

SANITARY SEWER EASEMENT NOTE:
 Centimeter of 30 foot wide City of Durham Sanitary Sewer Easement. Subject to terms stated in the Declaration in Real Estate Book 1510, page 958. No structures, fill, embankments, trees or obstructions permitted within the easement except according to those terms.

PUBLIC ACCESS EASEMENT FOR SIDEWALK NOTE:
 Certification of Express Dedication for Public Use.
 Sidewalks expressly dedicated to use by the general public. Upon construction of the Sidewalks in conformance with all applicable requirements; City Council may accept the Sidewalks for maintenance by the City of Durham. Acceptance of the Sidewalks by City Council agents and contractors, to maintain and repair the Sidewalks in the City's sole discretion. The right of ingress/egress to the Sidewalks from the public right of way is also granted to the City so the City can maintain and repair the sidewalks after acceptance. The City in its sole discretion has the right to determine the points of ingress and egress from the public right of way necessary to perform maintenance or repair after acceptance.

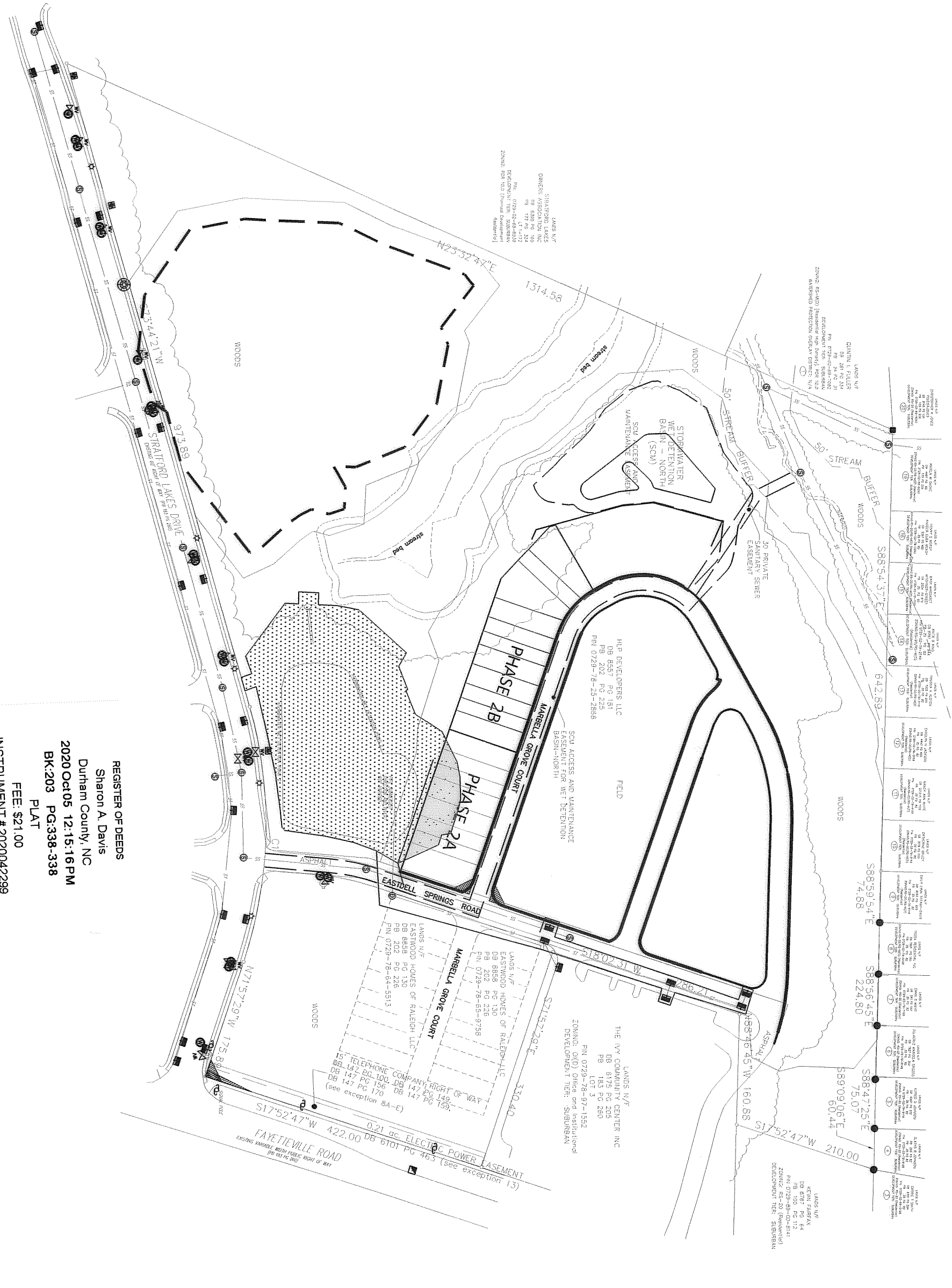
RESTRICTIVE COVENANTS
 The "Common Elements" and/or "Open Spaces" expressly are dedicated hereby for the use and enjoyment of the homeowners in Highland Park Subdivision and are to be conveyed by HLP Developers, LLC to Highland Durham Homeowner's Association, Inc., as more fully provided in the Declaration of covenants, conditions, and restrictions applicable to Highland Park Subdivision dated and recorded in Book 8529 Page 932. In the Durham County Registry, as amended for this and future sections and maps, said declaration being hereby incorporated and made a part of this plat.

TOWNSHIP NOTE:
 The driving and parking areas shown on this Final Plat noted as Private Access and Common Areas do not meet City of Durham street standards. The features and infrastructure within these areas are private and will never be eligible for public maintenance. Highland Park Homeowner's Association and its members will own and be responsible for the maintenance and repair of the Private Access and Common Areas and all of the private infrastructure within them (water, sewer, storm, pavement, sidewalks, curbs, etc.).

Site Data Table

1. PERMITMENT YEAR	2020
2. PINS	2089A-28-2888
3. ZONING	RS-M(O)
4. WATERSHED	WATERSHED PROTECTION OVERLAY DISTRICT: N/A
5. RIVER BASIN	CARE FEAR/NEUSE
6. CURRENT USE	VACANT/COMMERCIAL
7. TOTAL PARCEL AREA	2732 AC
8. EXISTING IMPERVIOUS	26,165 SF / 0.60 ACRES
9. PROPOSED IMPERVIOUS	294,298 SF / 6.76 ACRES
10. PARKING REQUIRED	280 SPACES (1 GARAGE-1 DRIVE/UNIT)
11. TREE PRESERVATION PROVIDED	235,239 SF / 5.43 ACRES (20.0%)
12. DENSITY CALCULATIONS	2732 AC / 1,881,188 SF
13. TOTAL SITE AREA	2732 AC / 1,881,188 SF
14. AREA FOR DENSITY CALCULATIONS	2732 AC - 350 AC = 2382 AC
15. REQUIRED DENSITY	7.83 UNITS/AC
16. PROVIDED NUMBER OF UNITS	189 PROPOSED
17. OPEN SPACE CALCULATIONS	4.88 AC / 212,614 SF
18. O/S REQUIRED	1.63 AC / 70,989 SF
19. RECREATIONAL O/S PROVIDED	1.63 AC / 70,989 SF
20. RECREATIONAL O/S REQUIRED	1.63 AC / 70,989 SF

- The subject property does not lie within a Special Flood Hazard Area as described on the Flood Insurance Rate Map for the City of Durham community in which the subject property is located. The subject property lies within Zone X-Minimal Risk of the Flood Insurance Rate Map for the City of Durham (21 NCAC 56.1600) and was surveyed in North Carolina 47-50 as amended. Witness my original signature, License number, and seal this date: September 9, A.D. 2020
- AREA SUMMARY:
 Total Phase 2A: 2732 AC
 Less Phase 2A: 0.72 AC
 Residual: 2586 AC
- No tree preservation areas exist within Phase 1 of project.



REGISTER OF DEEDS
 Sharon A. Davis
 Durham County, NC
 2020 Oct 05 12:15:16 PM
 BK:203 PG:338-338
 PLAT
 FEE: \$21.00
 INSTRUMENT # 2020042299

OWNER'S CERTIFICATE:
 OWNER: HLP Developers, LLC
 Bruce Knott, Attorney
 55, Suite 101
 Durham, North Carolina 27713
 T-919.544.0141

The undersigned owner of the property lying within the attached plat and subdivision hereby certifies that the ordered work of the surveying and plotting to be done, and that all public streets, alleys, easements, and other dedications for such use and that all public and private easements shown hereon, and that all public and private easements shown hereon, were sold and are hereby granted for the uses stipulated.

Dr. W. Knott, Manager
 Owner

Surveyor's Certificate

State of North Carolina

I, Stephen D. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision, and that the description recorded in Book (see references), that the boundaries not surveyed are clearly indicated as drawn from information found in the Durham County Registry, that the ratio of precision positional accuracy is as calculated is 1:20,000; and that this plat meets the requirements of the Durham County Registry and was surveyed in North Carolina 47-50 as amended. Witness my original signature, License number, and seal this date: September 9, A.D. 2020

Stephen D. Puckett
 Stephen D. Puckett L-2683

1. Stephen D. Puckett, certify to one or more of the following:
 1/4. 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 and that this Survey is located in a portion of a County or Municipality that is unregulated as to an ordinance that regulates parcels of land.
 C. 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 of an existing building or other structure.
 2. That this Survey is of an existing building or other structure, or natural feature, such as a watercourse.
 3. That this Survey is of a Control Survey.
 D. That this plat is of a Survey of another category, such as a Survey of a natural feature, such as a watercourse, or other exception to the definition of subdivision.
 E. That the information available to this Surveyor is such that I am able to make a determination to this Surveyor as to the best of my professional ability as to the provisions in A-D above.

Signed: September 9, A.D. 2020

OWNERS CERTIFICATE:
 OWNER: HLP Developers, LLC
 Bruce Knott, Attorney
 55, Suite 101
 Durham, North Carolina 27713
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Dr. W. Knott, Manager
 Owner

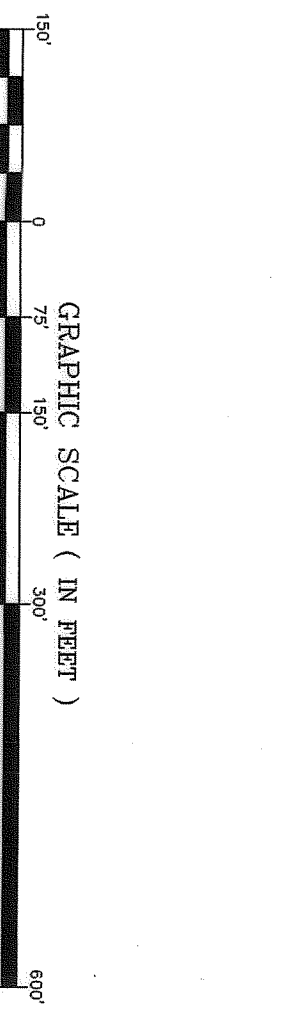
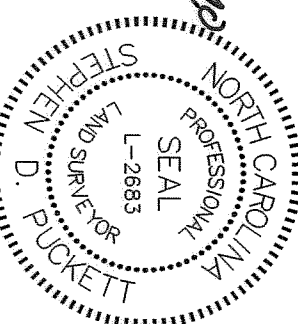
REVISIONS:

References
 DB 5767 PG 880
 PB 183 PG 260 LOT 2
 P1N 0729-02-78-2558
 P1D 2089A3
 Site Plan: # D1800124
 Amended
 Site Plan: #D1800371

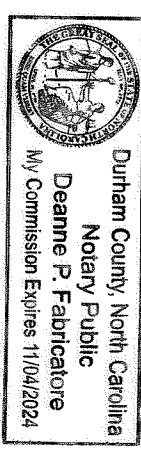
S.D. PUCKETT & ASSOCIATES P.C.
PROFESSIONAL LAND SURVEYORS
 5314 Hwy. 55, Suite 104
 Durham, N.C. 27713
 Phone (919) 544-7717 - Fax (919) 544-1274
 Stephen D. Puckett - NCP15 L-2683
 spuckett@puckettland.com
 License No. C-0506

FINAL PLAT
 Highland Park Subdivision
 PHASE 2A and PHASE 2B
 4302 Fayetteville Road
 Durham, North Carolina 27713

THIS PLAT HAS BEEN CERTIFIED FOR RECOMMENDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT ON: 10/5/2020
 Planning Director or Designee
 Mail and verify form generated within 180 days, or by 4/6/2021



Scale: 1" = 150'
 Township: Triangle
 County: Durham
 State: North Carolina
 Drawn by: JLB/WAR
 Surveyed by: RTP
 Date: May 7, 2020
 Sheet 1 of 2
 File: JLB/170308b1/dwg/4302 Fayetteville Rd, Highland Ph 2A_2B



North Carolina
 Durham County
 Deanne P. Fabricatore
 Notary Public for the said County certify that
 Bruce W. Knott
 Personally appeared before me this day and acknowledged the execution of the foregoing certificate. Witness my hand and official seal this 24th day of September 2020.
 Deanne P. Fabricatore
 Notary Public
 My Commission expires: 11/04/2024

State of North Carolina
 Durham County
 David Coevert
 Review Officer
 I, David Coevert, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Date: 10/5/2020
 David Coevert
 Review Officer

Case Number: S2000160