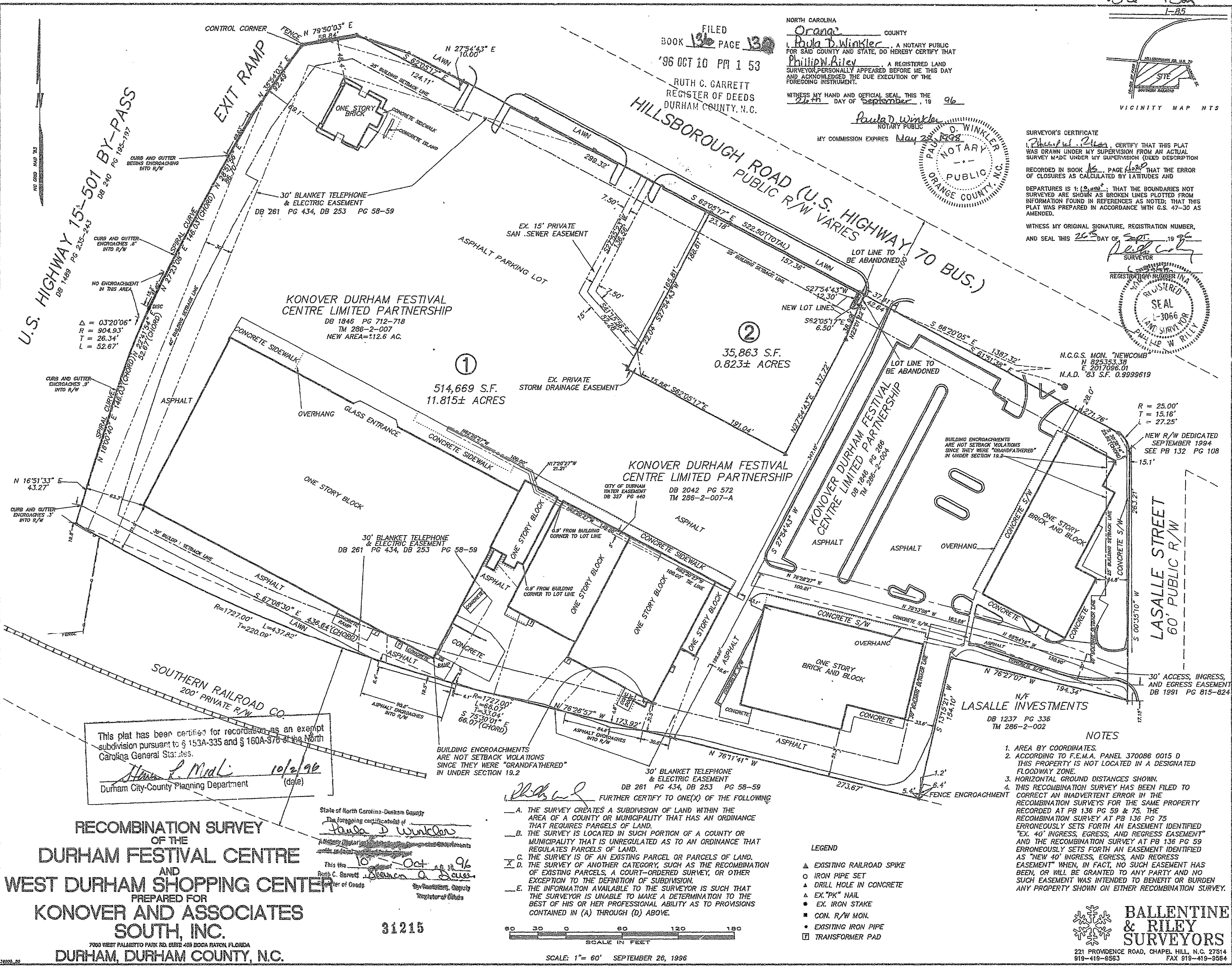




FILED
BOOK 136 PAGE 130
'96 OCT 10 PM 1 53

NORTH CAROLINA
Orange COUNTY
Paula D. Winkler, A NOTARY PUBLIC
FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT
Philip W. Riley, A REGISTERED LAND
SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY
AND ACKNOWLEDGED THE DUE EXECUTION OF THE
FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE
26th DAY OF September, 1996

Paula D. Winkler
NOTARY PUBLIC
MY COMMISSION EXPIRES May 28, 1998
PAULA D. WINKLER
NOTARY
PUBLIC
ORANGE COUNTY, N.C.

SURVEYOR'S CERTIFICATE
I, Philip W. Riley, CERTIFY THAT THIS PLAT
WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL
SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION
RECORDED IN BOOK 136, PAGE 130) THAT THE ERROR
OF CLOSURES AS CALCULATED BY LATITUDES AND
DEPARTURES IS 1:10,000. THAT THE BOUNDARIES NOT
SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM
INFORMATION FOUND IN REFERENCES AS NOTED; THAT THIS
PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-36 AS
AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER,
AND SEAL THIS 26th DAY OF September, 1996

REGISTRATION NUMBER 1111
SEAL
L-3056
PHILIP W. RILEY
LAND SURVEYOR

N.C.G.S. MON. "NEWCOMB"
N 825353.38
E 2017096.01
N.A.D. '83 S.F. 0.9999619

R = 25.00'
T = 15.16'
L = 27.25'

NEW R/W DEDICATED
SEPTEMBER 1994
SEE PB 132 PG 108

LASALLE STREET
60' PUBLIC R/W

NOTES

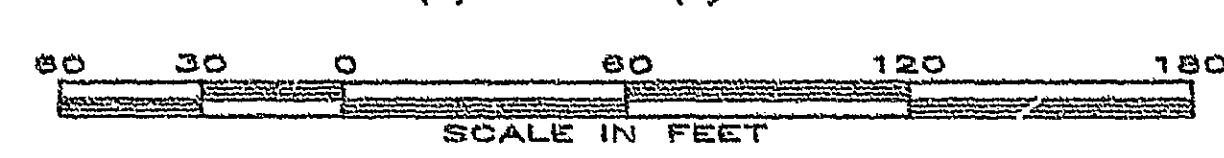
1. AREA BY COORDINATES.
2. ACCORDING TO F.E.M.A. PANEL 370086 0015 D
THIS PROPERTY IS NOT LOCATED IN A DESIGNATED
FLOODWAY ZONE.
3. HORIZONTAL GROUND DISTANCES SHOWN.
4. THIS RECOMBINATION SURVEY HAS BEEN FILED TO
CORRECT AN INADVERTENT ERROR IN THE
RECOMBINATION SURVEYS FOR THE SAME PROPERTY
RECORDED AT PB 136 PG 59 & 75. THE
RECOMBINATION SURVEY AT PB 136 PG 75
ERRONEOUSLY SETS FORTH AN EASEMENT IDENTIFIED
"EX. 40' INGRESS, EGRESS, AND REGRESS EASEMENT"
AND THE RECOMBINATION SURVEY AT PB 136 PG 59
ERRONEOUSLY SETS FORTH AN EASEMENT IDENTIFIED
AS "NEW 40' INGRESS, EGRESS, AND REGRESS
EASEMENT" WHEN, IN FACT, NO SUCH EASEMENT HAS
BEEN, OR WILL BE GRANTED TO ANY PARTY AND NO
SUCH EASEMENT WAS INTENDED TO BENEFIT OR BURDEN
ANY PROPERTY SHOWN ON EITHER RECOMBINATION SURVEY.

LEGEND

- ▲ EXISTING RAILROAD SPIKE
- IRON PIPE SET
- DRILL HOLE IN CONCRETE
- ▲ EX. "PK" NAIL
- EX. IRON STAKE
- CON. R/W MON.
- EXISTING IRON PIPE
- TRANSFORMER PAD

FURTHER CERTIFY TO ONE(X) OF THE FOLLOWING

- A. THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE
AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE
THAT REQUIRES PARCELS OF LAND.
- B. THE SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR
MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT
REGULATES PARCELS OF LAND.
- C. THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- X D. THE SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION
OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER
EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT
THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE
BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS
CONTAINED IN (A) THROUGH (D) ABOVE.



SCALE: 1" = 60' SEPTEMBER 26, 1996

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

H. L. M. L. 10/2/96
Durham City-County Planning Department (date)

RECOMBINATION SURVEY
OF THE
DURHAM FESTIVAL CENTRE
AND
WEST DURHAM SHOPPING CENTER
PREPARED FOR
KONOVER AND ASSOCIATES
SOUTH, INC.
7900 WEST PALM BEACH RD. SUITE 400 BOCA RATON, FLORIDA
DURHAM, DURHAM COUNTY, N.C.

State of North Carolina-Durham County
The foregoing certificate of
Paula D. Winkler
Notary Public
This is 10th day of Oct 1996
Ruth C. Garrett
Register of Deeds

31215

BALLENTINE
& RILEY
SURVEYORS
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
919-419-8553 FAX 919-419-9564