

**SITE DATA**

ZONING	CC (COMMERCIAL)
RIVER BASIN	CAPE FEAR
EXISTING USE	VACANT COMMERCIAL
FUTURE LANDUSE	COMMERCIAL
TIER	SUBURBAN (SUBURBAN TRANSIT AREA)
LOT AREA	MINIMUM: N/A PROPOSED: LOT 1 = 58,873 SF / 1.35 AC. LOT 2 = 47,825 SF / 1.10 AC. TOTAL = 106,698 SF / 2.45 AC.
FLOOR AREA RATIO	MAXIMUM: N/A PROPOSED: 12,500 SF / 106,698 SF = 0.12
BUILDING HEIGHT	MAXIMUM: 50' PROPOSED: 50'
BUILDING SETBACKS	REQUIRED: NOT TO EXCEED 50' PROVIDED: TRANSITIONAL USE AREA: 50' STREET YARD: 50' TRANSITIONAL USE AREA: 50'

**LANDSCAPE CALCULATIONS**

VEHICULAR SURFACE AREA (LOT 1):	19,211 SF (TOTAL)
TREES REQUIRED:	10
SHRUBS PROVIDED:	10
SHRUBS REQUIRED:	77
VEHICULAR SURFACE AREA (LOT 2):	23,001 SF (TOTAL)
TREES REQUIRED:	12
SHRUBS PROVIDED:	12
SHRUBS REQUIRED:	92
STREET TREES, WESTGATE DRIVE	92
TREE COVERAGE (PER APPROVED SOUTH SQUARE PLAN):	
REQUIRED:	21,855 SF - 4" CAL. x 275 SF = 4,400 SF
EXISTING:	16 TREES - 4" CAL. x 275 SF = 4,400 SF
PROVIDED:	78 TREES - 3" CALIPER x 225 SF = 17,550 SF
TOTAL:	42 TREES (LOT 1) 36 TREES (LOT 2) 21,950 SF

**GENERAL NOTES**

- THIS IS A PLAT OF A PORTION OF AN EXISTING PARCEL OF LAND. IT IS A SUBDIVISION PLAT.
- THE NC GRID COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY KINEMATIC GPS OBSERVATIONS USING A TRIMBLE R8 RECEIVER ON SITE AND THE NGS NETWORK RTK SYSTEM. THE DERIVED HORIZONTAL PRECISION ON POINTS ESTABLISHED ON SITE IS 0.027".
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID (NAD 83). NO NGS GRID MONUMENT WAS FOUND WITHIN 2000 FEET OF THE SITE.
- ALL DISTANCES ARE COMPUTED BY COORDINATE GEOMETRY.
- ALL AREAS ARE COMPUTED BY COORDINATE GEOMETRY.
- THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS AND IS LOCATED IN ZONE "X", AS SHOWN ON FEMA FIRM, MAP PANEL NO. 3720081000K, DATED AUGUST 02, 2007.
- REFERENCES: DURHAM COUNTY REGISTRY  
PB 159, PGS 17-27; PB 159, PGS 249 & 252; DB 4865, PG 972; DB 3970, PG 25; DB 4865, PG 557; DB 1510, PG 958; DB 2298, PG 208
- THIS SURVEY WAS PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY IS SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- ZONING: CC (COMMERCIAL CENTER)
- THE SURVEYOR DOES NOT CERTIFY TO OR ASSUME ANY LIABILITY IN REGARDS TO STATEMENTS AND INFORMATION SHOWN HEREON CONCERNING THE ACCURACY OF THE SURVEY. THE SURVEYOR'S REQUIREMENTS CONCERNING IMPROVEMENTS, AREAS AND DISTANCES, AND PLANNING CONSIDERATIONS ARE SUBJECT TO CHANGE AT ANY TIME AND THE SURVEYOR HAS NO CONTROL AS TO CONFORMANCE TO THESE ORDINANCES AND REQUIREMENTS.
- BUILDING SETBACK REQUIREMENTS FOR THIS PROPERTY ARE AS FOLLOWS (BOTH MEASURED FROM WESTGATE DRIVE RIGHT-OF-WAY):  
STREET YARD = 50' TRANSITIONAL USE AREA = 50'
- THIS PROPERTY IS LOCATED IN CAPE FEAR RIVER BASIN.
- THIS PROPERTY IS LOCATED IN SUBURBAN (SUBURBAN TRANSIT AREA) TIER.

State of North Carolina  
County of Durham  
I, Darman Drummer  
Review Officer of Durham County,  
certify that the map or plat to which this  
certification is affixed meets all statutory  
requirements for recording.  
Review Officer: Darman Drummer Date: 3-21-08

RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE DURHAM COUNTY REGISTRY, DURHAM, NORTH CAROLINA

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (1)(1)(g). THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.  
JOSEPH N. GRADY, JR. PLS L-4163  
STATE OF NORTH CAROLINA  
COUNTY OF DURHAM  
OFFICE OF DURHAM COUNTY  
REGISTER OF DEEDS  
I CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

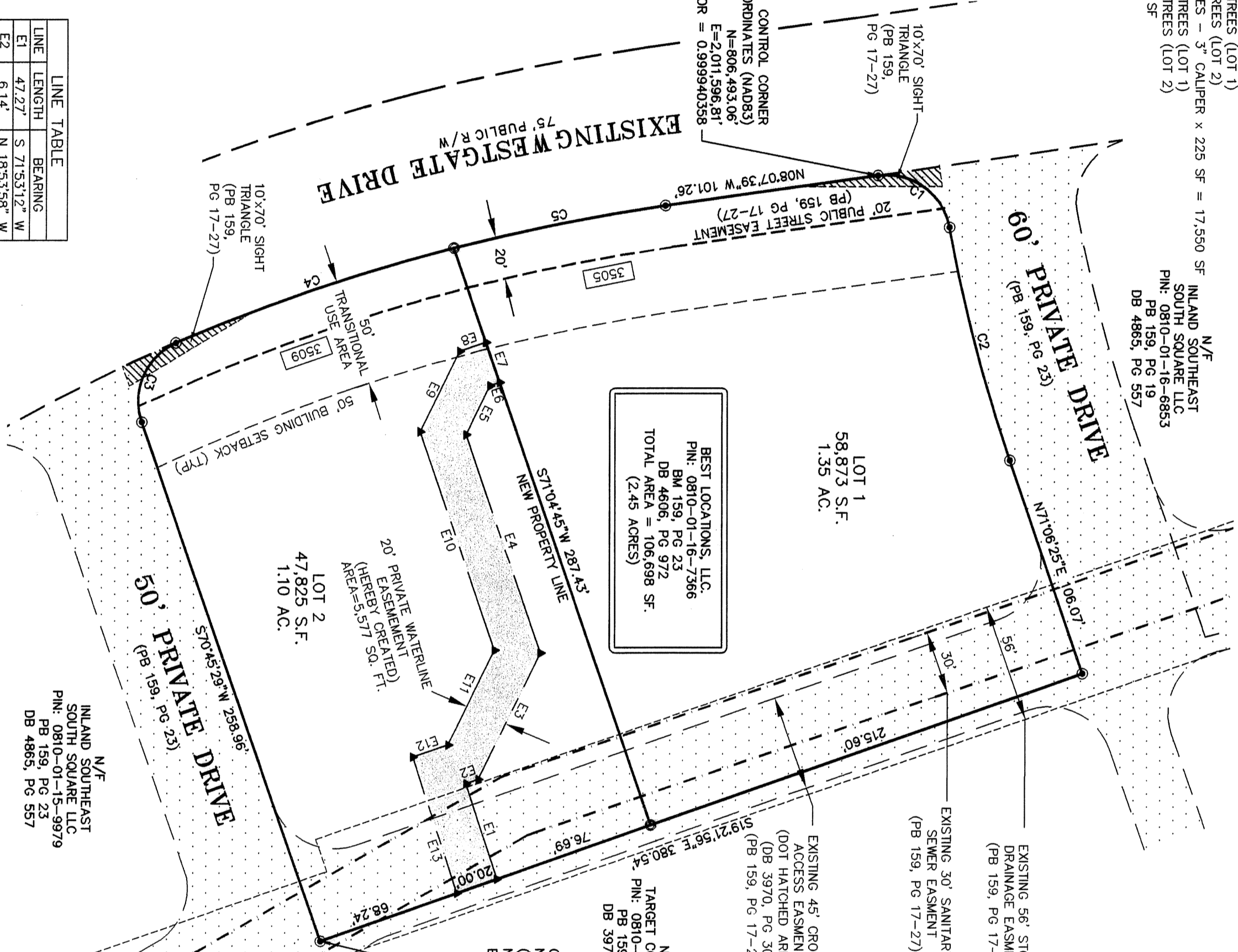
**AREA SUMMARY TABLE**

TOTAL # OF COMMERCIAL LOTS:	2
TOTAL COMMERCIAL LOT AREA:	2.45 ACRES
TOTAL AREA:	2.45 ACRES

**TREE SCHEDULE**

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER
AR	12	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2-1/2"
ARB	53	ACER RUBRUM 'BONNALL'	BONNALL RED MAPLE	3"
CB	27	CAMPANUS BETULUS 'FASCIATA'	FASCIAE EUROPEAN HORNBEAM	3"
UP	8	ULMUS PARVIFLORA 'EMER II'	ALEX ELM	2-1/2"

FILED  
Plat Book 181 Page 173  
Date 3/20/08 Time 3:51pm  
WILE L. CONNOR  
REGISTER OF DEEDS  
DURHAM COUNTY, NC  
DURHAM COUNTY RECORDATION STAMP



**LINE TABLE**

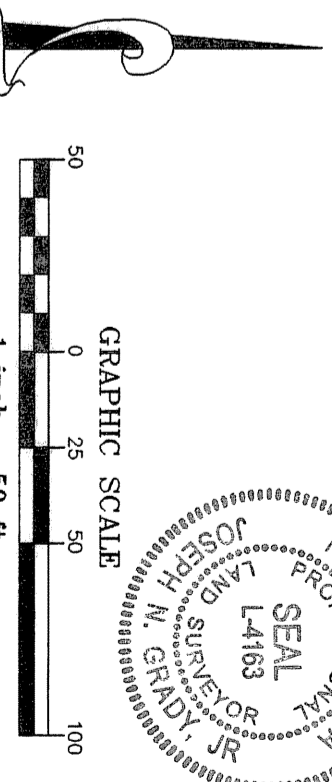
LINE	LENGTH	BEARING
E1	47.27'	S 71.5312° W
E2	6.14'	N 18.5358° W
E3	66.30'	N 63.5514° W
E4	108.68'	S 71.0446° W
E5	25.66'	N 63.5514° W
E6	4.86'	N 18.5514° W
E7	20.00'	S 71.0445° W
E8	13.14'	S 18.5514° E
E9	42.23'	S 63.5514° E
E10	108.68'	N 71.0446° E
E11	49.72'	S 63.5514° E
E12	17.58'	S 18.5358° E
E13	67.44'	N 71.5312° E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD DISTANCE	DELTA	TANGENT
C1	30.00'	45.98'	S 35.4750° W	41.61'	87.24907'	28.88	
C2	763.10'	113.69'	N 75.2321° E	113.59'	83.3211'	26.95	
C3	30.00'	44.74'	S 66.2848° E	40.70'	85.2622'	27.70	
C4	917.43'	139.05'	S 18.4819° E	138.92'	8.4103'	69.66	
C5	917.43'	101.63'	S 11.7123° E	101.57'	6.2048'	50.86	

**LEGEND**

- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- ADDRESS



NOTARY PUBLIC  
JENNIFER GIBBS  
Notary Public, State of Ohio  
My Commission Expires 04-17-11

1. JOSEPH N. GRADY, JR. CERTIFIES THAT THIS PLAT WAS DRAWN UNDER SUPERVISION FROM A PROFESSIONAL SURVEYOR MADE UNDER HIS PERSONAL SUPERVISION AND THAT HE IS A LICENSED SURVEYOR AND HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA. HE HAS PERSONALLY COME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS THE PERSON DULY GIVEN AS THE ACT OF THE CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS PRESIDENT, AND THAT HE HAS SEEN THE SIGNATURE OF THE PRESIDENT AND ATTESTED BY HIMSELF AS HIS EXECUTIVE VICE PRESIDENT.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF March 2008  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 4-17-11

STATE OF Ohio  
COUNTY OF Hamilton  
I, Joseph N. Grady, Jr. NOTARY PUBLIC OF SAID COUNTY AND STATE CERTIFY THAT John Silverman PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS THE PERSON DULY GIVEN AS THE ACT OF THE CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS PRESIDENT, AND THAT HE HAS SEEN THE SIGNATURE OF THE PRESIDENT AND ATTESTED BY HIMSELF AS HIS EXECUTIVE VICE PRESIDENT.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF March 2008  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 4-17-11

SIGNATURE  
JOHN SILVERMAN

CERTIFICATE OF OWNER:  
OWNERS CERTIFICATE: THE UNDERSIGNED OWNER OF THE PROPERTY LIVING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE 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 ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED.

**THE JOHN R. McADAMS COMPANY, INC.**  
ENGINEERS/PLANNERS/SURVEYORS  
RESEARCH TRIANGLE PARK, NC  
P.O. BOX 14005 ZIP 27709-4005  
(919) 361-5000

**SOUTH SQUARE SHOPPING CENTER**  
PARCEL #1 - SUBDIVISION PLAT  
TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA  
MIDLAND SOUTH SQUARE, LLC  
BANK ONE TOWERS  
8044 MONTGOMERY ROAD, SUITE 710  
CINCINNATI OHIO 45236

REVISIONS/CORRECTIONS TO APPROVED PLAT:  
2/8/08 TOWN COMMENTS  
2/21/08 TOWN COMMENTS  
3/4/08 CLIENT COMMENTS

FINAL SUBDIVISION PLAT SHEET 1 OF 1

DRAWN BY: EMM  
SCALE: 1"=50'  
DATE: 01-14-2008

McADAMS