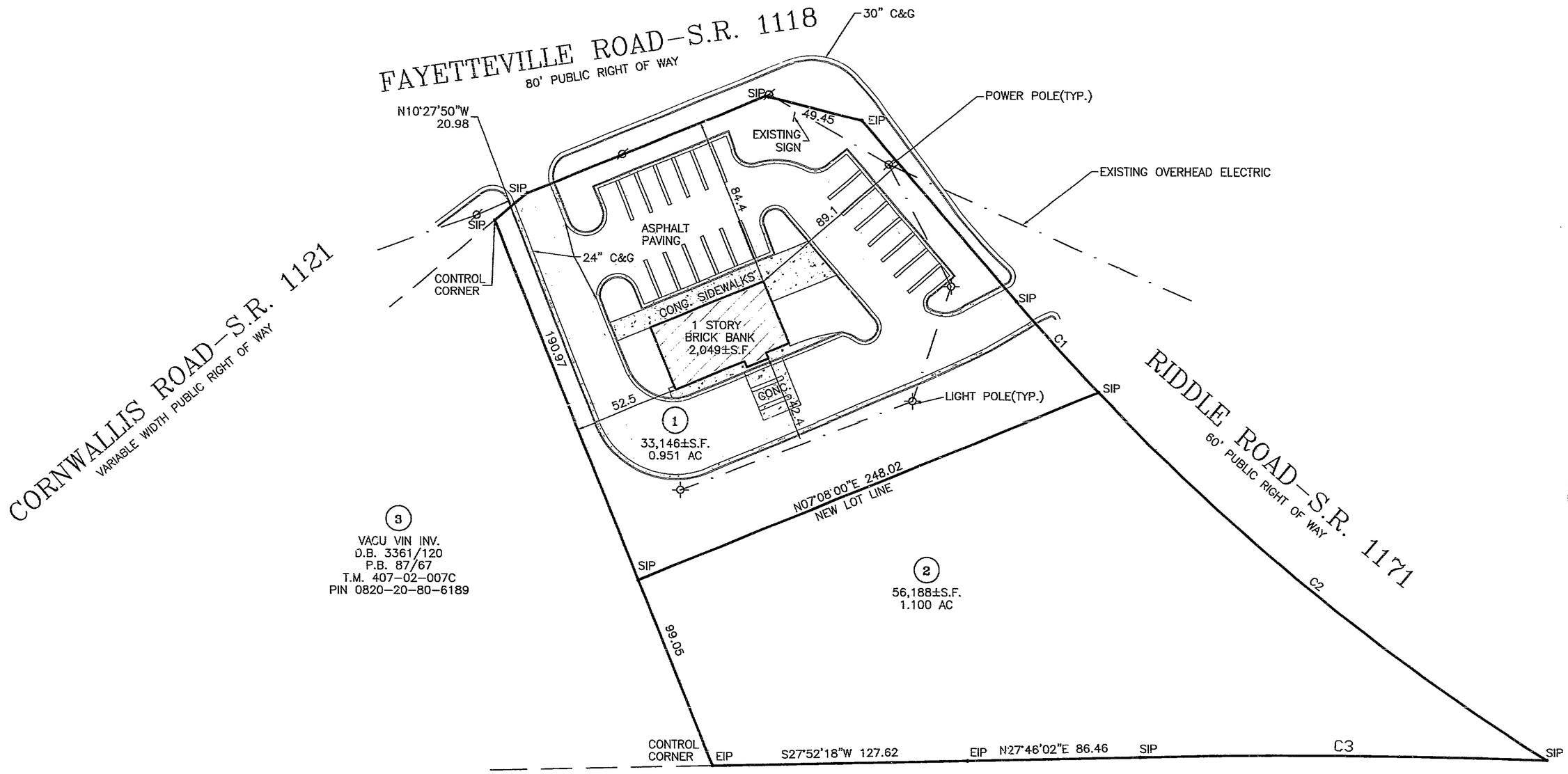
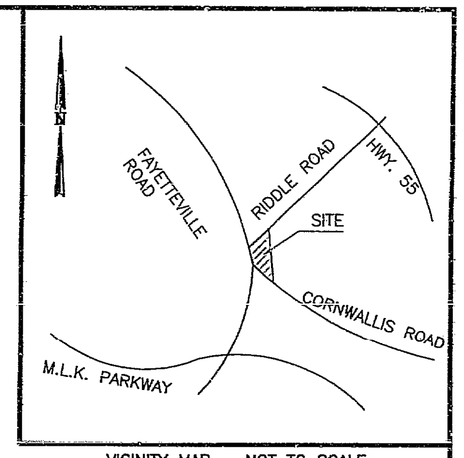
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	02°58'23"	1171.98	60.81	30.41	S76°33'48"W	60.80
C2	14°07'05"	1171.98	288.78	145.13	S68°01'04"W	288.05
C3	03°27'44"	3350.94	203.09	101.58	N29°24'04"E	203.06

FILED
Plat Book 157 Page 225
Date 12-12-02 Time 3:49pm
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC



PER P.B. 87/67



VICINITY MAP – NOT TO SCALE

NORTH CAROLINA PROFESSIONAL SEAL L-2458 LAND SURVEYOR RONALD D. CARPENTER

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 25 DAY OF NOVEMBER, 20 02.

REGISTERED LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-2458 LAND SURVEYOR RONALD D. CARPENTER

I, RONALD D. CARPENTER, DO HEREBY CERTIFY THAT THE ATTACHED ATTACHED PLAT AND SUBDIVISION WAS MADE BY ORDER AND DIRECTION OF Ron Perkins 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 25 DAY OF NOVEMBER, 20 02.

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 Ron Perkins

SANDRA L. ELLIOTT NOTARY PUBLIC DURHAM COUNTY, N.C.

NORTH CAROLINA, Durham COUNTY

I, Sandra L. Elliott, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Ron Perkins PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 3, DAY OF December, 20 02.

NOTARY PUBLIC

MY COMMISSION EXPIRES 05-06-07.

NORTH CAROLINA PROFESSIONAL SEAL L-2458 LAND SURVEYOR RONALD D. CARPENTER

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 25 DAY OF NOVEMBER, 20 02.

REGISTERED LAND SURVEYOR

ABREVIATIONS:
EIP EXISTING IRON PIPE
SIP SET IRON PIPE
P.B. PLAT BOOK
D.B. DEED BOOK
T.M. TAX MAP NUMBER
PIN PROPERTY IDENTIFICATION NUMBER

ZONING:
SUBJECT PROPERTY IS ZONED NC.
MIN. SETBACKS REQUIRED:

FRONT	25'
STREET SIDE	15'
REAR	–
ADJ. TO RESIDENTIAL	BUFFER REQ.

*MAX. FLOOR AREA 20,000 S.F.

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

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.

LOT 1 REQUIRES 12 STREET TREES.
LOT 2 REQUIRES 11 STREET TREES.

SUBJECT PROPERTY LIES WITHIN ZONE "X" OUTSIDE THE 500 YEAR FLOOD AREA, PER FIRM PANEL 37063C0159 G, FEBRUARY 2, 1996.

ALL DISTANCES ARE MEASURED IN FEET.

REFERENCES:
CENTRAL CAROLINA BANK AND TRUST CO.
D.B. 405/2
P.B. 87/67
T.M. 407–02–007A
PIN 0820–20–80–6484

AREA:

CURRENT LOT AREA:	89,334±S.F., 2.051 AC
PROPOSED LOT 1 AREA:	33,146±S.F., 0.951 AC
PROPOSED LOT 2 AREA:	56,188±S.F., 1.100 AC
TOTAL:	89,334±S.F., 2.051 AC

NOTE:

STANDARD NOTE 14. FOR PROJECTS UTILIZING ON SITE WATER SUPPLY OR WASTE WATER DISPOSAL: APPROVAL DOES NOT GUARANTEE APPROVAL OF EITHER ON SITE WATER SUPPLY OR WASTE WATER DISPOSAL SYSTEMS OR THAT PERMITS WILL BE ISSUED FOR THE CONSTRUCTION OF SUCH SYSTEMS.

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Norma Drumm, REVIEW OFFICER OF DURHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Norma Drumm
REVIEW OFFICER

12-10-02
DATE

GRAPHIC SCALE
0 25 50 100
SCALE: 1"=50'

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY–COUNTY PLANNING DEPARTMENT

BY: Matt Sheerin

DATE: 12-9-02

APPROVAL VOID 60 DAYS FROM SAID DATE.

CASE #D02-726

FINAL PLAT OF SUBDIVISION FOR

CENTRAL CAROLINA BANK AND TRUST COMPANY

4200 EAST CORNWALLIS ROAD

TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA

Triangle Surveyors
3715 University Drive
Durham, NC 27707–2646
(919) 490–2929
FAX (919) 490–6165

Date: 11/25/2002
Scale: 1"=50'
Job No: 02177
Revisions:

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