

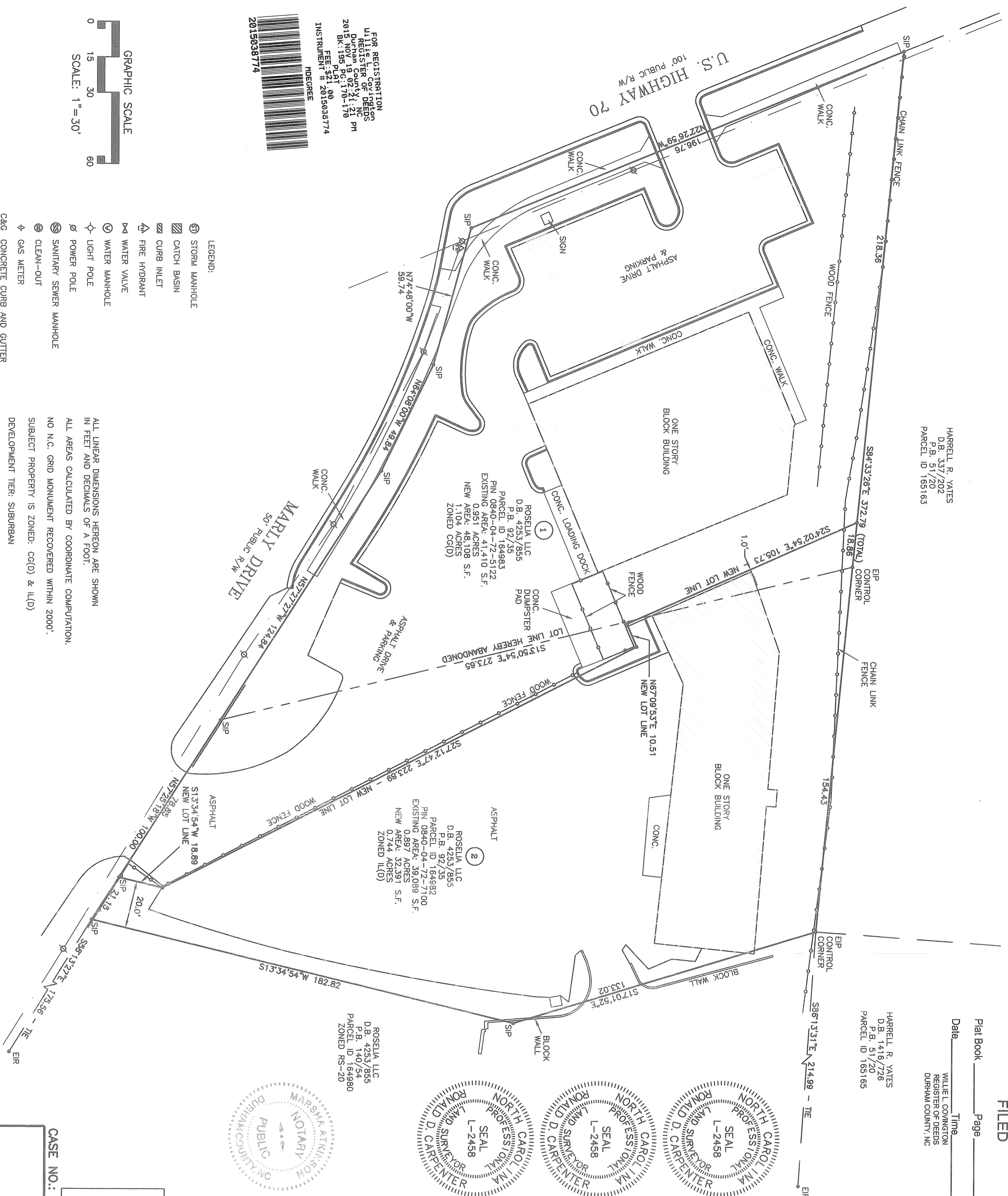
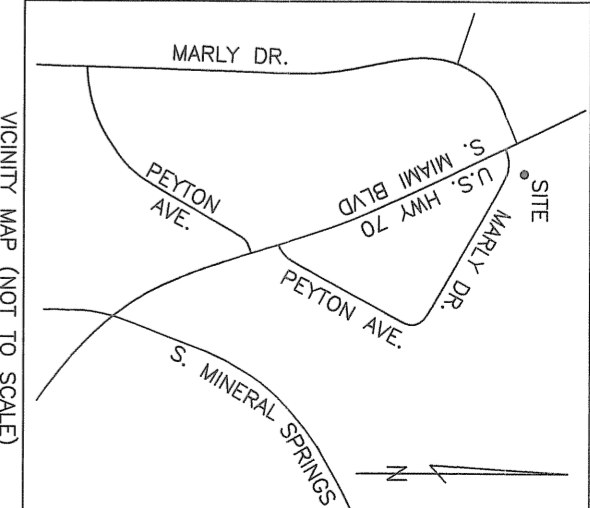
HARRELL R. YATES
D.B. 337/202
P.B. 51/20
PARCEL ID 165163

Plat Book _____ Page _____
Date _____ Time _____
WILHELM COBBIN
REGISTER OF DEEDS
DURHAM COUNTY, NC

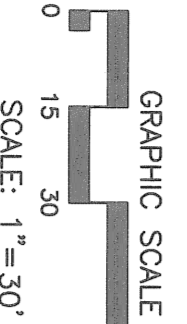
HARRELL R. YATES
D.B. 1416/726
P.B. 51/20
PARCEL ID 165165

FILED

PER P.B. 92/35



FOR REGISTRATION
IN THE REGISTER OF DEEDS
DURHAM COUNTY, NC
2015 NOV 16 11:16 AM
BK-1195
PLAT
FEE: \$21.00
INSTRUMENT # 2015038774
INDEXED



- LEGEND:
- ⊗ STORM MANHOLE
 - ▨ CATCH BASIN
 - ▩ CURB INLET
 - ⚡ FIRE HYDRANT
 - ⊢ WATER VALVE
 - ⊕ WATER MANHOLE
 - ⊖ LIGHT POLE
 - ⊙ POWER POLE
 - ⊗ SANITARY SEWER MANHOLE
 - ⊕ CLEAN-OUT
 - ⊕ GAS METER
 - ⊕ C&G CONCRETE CURB AND GUTTER
 - EIP EXISTING IRON PIPE
 - EIR EXISTING IRON ROD
 - SIP SET IRON PIPE
 - STORM SEWER LINE
 - SANITARY SEWER LINE
 - ELECTRICAL LINE

ALL LINEAR DIMENSIONS HEREON ARE SHOWN IN FEET AND DECIMALS OF A FOOT.
ALL AREAS CALCULATED BY COORDINATE COMPUTATION.
NO N.C. GRID MONUMENT RECOVERED WITHIN 2000'.
SUBJECT PROPERTY IS ZONED: CG(D) & LI(D)
DEVELOPMENT TIER: SUBURBAN
RIVER BASIN: NEUSE
WATERSHED PROTECTION DISTRICT: F/J-B
SUBJECT PROPERTY LESS OUTSIDE FEMA MAPPED 1% FLOOD AND 0.2% ANNUAL FLOOD PER FEMA FLOOD INSURANCE RATE MAP PANEL: 3720094000
DATE: 05/02/2008
EXISTING AND PROPOSED LOTS ARE NON-CONFORMING WITH CITY OF DURHAM ZONING REQUIREMENTS. EXISTING BUILDING DOES NOT SATISFY MINIMUM ZONING SETBACK REQUIREMENTS.

ROSELIA LLC
D.B. 4253/855
P.B. 140/54
PARCEL ID 84980
ZONED RS-20

ROSELIA LLC
D.B. 4253/855
P.B. 92/35
PARCEL ID 164982
PIN 0840-04-72-7100
EXISTING AREA: 39,089 S.F.
NEW AREA: 32,391 S.F.
ZONED LI(D)

ROSELIA LLC
D.B. 4253/855
P.B. 92/35
PARCEL ID 164983
PIN 0840-04-72-5122
EXISTING AREA: 48,108 S.F.
NEW AREA: 48,108 S.F.
ZONED CG(D)



I, RONALD D. CARPENTER, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS MADE BY ORDER AND DIRECTION OF THE OWNER OF THE LAND SHOWN, AND THAT THE LAND SHOWN ON THIS PLAT IS EXACTLY THE SAME AS SHOWN ON THE SURVEY AND PLAT CORRECT IN ALL RESPECTS. WITNESS MY HAND AND SEAL THIS 16th DAY OF NOVEMBER, 2015.

PROFESSIONAL LAND SURVEYOR

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT HEREBY CERTIFIES THAT HE/SHE ORDERED THE WORK, EXISTENCES, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HIS/HERS AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES ARE ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES SPECULATED.

OWNER

[Signature]
PROFESSIONAL LAND SURVEYOR

NORTH CAROLINA, DURHAM COUNTY
I, *[Signature]*, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT I AM THE REGISTERED AND QUALIFIED OFFICER OF THE REGISTER OF DEEDS AND I HAVE KNOWN THE PERSONS WHOSE NAMES ARE SET FORTH IN THIS INSTRUMENT SINCE THE DAY OF NOVEMBER 11, 2015.
MY COMMISSION EXPIRES 03-08-2020
NOTARY PUBLIC

This plat has been certified for recordation as an exempt subdivision pursuant to §153A-335 and §160A-376 of the North Carolina General Statutes.
[Signature]
Durham City-County Planning Department
(date) 11-19-15

CASE NO.: S1500240

FINAL PLAT OF RECOMBINATION FOR

ROSELIA, LLC

OWNER: ROSELIA, LLC
THREE C DIXON
P.O. BOX 13548
RESEARCH TRIANGLE PARK, NC 27709
OAK GROVE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA

Triangle Surveyors
3715 University Drive
Durham, NC 27707-2846
(919) 490-2929
FAX (919) 490-6165
NC LICENSE C-0536

Date: 11/16/2015
Scale: 1" = 30'
Job No: 15097.00
Revisions: