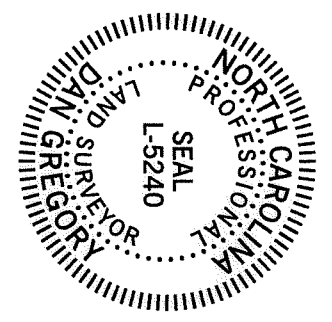


- NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 2. ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCES.
 3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 4. NO MOSS MONUMENT WITHIN 2000 FEET OF PROPERTY.
 5. A PORTION OF PROPERTY LIES IN A FEMA FLOOD HAZARD AREA AS SHOWN PER FIRM NUMBER 17020/0001 DATED MAY 2, 2006.
 6. PROPERTY IS EXPOSED TO FLOODING ON THIS PLAT WERE DERIVED BY VERTICAL REFERENCE STATION POSITIONS AND WAD 88 (MSL) ELEVATIONS USING THE CONJUGATELY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
 7. THIS PLAT IS SUBJECT TO 10' UTILITY EASEMENT RECORDED IN DEED BOOK 121 PAGE 8.
 8. SIDE & REAR LOT LINES SUBJECT TO 10' UTILITY EASEMENT RECORDED IN DEED BOOK 121 PAGE 125, DURHAM COUNTY REGISTRY.



I, DAN GREGORY, CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. I DEED DESCRIPTION RECORDED IN DEED BOOK 121 PAGE 8. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 121 PAGE 8. THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 170-20 AS AMENDED.

D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL, THIS 25 DAY OF MAY, A.D. 2017.

DAN GREGORY, P.E., L5240
DATE 5/25/17

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

Matthews Cozzelli REVIEWER OFFICER FOR DURHAM COUNTY, N.C. COHERENT CERTIFICATION COMPLIANT TO THE CERTIFICATION SYSTEMS METRIC ALL SURVEY REQUIREMENTS FOR RECORDING.

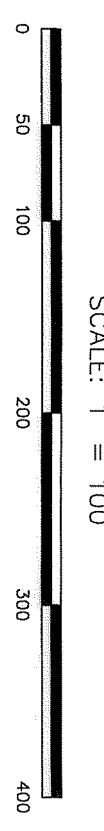
Reviewed by **Matthews Cozzelli** DATE **5-30-17**
Reviewed by **Laura Smith**

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
2017 MAY 30 12:56:49
BK: 197 PG: 197-197
FEE: \$21.00
INSTRUMENT #: 2017018040
TREDFERN

2017018040

STORM WATER DRAINAGE EASEMENT NOTE:
THE CITY OF DURHAM AND THEIR ASSIGNS HAVE RIGHT OF ACCESS TO THE PERMANENT STORMWATER CONTROL MEASURES, WET DETENTION POND AND CONSTRUCTED WETLAND, FOR INSPECTION AND MAINTENANCE ENFORCEMENT. A BLANKET ACCESS EASEMENT TO OVER AND AROUND THE STORMWATER CONTROL MEASURES IS HEREBY GRANTED FOR INSPECTIONS AS WELL AS ENFORCEMENT OF OPERATION AND MAINTENANCE. ANY CONSTRUCTION PLACED IN THE BLANKET EASEMENT THAT IMPEDES NECESSARY MAINTENANCE ENFORCEMENT WILL BE REMOVED AND ALL ASSOCIATED COSTS WILL BE BORNE SOLELY BY THE OWNER.

RECORDED IN
PLAT BOOK _____ PAGE _____



SITE DATA TABLE

OWNER:	SCANNELL PROPERTIES #230, LLC
PIN:	0748-02-48-884
DEED REF:	DB: 775 PG. 318
PLAT REF:	PB: 186 PG. 209
ZONING:	IL
DEVELOPMENT TIER:	SUBURBAN
RIVER BASIN:	LOWER NEUSE RIVER BASIN
WATERSHED:	STRUP CREEK TRIBUTARY B
TOTAL SITE AREA:	736,280 SF OR 16,8027 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	1897.02	312.72	N02°18'47"E	312.27
C2	13127.40	497.09	N05°34'46"E	494.98
C3	30.00	21.95	N84°28'43"E	21.47

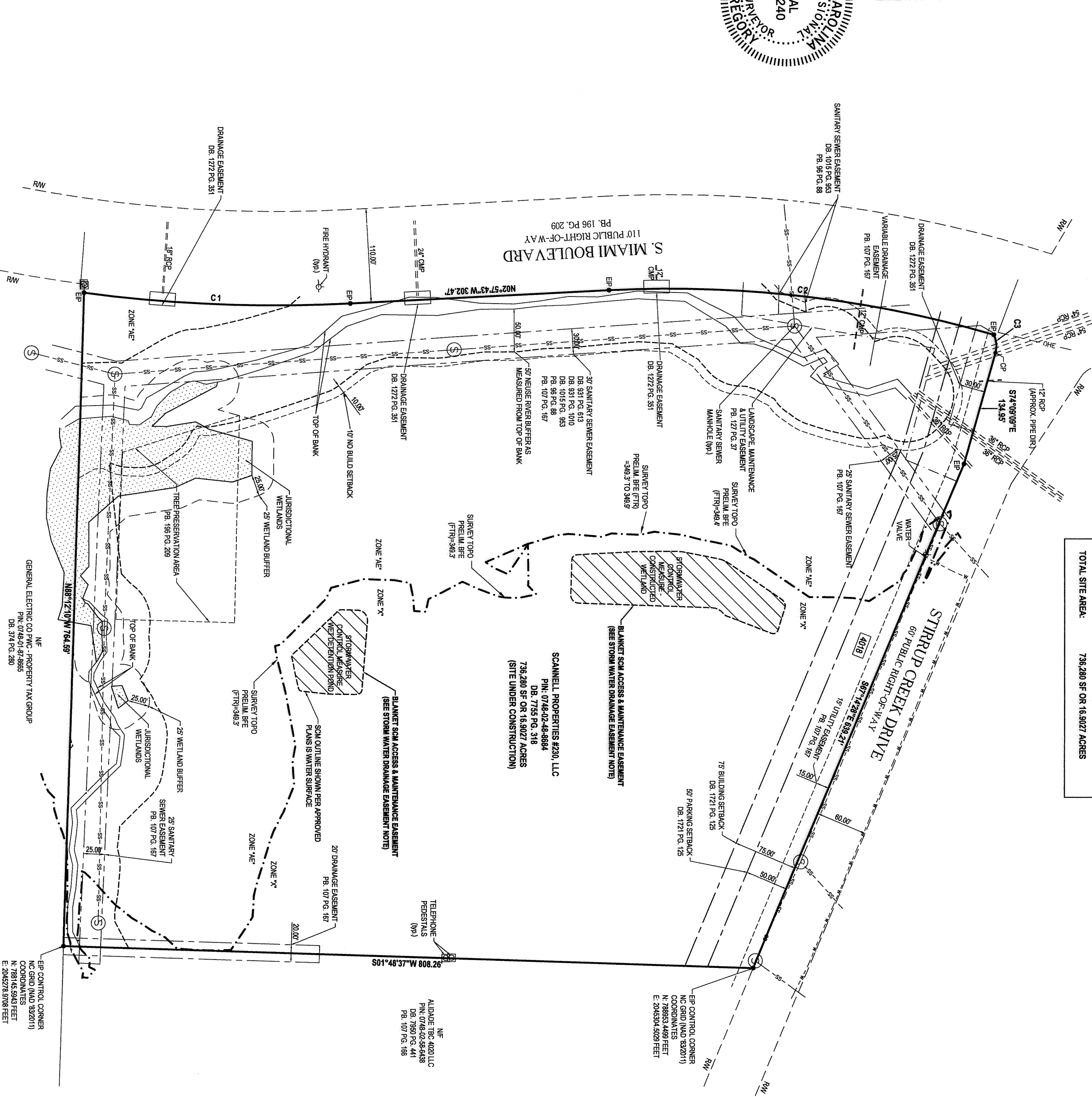
BUILDING SETBACKS:
STREET YARD: 40 FEET
SIDE YARD: 20 FEET
REAR YARD: 25 FEET

REFERENCES:
DB: 775 PG. 318
PB: 96 PG. 88
PB: 107 PG. 167
PB: 127 PG. 37
PB: 186 PG. 209

LEGEND
EP = EXISTING IRON PIPE
CP = CALCULATED POINT
IPS = IRON PIPE SET
RW = RIGHT-OF-WAY
XXXXX=NOTES ADDRESS

OWNER:
SCANNELL PROPERTIES #230, LLC
800 EAST 98TH ST STE 175
INDIANAPOLIS, IN 46240

CASE #S1700090



REV.	DATE	REVIEW COMMENTS #1	DESCRIPTION	BY
1	05-04-17			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: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY
JO
DRAWN BY
DG
CHECKED BY
SW
DATE
03-31-17

EXEMPT EASEMENT PLAT
PROPERTY OF
SCANNELL PROPERTIES #230, LLC
DURHAM TRIANGLE TWP
DURHAM COUNTY NORTH CAROLINA

SHEET 1 OF 1