TM 743-01-001
PIN#0823-12-86-1899

- ■ AREA BY COORDINATE METHOD
- ■ NO PUBLISHED HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2000'
- ■ ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ARE NOT NECESSARILY DEPICTED HEREON
- ■ NEW MONUMENTATION IS 3/4" DIAMETER IRON PIPE UNLESS OTHERWISE NOTED
- ■ ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED
- ■ THIS PROPERTY IS NOT LOCATED WITHIN A HAZARDOUS FLOOD AREA PER FIRM PANEL 67 OF 280 MAP#37063C0067 G DATED 2-2-96
- ☐ FLOOD HAZARDS WERE NOT INVESTIGATED
- ■ DASHED LINE INDICATE LINES NOT SURVEYED DASHED LINES BASED ON: SEE 'REFERENCES'
- ■ THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE EXAMINATION AND IS SUBJECT TO ANY DOCUMENT OF RECORD WHICH MAY AFFECT SUBJECT PROPERTY

■ APPLIES TO THIS PLAT

APPROVAL

FINAL PLAT
approved by the Durham Development Review Board on: January 7th 2000
Steven L. Medl
Clerk, Development Review Board
approval void if not recorded within 90 days on by:

SPECIAL CONDITIONS FOR APPROVAL

1. TREE PROTECTION FENCING MUST BE INSTALLED AROUND TREE COVERAGE PROTECTION AREAS PRIORS TO THE START OF ANY CONSTRUCTION ON LOT 2.
2. CROSS-ACCESS EASEMENT TO BE PREPARED FOR SHARED DRIVEWAY PRIOR TO APPROVAL.

FILED
Plat Book 147 Page 1
Date 4-5-00 Time 2:25
... L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIM THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE OR SHE ORDERED THE WORK OF THE SURVEYING AND PLATTING DONE AND THAT ALL PUBLIC AND PRIVATE STREETS, EASEMENTS, AND OTHER AREAS SO DEDICATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE.

Ticon, Inc. By: William M. Blue President as ~~Gen~~ Managing Partner of Ticon Thomas Sync Partnership
OWNER

NORTH CAROLINA
Durham COUNTY
I, S. Ann Marraccini, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT W. Jack Pyrchez PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 15 DAY OF March, ~~1999~~ 2000
S. Ann Marraccini
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-27 ~~19~~ 2003

S. ANN MARRACCINI NOTARY PUBLIC DURHAM COUNTY, N.C.

I, William G. Harris, IN MY CAPACITY AS LOCAL COUNSEL FOR Ticon Thomas Sync Partnership AND HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF Ticon Thomas Sync Partnership IS THE OWNER OF RECORD OF THE TRACT OF LAND DESCRIBED HEREON, AND THAT W. Jack McGhee, Pres of Ticon Inc. IS THE OWNER'S AGENT AUTHORIZED TO SIGN THE DEDICATION STATEMENT PERTAINING TO THIS RECORDING, AS OF THIS 24 DAY OF January, ~~1999~~ 2000.
William G. Harris

NORTH CAROLINA
Alamance COUNTY
I, Maria Ann Michael, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT William G. Harris PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 24 DAY OF ~~1999~~ 2000
Maria Ann Michael
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-2 ~~19~~ 2003

MARIA ANN MICHAEL NOTARY PUBLIC ALAMANCE COUNTY, N.C.

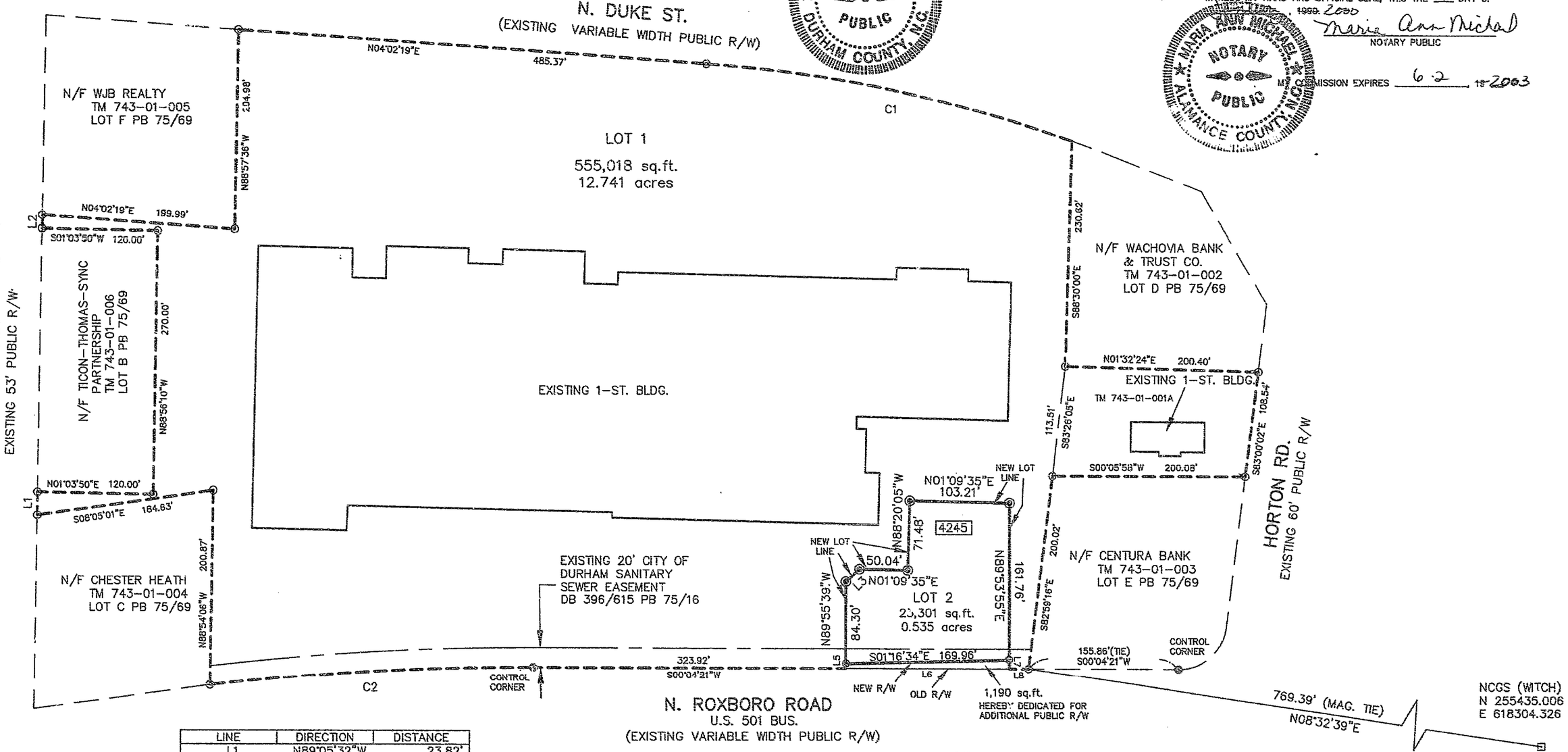
STATE OF NORTH CAROLINA
DURHAM COUNTY

I, STEPHEN D. PUCKETT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK 2152 PAGE 838 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 75 PAGE 69; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 23 DAY OF Dec A.D., 1999

PROFESSIONAL LAND SURVEYOR #2683

NORTH CAROLINA PROFESSIONAL SEAL L-2683 LAND SURVEYOR STEPHEN D. PUCKETT

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.
DATE 4-5-2000 REVIEW OFFICER Judy F Hosford




| LINE | DIRECTION | DISTANCE |
|---|---|---|
| L1 | N89°05'32"W | 23.82' |
| L2 | N88°56'10"W | 13.64' |
| L3 | N42°11'22"W | 19.20' |
| L5 | S89°55'39"E | 5.00' |
| L6 | S00°04'21"W | 169.94' |
| L7 | S89°53'55"W | 9.00' |
| L8 | S00°04'21"W | 20.13' |

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 1449.14' | 388.00' | 195.17' | 386.84' | N11°42'33"E | 15°20'26" |
| C2 | 2866.65' | 336.18' | 168.28' | 335.99' | S03°17'14"E | 06°43'09" |

## LEGEND

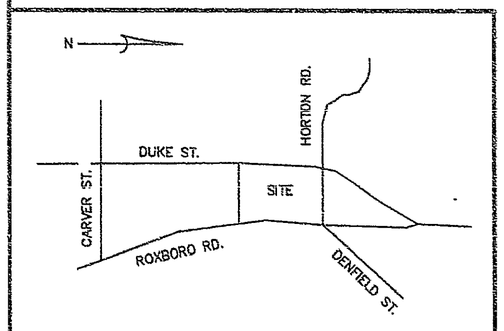
- EXISTING IRON PIN
- NEW IRON PIN
- PROPERTY CORNER
- P-K NAIL
- UTILITY POLE
- COMPUTED POINT
- CONCRETE MONUMENT
- DENOTES ADDRESS 4245

## IMPERVIOUS SURFACE AREA DATA

ORIGINAL LOT AREA = 586,303
ORIGINAL IMPERVIOUS AREA = 24,599 sf = 95.61% (Entire Site)
NEW LOT #1 = 26,671 sf
ORIGINAL IMPERVIOUS FOR LOT #1 = 2,727 sf = 89.78%
NEW IMPERVIOUS FOR LOT #1 = +3,646 sf
6,373 sf = 76.11%
IMPERVIOUS FOR ORIGINAL LOT MINUS LOT #1 = 21,872 sf = 96.09%

## GRAPHIC SCALE

100 0 50 100 200 400
( IN FEET )
1 inch = 100 ft.




VICINITY MAP
(NTS)

I, STEPHEN D. PUCKETT, CERTIFY TO ONE OR MORE OF THE FOLLOWING:

- ■ 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.
- ☐ THAT THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ THAT THIS IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- ☐ THAT THIS SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
- ☐ THAT THIS SURVEY IS A CONTROL SURVEY.
- ☐ THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS A RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ☐ THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO THE PROVISIONS IN A-D ABOVE.

REFERENCES
PB 75/69
DB 2152/838


S.D. PUCKETT & ASSOC. INC.
PROFESSIONAL LAND SURVEYORS
5518 APEX HWY
DURHAM NC 27713
(919) 544-7717
STEPHEN D. PUCKETT PLS#2683


# FINAL SUBDIVISION PLAT FOR TICON THOMAS SYNC PARTNERSHIP

| | | | | |
|---|---|---|---|---|
| SURVEYED BY SMP,JB | DRAWN BY SMP | TOWNSHIP OF DURHAM | DATE:12/8/99 | |
| | STATE OF N.C. | COUNTY OF DURHAM | | FILE:COOKOUT |