



Willie L. Covington
Register of Deeds
Durham County, North Carolina

PLAT

FOR REGISTRATION REGISTER OF DEEDS
WILLIE L. COVINGTON
DURHAM COUNTY, NC
2003 APR 03 09:24:01 AM
BK: 158 PG: 181-182 FEE: \$21.00
INSTRUMENT # 2003020616

GRANTOR(S): Hyckor Parkway at
OWNER(S): University Drive -
Subdivision: Lot 1
Phase: Chris Howard



WILLIE L. COVINGTON
REGISTER OF DEEDS , DURHAM COUNTY
DURHAM COUNTY COURTHOUSE
200 E. MAIN STREET
DURHAM, NC 27701

Filed For Registration: 04/03/2003 09:24:01 AM
Book: PLAT 158 Page: 181-182
Document No.: 2003020616
PLAT 2 PGS \$21.00

Recorder: CAROL JENKINS

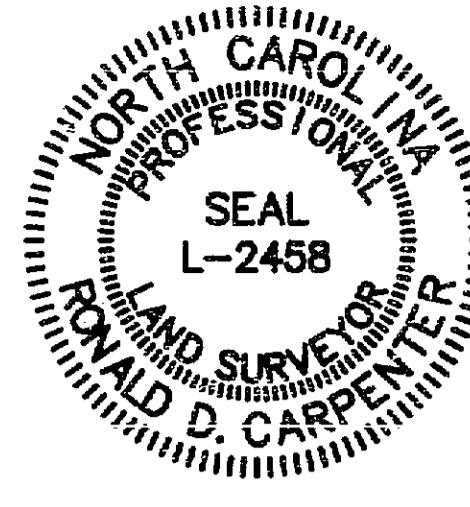
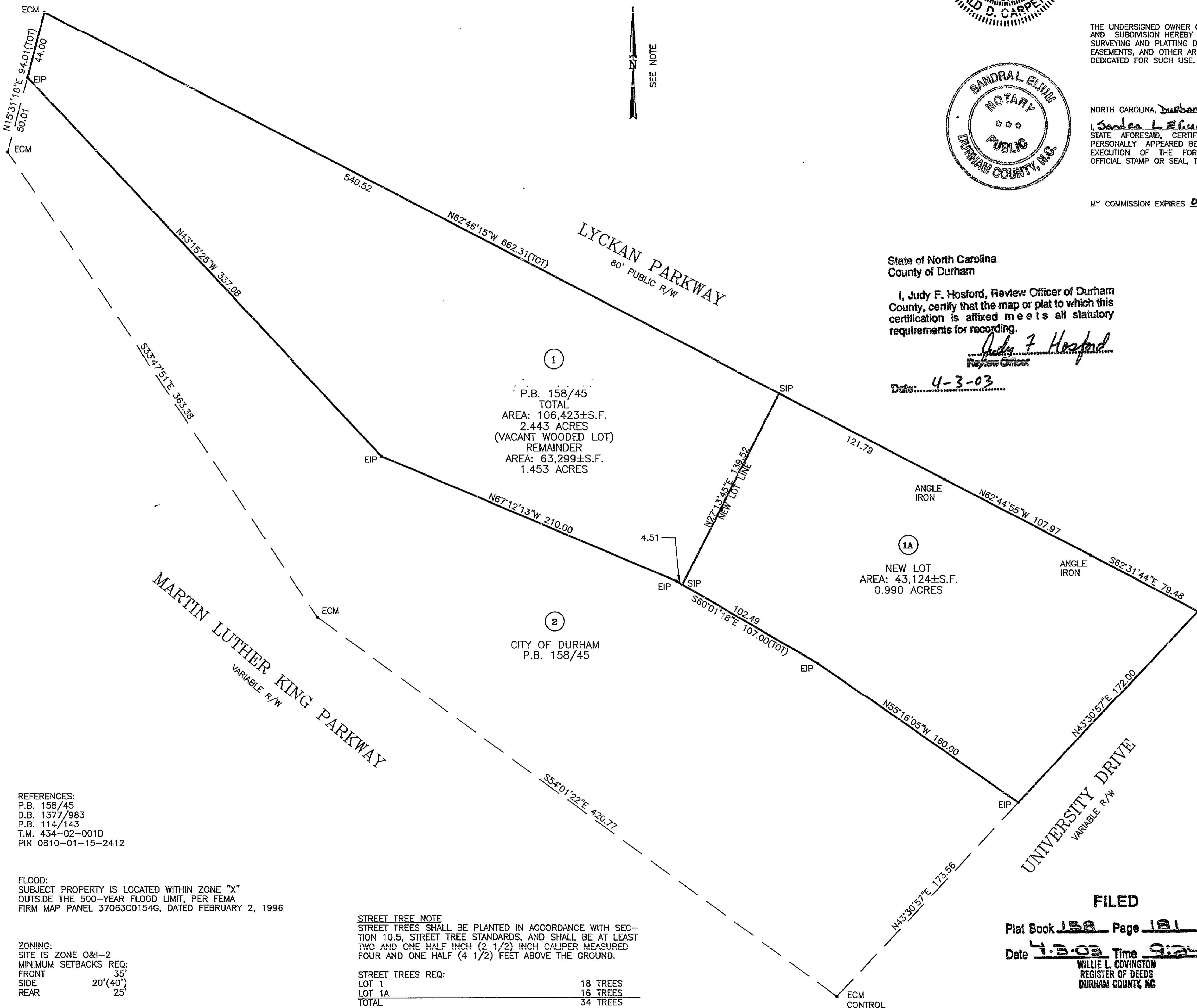
State of North Carolina, County of Durham

WILLIE L. COVINGTON , REGISTER OF DEEDS

By: Carol Jenkins
Deputy/Assistant Register of Deeds



2003020616



I, RONALD D. CARPENTER, DO HEREBY CERTIFY THAT THE ATTACHED ATTACHED PLAT AND SUBDIVISION WAS MADE BY ORDER AND DIRECTION OF Chris Hewlett THE OWNER OF THE LAND SHOWN, AND THAT THE LAND SHOWN ON THIS PLAT IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND CONVEYED TO THE ABOVE OWNER BY THE REFERENCES LISTED, AND I FURTHER CERTIFY THAT THE SAID SURVEY AND PLAT ARE CORRECT IN ALL RESPECTS. WITNESS MY HAND AND SEAL THIS 11 DAY OF APRIL, 2003.

Ronald D. Carpenter
REGISTERED LAND SURVEYOR

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE ORDERED THE WORK OF SURVEYING AND PLATTING DONE AND THAT ALL PUBLIC AND PRIVATE STREETS, EASEMENTS, AND OTHER AREAS SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE.

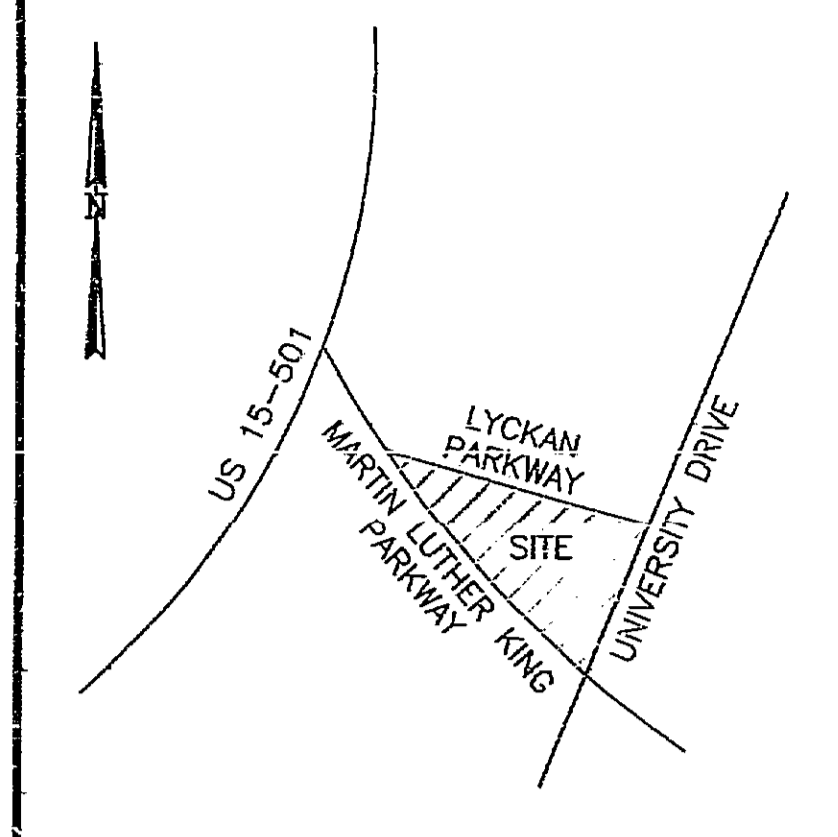
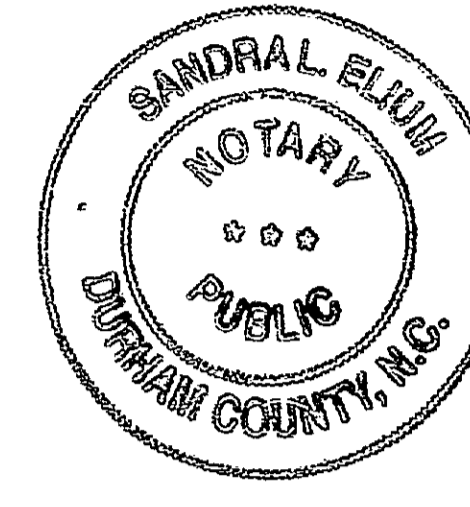
OWNER Chris Hewlett

NORTH CAROLINA, Durham COUNTY

I, Sandra L. Elum, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Chris Hewlett PERSONALLY APPEARED BEFORE ME THIS 11 DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 11 DAY OF April, 2003.

Sandra L. Elum
NOTARY PUBLIC

MY COMMISSION EXPIRES 05-06-07.

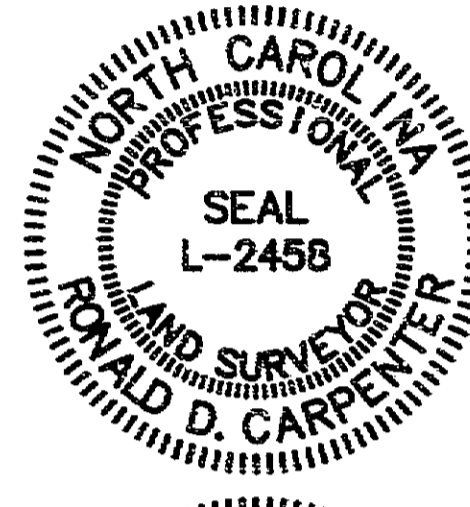


State of North Carolina
County of Durham

I, Judy F. Hosford, Review Officer of Durham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

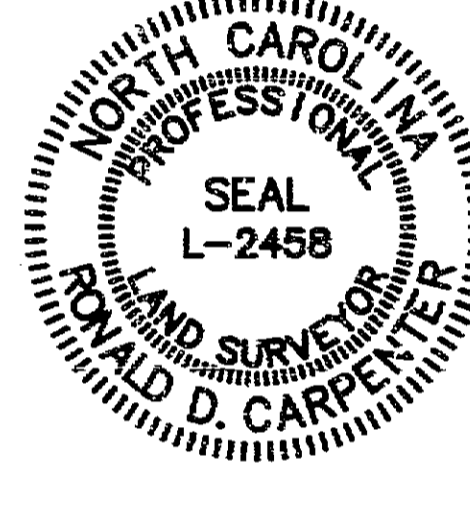
Judy F. Hosford
Review Officer

Date: 4-3-03



I, RONALD D. CARPENTER, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. WITNESS MY HAND AND SEAL THIS 11 DAY OF APRIL, 2003.

Ronald D. Carpenter
REGISTERED LAND SURVEYOR



DURHAM COUNTY, NORTH CAROLINA

I, RONALD D. CARPENTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK SEE PAGE REF. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000 THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 11 DAY OF APRIL, 2003.

Ronald D. Carpenter
REGISTERED LAND SURVEYOR

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Judy F. Hosford, 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. Hosford 4-3-03
REVIEW OFFICER DATE

REFERENCES:
P.B. 158/45
D.B. 1377/983
P.B. 114/143
T.M. 434-02-001D
PIN 0810-01-15-2412

FLOOD:
SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X"
OUTSIDE THE 500-YEAR FLOOD LIMIT, PER FEMA
FIRM MAP PANEL 37063C01546, DATED FEBRUARY 2, 1996

ZONING:
SITE IS ZONE O&I-2
MINIMUM SETBACKS REQ:
FRONT 35'
SIDE 20'(40')
REAR 25'

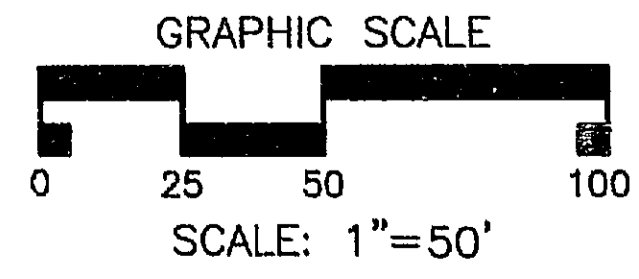
STREET TREE NOTE
STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH SECTION 10.5, STREET TREE STANDARDS, AND SHALL BE AT LEAST TWO AND ONE HALF INCH (2 1/2) INCH CALIPER MEASURED FOUR AND ONE HALF (4 1/2) FEET ABOVE THE GROUND.

STREET TREES REQ:
LOT 1 18 TREES
LOT 1A 16 TREES
TOTAL 34 TREES

NOTE: NORTH BEARING AND LOT LINE BETWEEN LOTS 1 AND 2 TAKEN FROM PRELIMINARY PLAT ENTITLED "CITY TRACT NO. 1635" PREPARED BY THE CITY OF DURHAM DEPARTMENT OF PUBLIC WORKS DATED OCTOBER 4, 2001.

NO N.C. GRID MONUMENT RECOVERED WITHIN 2000'.

FILED
Plat Book 158 Page 181
Date 4-3-03 Time 9:24
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC



THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT
BY: [Signature]
DATE: 4-2-03
APPROVAL VOID 60 DAYS FROM SAID DATE.

CASE NO. D03-191

FINAL PLAT OF SUBDIVISION FOR
**LOT 1
LYCKAN PARKWAY AT
UNIVERSITY DRIVE**

TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA

	3715 University Drive Durham, NC 27707-2646 (919) 490-2929	Date: 4/1/03
	FAX (919) 490-6165	Scale: 1" = 50'
		Job No: 02141
		Revisions: