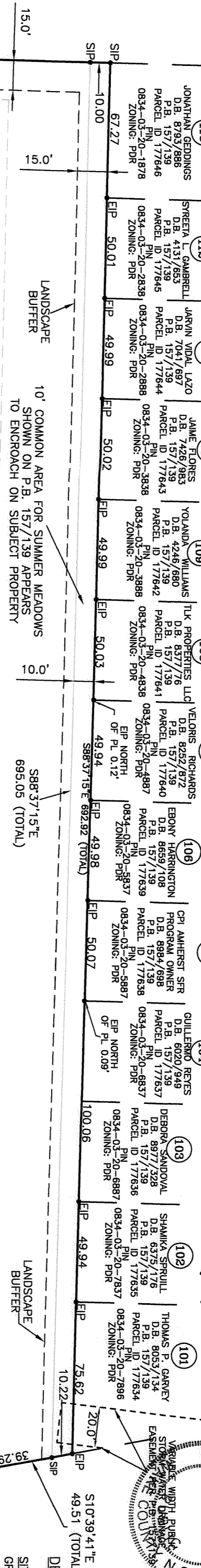
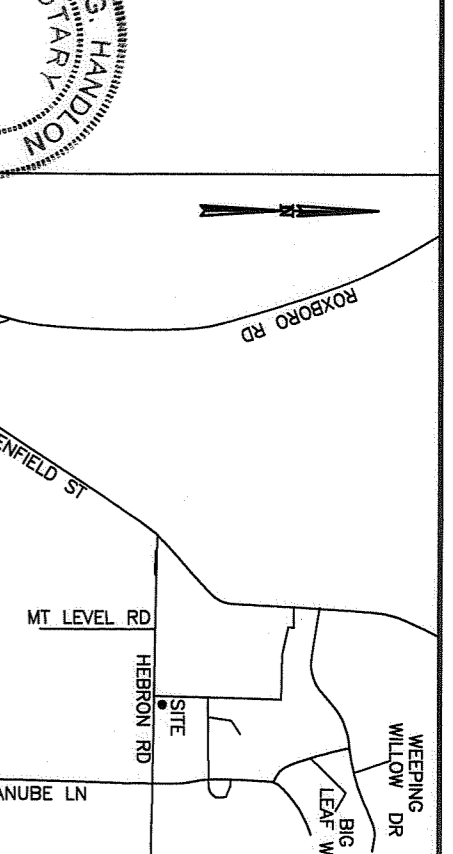


CERTIFICATION OF EXPRESS DEDICATION FOR PUBLIC USE: 5' WIDE CONCRETE (SIDEWALKS) ARE EXPRESSLY DEDICATED TO USE BY THE GENERAL PUBLIC. UPON CONSTRUCTION OF THE SIDEWALKS IN CONFORMANCE WITH ALL APPLICABLE REQUIREMENTS, CITY COUNCIL MAY ACCEPT THE SIDEWALKS FOR MAINTENANCE BY THE CITY OF DURHAM (CITY), ACCEPTANCE OF THE SIDEWALKS BY CITY COUNCIL CONVEYS THE RIGHT IN, OVER, UNDER, AND THROUGH THE SIDEWALKS, NECESSARY FOR THE CITY AND ITS AGENTS AND CONTRACTORS, TO MAINTAIN AND REPAIR THE SIDEWALKS IN THE CITY'S SOLE DISCRETION. THE RIGHT OF INGRESS/EGRESS TO THE SIDEWALKS FROM THE PUBLIC RIGHT-OF-WAY IS ALSO GRANTED TO THE CITY SO THE CITY CAN MAINTAIN AND REPAIR THE SIDEWALKS AFTER ACCEPTANCE. THE CITY IN ITS SOLE DISCRETION HAS THE RIGHT TO DETERMINE THE POINTS OF INGRESS AND EGRESS FROM THE PUBLIC RIGHT-OF-WAY NECESSARY TO PERFORM MAINTENANCE OR REPAIR AFTER ACCEPTANCE.

THE CITY OF DURHAM AND THEIR AGENTS HAVE RIGHT OF ACCESS TO THE PERMANENT STORM WATER CONTROL MEASURES (WET DETENTION BASINS) FOR INSPECTIONS AND MAINTENANCE ENFORCEMENT. A BLANKET ACCESS EASEMENT TO, OVER AND AROUND THE STORM WATER CONTROL MEASURE IS HEREBY GRANTED FOR INSPECTIONS AS WELL AS ENFORCEMENT OF OPERATION AND MAINTENANCE. ANY OBSTRUCTION PLACED IN THE BLANKET EASEMENT THAT IMPEDES NECESSARY MAINTENANCE ENFORCEMENT WILL BE REMOVED AND ALL THE ASSOCIATED COSTS WILL BE BORNE SOLELY BY THE OWNER.

SUMMER MEADOW PHASE 1 - P.B. 157/139

NOTARY PUBLIC
 PATRICK G. HARDING
 STATE OF NORTH CAROLINA
 My Commission Expires 10/29/2020



JOVEN GROUP SEVEN
 D.B. 1473/816
 P.B. 162/231
 PARCEL ID 177609
 PIN 0834-03-11-6009
 ZONING: RS-20

ENTRUST CAROLINA
 D.B. 6634/389
 P.B. 155/41
 PARCEL ID 177616
 PIN 0834-03-11-6009
 OLD AREA: 5.631 AC
 NEW AREA: 5.460 AC

REGISTER OF DEEDS
 Sharon A. Davis
 Durham County, NC
 2020 Nov 18 11:03:32 AM
 BK204 PG34-34
 PLAT
 FEE \$21.00
 INSTRUMENT # 2020050646



SIP NC GRID COORDINATES
 NAD 83 (2011)
 N 840496.14
 E 2032132.24

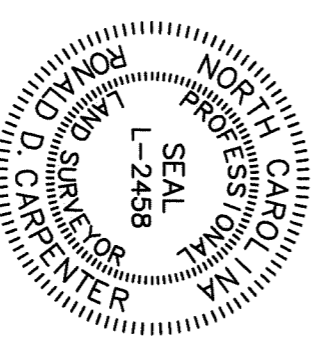
GENERAL NOTES
 ALL LINEAR DIMENSIONS HEREON ARE SHOWN IN FEET AND DECIMALS OF A FOOT.
 ALL AREAS CALCULATED BY COORDINATE COMPUTATION.
 NO N.C. GRID MONUMENT RECOVERED WITHIN 2000'.
 NC GRID HORIZONTAL AND VERTICAL LOCATION BASED ON VRS SURVEY USING THE PHYSICAL REFERENCE GPS BASE STATION "BASE". HORIZONTAL DATUM NAD 83 (2011), VERTICAL DATUM NAVD 88.

SITE DATA
 SUBJECT PROPERTY IS ZONED: PDR 4.690
 JURISDICTION FOR REVIEW: CITY OF DURHAM
 DEVELOPMENT TIER: SUBURBAN
 RIVER BASIN: NEUSE

SUBJECT PROPERTY LIES OUTSIDE FEMA MAPPED 1% FUTURE AND 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP
 PANEL: 3720083400K
 DATE: 10/19/2018
 OWNER: ENTRUST CAROLINA
 11808 MOFFONTE CT.
 RALEIGH, NC 27614
 (919) 689-5372

CURVE TABLE

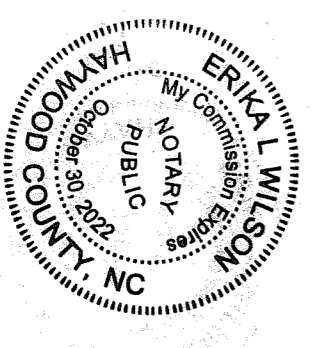
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG	CHORD
C1	12022.26°	500.00	105.07	52.73	N04°38'28"W	104.88



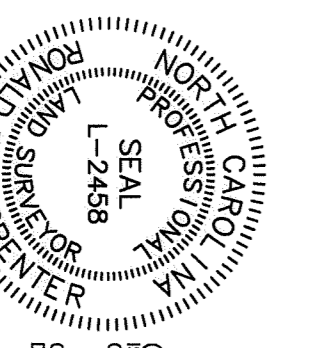
I, RONALD D. CARPENTER, DO HEREBY CERTIFY THAT THE ATTACHED PLAN WAS MADE BY ORDER AND DIRECTION OF THE LAND SHOWN AND THAT THE LAND SHOWN ON THIS PLAN IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY THE SAID OWNER BY THE REFERENCES LISTED, AND I FURTHER CERTIFY THAT THE SAID SURVEY AND PLAN ARE CORRECT IN ALL RESPECTS. WITNESS MY HAND AND SEAL THIS 28TH DAY OF OCTOBER, 2020.



I, RONALD D. CARPENTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY PERSONAL SUPERVISION AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. WITNESS MY HAND AND SEAL THIS 28TH DAY OF OCTOBER, 2020.



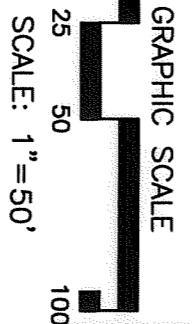
I, Erika L. Wilson, a Notary Public of the County and State aforesaid, do hereby certify that this day and acknowledged the execution of the foregoing instrument, witness my hand and official stamp or seal, this 28th day of October, 2020.



(F) (11) NOTWITHSTANDING ANY OTHER CONTAINED IN THIS SECTION, IT IS THE DUTY OF THE SURVEYOR BY A CERTIFICATE ON THE FACE OF THE PLAN, TO CERTIFY TO ONE OF THE FOLLOWING:
 D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER DEFINITION OF SUBDIVISION.

HEBRON ROAD
 60' PUBLIC R/W

PERMANENT SIGN
 EASEMENT PER
 D.B. 3500/63



DANUBE LANE
 VARIABLE WIDTH PUBLIC R/W

DEVELOPMENT SUMMARY:

SITE SUMMARY:
 GROSS LAND AREA: 245,288 SF (5.63 AC)
 R/W DEDICATION: 7,229 SF (0.16 AC)
 NET LAND AREA: 238,059 SF (5.47 AC)
 AREA OF DISTURBANCE: 250,000 SF (5.74 AC)
 EXISTING ZONING: PDR 4.690
 PROPOSED ZONING: PDR 4.690
 EXISTING USE: VAC RES/DEVELOPER
 PROPOSED USE: APARTMENTS
 OVERLAY: F/J-B
 WATERSHED: FALLS LAKE
 NEUSE
 RIVER BASIN: INSIDE
 CITY LIMIT: SUBURBAN

LOT SUMMARY:
 MAXIMUM BUILDING HEIGHT: 3 STORY
 NUMBER OF UNITS: 83
 REAR YARD SETBACK: 50'
 SIDE YARD SETBACK: 20'
 DANUBE LANE SETBACK: 20'
 HEBRON ROAD SETBACK: 50'

IMPERVIOUS SUMMARY:
 TOTAL AREA: 238,059
 MAXIMUM ALLOWABLE IMPERVIOUS AREA: 166,641 (70%)
 EXISTING IMPERVIOUS AREA: 0 SF
 FUTURE PHASE 1 IMPERVIOUS AREA: 111,352 SF (47%)
 FUTURE PHASE 2 IMPERVIOUS AREA: 111,352 SF (47%)
 TOTAL IMPERVIOUS AREA AT FULL BUILD OUT: 126,952 SF (53%)

TREE COVERAGE SUMMARY:
 TREE COVERAGE REQUIREMENTS ARE MET WITHIN THE PREVIOUSLY DEVELOPED SINGLE FAMILY DEVELOPMENT. NO TREE COVERAGE IS REQUIRED FOR THIS DEVELOPMENT.

OPEN SPACE SUMMARY:
 OPEN SPACE REQUIREMENTS ARE MET WITHIN THE PREVIOUSLY DEVELOPED SINGLE FAMILY DEVELOPMENT. NO OPEN SPACE IS REQUIRED FOR THIS DEVELOPMENT. THEREFORE, NO USEABLE OPEN SPACE IS REQUIRED EITHER.

FINAL PLAT
 THIS PLAT HAS BEEN CERTIFIED FOR RECOMBINATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT ON: 11/16/2020
 Planning Director or Designee
 5/17/2021

SUMMER MEADOWS APARTMENTS
 433 HEBRON ROAD
 DURHAM TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA

Triangle Surveyors
 3715 University Drive
 Durham, NC 27707-2646
 (919) 490-2929
 FAX (919) 490-6165
 NC LICENSE C-0536

Date: 10/29/2020
 Scale: 1"=50'
 Job No: 19199.01
 Revisions: