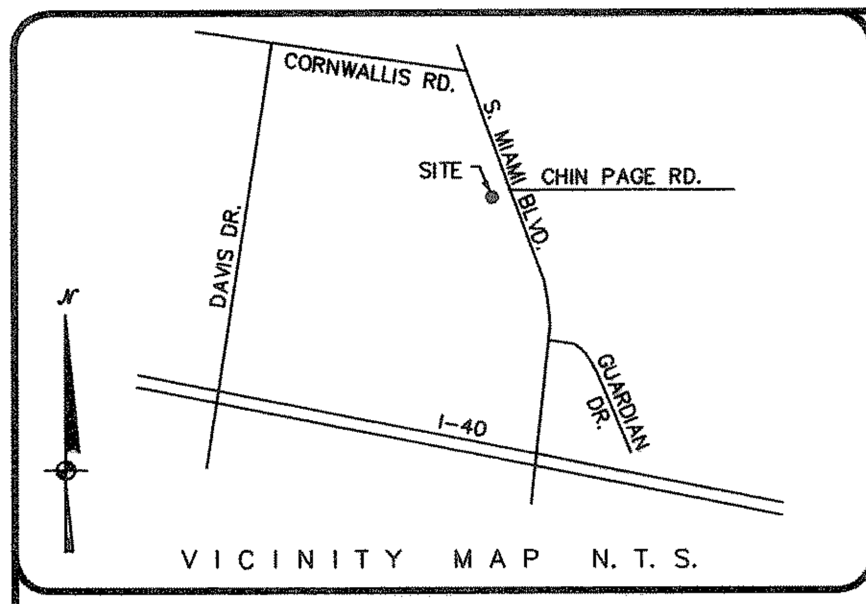


VICINITY MAP N. T. S.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBERANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE

LEGEND

———	LINES SURVEYED
— — —	LINES NOT SURVEYED
E.I.P.	EXISTING IRON PIPE
I.P.S.	IRON PIPE SET
C.M.S.	CONCRETE MONUMENT SET
E.C.M.	EXISTING CONCRETE MONUMENT
P.K.S.	P.K. NAIL SET
E.P.K.	EXISTING P.K. NAIL
R/W	RIGHT OF WAY
D.B.	DEED BOOK
P.P.	POWER POLE
O.H.W.	OVER HEAD WIRE
R.R.S.	RAILROAD SPIKE
(1234)	ADDRESSES
Y.I.	YARD INLET
C.I.	CURB INLET
M.H.	MAN HOLE
C.O.	CLEAN OUT
L.P.	LAMP
T.P.	TELEPHONE PED.
F.H.	FIRE HYDRANT
TRAN.	TRANSFORMER
GEN.	GENERATOR
F.T.	FUEL TANK/FENCE
S.V.	SIGNAL VAULT
C.P.	CABLE POST
V	VAULT
W.M.	WATER METER
W.V.	WATER VAULT
C.M.	CABLE MAKER
⑨	PARKING INVENTORY

Ø a. This survey creates a subdivision of land within the area of a county or municapolity that has an ordinance that regulates parcels of land.
O b. This survey is located in a portion of a county or municapolity that is unregulated as to an ordinance that regulates parcels of land.
O c. Any one of the following:
1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
3. That the survey is a control survey.
O d. This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
O e. The information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Professional Land Surveyor

This parcel is located in the DURHAM Planning jurisdiction.

NORTH CAROLINA
WAKE COUNTY

I, Barry L. Scott, certify that this plat was drawn under my supervision from (an actual survey made under my supervision)(deed description recorded in Book 7117, page 573 etc.)(other), that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Book SEE, page REF.; that this plat was prepared in accordance with the G.S. 47-30 as ammended. Witness my original signature, registration number and seal this 26th day of FEBRUARY, A.D. 20 13.

NORTH CAROLINA PROFESSIONAL SEAL L-3156 LAND SURVEYOR BARRY L. SCOTT

CERTIFICATE OF OWNER

We, the undersigned owners of the property lying within this plat of subdivision hereby certifies that we 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 used as stipulated. Miami North Office Park Associates LLC By: TMK Investments LLC Its: Manager

By: [signature] Manager Date: 4/10/14

STATE OF NORTH CAROLINA
COUNTY OF WAKE

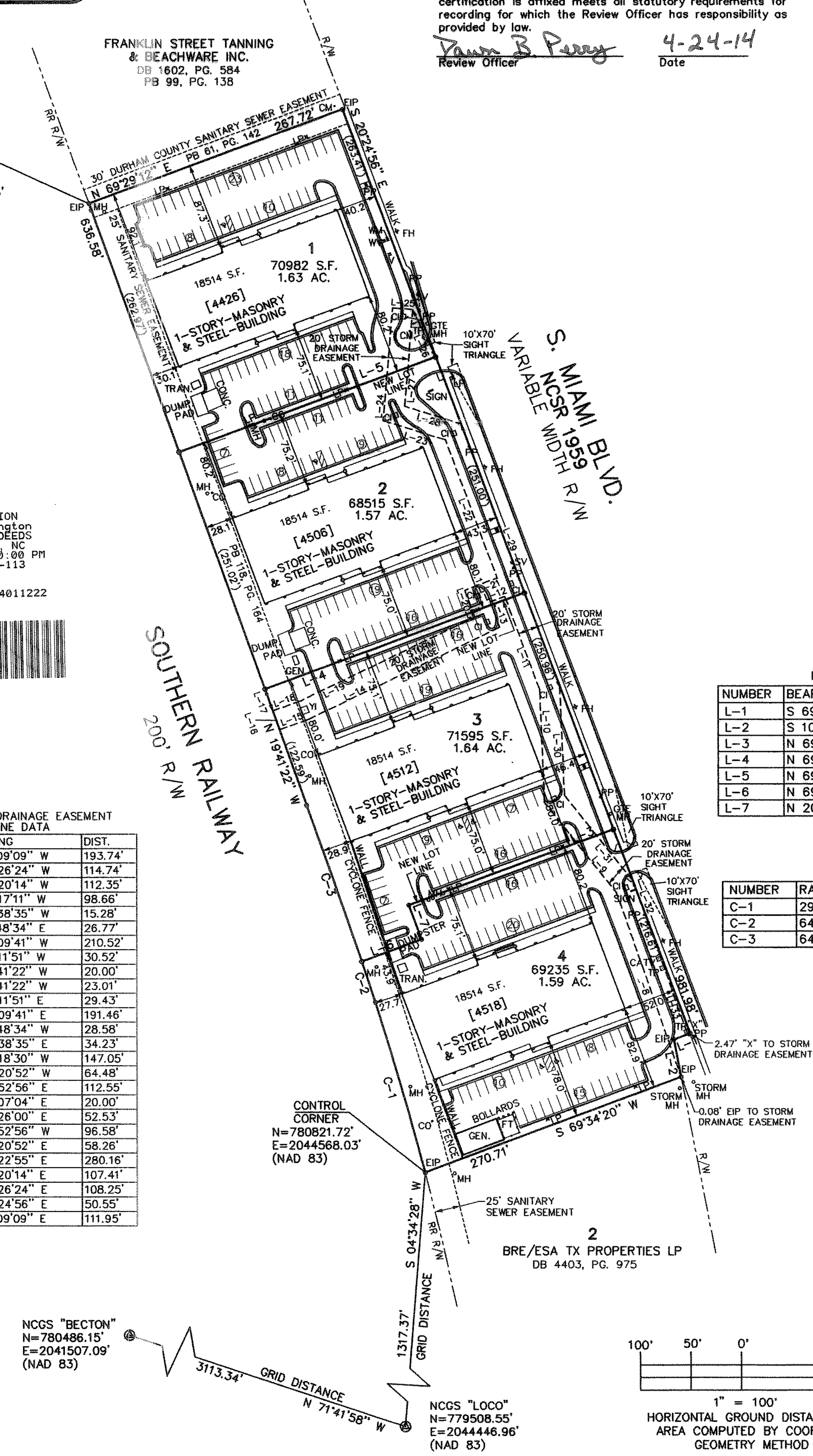
I, certify that the following person(s) personally appeared before me this day, each acknowledge to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
MARK T. Andrews

Date: April 10, 2014
[signature]
printed name: Adrienne A. Hood Notary Public
My commision expires: 1-21-2015

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 APR 24 04:00:00 PM
BK:193 PG:113-113
PLAT
FEE:$21.00
INSTRUMENT # 2014011222
APRILJ
2014011222

20' STORM DRAINAGE EASEMENT LINE DATA

	NUMBER	BEARING	DIST.
	L-8	N 19°09'09" W	193.74'
	L-9	N 38°26'24" W	114.74'
	L-10	N 02°20'14" W	112.35'
	L-11	N 20°17'11" W	98.66'
	L-12	S 69°38'35" W	15.28'
	L-13	S 19°48'34" E	26.77'
	L-14	S 64°09'41" W	210.52'
	L-15	S 70°11'51" W	30.52'
	L-16	N 19°41'22" W	20.00'
TIE	L-17	N 19°41'22" W	23.01'
	L-18	N 70°11'51" E	29.43'
	L-19	N 64°09'41" E	191.46'
	L-20	N 19°48'34" W	28.58'
	L-21	N 69°38'35" E	34.23'
	L-22	N 20°18'30" W	147.05'
	L-23	N 72°20'52" W	64.48'
	L-24	N 04°52'56" E	112.55'
	L-25	S 85°07'04" E	20.00'
TIE	L-26	S 25°26'00" E	52.53'
	L-27	S 04°52'56" W	96.58'
	L-28	S 72°20'52" E	58.26'
	L-29	S 20°22'55" E	280.16'
	L-30	S 02°20'14" E	107.41'
	L-31	S 38°26'24" E	108.25'
	L-32	S 20°24'56" E	50.55'
	L-33	S 19°09'09" E	111.95'



100' 50' 0' 100'
1" = 100'
HORIZONTAL GROUND DISTANCE
AREA COMPUTED BY COORD.
GEOMETRY METHOD

Review Officer's Certificate
State of North Carolina
County of Durham

I, Dawn B. Perry, Review Officer of Durham County, certify taht the map or plat to which this certification is affixed meets all statutory requirements for recording for which the Review Officer has responsibility as provided by law.

Dawn B. Perry 4-24-14
Review Officer Date

SITE DATA

NUMBER OF LOTS	4	
MINIMUM LOT SIZE	68515 S.F.	1.57 AC.
AVERAGE LOT SIZE	70082 S.F.	1.61 AC.
TOTAL AREA	280336 S.F.	6.43 AC.

IMPERVIOUS SURFACE

LOT 1	49431 S.F.
LOT 2	50165 S.F.
LOT 3	52278 S.F.
LOT 4	51094 S.F.

18514 s.f. X 4=74056 s.f./250=297 REQUIRED PARKING
283 REGULAR SPACES AND 6 HANDICAP SAPCES PROVIDED

SPECIAL CONDITIONS OF APPROVAL

CROSS ACCESS AGREEMENT:
The owner does hereby establish a perpetual, nonexclusive and unobstructed easement on, over, across, and through all interior driveways, access roads, and roadways used for ingress and egress now or hereafter existing on the lots shown hereon for vehicular (including truck traffic) and pedestrian ingress and egress to and from such lots.

UTILITY ACCESS AGREEMENT:
The owner does hereby establish a blanket utility easement to ensure access to the existing utilities that may cross property lines.

The owners acknowledge that the individual parcel is a part of the named development complex, and

other legal documents necessary for the perpetual functioning of the development complex shall be executed and recorded with the final plat.

NORTH NC GRID (NAD 83)

COMBINED FACTOR
0.99992259

Zoning: OI
Development Tier: Suburban
River Basin: Lower Neuse
Economic Development Area: UGA

Minimum building setbacks
Street yard setback: 25'
Side yard setback: 20'
Rear yard setback: 25'
Building coverage: 60% maximun

LINE DATA

NUMBER	BEARING	DIST.
L-1	S 69°13'20" W	17.02'
L-2	S 10°58'27" E	37.81'
L-3	N 69°34'53" E	216.26'
L-4	N 69°34'53" E	274.56'
L-5	N 69°34'53" E	271.38'
L-6	N 69°34'53" E	63.28'
L-7	N 20°25'07" W	36.30'

BUILDING COVERAGE

LOT 1 BLDG 18514 S.F / LOT 70982 S.F. =26%
LOT 2 BLDG 18514 S.F / LOT 68515 S.F. =27%
LOT 3 BLDG 18514 S.F / LOT 71595 S.F. =26%
LOT 4 BLDG 18514 S.F / LOT 69235 S.F. =27%

CURVE DATA

NUMBER	RADIUS	ARC DIST.	CHORD BEARING	DIST.	DELTA
C-1	2990.44	175.74	N 16°14'10" W	175.72	03°22'02"
C-2	6467.08	42.47	N 18°18'15" W	42.47	00°22'35"
C-3	6467.08	164.72	N 19°13'19" W	164.71	01°27'34"

PLAT REFERENCE
P.B. 61, PG. 142 D.C.R.
P.B. 99, PG. 138 D.C.R.
P.B. 118, PG. 164 D.C.R.
P.B. 137, PG. 136 D.C.R.

NOTE:
THIS PROPERTY NOT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP # 3720074800J EFFECTIVE DATE: MAY 2, 2006

CASE#: S1400022

FINAL PLAT

THIS PLAT HAS BEEN CERTIFED FOR RECORDING BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT

ON: 4/24/2014

PLANNING DIRECTOR OR DESIGNEE
Null and void if not recorded within 180 days, or by 10/21/2014

LOT 1, HAMILTON MERRITT, INC. PROPERTY AS RECORDED IN P.B. 137, PG. 139 D.C.R.

THIS PLAT RECORDED IN B.O.M./P.B./P.C. ________, PG. ________, DURHAM COUNTY REGISTRY

SUBDIVISION PLAT
PROPERTY OF

MIAMI NORTH OFFICE ASSOCIATES, LLC

4426/4506/4512/4518 SOUTH MIAMI BLVD. - DURHAM, N.C.

ZONED: OI TAX MAP: PARCEL(S): PIN(S): 0748-03-41-5366
TOWNSHIP: TRIANGLE COUNTY: DURHAM STATE OF NORTH CAROLINA, U.S.A.

DATE: 02-26-13
FIELD BK: M420/56
SURVEYED BY: BLS
REVISED
DATE: 01-31-14
DATE: 03-05-14
DATE: 04-08-14

B. L. SCOTT LAND SURVEYING
PROFESSIONAL LAND SURVEYORS
P. O. BOX 12493 - RALEIGH, NORTH CAROLINA 27605
TEL: 919/859-0464 FAX: 919/859-1660
JOB NO : 13-02-07