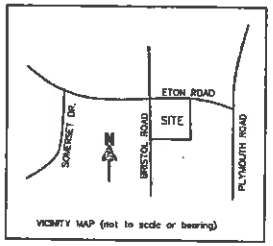
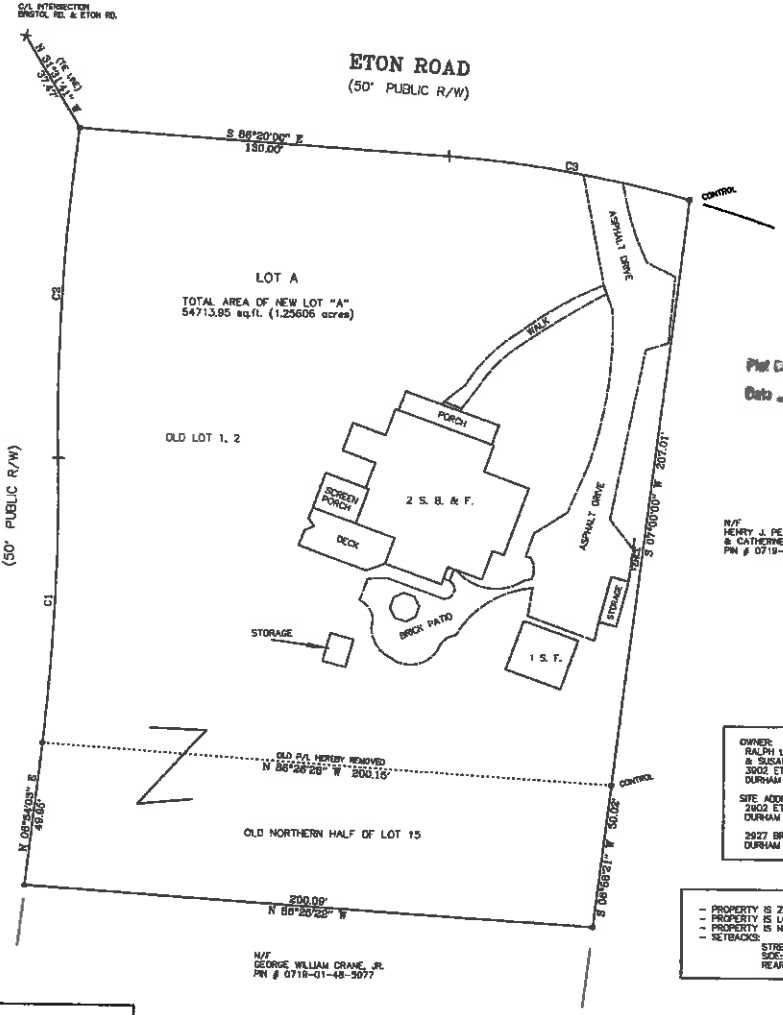


Curve Table Listing

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	741.80'	07°44' 50"	100.30'	100.23'	50.23'	N 02°30' 17" E
2	691.80'	09°35' 42"	115.83'	115.72'	58.06'	S 03°14' 28" W
3	453.30'	10°49' 44"	85.67'	85.55'	42.98'	N 06°22' 28" W



PB. 68
PG. 111

PLAT NORTH FOR CONFORMITY PER G.S. 47-30 AMENDED

AREA:

OLD LOT 1, 2
44728.20 sq.ft. (1.02682 acres)

OLD NORTHERN HALF OF LOT 15
9985.75 sq.ft. (0.22924 acres)

TOTAL AREA OF NEW LOT "A"
54713.95 sq.ft. (1.25608 acres)

LEGEND:
-Iron found ● Iron set ○ Mon. ⊡ Math Point + Nail ×

-AREAS BY CO-ORDINATE METHOD
-ALL DISTANCES ARE HORZ. GROUND
-NO FACTORS HAVE BEEN APPLIED TO DISTANCES
-PROPERTY IS NOT LOCATED WITHIN A 100 YEAR HAZARD AREA PER FEMA MAP # 3720070906J DATED 5-16-08
-NO USEABLE HORZ. CONTROLL WITHIN 2,000

THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS A SURVEY.

FILED
Plat Book 186 Page 293
Date 10-8-10 Time 3:48
BRUCE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

OWNER:
RALPH L. McCAUGHAN
& SUSAN B. McCAUGHAN
3902 ETON ROAD
DURHAM NC. 27707

SITE ADDRESS:
3902 ETON ROAD
DURHAM NC. 27707

3927 BRISTOL ROAD
DURHAM NC. 27707

REFERENCES:
PB. 68 PG. 111
DB. 1044 PG. 951 (LOT 1 & 2)
DB. 1336 PG. 519 (NORTHERN HALF OF LOT 15)
PIN # 0719-01-48-5286 (NORTHERN HALF OF LOT 15)
PIN # 0719-01-48-5386 (LOT 1 & 2)

- PROPERTY IS ZONED "RS-10"
- PROPERTY IS LOCATED WITHIN THE SUBURBAN DEVELOPMENT TIER
- PROPERTY IS NOT LOCATED WITHIN A WATERSHED
- SETBACKS:
  STREET: 25'
  SIDE: 10' MIN. / 24' TOTAL
  REAR: 25'

CASE # 51000185

EXEMPT FINAL PLAT

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION AS AN EXEMPT SUBDIVISION PURSUANT TO 153A-335 AND 160A-376 OF THE NORTH CAROLINA GENERAL STATUTES

10-8-2010
DURHAM CITY-COUNTY PLANNING DEPT. (DATE)

I, William Gregory Autry, certify that this plat was drawn under my supervision from an Actual survey made under my supervision (deed/plat recorded in book 68, page 111) And is in every respect correct to the best of my knowledge and belief ; that the lines not Surveyed are indicated as drawn from information found in References as listed ; that the Ratio of precision as calculated by co-ordinate method 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 2 day of SEPTEMBER, 2010

William Gregory Autry, P.L.S. # 4287

I, William Gregory Autry, P.L.S. # 4287, certify the following as checked

a. ___ That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

b. ___ That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

c. ___ Any one of the following:
1. ___ That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
2. ___ That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
3. ___ That the survey is a control survey .

d. X That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision

e. ___ That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyors professional ability as to provisions contained in (a) through (d) above.

Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property.
This survey was done without benefit of an attorneys title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property.
No subsurface or environmental considerations affecting this property have been made by surveyor.

CERTIFICATE OF OWNER

The undersigned owner of the property lying within the attached plat and subdivision hereby certifies that Ralph L. McCaughan ordered the work of surveying and plotting 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.

Ralph L. McCaughan (SEAL)

_____ (SEAL)

NORTH CAROLINA - Durham COUNTY

I, Shelby Gibbs Tyson Notary Public do hereby certify

That Ralph L. McCaughan personally appeared before me this day and acknowledged the due execution of the foregoing certificate.

Witness my hand and notarial seal this 4th day of October, 2010 A.D.

My commission Expires: 10-23-2010

Notary Public Shelby Gibbs Tyson
Shelby Gibbs Tyson

- FINAL PLAT -

W. G. AUTRY LAND SURVEYOR

WILLIAM GREGORY AUTRY, PROFESSIONAL LAND SURVEYOR, L-4287
1708 SW GABLES ROAD DURHAM NC. 27712
PHONE: (919) 477-1423
FAX: (919) 477-1423 E-MAIL: WAUTRY@NC.RR.COM

EXEMPT RECOMBINATION PLAT FOR:

RALPH L. McCAUGHAN
& SUSAN B. McCAUGHAN

TOWNSHIP: TRIANGLE COUNTY: DURHAM STATE:NC.
DATE: SEPT. 2, 2010 SCALE: 1" = 30'

0' 30' 60' 90'

REVISED: JOB NUMBER: 090210

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.

Date: 10/8/2010

Judy F. Hosford
Review Officer