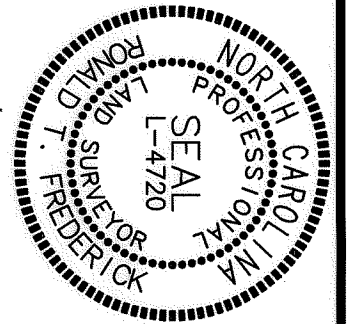


I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
 G.S. 47-30 (f)(1)(c)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

RONALD T. FREDERICK PLS L-4720



CHURCHILL PARTNERS LLC
 PIN: 0747-03-43-2669
 D.B. 7839, PG. 977
 P.B. 195, PG. 271
 ZONING: IP; COMPACT NEIGHBORHOOD

CHURCHILL PARTNERS LLC
 PIN: 0747-04-43-7802
 D.B. 7839, PG. 977
 P.B. 195, PG. 271
 ZONING: IP; COMPACT NEIGHBORHOOD

Review Officer

GENERAL NOTES

FOR GENERAL NOTES SEE SHEET 1 OF 2

15' DUKE POWER EASEMENT
 P.B. 125, PG. 111
 D.B. 1489, PG. 28

20' UTILITY EASEMENT
 P.B. 188, PG. 59

N/F
 CSRA NEWCASTLE NORTH DST
 PIN: 0747-04-53-3895
 D.B. 7482, PG. 40
 P.B. 125, PG. 110
 ZONING: IP; SUBURBAN;
 MTC; DEV. PLAN

30' DURHAM COUNTY SANITARY SEWER EASEMENT
 P.B. 125, PG. 111
 D.B. 1242, PG. 526

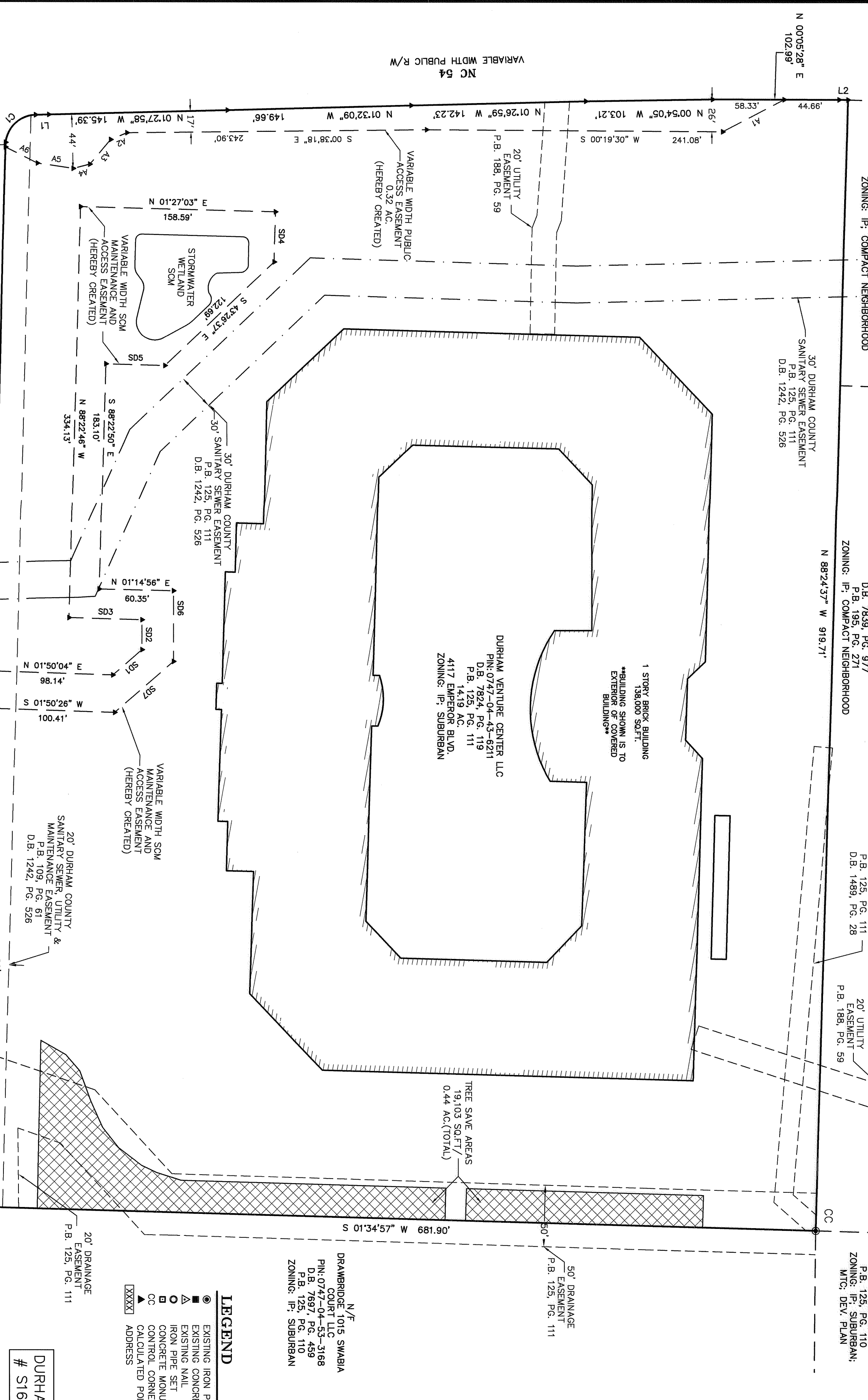
N 88°24'37" W 919.71'

1 STORY BRICK BUILDING
 138,000 SQ.FT.
 BUILDING SHOWN IS TO EXTERIOR OF COVERED BUILDING

DURHAM VENTURE CENTER LLC
 PIN: 0747-04-43-6211
 D.B. 7624, PG. 119
 P.B. 125, PG. 111
 P.B. 1439 AC.
 4117 EMPEROR BLVD
 ZONING: IP; SUBURBAN

TREE SAVE AREAS
 19,103 SQ.FT.
 0.44 AC.(TOTAL)

N/F
 DRAMBROGE 1015 SWABIA
 PIN: 0747-04-43-3168
 D.B. 7697, PG. 459
 P.B. 125, PG. 110
 ZONING: IP; SUBURBAN



EMPEROR BOULEVARD
 50' PUBLIC R/W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°24'29" W	10.75
L2	N 01°04'21" E	7.30

CURVE TABLE

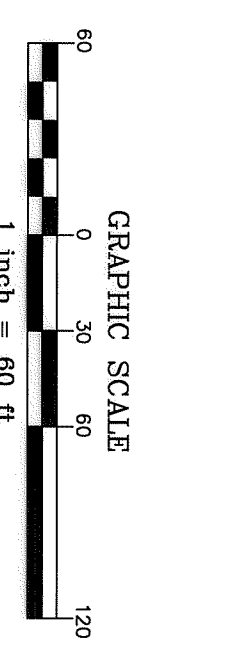
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	36.10'	S 42°36'16" E	33.04'

ACCESS ESMIT. LINE TABLE

LINE	BEARING	DISTANCE
A1	S 27°34'39" E	56.63'
A2	S 22°44'55" E	14.32'
A3	S 49°56'14" E	26.22'
A4	S 14°26'36" E	13.97'
A5	S 08°24'09" W	29.51'
A6	S 26°52'38" W	29.00'

ESMT. LINE TABLE

LINE	BEARING	DISTANCE
SD1	N 41°01'21" W	31.35'
SD2	N 90°00'00" W	24.37'
SD3	S 01°37'14" W	59.45'
SD4	S 88°32'57" E	40.75'
SD5	S 01°37'14" W	48.05'
SD6	N 89°59'23" E	57.49'
SD7	N 41°01'21" E	63.26'



LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- △ EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- ▲ CONTROL CORNER
- CC CALCULATED POINT
- XXXXX ADDRESS

DURHAM FILE
 # S1600173

SHEET 2 OF 2

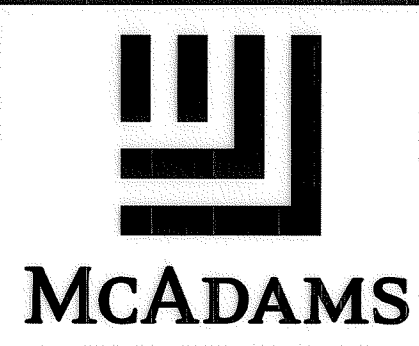
NC GRID NAD 83(2011)

**VENTURE CENTER
 EASEMENT PLAT**
 TRIANGLE TOWNSHIP, DURHAM COUNTY,
 NORTH CAROLINA

OWNER:
 DURHAM VENTURE
 CENTER, LLC
 260 FRANKLIN ST.
 SUITE 1520
 BOSTON, MA 02210

REVISIONS:

▲	09/01/2016
▲	10/05/2016



**THE JOHN R. McADAMS
 COMPANY, INC.**
 2905 Meridian Parkway
 Durham, North Carolina 27713
 License No.: C-0293
 (800) 733-5646 • McAdamsCo.com

FOR REGISTRATION
 SURVEYOR'S NAME
 REGISTER OF DEEDS
 Durham County, NC
 201 Br. 196, PG. 281-281
 FEE: \$41.00
 INSTRUMENT: 2016040230

SMARSH

PROJECT NO. LSC-15000
 FILENAME: LSC15000-F1

DRAWN BY: DJM
 SURVEYED BY: RTF

SCALE: 1"=60'
 DATE: 07/29/2016

MCADAMS