

Mgp Notes:

1. Area by Coordinate Method
2. No Published Horizontal Control Monument found within 2,000 feet.
3. All buildings, surface and subsurface improvements are not necessarily depicted hereon.
4. New Monumentation is 3/4" diameter iron pipes unless otherwise noted hereon.
5. All distances are horizontal ground distances in U.S. survey feet.
6. This survey performed without the benefit of title examination and is made subject to any document of record which may affect subject property.
7. Subject Property parent parcel benefitted by appurtenant access easement over Golden Drive recorded in DB 8525 PG 326 Durham County Registry.

Legend

- COMPUTED POINT
- CONCRETE MONUMENT
- IRON PIN FOUND
- IRON PIN SET
- NAIL FOUND
- NAIL SET
- POWER/UTILITY POLE
- LIGHT POLE
- STAKES
- PROPERTY LINE
- FRAMED STRUCTURE
- GRAVEL SURFACE
- ASPHALT SURFACE
- CONCRETE SURFACE

Surveyor's Certificate

I, Stephen D. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed 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 Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600) and was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, License number, and seal this date: June 26, A.D. 2019.

Stephen D. Puckett L-2683

I, Stephen D. Puckett, certify to one or more of the following:

- A. 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.
 - B. 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 this is of an existing parcel or parcels of land and does not create a new street or change an existing street.
 2. That this Survey is of an existing building or other structure, or natural feature, such as a watercourse.
 3. That this Survey is a Control Survey.
 4. That this plat is of a Survey of another category, such as a recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.
 5. That the information available to this Surveyor is such that I am unable to make a determination to the best of my professional ability as to the provisions in A-D above.
- Signed this date: June 26, A.D. 2019

Stephen D. Puckett L-2683

Site Data Table

1. Owner/Address: W.T. Neal, Jr., Julia Neal, Mary Louise Neal
4206 Neal Road
Durham, North Carolina 27705
2. This site is not in any Special Flood Hazard Areas or Future Conditions Flood Hazard Areas, as shown on FIRM Panel 0812 map 3720081200K dated October 19, 2018.
3. Subject Property Zoned IP (Industrial).
4. Subject Property is in the Suburban Development Tier.
5. Subject Property does not lie in a designated watershed protection overlay district.
6. Parent Tract Area = 361,144 square feet or 8.29 acres.

Owner's Certificate

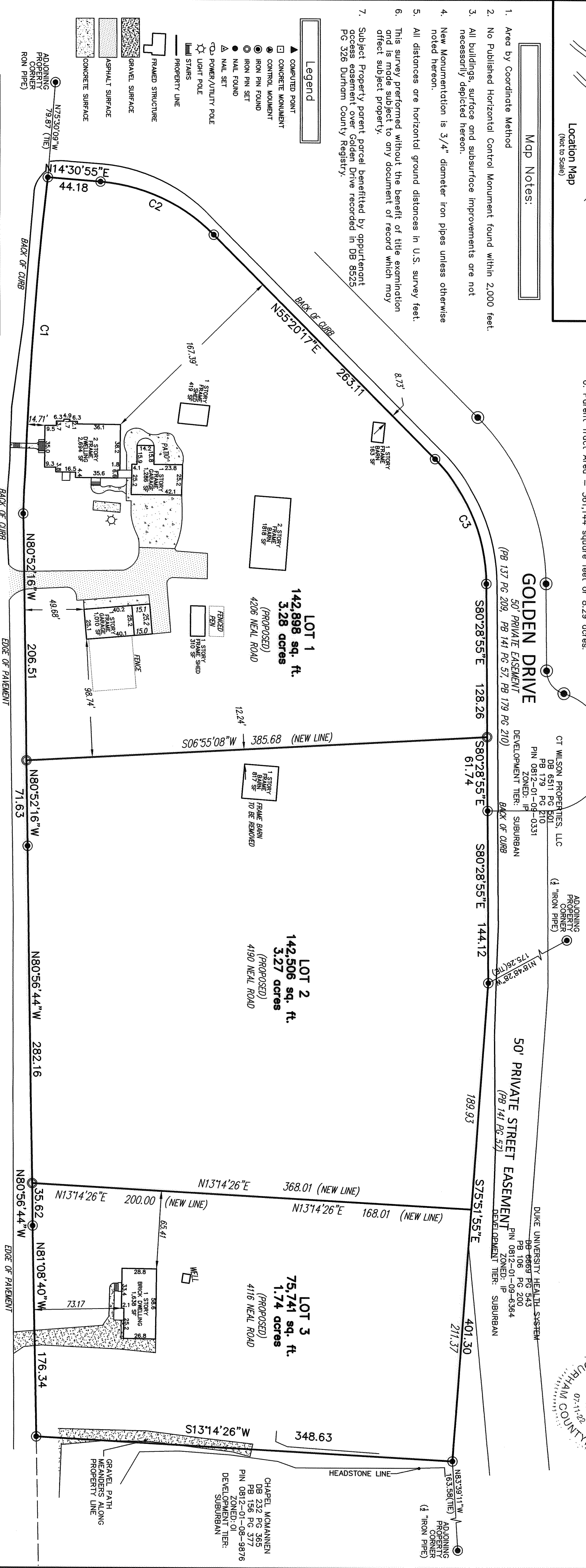
OWNER'S CERTIFICATE:
The undersigned owner of the property lying within the attached plat and subdivision hereby certifies that he/she ordered the work of the surveying and platting to be done, and that all public streets, alleys, easements, and other open spaces so designated upon said plat are hereby dedicated or such use and that all public and private easements shown upon said plat are hereby granted for the uses stipulated.

See Neal Phillips Attorney in fact for W.T. Neal and Julia Neal Phillips

North Carolina
Durham County

LYNNE DEPAOLO
Notary Public
My Commission expires: 7-11-22

Signature of Lynne DePaolo



CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	282.19	3328.62	451.26°	141.18	S75°55'57"E	282.11
C2	106.88	150.00	40°49'26"	55.82	S34°55'36"W	104.63
C3	115.66	150.00	44°10'50"	60.88	S77°25'43"W	112.82



Revisions:

Reference	Revision
DB 198 PG 9	
PB 22 PG 93	
PIN 0812-01-08-3970	
PLD 175269	

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 SUBDIVISION PLAT
OF
4206 Neal Road
Durham, North Carolina 27705

Scale: 1" = 60'	Drawn by: JLB/WAR	Surveyed by: RTP/PS	Date: January 29, 2019	Sheet 1 of 1
Township: Durham	County: Durham	State: North Carolina	File: J1B/181023b1/dwg/4206 Neal Road Subdivision	

FINAL PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM COUNTY PLANNING DEPARTMENT ON: *6/29/19*
Null and void if not registered within 180 days, or 90 days.

NEAL ROAD
EXISTING VARIABLE WIDTH PUBLIC RIGHT OF WAY
(PB 156 PG 377)

Case Number: S1900093