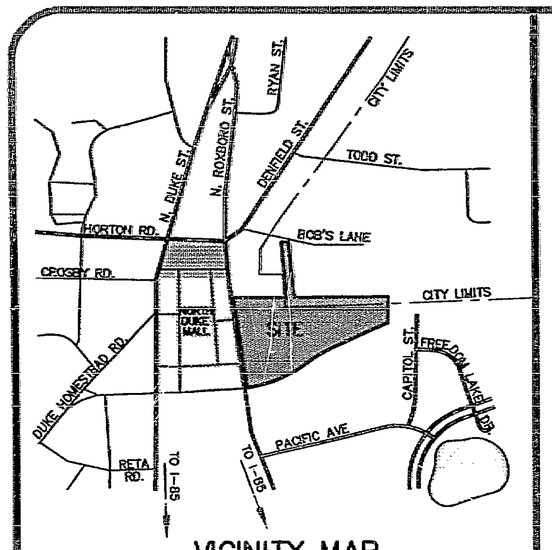

VICINITY MAP
(NOT TO SCALE)

I, JERRY W. DAVIS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE 2882/887 ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN ; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 16th DAY OF January, A.D. 2001.

NORTH CAROLINA PROFESSIONAL SEAL L-2700 REGISTERED LAND SURVEYOR

JERRY W. DAVIS, L-2700

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(a). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Jerry W. Davis 01-16-01
REGISTERED LAND SURVEYOR

CERTIFICATE OF OWNER

THE UNDERSIGNED OWNER OF THIS PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION AND ACCOMPANYING SHEETS HEREBY CERTIFIES THAT Mark Mahan ORDERED THE WORK OF 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 FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES AS STIPULATED.

Mahan (SEAL)
Mark C. Mahan (SEAL)

~~NORTH CAROLINA~~ MARYLAND
Frederick COUNTY

I, Renee Elm, NOTARY PUBLIC OF Frederick COUNTY, ~~NORTH CAROLINA~~, HEREBY CERTIFY THAT THE DUE EXECUTION OF THE FOREGOING CERTIFICATE WAS DULY ACKNOWLEDGED BEFORE ME THIS DAY BY Mark C. Mahan, FOR THE PURPOSE THEREIN EXPRESSED.
WITNESS MY HAND AND NOTARIAL SEAL THIS 29th DAY OF January, 2001

Renee Elm
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/12/04

This plat has been certified for recordation as an exempt subdivision pursuant to [illegible] and § 150A 376 of the North Carolina General Statutes.
2-2-2001 (date)
Durham City-County Planning Department

NCGS MONUMENT "WITCH"
N 838039.6821
E 2028553.4427

N 01°05'27" W
965.22'
(HORIZONTAL GROUND DIST.)

CONTROL CORNER
N 837074.6340
E 2028571.8177

P.B. 130, PG. 80

REFERENCES
--RECOMBINATION SURVEY OF TRACTS A & C FOR GTE SOUTH BY COOPER AND ASSOCIATES, DATED 8-5-93, AND RECORDED IN PLAT BOOK 130, PAGE 80 OF THE DURHAM COUNTY REGISTRY.
--ALTA/ACSM LAND TITLE SURVEY OF 4220 N. ROXBORO ROAD BY McKIM & CREED FOR BUTERA ACQUISITIONS, LLC, DATED 7-10-2000.
--TAX MAP #743-2-5. PIN 0823-12-96-2843
--D.B. 2882, PG. 887-893

NOTE: IMPROVEMENTS SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY. THIS SURVEY DOES NOT CONSTITUTE A COMPLETE AS-BUILT SURVEY OF ALL IMPROVEMENTS ON THE PROPERTY.

FILED
Plat Book 151 Page 227-228
Date 02/14/01 Time 12:03 pm
[illegible] COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

DURHAM COUNTY RECORDATION STAMP

N/F
VENTAS REALTY LIMITED PARTNERSHIP
PIN 0823-12-87-8203
DB 2560, PG 04
PB 70, PG 29

N/F
MARIE L. SCOGGINS AND ALBERT SCOGGINS JR.
PIN 0823-12-97-1331
DB 1496, PG 311

EXISTING I.P. 0.97' OFFLINE

S 88°21'00" E 519.98'

15' D.O.T. SLOPE EASEMENT
DB 985 PG. 99

20' BUILDING SETBACK

N 03°29'10" W
223.68'

5' GTE SOUTH UTILITY ESMT.
DB 1934, PG. 265

LOT 1
95,700 sq.ft.
2.20 acres

25' DUKE POWER CO. EASEMENT
DB 1596, PG. 760

40' CROSS ACCESS EASEMENT (TYP.) HEREBY CREATED

NEW PROPERTY LINE

S 85°55'06" W
291.55'

N 88°38'51" W
230.00'

NEW PROPERTY LINES

S 05°57'12" E
131.42'

S 50°02'23" E
85.38'

7.69'

S 85°55'06" W
176.99'

N 03°29'10" W
122.65'

12.0'

24' CROSS ACCESS EASEMENT (TYP.) HEREBY CREATED

15' PRIVATE WATERLINE EASEMENT HEREBY CREATED

ASPHALT PARKING AREA

BACK OF CURB (TYP.)

30' PRIVATE SANITARY SEWER EASEMENT HEREBY CREATED

LOT 2
157,000 sq.ft.
3.61 acres

2 STORY BRICK BUILDING

20' PRIVATE STORM DRAINAGE EASEMENT (TYP.) HEREBY CREATED

24' CROSS ACCESS EASEMENT (TYP.) HEREBY CREATED

MATCH LINE
(see sheet 2 of 2)
S 09°45'54" E
205.13'

LOT 4

NEW PROPERTY LINES

S 23°32'38" W
135.01'

15.98'

LOT 3
151,900 sq.ft.
3.49 acres

20' PRIVATE STORM DRAINAGE EASEMENT (TYP.) HEREBY CREATED

40' CROSS ACCESS EASEMENT (TYP.) HEREBY CREATED

35' BUILDING SETBACK

EDGE OF PAVEMENT (TYP.)

CONTROL CORNER

20' BUILDING SETBACK
S 62°17'14" W 214.40'

PRIVATE DRIVEWAY

N/F
GENERAL TELEPHONE COMPANY OF THE SOUTHEAST
PIN: 0823-12-96-4115
DB 1140, PG. 636
PB 130, PG. 80

N 11°22'33" W 167.78'

A=117.96'

A=147.77'

40' INGRESS, EGRESS AND REGRESS EASEMENT
DB 1934, PG. 269

U.S. 501 BUSINESS - N. ROXBORO RD.
(75 PUBLIC R/W)

A=42.40'
A=4.51'
A=62.93'

LINE TABLE

LINE	LENGTH	BEARING
L1	19.82'	S 05°40'49" E
L2	20.59'	S 05°56'04" E
L3	42.55'	S 01°21'09" W
L4	20.50'	N 03°29'10" W
L5	51.82'	S 62°16'14" W
L6	51.30'	S 23°28'48" E
L7	37.00'	N 23°28'48" W
L8	87.24'	S 70°56'37" W
L9	60.63'	S 89°11'39" W
L10	34.56'	N 00°48'21" W
L11	45.41'	N 77°35'57" W
L12	54.97'	N 64°51'42" W
L13	57.75'	N 49°21'58" W
L14	56.67'	N 34°31'24" W
L15	66.58'	N 19°12'28" W
L16	66.51'	N 05°11'04" W
L17	74.61'	N 07°30'24" E
L18	15.55'	S 86°59'13" W
EL1	107.94'	N 78°56'03" E
EL2	75.30'	S 26°22'25" E
EL3	224.31'	S 69°56'13" E
EL4	212.20'	N 62°56'04" E
EL5	79.12'	N 35°13'24" E
EL6	68.81'	N 55°46'43" E
EL7	69.06'	S 22°10'12" E
EL8	129.75'	S 87°08'42" E
EL9	82.44'	S 08°13'43" W
EL10	78.84'	S 60°52'28" E
EL11	44.87'	N 56°37'10" E
EL12	40.25'	S 11°22'50" E
EL13	9.59'	N 87°42'30" E
EL14	39.94'	N 16°42'19" W
EL15	168.12'	N 78°27'01" E
EL16	118.13'	N 63°18'52" E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	TANGENT
C1	07°53'23"	2035.15'	280.24'	280.02'	N 07°25'51" W	140.34'
C2	25°27'30"	614.08'	272.85'	270.62'	S 75°00'59" W	138.72'
EC1	37°00'04"	181.28'	117.07'	115.05'	S 85°06'42" E	60.66'
EC2	67°30'51"	223.93'	263.86'	248.86'	S 10°05'01" E	149.66'
EC3	68°17'30"	293.64'	350.00'	329.64'	S 13°16'09" E	199.15'
EC4	70°32'58"	183.63'	226.10'	212.09'	S 84°47'47" E	129.89'
EC5	36°20'39"	245.46'	155.70'	153.10'	S 68°54'29" E	80.57'
EC6	58°48'05"	258.14'	264.92'	253.45'	S 03°29'22" E	145.46'
EC7	16°23'26"	258.14'	73.85'	73.59'	S 34°06'23" W	37.18'
EC8	14°24'48"	654.08'	164.54'	164.11'	N 80°30'05" E	82.71'

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

LEGEND
- SANITARY SEWER MANHOLE
- CURB INLET
- YARD INLET
- EXISTING IRON PIPE
- IRON PIPE SET
- EXISTING CONCRETE MONUMENT
- CALCULATED POINT

SHEET 1 OF 2
SUBDIVISION - FINAL PLAT

DURHAM FILE
D00-724

State of North Carolina
County of Durham
I, Judy F Hosford
Review Officer of Durham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Judy F Hosford 2-2-2001
Review Officer Date

FINAL PLAT
approved by the Durham Development Review Board
on: _____
Clerk, Development Review Board
approval void if not recorded within 90 days or by: _____

TAX MAP #743-2-5
PIN 0823-12-96-2843

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
RESEARCH TRIANGLE PARK, NC
P.O. BOX 14005 ZIP 27709-4005
(919) 361-5000

REVISIONS:
1. 12-15-00 PER COMMENTS
2. 1-03-01 PER COMMENTS

SURVEY BY: JERRY W. DAVIS L-2700

DURHAM MEDICAL CENTER
4220 N. ROXBORO RD.
CITY OF DURHAM, NORTH CAROLINA NC

OWNER: HW ASPEN, LLC and PW ASPEN, LLC
C/O FITZGERALD & MATAN REALTY, INC.
241 WEST PATRICK STREET
FREDERICK, MD 21701

PROJECT NO. FTM-00000
FILENAME: FTM00001.DWG
DRAWN BY: JBC
SCALE: 1"=60'
DATE: 11-21-00

McADAMS