

OWNERSHIP CERTIFICATE:

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 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.

SIGNED John P. Logan mbr/mgr DATE 5/4/2017

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

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 PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

John P. Logan
OWNER NAME

DATE: May 4 2017

Barbara J DeCoro
NOTARY PUBLIC

PRINTED NAME: Barbara J DeCoro (OFFICIAL SEAL)

MY COMMISSION EXPIRES Apr. 19, 2019

Curve Table				
Curve #	Radius	Length	Delta	Chord
C1	30.00'	42.54'	81° 14' 43"	N61° 46' 19"W 39.06'
C2	292.00'	52.74'	10° 20' 55"	S20° 57' 39"E 52.67'
C3	110.50'	11.83'	6° 08' 02"	S18° 51' 13"E 11.82'
C4	20.00'	31.33'	89° 45' 07"	S22° 57' 23"W 28.22'
C5	1372.39'	234.09'	9° 46' 23"	S72° 43' 07"W 233.81'
C6	20.00'	2.42'	6° 56' 47"	N18° 28' 30"W 2.42'
C7	20.00'	28.91'	82° 50' 03"	N26° 24' 55"E 26.46'
C8	1372.39'	58.15'	2° 25' 40"	N69° 02' 46"E 58.15'
C9	1372.39'	93.09'	3° 53' 11"	S72° 12' 12"W 93.07'
C10	1372.39'	82.84'	3° 27' 31"	S75° 52' 33"W 82.83'
				TOTAL
				TOTAL



SURVEYORS CERTIFICATE:

I CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED AND MAP SOURCES REFERENCED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND REFERENCED SOURCES NOTED; THAT THE RATIO OF PRECISION IS 1:10,000+; 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;

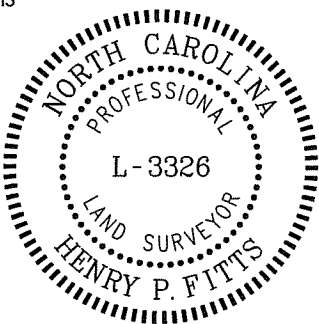
THAT THE GRID TIE WAS DETERMINED FROM AN ACTUAL GNSS SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.09 FEET
TYPE OF GPS: OPUS (RAPID STATIC)
DATE OF SURVEY: MARCH 24, 2016
DATUM/EPOCH: NAD 83(2011)
PUBLISHED FIXED CONTROL: NC CORS BASE STATION NETWORK
GEOID MODEL: GEOID 12B
COMBINED FACTOR: 0.99995324
UNITS: US SURVEY FEET;

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS

THIS 4TH DAY OF MAY, 2017.

Henry P. Fitts
HENRY P. FITTS, PL2 L-3326



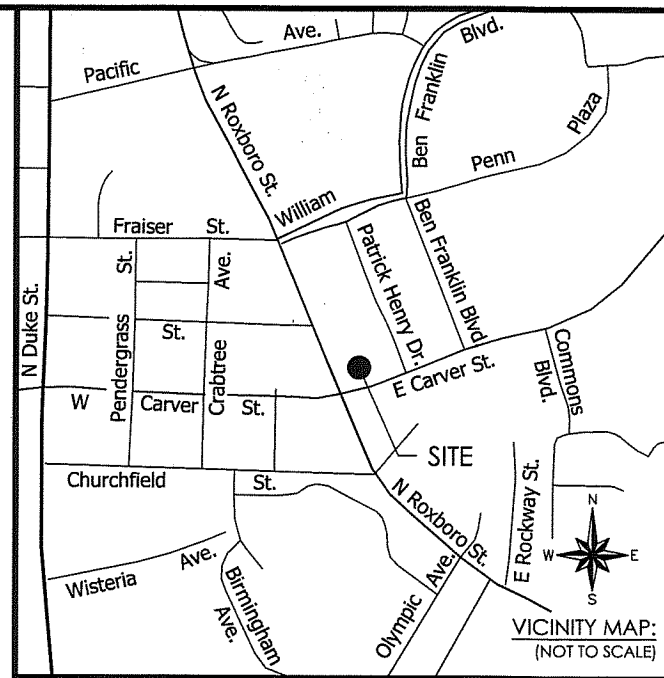
NOTES:

- HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED BY RTK GPS AND OPUS OBSERVATIONS.
- COORDINATES SHOWN ARE NC GRID COORDINATES.
- ALL BEARINGS ARE NC GRID BEARINGS UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- AREAS ARE COMPUTED BY COORDINATE METHOD.
- THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- SUBJECT AREA IS LOCATED WITHIN FLOOD ZONE X AS SCALED FROM FIRM MAP #3720082300J PANEL 0823, EFFECTIVE DATE: MAY 2, 2006 AND, FIRM MAP #3720083300J PANEL 0833, EFFECTIVE DATE: MAY 2, 2006.
- SUBJECT AREA IS LOCATED IN THE NEUSE RIVER BASIN, AND WITHIN THE F/J-B WATERSHED PROTECTION OVERLAY.
- PARCELS ARE ZONED AS NOTED.
- COUNTY STORM OR PRIVATE DRAINAGE EASEMENTS:** CENTERLINE OF 26' WIDE DRAINAGE EASEMENT FOR THE BENEFIT OF ADJACENT PROPERTY OWNERS NOT MAINTAINED BY PUBLIC AUTHORITIES. NO BUILDINGS, STRUCTURES, FILLS, EMBANKMENTS, OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.
- TREE REPLACEMENT AREAS PER APPROVED SITE PLAN D1600147, AND AMENDED SITE PLAN D1700134.

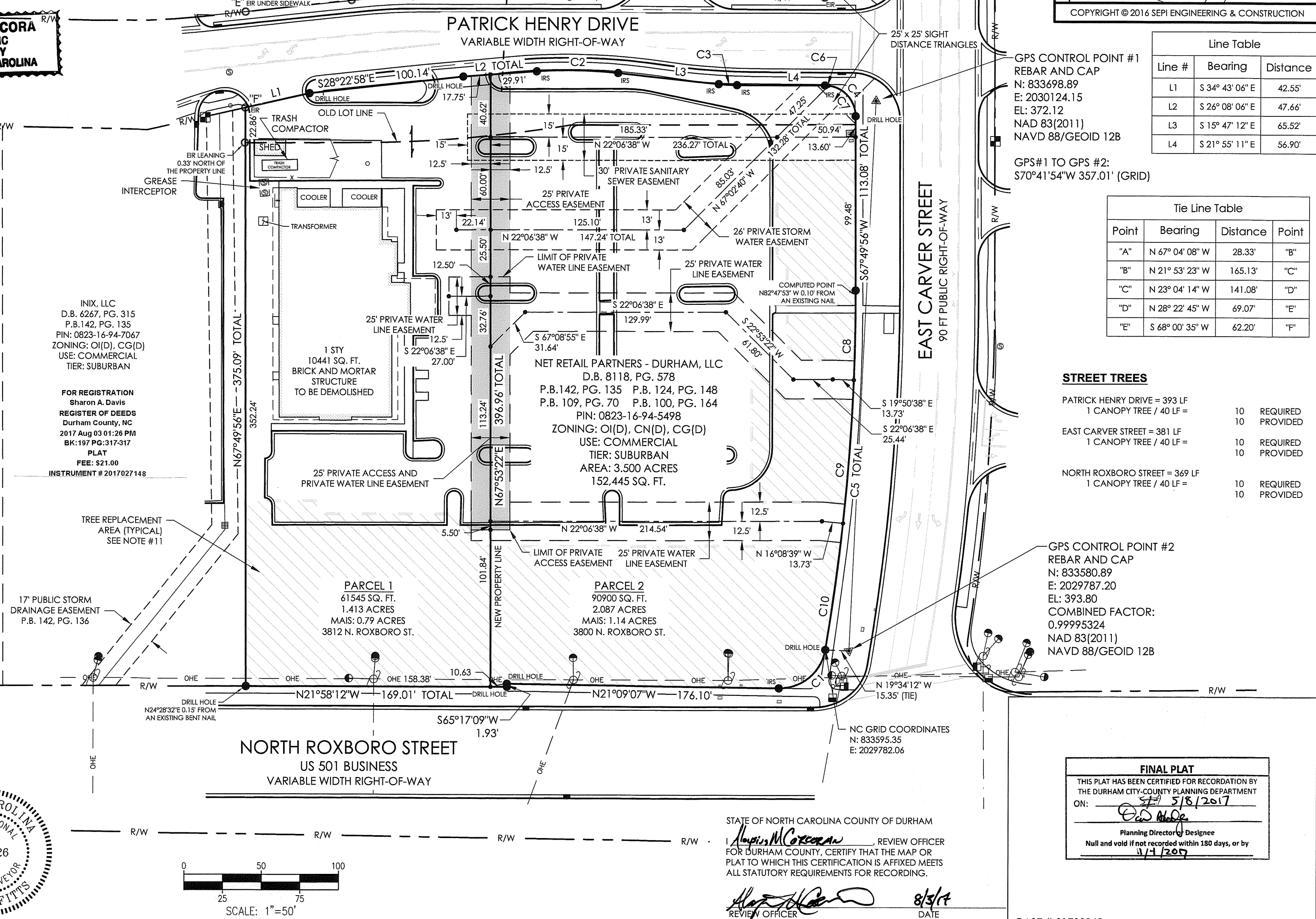
- GPS POINT (REBAR AND CAP)
- PROPERTY CORNER/MONUMENT
- COMPUTED POINT
- IRON REBAR SET (5/8")
- EX. IRON PIN
- EX. IRON REBAR
- MAXIMUM ALLOWABLE IMPERVIOUS SURFACE
- STORM CATCH BASIN
- GUY WIRE
- CURB INLET
- PEDESTRIAN CROSSING SIGNAL
- TELEPHONE BOX
- ELECTRIC STRUCTURE
- ELECTRIC METER
- LIMITS OF ACCESS EASEMENT

SYMBOL LEGEND:

- UTILITY POLE
- SANITARY STRUCTURE
- CLEANOUT
- UNDERGROUND UTILITY HAND HOLD/VAULT
- GAS METER
- RIGHT-OF-WAY
- OVERHEAD ELECTRIC
- CENTERLINE OF EASEMENT
- TREE REPLACEMENT AREA
- TREE REPLACEMENT AREA



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GPS CONTROL POINT #1
REBAR AND CAP
N: 833698.89
E: 2030124.15
EL: 372.12
NAD 83(2011)
NAVD 88/GEOID 12B

GPS#1 TO GPS#2:
S70°41'54"W 357.01' (GRID)

Line Table		
Line #	Bearing	Distance
L1	S 34° 43' 06" E	42.55'
L2	S 26° 08' 06" E	47.66'
L3	S 15° 47' 12" E	65.52'
L4	S 21° 55' 11" E	56.90'

Tie Line Table				
Point	Bearing	Distance	Point	
"A"	N 67° 04' 08" W	28.33'	"B"	
"B"	N 21° 53' 23" W	165.13'	"C"	
"C"	N 23° 04' 14" W	141.08'	"D"	
"D"	N 28° 22' 45" W	69.07'	"E"	
"E"	S 68° 00' 35" W	62.20'	"F"	

STREET TREES

PATRICK HENRY DRIVE = 393 LF 1 CANOPY TREE / 40 LF =	10	REQUIRED
EAST CARVER STREET = 381 LF 1 CANOPY TREE / 40 LF =	10	PROVIDED
NORTH ROXBORO STREET = 369 LF 1 CANOPY TREE / 40 LF =	10	REQUIRED
	10	PROVIDED

GPS CONTROL POINT #2
REBAR AND CAP
N: 833580.89
E: 2029787.20
EL: 393.80
COMBINED FACTOR:
0.99995324
NAD 83(2011)
NAVD 88/GEOID 12B

FINAL PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT ON: 5/18/2017
Henry P. Fitts
Planning Director / Designer
Null and void if not recorded within 180 days, or by 1/1/2019

STATE OF NORTH CAROLINA COUNTY OF DURHAM
FOR BURHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Henry P. Fitts
REVIEW OFFICER
DATE: 8/13/17

CASE # S1700063

PROJECT MANAGER:	DATE:	No.	REVISIONS	DATE	BY
A HALL	25 OCTOBER 2016				
CHECKED BY:	SCALE:				
H FITTS	1" = 50'				
DRAWN BY:	JOB NUMBER:				
C WARNER	SC16.005.00				

NET RETAIL PARTNERS - DURHAM, LLC
4601 SIX FORKS ROAD
SUITE 405
RALEIGH, NC 27609

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SUBDIVISION AND EASEMENT MAP OF
3800 NORTH ROXBORO STREET
DURHAM TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA

SHEET
1
OF
1

LAYOUT TAB: Subdivision
DOCUMENT NAME: X:\2016\SC16.005.00 - NRP - North Durham\Survey\Dwg\Survey_Subdivision.dwg
USER NAME: cwamer
PLOT DATE: Wednesday, May 03, 2017 4:31:01 PM