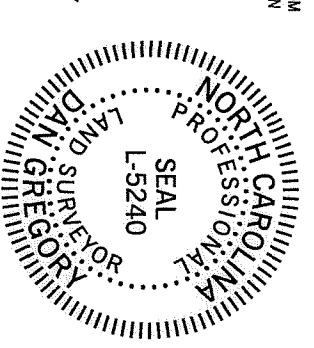


- NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
  2. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
  3. ALL PROPERTY CORNERS ARE CALCULATED POINTS UNLESS SHOWN OTHERWISE.
  4. NO CROSS MONUMENT WITHIN 200 FEET OF PROPERTY.
  5. PROPERTY MONUMENTS WITHIN 200 FEET OF PROPERTY ARE SHOWN PER PARAGRAPH 6.
  6. PROPERTY MONUMENTS WITHIN 200 FEET OF PROPERTY ARE SHOWN PER PARAGRAPH 7.
  7. THE COORDINATES SHOWN ON THIS PLAN WERE DERIVED BY A REAL TIME KINEMATIC (RTK) GPS USING DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN HORIZONTAL (EASTING) STATION POSITIONS AND VERTICAL (ELEVATION) POSITIONS WITH A MEAN ERROR OF 0.01 METERS (0.03 FEET). THE VERTICAL POSITIONS AND REAR LOT LINES SUBJECT TO UTILITY EASEMENT RECORDED IN DEED BOOK 1721 PAGE 125, DURHAM COUNTY REGISTRY.



DAN GREGORY, PLS L.S. 240  
 STATE OF NORTH CAROLINA  
 COUNTY OF DURHAM  
 I, **Dan Gregory**, REVIEW OFFICER FOR DURHAM COUNTY, N.C., DO HEREBY CERTIFY THE PLAN OR MAP TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF THIS JURISDICTION.  
 DATE: **4/5/18**

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
S1	50.00	4.44	N87°44.37'W	4.44
S2	50.00	4.44	N87°44.37'W	4.44
S3	50.00	4.44	N87°44.37'W	4.44
S4	50.00	4.44	N87°44.37'W	4.44
S5	50.00	4.44	N87°44.37'W	4.44
S6	50.00	4.44	N87°44.37'W	4.44
S7	50.00	4.44	N87°44.37'W	4.44
S8	50.00	4.44	N87°44.37'W	4.44
S9	50.00	4.44	N87°44.37'W	4.44
S10	50.00	4.44	N87°44.37'W	4.44
S11	50.00	4.44	N87°44.37'W	4.44
S12	50.00	4.44	N87°44.37'W	4.44
S13	50.00	4.44	N87°44.37'W	4.44
S14	50.00	4.44	N87°44.37'W	4.44
S15	50.00	4.44	N87°44.37'W	4.44
S16	50.00	4.44	N87°44.37'W	4.44
S17	50.00	4.44	N87°44.37'W	4.44
S18	50.00	4.44	N87°44.37'W	4.44
S19	50.00	4.44	N87°44.37'W	4.44
S20	50.00	4.44	N87°44.37'W	4.44
S21	50.00	4.44	N87°44.37'W	4.44
S22	50.00	4.44	N87°44.37'W	4.44
S23	50.00	4.44	N87°44.37'W	4.44
S24	50.00	4.44	N87°44.37'W	4.44
S25	50.00	4.44	N87°44.37'W	4.44
S26	50.00	4.44	N87°44.37'W	4.44
S27	50.00	4.44	N87°44.37'W	4.44
S28	50.00	4.44	N87°44.37'W	4.44
S29	50.00	4.44	N87°44.37'W	4.44
S30	50.00	4.44	N87°44.37'W	4.44
S31	50.00	4.44	N87°44.37'W	4.44
S32	50.00	4.44	N87°44.37'W	4.44
S33	50.00	4.44	N87°44.37'W	4.44
S34	50.00	4.44	N87°44.37'W	4.44
S35	50.00	4.44	N87°44.37'W	4.44
S36	50.00	4.44	N87°44.37'W	4.44
S37	50.00	4.44	N87°44.37'W	4.44
S38	50.00	4.44	N87°44.37'W	4.44

**SITE DATA TABLE**  
 OWNER: SCANNELL PROPERTIES #231, LLC  
 PIN: 0748-02-59-5645  
 ADDRESS: 4001 STIRRUP CREEK DRIVE  
 DEED REF: DB 8092 PG. 210  
 PLAT REF: PB 197 PG. 361  
 ZONING: IL  
 DEVELOPMENT TIER: SUBURBAN  
 RIVER BASIN: LOWER NEUSE RIVER BASIN  
 WATERSHED: STIRRUP IRON CREEK TRIBUTARY B  
 PARCEL AREA: 1,036.284 SF OR 23.7898 ACRES

"THE OPERATION, MAINTENANCE, AND RECONSTRUCTION RESPONSIBILITY OF THE STORMWATER CONTROL MEASURES (SCMS) LOCATED WITHIN THE SCM ACCESS & MAINTENANCE EASEMENT RESTS WITH THE OWNER PER THE RECORDED STORMWATER FACILITY AGREEMENT AND COVENANTS OR OPERATING AND MAINTENANCE AGREEMENT. THE SCM ACCESS & MAINTENANCE EASEMENT GRANTS THE CITY OF DURHAM AND THEIR ASSIGNS RIGHT OF ACCESS TO THE PERMANENT STORMWATER CONTROL MEASURES(S) FOR INSPECTIONS AND ENFORCEMENT OF OPERATION & MAINTENANCE. NO OBSTRUCTION SHALL BE ALLOWED IN THE EASEMENT WHICH COULD IMPERE NECESSARY MAINTENANCE BY THE OWNER AND ANY ENFORCEMENT BY THE CITY."

LINE	DIRECTION	DISTANCE
S1	N87°44.37'W	97.45
S2	N87°44.37'W	20.00
S3	N27°45.27'E	35.46
S4	N81°15.47'E	42.86
S5	N19°01.97'E	238.84
S6	N73°50.07'W	243.35
S7	S16°49.52'W	233.35
S8	S81°21.07'W	123.27
S9	N84°12.60'W	123.27
S10	N69°07.72'W	16.52
S11	N87°44.37'W	16.52
S12	N87°44.37'W	16.52
S13	N87°44.37'W	16.52
S14	N87°44.37'W	16.52
S15	N87°44.37'W	16.52
S16	N87°44.37'W	16.52
S17	S02°41.07'E	54.54
S18	S02°41.07'E	54.54
S19	S02°41.07'E	54.54
S20	S17°59.02'W	13.84
S21	N16°01.97'E	100.84
S22	N87°44.37'W	271.83
S23	S27°45.27'E	31.89
S24	S27°45.27'E	31.89
S25	S27°45.27'E	31.89
S26	S27°45.27'E	31.89
S27	S27°45.27'E	31.89
S28	S27°45.27'E	31.89
S29	S27°45.27'E	31.89
S30	S27°45.27'E	31.89
S31	S27°45.27'E	31.89
S32	S27°45.27'E	31.89
S33	S27°45.27'E	31.89
S34	S27°45.27'E	31.89
S35	S27°45.27'E	31.89
S36	S27°45.27'E	31.89
S37	S27°45.27'E	31.89
S38	S27°45.27'E	31.89

**EXEMPT PLAT**  
 THIS PLAT HAS BEEN CERTIFIED FOR RE-COORDINATION AS AN EXEMPT PLAT PURSUANT TO §§53A-335 AND §53B(a)-376 OF THE NORTH CAROLINA CONSTITUTION.  
 DATE: **04/05/2018**  
 DURHAM CITY-COUNTY PLANNING DEPT.

**OWNER:**  
 SCANNELL PROPERTIES #231, LLC  
 8801 RIVER CROSSING BOULEVARD  
 SUITE 300  
 INDIANAPOLIS, IN 46240

**LEGEND**  
 EP = EXISTING IRON PIPE  
 CP = CALCULATED POINT  
 IPS = IRON PIPE SET  
 RW = RIGHT-OF-WAY  
 XXXX DENOTES ADDRESS

**CASE #S1800081**

**BUILDING SETBACKS:**  
 STREET YARD: 40 FEET  
 SIDE YARD: 20 FEET  
 REAR YARD: 25 FEET

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	30.00	42.97	S197°19.42'E	39.39
C2	1382.40	58.23	S22°57.17'W	58.23

**REFERENCES:**  
 DB 8092 PG. 210  
 PB 197 PG. 361

NC GRID (NAD 83/2011)  
 SCALE: 1" = 100'

**RECORDED IN**  
**PLAT BOOK** \_\_\_\_\_ **PAGE** \_\_\_\_\_

REV.	DATE	DESCRIPTION	BY
1	04-03-18	REVIEW COMMENTS #1	DG

**BASS, NIXON & KENNEDY, INC.**  
 CONSULTING ENGINEERS  
 6310 CHAPEL HILL ROAD, SUITE 250  
 RALEIGH, NORTH CAROLINA 27607  
 TELEPHONE: (919)851-4422 OR (800)354-1879  
 FAX: (919)851-8968  
 CERTIFICATION NUMBERS: NOBELS (C-0110); NOBLA (C-0287)

**EXEMPT EASEMENT PLAT**  
 PROPERTY OF  
**SCANNELL PROPERTIES #231, LLC**

DURHAM TRIANGLE TWPSP DURHAM COUNTY NORTH CAROLINA

SHEET 1 OF 1