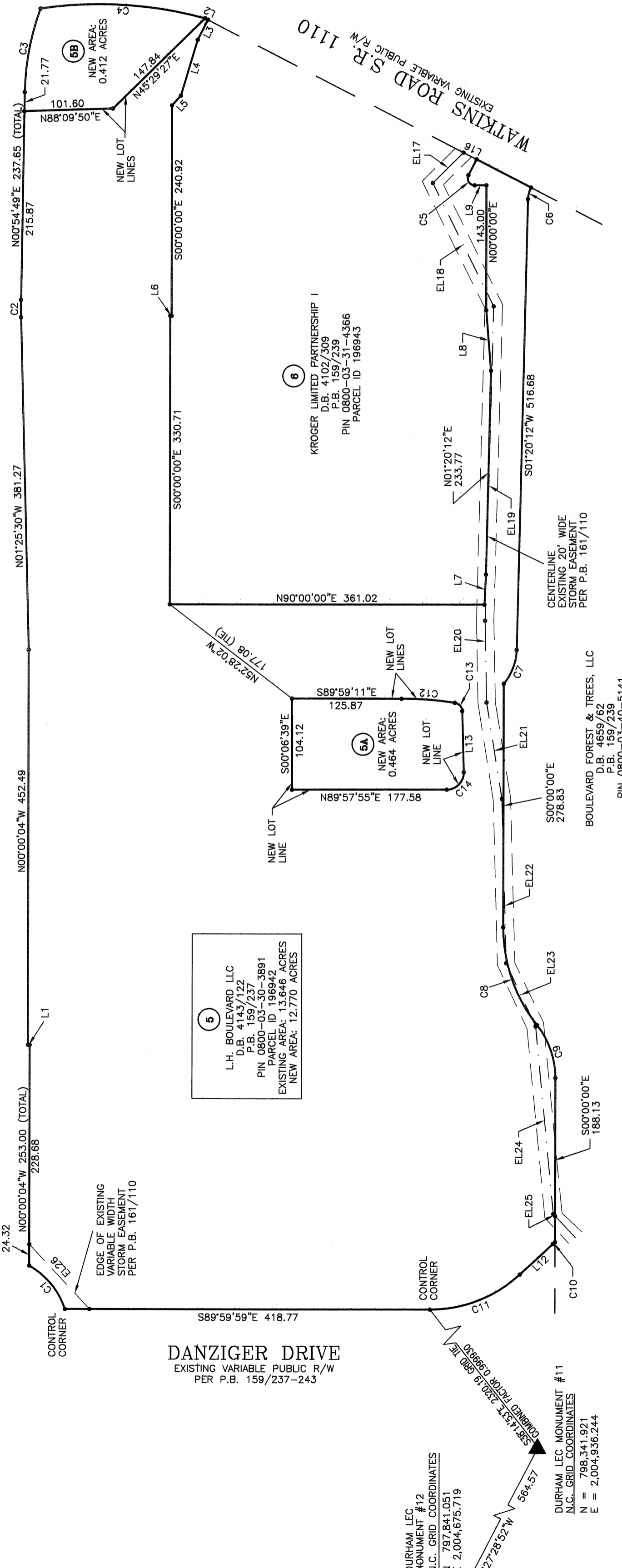


**LOT 5A AND 5B SHALL HAVE LOT ACCESS PER CROSS ACCESS EASEMENT RECORDED IN DEED BOOK 3418, PAGE 177**

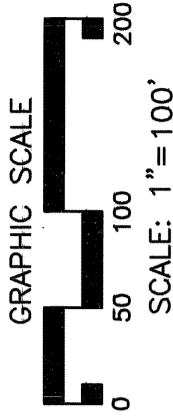
FILED  
 Plat Book 174 Page 290  
 Date 11-14-06 Time 10:25 AM  
 WILLIE L. COVINGTON  
 REGISTER OF DEEDS  
 DURHAM COUNTY, NC

CURVE	DELTA	RADIUS	TANGENT	CHORD	BRG	CHORD
C1	40°58'12"	92.00	65.79	34.37	N38°30'58"W	64.39
C2	2°20'19"	489.50	19.98	9.99	S00°15'20"E	19.98
C3	19°24'59"	289.50	98.11	49.53	S10°37'19"W	97.64
C4	23°18'02"	467.82	190.25	96.46	N86°42'38"W	188.84
C5	11°14'15"	8.00	16.37	13.12	S31°22'53"E	13.66
C6	27°17'03"	29.00	13.81	7.04	S14°58'44"W	13.68
C7	38°06'45"	62.00	42.32	22.02	N20°53'35"E	41.51
C8	38°26'01"	181.00	121.41	63.09	S19°13'00"E	119.15
C9	38°26'01"	96.50	64.73	33.64	N19°13'00"W	63.52
C10	0°58'25"	212.00	3.60	1.80	S47°46'33"W	3.60
C11	42°42'41"	152.00	113.31	59.43	N68°38'41"E	110.70
C12	8°34'03"	410.24	61.34	30.73	N85°42'10"W	61.29
C13	79°57'45"	10.00	13.96	8.39	N41°26'16"W	12.85
C14	91°25'18"	19.50	31.11	19.99	N44°15'16"E	27.92

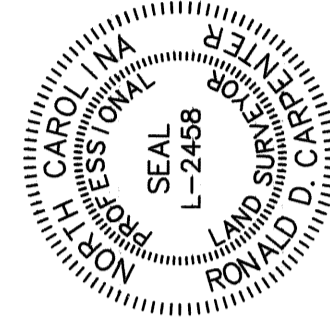
**WITHERSPOON BLVD.**  
 EXISTING VARIABLE PUBLIC R/W  
 PER P.B. 159/237-243



LINE	DIRECTION	LENGTH
L1	N89°59'56"E	2.00
L2	N62°40'02"W	3.83
L3	S27°08'17"W	25.62
L4	S16°38'00"W	67.01
L5	S42°45'08"W	15.03
L6	N90°00'00"W	1.50
L7	N02°41'23"E	34.58
L8	N04°37'56"W	69.31
L9	N90°00'00"W	13.47
L10	N27°14'15"E	20.39
L11	N62°40'02"W	70.33
L12	S47°17'20"W	51.19
L13	N01°27'23"W	69.78
L14	N59°27'26"W	35.82
L15	S30°32'34"W	30.05
L16	N62°40'02"W	17.01
L17	S45°12'08"W	49.61
L18	S26°28'13"E	157.43
L19	N01°27'17"E	360.42
L20	S01°09'00"E	83.90
L21	S09°08'02"E	111.60
L22	S01°35'27"E	186.38
L23	S25°07'27"E	79.89
L24	S05°30'33"E	216.19
L25	S43°17'47"E	3.03
L26	S42°58'35"E	101.16



**FINAL PLAT**  
 approved by the Durham  
 Development Review Board  
 on: 10-26-06  
 Clerk, Development Review Board  
 approval void if not recorded within  
 90 days or by: 1-06-07



CASE NO. D06-174

FINAL PLAT FOR  
**PATTERSON PLACE**  
**B & D BLOCK SUBDIVISION**  
 OWNER: L.H. BOULEVARD LLC  
 4201 CONGRESS ST., SUITE 175  
 CHARLOTTE, NC 28209  
 SHEET 1 OF 2  
 TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA  
 Date: 9/28/2006  
 Scale: 1"=100'  
 Job No: 90187.81  
 Revisions:

STATE OF NORTH CAROLINA  
 COUNTY OF DURHAM  
 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 11-1-06  
 REVIEW OFFICER DATE

**STREET TREE NOTE**  
 STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH SECTION 10.5, STREET TREE STANDARDS, AND SHALL BE AT LEAST TWO AND ONE HALF INCH (2 1/2) INCH CALIPER MEASURED FOUR TO ONE HALF (4 1/2) FEET ABOVE THE GROUND. PLANTED TREES SHALL BE AT LEAST 12 FEET APART. TREES CAN BE FOUND ON THE SITE PLAN ENTITLED "PATTERSON PLACE" PREPARED BY THE JOHN R. McADAMS COMPANY, INC. DATED 5/1/03 PER SHEET L-1, APPROVED SITE PLAN, CASE D03-364, DRB APPROVAL 7/25/2003.  
 STREET TREES INSTALLED  
 REQUIRED 52 56  
 LOT 5 0 0  
 LOT 5A 9 0  
 LOT 5B 0 8

**STORM EASEMENT (S.E.) NOTE:**  
 CENTERLINE OF XX-FOOT PUBLIC STORM WATER DRAINAGE EASEMENT, OWNERSHIP OF, AND RESPONSIBILITY FOR IMPROVEMENT AND MAINTENANCE OF STORM WATER FACILITIES IN THIS EASEMENT REMAINS WITH THE GRANTOR. IF THE PROPERTY IS WITHIN OR BECOMES A PART OF THE EASEMENT, THE TERMS AND RESTRICTIONS STATED IN THIS REVERSE 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 SHALL PROVIDE PUBLIC MAINTENANCE OF BUILDINGS, STRUCTURES, FILLS EMBANKMENTS OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.

THE SUBJECT PROPERTY IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER FIRM MAP 3720980000J DATED MAY 2, 2006.  
 THE SUBJECT PROPERTY IS NOT LOCATED IN A WATERSHED DISTRICT.  
 ZONING MU(D)-NO BUILDING SETBACKS PER SITE PLAN (SEE REF. ABOVE)  
 ALL PUBLIC EASEMENTS MATCH THOSE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS ENTITLED "PATTERSON PLACE" PREPARED BY THE JOHN R. McADAMS COMPANY, INC. DATED 5/1/03  
 ADDRESSES: 3503 WITHERSPOON BLVD.  
 LOT 5 3807 WITHERSPOON BLVD.  
 LOT 5A 3615 WITHERSPOON BLVD.  
 LOT 5B  
 AREAS:  
 LOT 5 12.770 ACRES  
 LOT 5A 0.464 ACRES  
 LOT 5B 0.412 ACRES  
 TOTAL 13.646 ACRES