GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO RECOMBINE TRACTS 2R, 3R, 9, 10, 11, AND A PORTIONS OF TRACT 8 LOT 30 & 31 INTO TWO NEW SEPARATE TRACTS BEING TRACT 10 AND LOT 2R. ALL TRACTS ARE PROPERTY OF HOLMES COLE MILL, LLC., LOCATED ON CHRISTIAN AVENUE AND COLE MILL ROAD IN DURHAM, NC BEARING NC PIN'S: 0812-47-05-6941, 0812-10-37-8183, WITH A DEED REFERENCE OF BOOK 8047 PAGE 553 IN THE DURHAM COUNTY REGISTRY.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING THE SAME.
3. THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON.
4. THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (m).
5. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
6. AREA(S) CALCULATED BY THE COORDINATE METHOD.
7. ALL PROPERTY CORNERS SET ARE 1/2" IRON PIPES SET FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED HEREON.
8. ALL PROPERTY CORNERS FOUND ARE 1/2" IRON PIPES FOUND FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED HEREON.
9. REFER TO PLAT BOOK 200 PAGE 111-112 OF THE DURHAM COUNTY REGISTRY FOR WATERLINE EASEMENT, ACCESS EASEMENT, AND UTILITY LOCATION INFORMATION.

PROPERTY DATA

CURRENT OWNERS: HOLMES COLE MILL, LLC
100 EUROPA DR. STE 500
CHAPEL HILL, NC 27517
ZONED: I - INDUSTRIAL / SUBURBAN DEVELOPMENT TIER (+/- 4.884 AC)
PID'S: 124855, 124856, 124857, 124864, 124861, PORTION OF 124862
ZONED: IL - INDUSTRIAL LIGHT / SUBURBAN DEVELOPMENT TIER (+/- 0.797 AC)
PID: PORTION OF 124862

SITE ADDRESS: CHRISTIAN AVENUE, DURHAM, NC
RIVER BASIN: NEUSE, ELLERBE CREEK WATERSHED

SURVEY REFERENCES

DEED BOOK 1495 PAGE 485
DEED BOOK 361 PAGE 188
DEED BOOK 897 PAGE 562
DEED BOOK 1306 PAGE 931
DEED BOOK 1508 PAGE 923
DEED BOOK 1548 PAGE 544
DEED BOOK 1812 PAGE 221
DEED BOOK 1813 PAGE 794
DEED BOOK 8047 PAGE 533
DEED BOOK 8047 PAGE 562
DEED BOOK 8561 PAGE 674
DEED BOOK 8614 PAGE 229
PLAT BOOK 6B PAGE 144
PLAT BOOK 43 PAGE 70
PLAT BOOK 99 PAGE 8
PLAT BOOK 111 PAGE 201
PLAT BOOK 121 PAGE 45
PLAT BOOK 196 PAGE 279
PLAT BOOK 198 PAGE 400
PLAT BOOK 200 PAGE 112
PLAT BOOK 201 PAGE 100
PLAT BOOK HW2 PAGE 34
OTHERS AS SHOWN HEREON

ABBREVIATIONS

AC	ACRES
AG	ABOVE GROUND
BG	BELOW GROUND
CMF	CONCRETE MONUMENT FOUND
DB	DEED BOOK
EX.	EXISTING
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
IRF	IRON ROD FOUND
NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
N/F	NOW OR FORMERLY
PB	PLAT BOOK
PG	PAGE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
TYP	TYPICAL
W/	WITH
R/W	RIGHT OF WAY
AVE.	AVENUE
HW	HIGHWAY

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THIS PLAT OF 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 THIS PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON THIS PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED.
AS THE OWNER OF LAND ADJACENT TO THE RIGHT OF WAY PROPOSED FOR CLOSURE, I AGREE TO THE DIVISION OF RIGHT OF WAY AS SHOWN ON THIS PLAT.

SIGNATURE
Edward S. Holmes JR.
PRINTED NAME
Manager
TITLE

NORTH CAROLINA
Lee COUNTY

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSED STATED THEREIN AND IN THE CAPACITY INDICATED; EDWARD S. HOLMES JR. (MEMBER/MANAGER).

WITNESS MY HAND AND OFFICIAL SEAL, THIS 17th DAY OF September 2019

PRINTED NAME Christy Degon
NOTARY PUBLIC Christy Degon
MY COMMISSION EXPIRES 6.25.2022

CHRISTY DEGON Notary Public Lee County My Comm. Exp. 06-25-2022 NORTH CAROLINA

I, JAMIE SHANE STRICKLAND CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION RECORDED IN BOOK 8047 PAGE 553 ;THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES DRAWN FROM INFORMATION FOUND IN BOOK 8047 PAGE 553 ; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL

THIS 17th DAY OF Sept, A.D., 2019.

JAMIE SHANE STRICKLAND, PLS, CFS L-4669

NORTH CAROLINA PROFESSIONAL SEAL L-4669 9-17-19 LAND SURVEYOR JAMIE SHANE STRICKLAND

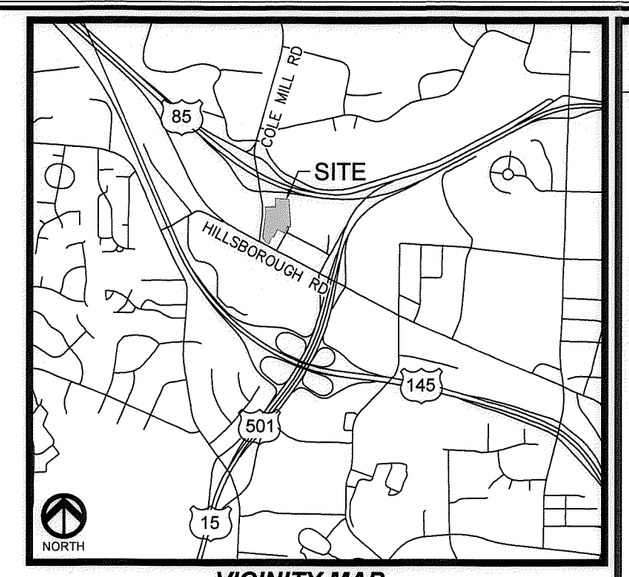
I, JAMIE SHANE STRICKLAND, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

JAMIE SHANE STRICKLAND, PLS, CFS L-4669

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2019 Sep 18 09:36:02 AM
BK:202 PG:29-29
PLAT
FEE: $21.00
INSTRUMENT # 2019033761
TREDFEARN

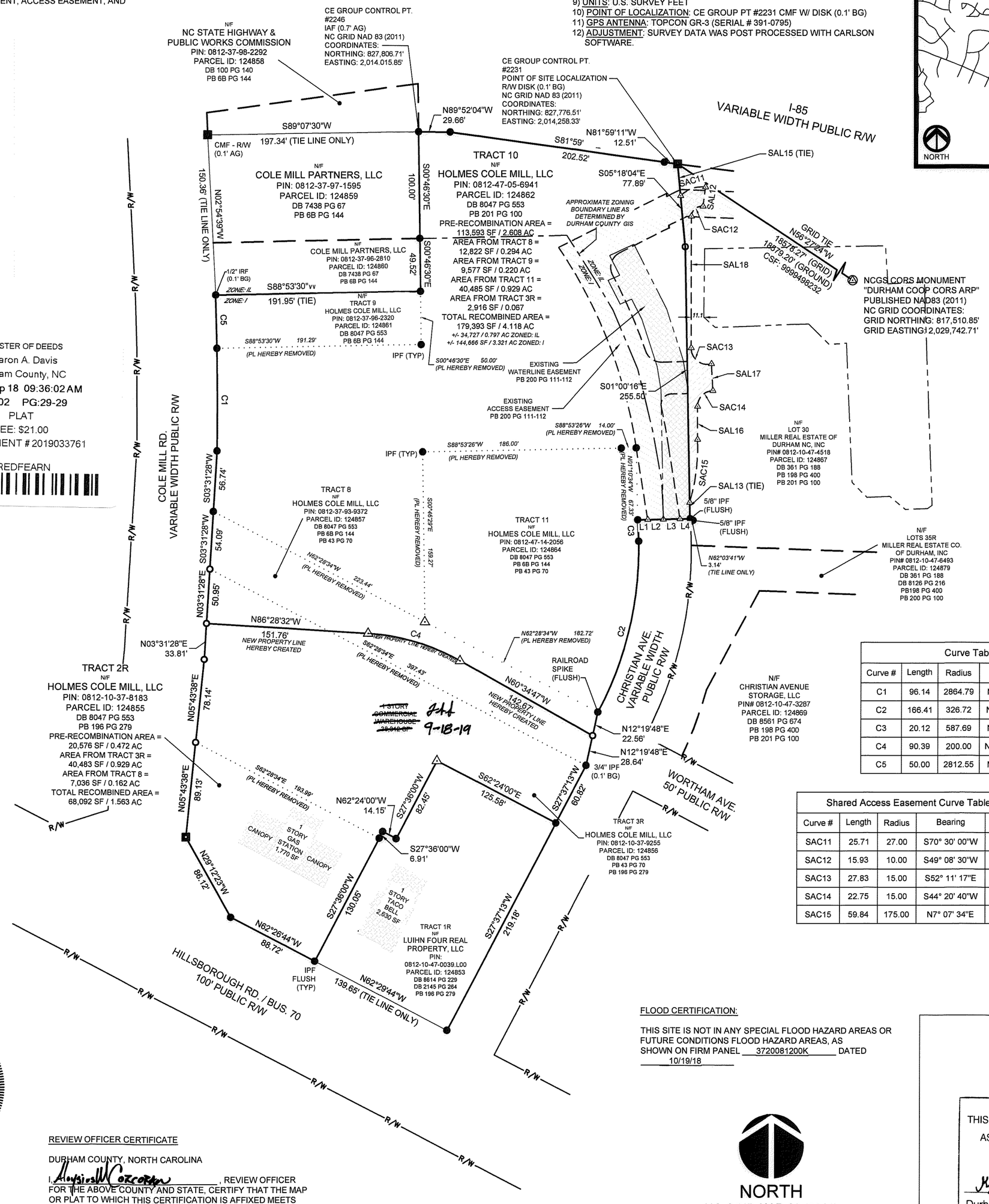
SURVEY CONTROL / GRID TIE NOTES

1) CLASS OF SURVEY: CLASS A
2) POSITIONAL ACCURACY: H: 0.10'
3) TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATICS NETWORKS (VRS)
4) DATE OF GPS SURVEY: MAY 11, 2016
5) HORIZONTAL DATUM: NAD83 (2011) NC STATE PLANE COORDINATE SYSTEM
VERTICAL DATUM: NAVD88
6) PUBLISHED/FIXED-CONTROL USE:
HORIZONTAL/VERTICAL
NAME: DURHAM COOP CORS ARP PID: DG9328
LATITUDE: 35°59'46.12942" ELLIPSOID HEIGHT: 117.466 m
LONGITUDE: 78°53'56.03641" GEOID HEIGHT: -31.33 m
ELEVATION: 148.79 m EPOCH: 2010.00
7) GEOID MODEL: GEOID 12A
8) COMBINED FACTOR: 0.9999498232
9) UNITS: U.S. SURVEY FEET
10) POINT OF LOCALIZATION: CE GROUP PT #2231 CMF W/ DISK (0.1' BG)
11) GPS ANTENNA: TOPCON GR-3 (SERIAL # 391-0795)
12) ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH CARLSON SOFTWARE.



VICINITY MAP
NTS

NO.		
1.	1ST REVIEW COMMENTS	07/25/19
2.	REMOVED BUILDINGS AFTER DEMOLITION	09/17/19



Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	96.14	2864.79	N0° 03' 55"W	96.14
C2	166.41	326.72	N13° 21' 48"E	164.61
C3	20.12	587.69	N2° 32' 53"W	20.12
C4	90.39	200.00	N73° 31' 39"W	89.63
C5	50.00	2812.55	N1° 31' 36"W	50.00

Line Table		
Line #	Length	Direction
L1	9.32	S88°49'26"W
L2	14.55	S88°49'26"W
L3	15.60	S88°49'26"W
L4	9.59	S88°49'26"W
L5	67.33	N1°10'34"W

Shared Access Easement Curve Table				
Curve #	Length	Radius	Bearing	Chord
SAC11	25.71	27.00	S70° 30' 00"W	24.75
SAC12	15.93	10.00	S49° 08' 30"W	14.30
SAC13	27.83	15.00	S52° 11' 17"E	24.01
SAC14	22.75	15.00	S44° 20' 40"W	20.63
SAC15	59.84	175.00	N7° 07' 34"E	59.55

Shared Access Easement Line Table		
Line #	Length	Direction
SAL12	18.18	S7°15'31"W
SAL13	16.00	S1°00'16"E
SAL15	29.89	S5°18'04"E
SAL16	31.07	S0°00'00"E
SAL17	25.16	S3°10'37"E
SAL18	123.39	S0°03'50"W

LINE & HATCH LEGEND

- PROPERTY LINE (PL)
- ZONING BOUNDARY
- PL NOT SURVEYED
- PL HEREBY REMOVED
- R/W — RIGHT OF WAY
- EXISTING BUILDING
- ACCESS EASEMENT
- WATERLINE EASEMENT
- NEW SHARED ACCESS EASEMENT

SYMBOL LEGEND

■	CONCRETE MONUMENT FOUND
●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET
△	COMPUTED POINT
ⓐ	BENCHMARK

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH,NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

RECOMBINATION PLAT
TRACTS 2R, 3R, 8, 9, 10, & 11
PROPERTY OF
HOLMES COLE MILL, LLC
DURHAM TOWNSHIP - DURHAM COUNTY - NORTH CAROLINA

FLOOD CERTIFICATION:

THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720081200K DATED 10/19/18

REVIEW OFFICER CERTIFICATE

DURHAM COUNTY, NORTH CAROLINA

I, Angela W. Corcoran, REVIEW OFFICER FOR THE ABOVE COUNTY AND STATE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER 9/18/19

NORTH
NC GRID NAD 83 (2011)
80' 0 80' 160'
SCALE: 1" = 80' (Horiz.)

CASE# S1900270

EXEMPT PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION AS AN EXEMPT PLAT PURSUANT TO §153A-335 AND §160A-376 OF THE NORTH CAROLINA GENERAL STATUTES
9/18/19
Durham City-County Planning Dept. (Date)

Survey Date:	JANUARY 11, 2019
Scale:	1" = 80'
Drawn:	ARP
Checked:	JSS
Project No.	012-08
Computer Dwg. Name	012-08_Hotel Sub Plat.dwg

Sheet No: 1 Of 1