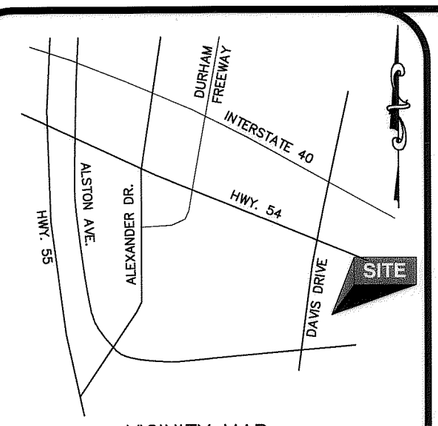


VICINITY MAP
NOT TO SCALE

I, RONALD T. FREDERICK, 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 (AS SHOWN) ; 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: 69,407 ; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 19 DAY OF JUNE, A.D. 2018

RONALD T. FREDERICK PLS L-4720

NORTH CAROLINA PROFESSIONAL SEAL L-4720 LAND SURVEYOR RONALD T. FREDERICK

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.

RONALD T. FREDERICK PLS L-4720

GENERAL NOTES

1.) THIS IS AN EXEMPT SUBDIVISION PLAT.
2.) BEARINGS FOR THIS SURVEY ARE BASED ON PB 173, PG 321 OF THE DURHAM COUNTY REGISTRY.
3.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4.) AREA BY COORDINATE GEOMETRY.
5.) FOR SITES CONTAINING FLOODPLAIN: ALL DEVELOPMENT WITHIN THE FLOODWAY OR NON-ENCROACHMENT AREA OR FLOODWAY FRINGE AND NON-ENCROACHMENT AREA FRINGE, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, MANUFACTURED HOUSING, STORAGE OF MATERIALS AND STORAGE OF TOXIC OR FLAMMABLE SUBSTANCES, IS PROHIBITED EXCEPT AS PROVIDED BY APPLICABLE FLOOD HAZARD REGULATIONS OF UDO SECTION 3.22 AND 8.4.
FLOODPLAIN ELEVATION(S)
FLOODPLAIN ZONE: X & AE
FEMA MAP NUMBER 3720074700J
FEMA MAP DATE MAY 2, 2006
FOR SITES WITHOUT FLOODPLAIN: THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720074700J DATED 5/2/2006.
6.) REFERENCES: PB 181, PG 383; PB 173, PG 321; PB 166, PG 73; PB 196, PG. 95 OF THE DURHAM COUNTY REGISTRY
7.) UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
8.) THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
9.) NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
10.) PARCEL INFORMATION:
TIER: COMPACT NEIGHBORHOOD, ZONING: OI(D), BASIN: CAPE FEAR, WATERSHED: NONE
11.) "CENTERLINE OF _____ FOOT WIDE PUBLIC STORM WATER DRAINAGE EASEMENT. OWNERSHIP OF AND RESPONSIBILITY FOR IMPROVEMENT AND MAINTENANCE OF STORM WATER FACILITIES IN THIS EASEMENT REMAINS WITH THE CURRENT OWNER. IF THE PROPERTY IS WITHIN OR BECOMES A PART OF THE CITY, THE EASEMENT AND ACCESS POINTS TO THE EASEMENT ARE SUBJECT TO THE TERMS AND RESTRICTIONS STATED IN THE "REVISED DECLARATION OF RIGHTS AND PRIVILEGES OF THE CITY OF DURHAM IN STORM WATER MANAGEMENT FACILITY EASEMENTS" RECORDED IN REAL ESTATE BOOK 2298, PAGE 208, WHICH DOCUMENT IS INCORPORATED HEREIN. THIS EASEMENT AND THE REVISED DECLARATION DO NOT CREATE THE OBLIGATION TO PROVIDE PUBLIC MAINTENANCE. NO BUILDING, STRUCTURES, FILLS, EMBANKMENTS OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS."
12.) 50-FOOT WIDE UNDISTURBED STREAM BUFFER, MEASURED FROM TOP OF BANK, EACH SIDE OF STREAM. NO CLEARING OR GRADING OTHER THAN SELECTIVE THINNING AND ORDINARY MAINTENANCE OF EXISTING VEGETATION PERMITTED, EXCEPT IN ACCORDANCE WITH 15A NCAC 02B.233 (6) VEGETATION MANAGEMENT. NO STRUCTURES OR FEATURES REQUIRING GRADING OR CONSTRUCTION MAY BE BUILT WITHIN THE 10 FOOT STREAM BUFFER SETBACK. ANY USE ALLOWED BY SECTION 8.5.5 OF THE UDO SHALL BE DESIGNED AND CONSTRUCTED TO MINIMIZE THE AMOUNT OF INTRUSION INTO THE STREAM BUFFER AND TO MINIMIZE CLEARING, GRADING, EROSION AND WATER QUALITY DEGRADATION.
12.) THE OPERATION, MAINTENANCE, AND RECONSTRUCTION RESPONSIBILITY OF THE STORMWATER CONTROL MEASURE(S) (SCM[S]) LOCATED WITHIN THE SCM ACCESS & MAINTENANCE EASEMENT RESTS WITH THE OWNER PER THE RECORDED STORMWATER FACILITY AGREEMENT AND COVENANTS OR OPERATION AND MAINTENANCE AGREEMENT. THE SCM ACCESS & MAINTENANCE EASEMENT GRANTS THE CITY OF DURHAM AND THEIR ASSIGNS RIGHT OF ACCESS TO THE PERMANENT STORMWATER CONTROL MEASURE(S) FOR INSPECTIONS AND ENFORCEMENT OF OPERATION & MAINTENANCE. NO OBSTRUCTION SHALL BE ALLOWED IN THE EASEMENT WHICH COULD IMPEDE NECESSARY MAINTENANCE BY THE OWNER AND ANY ENFORCEMENT BY THE CITY.

PB 173 PG 321

CERTIFICATE OF OWNER

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 ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE PB 199, PG. 77-87 FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED.

(NAME OF OWNER) Research Triangle, Ltd.
BY: a Florida Limited Partnership
Manager (TITLE)

ATTEST: _____ (NAME & TITLE OF ATTESTOR)
George Ray Gouge

NORTH CAROLINA
WATAUGA COUNTY

I, EMILY A. SCARBOROUGH, NOTARY PUBLIC OF SAID COUNTY AND STATE, CERTIFY THAT FRANK SCHRIMSHER PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS OF MANAGER PARTNERSHIP ~~CORPORATION~~, AND THAT BY AUTHORITY DULY GIVEN AND AS THE ACT OF THE CORPORATION, THE FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS MANAGER ~~SEALED WITH ITS CORPORATE SEAL,~~ AND ATTESTED BY HIMSELF AS ITS MANAGER.
WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF JUNE, 2018.

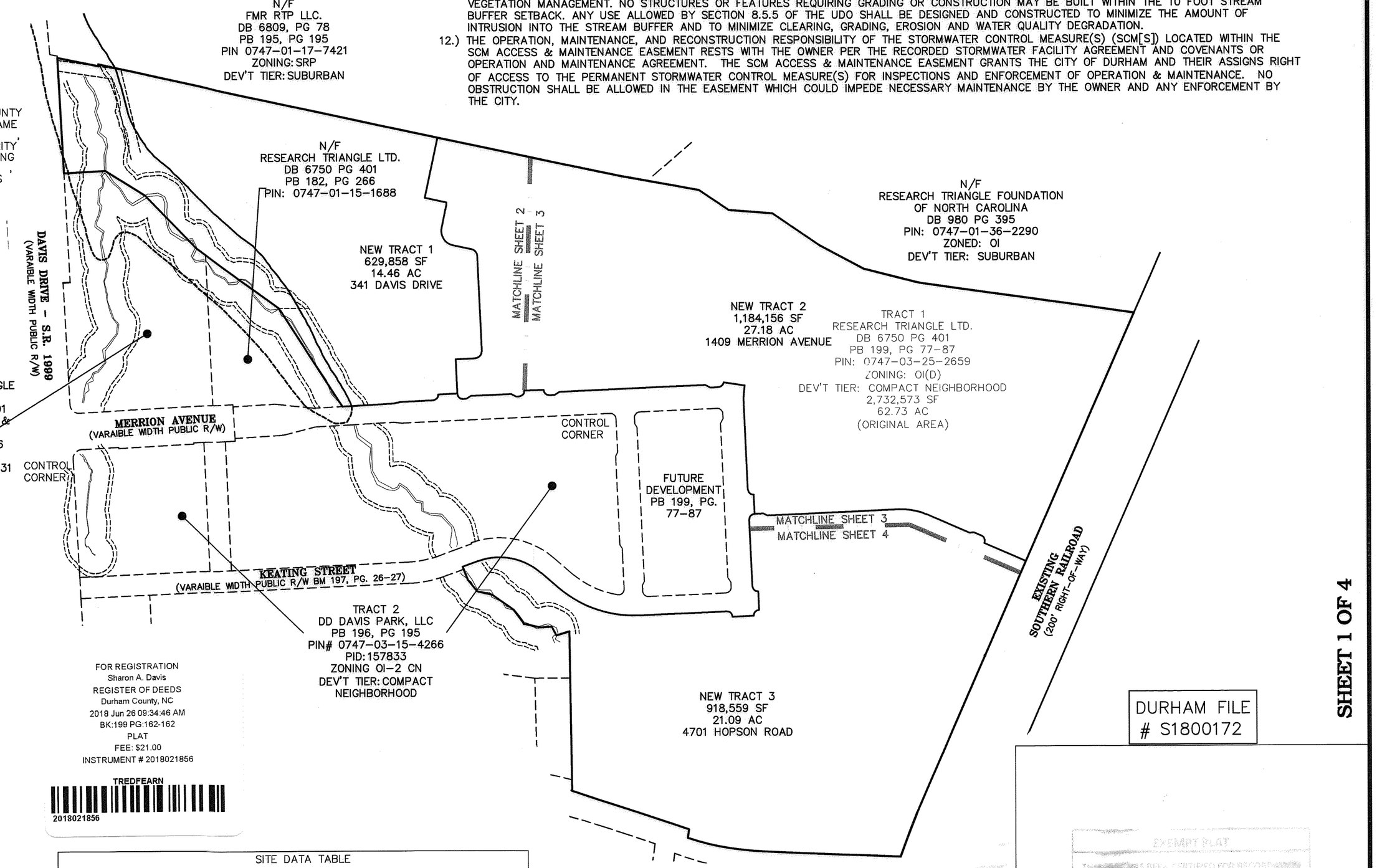
Emily A. Scarborough
NOTARY PUBLIC
MY COMMISSION EXPIRES 04/09/22

EMILY A. SCARBOROUGH NOTARY PUBLIC WATAUGA COUNTY, NC My Commission Expires 04-09-2022

State of North Carolina
County of Durham
I, Jesse Lail, Review Officer of Durham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Review Officer
Date: 6/26/18

CERTIFICATION OF EXPRESS DEDICATION FOR PUBLIC USE ("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.

_____
SIGNATURE OF SUBDIVIDER



FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Jun 26 09:34:46 AM
BK:199 PG:162-162
PLAT
FEE: $21.00
INSTRUMENT # 2018021856

TREDFEARN
2018021856

DURHAM FILE
S1800172

SHEET 1 OF 4

SITE DATA TABLE	
ORIGINAL TRACT AREA	62.73 ACRES
NEW TRACT 1	14.46 ACRES
NEW TRACT 2	27.18 ACRES
NEW TRACT 3	21.09 ACRES
TOTAL	62.73 ACRES

LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- CALCULATED POINT

EXEMPT PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION AS AN EXEMPT PLAT PURSUANT TO G.S. 47-30 AND UDO-376 OF THE NORTH CAROLINA GENERAL STATUTES
Durham City-County Planning Dept. (Date) 6/26/18

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 ▪ McAdamsCo.com
McADAMS

REVISIONS:
1 :

OWNERS:
RESEARCH TRIANGLE LIMITED
600 EAST COLONIAL DRIVE, SUITE 300
ORLANDO, FL 32803

DAVIS PARK APARTMENTS
EXEMPT SUBDIVISION PLAT
TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA

FINAL PLAT

PROJECT NO.	PLT17000
FILENAME:	PLT17000-F1
SURVEYED BY:	RTF
DRAWN BY:	KMM
SCALE:	NTS
DATE:	06/04/2018

McADAMS

X:\Projects\PLT\PLT-17000\Survey\Plats\PLT17000-F1 Subdivision.dwg, 6/18/2018 7:59:49 AM, Martin, Katie