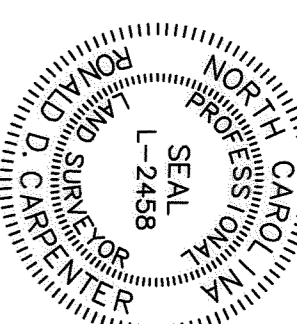


(E) (11.1) NOTWITHSTANDING ANY OTHER PROVISION CONTAINED IN THIS SECTION, IT IS THE POLICY OF THE SUPERVISOR, BY A CERTIFICATE ON THE FACE OF THE PLAT, TO GRANT TO ONE OF THE FOLLOWING:

D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF SURVEYS, COURSE-CORRECTED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY HAND AND SEAL THIS 28 DAY OF NOVEMBER 2018.



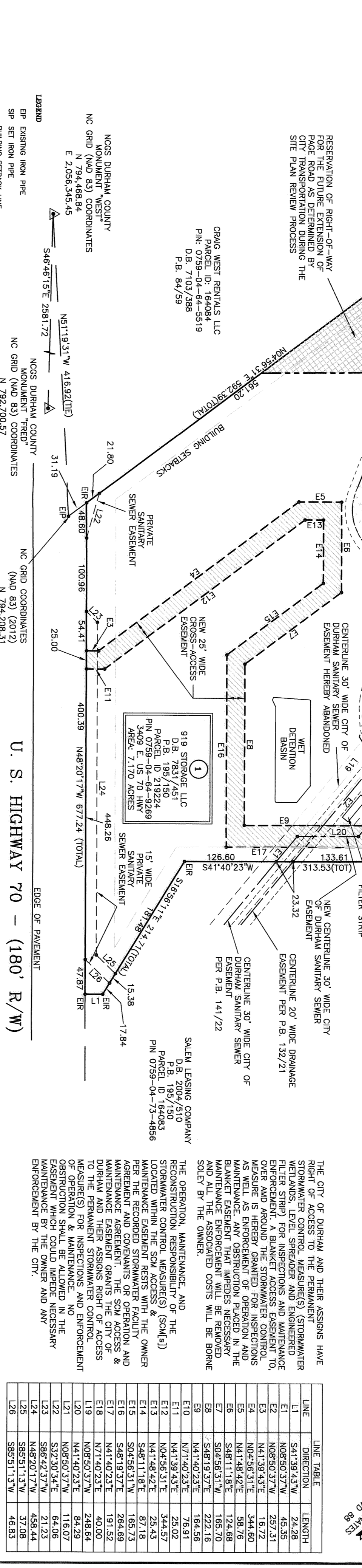
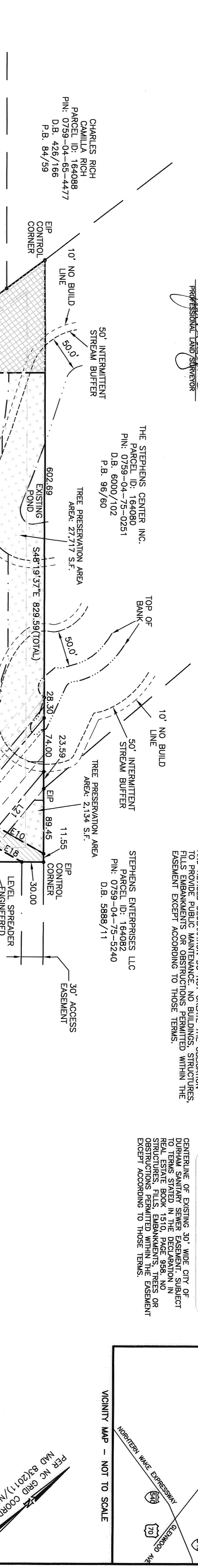
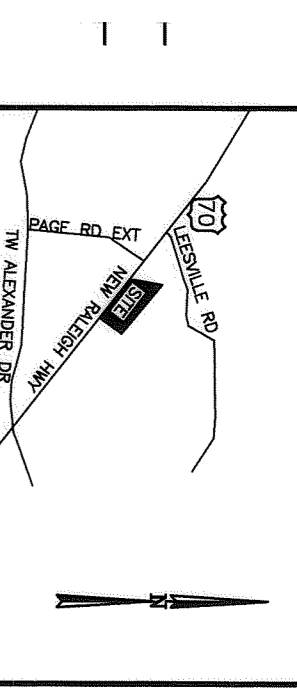
DURHAM COUNTY, NORTH CAROLINA

CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DATED DESCRIPTION RECORDED IN BOOK _____ PAGE _____ DEPARTMENTS 1507 / 100002 SECTION 24 THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED WITNESS MY HAND AND SEAL THIS 28 DAY OF NOVEMBER 2018.

CENTERLINE OF 20 FOOT WIDE PUBLIC STORM WATER DRAINAGE EASEMENT, OWNERSHIP OF, AND RESPONSIBILITY FOR IMPROVEMENT AND MAINTENANCE OF STORM WATER FACILITIES IN THIS EASEMENT REMAINS WITH THE GRANTEE. THE GRANTEE IS WITHIN OR BECOMES A PART OF THE CITY OF DURHAM, NORTH CAROLINA. THIS PLAT IS SUBJECT TO THE REVISED DECLARATION OF RIGHTS AND PRIVILEGES OF THE CITY OF DURHAM IN STORM WATER MANAGEMENT FACILITY EASEMENTS RECORDED IN REAL ESTATE BOOK 2298 PAGE 208, WHICH DOCUMENT IS INCORPORATED HEREIN. THIS EASEMENT IS TO BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR STORM WATER FACILITIES TO PROVIDE PUBLIC MAINTENANCE AND BUILDINGS STRUCTURES FILLS EMBANKMENTS OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.

FOR REGISTRATION REGISTER OF DEEDS Durham County, NC 20170901356 INSTRUMENT # 20170901356 DATE APR 11 2018

Plat Book _____ Date _____



RESERVATION OF RIGHT-OF-WAY FOR THE FUTURE EXTENSION OF PAGE ROAD AS DETERMINED BY THE CITY HAS BEING PART OF THE SITE PLAN REVIEW PROCESS.

CRAG WEST RENTALS LLC
PARCEL ID: 164084
PIN: 0759-04-64-5519
D.B. 7103/388
P.B. 84/59

THE STEPHENS CENTER, INC.
PARCEL ID: 164080
PIN: 0759-04-75-0251
D.B. 6000/102
P.B. 96/60

STEPHENS ENTERPRISES LLC
PARCEL ID: 164082
PIN: 0759-04-75-5240
D.B. 5888/111

919 STORAGE LLC
D.B. 7833/451
P.B. 195/150
PARCEL ID 219224
PIN 0759-04-64-9269
3409 E. US 70 HWY
AREA 7.170 ACRES

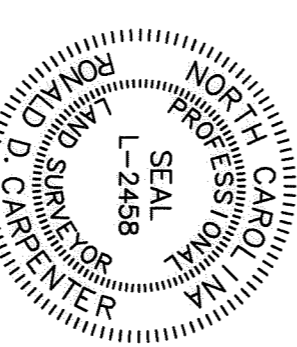
SALEM LEASING COMPANY
D.B. 2004/510
P.B. 195/150
PARCEL ID 164083
PIN 0759-04-73-4856

NCGS DURHAM COUNTY MONUMENT "WEST" NC GRID (NAD 83) COORDINATES
N 794,468.84
E 2,056,345.45

NCGS DURHAM COUNTY MONUMENT "TRENCH" NC GRID (NAD 83) COORDINATES
N 792,700.57
E 2,058,226.54

NCGS DURHAM COUNTY MONUMENT "STORAGE" NC GRID (NAD 83) COORDINATES
N 794,208.31
E 2,056,670.94

EDGE OF PAVEMENT U.S. HIGHWAY 70 - (180' R/W)



DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS MADE BY ORDER AND DIRECTION OF THE OWNER OF THE LAND SHOWN, AND THAT THE LAND SHOWN ON THIS PLAT IS ENTIRELY WITHIN THE BOUNDARIES OF THE PLAT REFERRED TO IN THE ABOVE OWNER BY THE REFERENCES LISTED, IN ALL RESPECTS, WITNESS MY HAND AND SEAL THIS 28 DAY OF NOVEMBER 2018.

PROFESSIONAL LAND SURVEYOR

THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN WITHIN THE ATTACHED PLAT HEREBY CERTIFIES THAT HE/SHE HAS ORDERED THE WORK OF SURVEYING AND PLATING 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 SPECIFIED.

OWNER _____

NOTARY PUBLIC _____

NORTH CAROLINA, _____ COUNTY

I, Neil A. Kerkov, a Notary Public of the County and State Aforesaid, certify that on this day, I acknowledged the personal appearance of the foregoing instrument, witness my hand and official stamp or seal, this _____ day of _____, 2018.

MY COMMISSION EXPIRES 10/2/21

NOTARY PUBLIC _____

ALL LINEAR DIMENSIONS HEREON ARE SHOWN IN FEET AND DECIMALS OF A FOOT.

ALL AREAS CALCULATED BY COORDINATE COMPUTATION.

THE COMBINED GRID FACTOR IS 0.999992784.

NC GRID HORIZONTAL AND VERTICAL LOCATION BASED ON VRS SURVEY USING THE PHYSICAL REFERENCE GPS BASE STATION "DURHAM" HORIZONTAL DATUM NAD 83 (2012), VERTICAL DATUM NAVD 88.

SUBJECT PROPERTY IS ZONED IL(O)

SUBJECT PROPERTY IS 40' FRONT: 20' SIDE: 25' REAR: 100' WIDTH: 100' MIN AREA: 25,000 S.F.

SUBJECT PROPERTY LIES WITHIN THE SUBURBAN DEVELOPMENT TIER.

SUBJECT PROPERTY LIES WITHIN THE NEUSE RIVER BASIN.

SUBJECT PROPERTY DOES NOT LIE WITHIN A WATERSHED PROTECTION DISTRICT.

THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS PER FEMA FLOOD INSURANCE RATE MAP PANEL 3720075900 DATED MAY 2, 2006.

TOTAL PROPOSED IMPERVIOUS IS 143,700 S.F. (46.01%)

DEVELOPMENT PLAN TEXT COMMENTS

1. DEDICATE AN ADDITIONAL 25 FEET OF RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG US 70. COMPLETED PER S1400134.
2. AS DETERMINED BY CITY TRANSPORTATION DURING THE SITE PLAN REVIEW PROCESS, RESERVE OR DEDICATE THE RIGHT-OF-WAY FOR THE FUTURE EXTENSION OF PAGE ROAD AS ILLUSTRATED ON SHEET D100.
3. OWNER AGREES AND ACKNOWLEDGES THAT US HIGHWAY 70 WILL BE CONVERTED TO A "CONTROLLED ACCESS" FACILITY AT SOME FUTURE DATE, AT WHICH TIME ACCESS DRIVE # 1 WILL BE SUBJECT TO CLOSURE AND REMOVAL, WITHOUT COMPENSATION TO OWNER'S PROPERTY (THE "PROPERTY"), AS DEMAND NECESSARY BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND/OR THE CITY OF DURHAM. OWNER WILL SECURE ALTERNATE ACCESS AT THEIR OWN COST AND MEET MINIMUM CITY OF DURHAM STANDARDS TO A PUBLIC ROAD FROM THE PROPERTY WITH A PERMANENT EASEMENT OVER AN ADJOINING PROPERTY, WHICH ACCESS EASEMENT SHALL BE USED BY THE PROPERTY IF AND WHEN ACCESS DRIVE # 1 IS CLOSED. SUCH PERMANENT ACCESS EASEMENT WILL BE MEMORIALIZED IN AN EASEMENT AGREEMENT BETWEEN THE AFFECTED PROPERTY OWNERS TO BE RECORDED IN THE DURHAM COUNTY REGISTER OF DEEDS PRIOR TO ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY AND TO RUN WITH TITLE TO THE PROPERTY.

THE FINAL LOCATION OF ACCESS DRIVE # 1 WILL BE DETERMINED BY NCDOT AND THE CITY OF DURHAM DURING THE CITY'S SITE PLAN APPROVAL PROCESS, AND NEITHER NCDOT NOR THE CITY OF DURHAM COMMITS TO THE LOCATION OF SUCH DRIVEWAY UNTIL A FINAL DRIVEWAY PERMIT IS ISSUED BY NCDOT AND FINAL SITE PLAN APPROVAL IS GIVEN BY THE CITY OF DURHAM.

UPON NOTIFICATION FROM NCDOT, THE OWNER WILL CLOSE AND REMOVE DRIVEWAY # 1 AND PROVIDE THE ALTERNATE ACCESS AS DESCRIBED ABOVE WITHIN 180 DAYS AFTER SUCH NOTIFICATION.

STREET TREE INFO

STREET TREE CALCULATIONS	
ROAD NAME	US-70
LENGTH OF R/W	658.59 LF
REQUIRED	PROVIDED
CANOPY TREES	16.46
17	17

STREET TREES TO BE PLANTED

17 2 1/2" CAL. ZELKOVA SERRALA
17 2 1/2" CAL. ZELKOVA SERRALA
(VILLAGE GREEN ZELKOVA)

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S41.39/43.7W	24.28
E1	N08.50/37.7W	45.35
E2	N08.50/37.7W	257.31
E3	N41.39/43.7E	16.72
E4	N04.56/31.7E	344.80
E5	N41.48/42.7E	58.76
E6	S48.71/18.7E	124.68
E7	S04.56/31.7W	165.70
E8	S48.71/18.7E	222.16
E9	N41.40/23.7E	164.56
E10	N71.40/23.7E	76.91
E11	N41.39/43.7E	25.02
E12	N08.50/37.7E	344.57
E13	N08.50/37.7E	25.43
E14	S48.71/18.7E	25.43
E15	S04.56/31.7W	165.73
E16	S48.71/18.7E	87.18
E17	N41.40/23.7E	284.69
E18	N71.40/23.7E	191.52
E19	N08.50/37.7W	40.00
L20	N41.40/23.7E	248.64
L21	N08.50/37.7W	116.07
L22	S37.30/34.7E	64.06
L23	S86.42/37.7W	21.23
L24	N48.20/17.7W	458.44
L25	S85.51/13.7W	37.08
L26	S85.51/13.7W	46.83

STREET TREE CALCULATIONS

ROAD NAME: US-70

LENGTH OF R/W: 658.59 LF

REQUIRED: PROVIDED

CANOPY TREES: 16.46

17

STREET TREES TO BE PLANTED

17 2 1/2" CAL. ZELKOVA SERRALA

17 2 1/2" CAL. ZELKOVA SERRALA

(VILLAGE GREEN ZELKOVA)

THE CITY OF DURHAM AND THEIR ASSIGNS HAVE RIGHT OF ACCESS TO THE PERMANENT STORMWATER CONTROL MEASURE(S) (STORMWATER CONTROL MEASURE(S)) (STORMWATER CONTROL MEASURE(S) AND MAINTENANCE MEASURE(S)) FOR INSPECTIONS AND MAINTENANCE PURPOSES AND AROUND THE STORMWATER CONTROL MEASURE(S) AS HEREBY GRANTED FOR INSPECTIONS AND MAINTENANCE AS WELL AS ENFORCEMENT OF OPERATION AND MAINTENANCE. ANY OBSTRUCTION PLACED IN THE BLANKET EASEMENT THAT IMPEDES NECESSARY MAINTENANCE ENFORCEMENT WILL BE REMOVED AND ALL THE ASSOCIATED COSTS WILL BE BORNE SOLELY BY THE OWNER.

THE OPERATION, MAINTENANCE, AND RECONSTRUCTION RESPONSIBILITY OF THE STORMWATER CONTROL MEASURE(S) (SCM(S)) LOCATED WITHIN THE SCM ACCESS & THE OWNER PER THE RECORDED STORMWATER CONTROL AGREEMENT AND CONSENTS OF OPERATION AND MAINTENANCE AGREEMENT. THE SCM ACCESS & DURHAM AND THEIR ASSIGNS RIGHT OF ACCESS TO THE PERMANENT STORMWATER CONTROL MEASURE(S) FOR INSPECTIONS AND ENFORCEMENT OF OPERATION & MAINTENANCE. NO OBSTRUCTION SHALL BE ALLOWED IN THE EASEMENT WHICH COULD IMPED NECESSARY MAINTENANCE BY THE CITY.

STREET TREE CALCULATIONS

ROAD NAME: US-70

LENGTH OF R/W: 658.59 LF

REQUIRED: PROVIDED

CANOPY TREES: 16.46

17

STREET TREES TO BE PLANTED

17 2 1/2" CAL. ZELKOVA SERRALA

17 2 1/2" CAL. ZELKOVA SERRALA

(VILLAGE GREEN ZELKOVA)

FINAL PLAT OF EASEMENT DEDICATION FOR

U.S. 70 SELF-STORAGE CENTER

3409 E. U.S. 70 HIGHWAY

DURHAM COUNTY, NORTH CAROLINA

3715 University Drive
Durham, NC 27707-2646
(919) 490-2929
FAX (919) 490-6165
NC LICENSE C-0536

Date: 11/28/2018
Scale: 1"=100'
Job No: 93268.13
Revisions: