

BOUNDARY NOTES

1. AREA COMPUTED USING THE COORDINATE METHOD.
2. PROPERTY SUBJECT TO ALL EASEMENTS OF RECORD.
3. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.
4. THE SURVEY IS BASED UPON THE CORNER MARKS INCORPORATED IN THE SURVEY. THE LEGAL DESCRIPTION IN THE REFERENCED DEED DOES NOT MATCH THE REFERENCED PLAT IN THE REFERENCED DEED. THE LEGAL DESCRIPTION IN THE REFERENCED DEED DOES NOT MATCH THE REFERENCED PLAT IN THE REFERENCED DEED OR THE LOT SURVEY. THE RADIUS FOR CURVE C-1 WAS TAKEN FROM PB 75, PG 69 IN ORDER TO MATCH THE ADJOINING CALLS AND PLATS.

FLOOD STATEMENT
NO PORTION OF THE SURVEYED PARCEL LIES WITHIN A SPECIAL FLOOD HAZARD AREA AND IS DENOTED AS ZONE X ON FEMA MAP NUMBER 3720082300A HAVING EFFECTIVE DATE OF MAY 2, 2006.

UTILITY NOTES
1. UNDERGROUND UTILITY MARKINGS WERE REQUESTED BUT WERE NOT PROVIDED BY LOCAL UTILITY COMPANIES.

REVIEW OFFICER CERTIFICATE
I, **THOMAS R. KROEZE**, PLS. #3911, REVIEW OFFICER OF DURHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE: **12-23-14**

OWNER CERTIFICATE
THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE AND THAT HE/SHE HAS REVIEWED THE SURVEY AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT AND HEREBY DEDICATED FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED.
PHD & ROXBORO, LLC
OWNER NAME AND TITLE PROVIDED
DATE: **12/23/14**

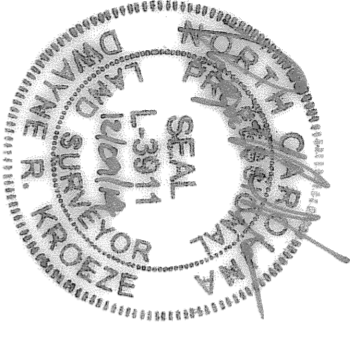
STATE OF NORTH CAROLINA
COUNTY OF **DURHAM**
NOTARY PUBLIC FOR
Kristen M. Winkler, PLLC
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE OF DEDICATION BY **PHD & ROXBORO, LLC** AND OFFICIAL SEAL THIS THE **23rd** DAY OF **DECEMBER**, 2014.
KIRSTEN M. WINKLER
Notary Public - State of North Carolina
My Commission Expires Aug 1, 2017
Commission # FT 048570
Bonded Through National Notary Assn.

ATTORNEY CERTIFICATE
IN MY CAPACITY AS LOCAL COUNSEL FOR **PH DEVELOPERS, INC** AND BELIEF THAT **PH DEVELOPERS, LLC** IS THE OWNER OF RECORD OF THE TRACT OF LAND DESCRIBED HEREON, AND THAT **PH DEVELOPERS, LLC** IS THE OWNER OR OWNER'S AGENT AUTHORIZED TO SIGN THE DEDICATION STATEMENT PERTAINING TO THIS RECORDING, AS OF THIS DATE _____, 2014.
SIGNED _____
STATE OF _____ A NOTARY PUBLIC FOR
COUNTY OF _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

LEGEND

- AS EXISTING CURB
- AS EXISTING SIDEWALK
- AS EXISTING TRANSFORMER
- AS EXISTING IRON PIPE
- AS EXISTING PARKER KALON NAIL
- AS EXISTING PARKER KALON SPIKE
- AS EXISTING FLOOR ELEVATION
- AS EXISTING OVERHEAD UTILITIES
- AS EXISTING PARKER KALON NAIL SET
- AS EXISTING PRESSURE INDICATOR VALVE
- AS EXISTING RECORD STORM DRAIN
- AS EXISTING SEWER MAINHOLE
- AS EXISTING UTILITY POLE
- AS EXISTING WATER MAINHOLE
- AS EXISTING WATER VAULT
- AS EXISTING YARD INLET



REFERENCES

- PB 75, PG 69
- PB 72, PG 40
- DB 2943, PG 169
- DB 1684, PG 42
- DB 1540, PG 243
- DURHAM GIS SITE FOR RECORD STORM

GLENWOOD NORTH DUKE COMPANY, L.L.C.
PARCEL 1
DB 3444, PG 95
PIN 0832-12-86-1892
ZONING: CC

CITY OF DURHAM
SANITARY SEWER EASEMENT
PB 75, PG 69

NC G.S. W/CH
NC GRID COORDINATES (2011)
N 838,039.36
E 2,028,554.20

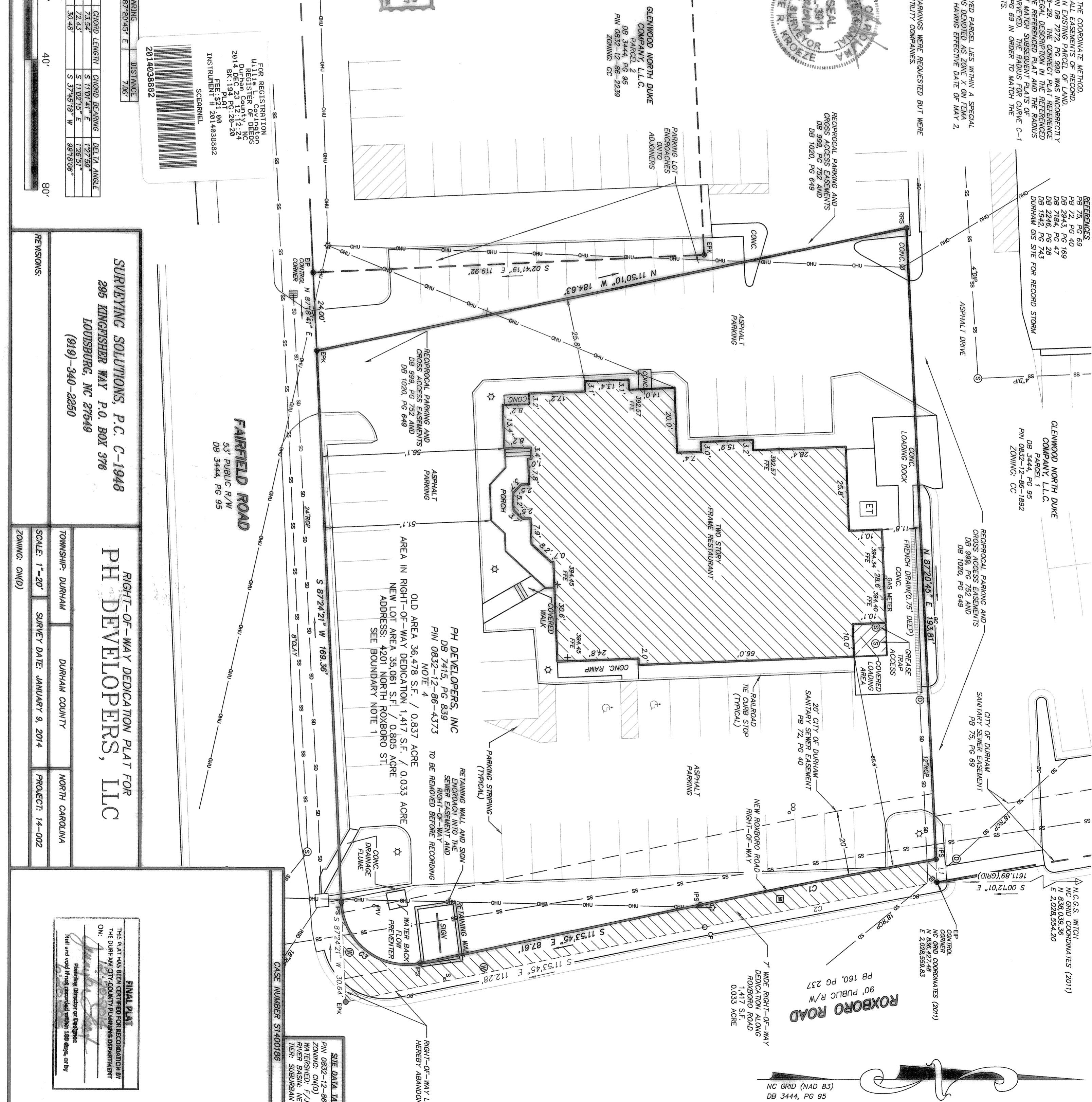
GLENWOOD NORTH DUKE COMPANY, L.L.C.
PARCEL 2
DB 3444, PG 95
PIN 0832-12-86-2339
ZONING: CC

RECIPROCAL PARKING AND GROSS ACCESS EASEMENTS
DB 999, PG 752 AND DB 1020, PG 649

RECIPROCAL PARKING AND GROSS ACCESS EASEMENTS
DB 999, PG 752 AND DB 1020, PG 649

20' CITY OF DURHAM SANITARY SEWER EASEMENT
PB 75, PG 40

7' WIDE RIGHT-OF-WAY DEDICATION ALONG ROXBORO ROAD
1,417 S.F.
0.033 ACRE



FOR REGISTRATION
LITTLE L. COVINGTON
REGISTER OF DEEDS
DURHAM, NC
2014 DEC 23 12:12:24
FEE: \$21.00
BK: 194 PG: 20-20
INSTRUMENT #: 2014038882
SCERINEL

2014038882

LINE	BEARING	DISTANCE
L1	N 87°20'45" E	7.06'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2873.65'	73.55'	73.54'	S 110°14'1" E	127.99°
C2	2866.65'	72.43'	72.43'	S 110°21'15" E	126.51°
C3	20.00'	34.66'	30.48'	S 37°51'18" W	99°18'06"

SURVEYING SOLUTIONS, P.C. C-1948
295 KINGFISHER WAY P.O. BOX 376
LOUISBURG, NC 27549
(919)-340-2260

RIGHT-OF-WAY DEDICATION PLAT FOR PH DEVELOPERS, LLC

TOWNSHIP: DURHAM	DURHAM COUNTY
SCALE: 1"=20'	SURVEY DATE: JANUARY 9, 2014
ZONING: C(ND)	PROJECT: 14-002

SITE DATA TABLE
PIN 0832-12-86-4373
ZONING: CND
WATERSHED: F/J-B
RIVER BASIN: NEUSE
ITER: SUBURBAN

FINAL PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT ON: _____
Null and void if not recorded within 180 days, or by _____