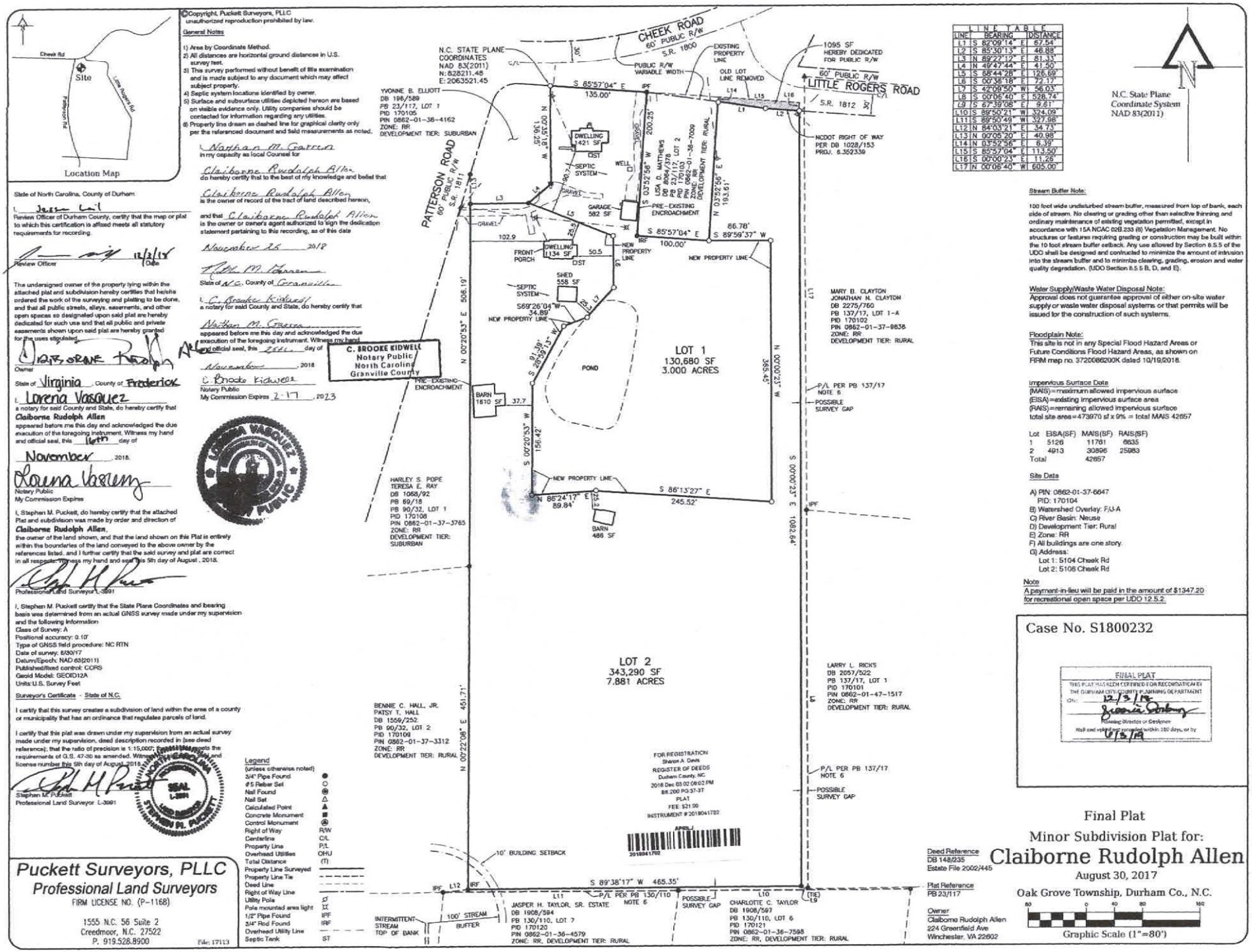

LINE	BEARING	DISTANCE
L1	S 82°09'14" E	67.54'
L2	S 85°30'13" E	46.88'
L3	N 89°22'12" E	81.33'
L4	N 49°47'44" E	41.50'
L5	S 58°44'28" E	126.69'
L6	S 00°36'18" E	72.17'
L7	S 42°09'50" W	56.03'
L8	S 00°06'40" E	528.74'
L9	S 67°39'08" E	9.81'
L10	S 89°50'21" W	324.09'
L11	S 89°50'49" W	327.98'
L12	N 84°03'21" E	34.73'
L13	N 00°05'20" E	40.98'
L14	N 03°52'56" E	6.39'
L15	S 85°57'04" E	113.50'
L16	S 00°00'23" E	11.26'
L17	N 00°06'40" W	605.00'

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General Notes

1) Area by Coordinate Method.
2) All distances are horizontal ground distances in U.S. survey feet.
3) This survey performed without benefit of title examination and is made subject to any document which may affect subject property.
4) Septic system locations identified by owner.
5) Surface and subsurface utilities depicted hereon are based on visible evidence only. Utility companies should be contacted for information regarding any utilities.
6) Property line drawn as dashed line for graphical clarity only per the referenced document and field measurements as noted.

I, Nathan M. Garrett in my capacity as Local Counsel for Claiborne Rudolph Allen do hereby certify that to the best of my knowledge and belief that Claiborne Rudolph Allen is the owner of record of the tract of land described hereon, and that Claiborne Rudolph Allen is the owner or owner's agent authorized to sign the dedication statement pertaining to this recording, as of this date November 26, 2018

Nathan M. Garrett
State of N.C. County of Granville

I, C. Brooke Kidwell a notary for said County and State, do hereby certify that Nathan M. Garrett appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this 26th day of November, 2018

C. Brooke Kidwell
Notary Public
My Commission Expires 2-17, 2023

C. BROOKE KIDWELL
Notary Public
North Carolina
Granville County

State of North Carolina, County of Durham

I, Jason 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 12/3/18 Date

The undersigned owner of the property lying within the attached plat and subdivision hereby certifies that he/she ordered the work of the 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 stipulated.

Claiborne Rudolph Allen
Owner

State of Virginia, County of Frederick

I, Lorena Vasquez a notary for said County and State, do hereby certify that Claiborne Rudolph Allen appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this 16th day of November, 2018.

Lorena Vasquez
Notary Public
My Commission Expires

I, Stephen M. Puckett, do hereby certify that the attached Plat and subdivision was made by order and direction of Claiborne Rudolph Allen, the owner of the land shown, and that the land shown on this Plat is entirely within the boundaries of the land conveyed to the above owner by the references listed, and I further certify that the said survey and plat are correct in all respects. Witness my hand and seal this 5th day of August, 2018.

Professional Land Surveyor L-3991

I, Stephen M. Puckett certify that the State Plane Coordinates and bearing basis was determined from an actual GNSS survey made under my supervision and the following information:
Class of Survey: A
Positional accuracy: 0.10'
Type of GNSS field procedure: NC RTN
Date of survey: 8/30/17
Datum/Epoch: NAD 83(2011)
Published/fixed control: CORS
Geoid Model: GEOID12A
Units: U.S. Survey Feet

Surveyor's Certificate - State of N.C.

I certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description recorded in [see deed reference]; that the ratio of precision is 1:15,000; that this plat meets the requirements of G.S. 47-30 as amended. Witness my original signature, seal and license number this 5th day of August, 2018.

Stephen M. Puckett
Professional Land Surveyor L-3991

SEAL L-3991 NORTH CAROLINA LAND SURVEYOR STEPHEN M. PUCKETT

Legend (unless otherwise noted)

3/4" Pipe Found	●
#5 Rebar Set	○
Nail Found	⊛
Nail Set	△
Calculated Point	▲
Concrete Monument	■
Control Monument	Ⓐ
Right of Way	R/W
Centerline	C/L
Property Line	P/L
Overhead Utilities	OHU
Total Distance	(T)
Property Line Surveyed	———
Property Line Tie	- - - - -
Deed Line	- - - - -
Right of Way Line	———
Utility Pole	
Pole mounted area light	
1/2" Pipe Found	IPF
3/4" Rod Found	IRF
Overhead Utility Line	— — —
Septic Tank	ST

Puckett Surveyors, PLLC
Professional Land Surveyors
FIRM LICENSE NO. (P-1168)
1555 N.C. 56 Suite 2
Creedmoor, N.C. 27522
P. 919.528.8900
File: 17113

Stream Buffer Note:

100 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 6.5.5 of the UDO shall be designed and conducted to minimize the amount of intrusion into the stream buffer and to minimize clearing, grading, erosion and water quality degradation. (UDO Section 6.5.5 B, D, and E).

Water Supply/Waste Water Disposal Note:
Approval does not guarantee approval of either on-site water supply or waste water disposal systems or that permits will be issued for the construction of such systems.

Floodplain Note:
This site is not in any Special Flood Hazard Areas or Future Conditions Flood Hazard Areas, as shown on FIRM map no. 3720086200K dated 10/19/2018.

Impervious Surface Data
(MAIS)=maximum allowed impervious surface
(EISA)=existing impervious surface area
(RAIS)=remaining allowed impervious surface
total site area=473970 sf x 9% = total MAIS 42657

Lot	EISA(SF)	MAIS(SF)	RAIS(SF)
1	5126	11791	6665
2	4913	30866	25953
Total		42657	

Site Data

A) PIN: 0862-01-37-6647
PID: 170104
B) Watershed Overlay: F/J-A
C) River Basin: Neuse
D) Development Tier: Rural
E) Zone: RR
F) All buildings are one story.
G) Address:
Lot 1: 5104 Cheek Rd
Lot 2: 5106 Cheek Rd

Note
A payment-in-lieu will be paid in the amount of $1347.20 for recreational open space per UDO 12.5.2.

Case No. S1800232

FINAL PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY COUNTY PLANNING DEPARTMENT
ON: 12/3/18
Planning Director or Designee
Must be recorded within 180 days, or by 6/3/19

Final Plat
Minor Subdivision Plat for:
Claiborne Rudolph Allen
August 30, 2017
Oak Grove Township, Durham Co., N.C.

Graphic Scale (1"=80')

Deed Reference
DB 148/235
Estate File 2002/445

Plat Reference
PB 23/117

Owner
Claiborne Rudolph Allen
224 Greenfield Ave
Winchester, VA 22602