TO MAINTAIN AND REPAIR THE SIDEWALKS IN THE CITY'S SOLE DISCRETION. THE RIGHT OF INGRESS/EGRESS TO THE SIDEWALKS FROM THE PUBLIC RIGHT OF WAY IS ALSO GRANTED TO THE CITY SO THE CITY CAN MAINTAIN AND REPAIR THE SIDEWALKS AFTER ACCEPTANCE. THE CITY IN ITS SOLE DISCRETION HAS THE RIGHT TO DETERMINE THE POINTS OF INGRESS AND EGRESS FROM THE PUBLIC RIGHT OF WAY NECESSARY TO PERFORM MAINTENANCE OR REPAIR AFTER ACCEPTANCE.

Henry H. Scherich as president of measurement incorporated
SIGNATURE OF SUBDIVIDER

SITE DATA TABLE

a. OWNER: MEASUREMENT, INCORPORATED
   423 MORRIS ST
   DURHAM, NC 27701
b. PINS: 0821-08-88-8836, 0821-08-88-8806, 0821-08-88-8597
c. TOTAL ACREAGE: 3.449 ACRES
d. ZONE: DD-C (DOWNTOWN DESIGN-CORE)
e. RIVER BASIN: NEUSE
f. STREAM BASIN: ELLERBE CREEK
g. DEVELOPMENT TIER: DOWNTOWN
h. TOWNSHIP: DURHAM

REVISION #1 2/8/17 COD COMMENTS

CASE#: S1700030

FINAL PLAT

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT

ON: 2/13/17

Planning Director or Designee

Null and void if not recorded within 180 days, or by 8/12/17

Vicinity Map:

LEGEND

- EIP — EXISTING IRON PIPE
- EIR — EXISTING IRON ROD
- EAX — EXISTING AXLE
- SET IRON ROD
- COMPUTED POINT
- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- PROPERTY LINE TO BE REMOVED

NORTH
NAD83(2011)

0 20 40 80
SCALE: 1" = 40'

Title:

FINAL PLAT FOR:

MEASUREMENT INCORPORATED

DURHAM TOWNSHIP, CITY OF DURHAM
DURHAM COUNTY, NORTH CAROLINA
DATE: 8/1/16 SCALE: 1"=40'

STEWART

421 FAYETTEVILLE ST, STE 400
RALEIGH, NC 27601
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: ——

L:\Civil\2014\C14023 - Durham Invention District\SURVEY\DWG\C14023RECOMBO REV1 161226.dwg Feb 08, 2017 - 4:32pm