

Map Notes:

1. Area by Coordinate Method
2. No Published Horizontal Control Monument found within 2,000 feet.
3. All buildings, surface and subsurface improvements are not necessarily depicted herein.
4. New Monumentation is 3/4" diameter iron pipes unless otherwise noted.
5. All distances are horizontal ground distances in U.S. survey feet.
6. Dashed lines indicate lines based on (reference)(not field verified)
7. This survey performed without the benefit of title examination and is made subject to any document of record which may affect subject property.
8. Existing Cross Access Easement DB 6297 PG 800: a perpetual non-exclusive 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 each lot.

Site Data

1. The subject property does not lie within a Special Flood Hazard Area as described on the Flood Insurance Rate Map for the City of Durham community in which the subject property is located. The subject property lies within Zone "X" Minimal Risk of the Flood Insurance Rate Panel No. 0738, Map 5720073800K bearing an effective date of October 19, 2018.
2. Subject Property Zoned CCO(1) (Commercial)
3. Subject Property lies within the Falls of the Neuse/Jordan Lake F/I-B watershed protection area.
4. Subject Property is in the Urban Growth Boundary, Suburban Development Tier and Cape Fear River Basin.
5. TREE COVERAGE ELEMENTS (PER APPROVED SITE PLAN 0700347):  
A. TREE COVERAGE AREA REQUIRED - 46,143 SF (1.1%)  
B. TREE COVERAGE AREA PROVIDED - 50,104 SF (1.1%)
6. IMPERVIOUS SURFACES (PER APPROVED SITE PLAN 0700347)  
Current: 1.92 Acres  
Proposed: 1.52 Acres  
Impervious shown excluding Outparcels: 4.49 Acres  
Maximum Allowable Impervious Surface: 5.32 Acres (70%)

THIS PLAT IS INCORPORATED BY REFERENCE IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED AT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DURHAM COUNTY REGISTRY ON \_\_\_\_\_

Surveyor's Certificate

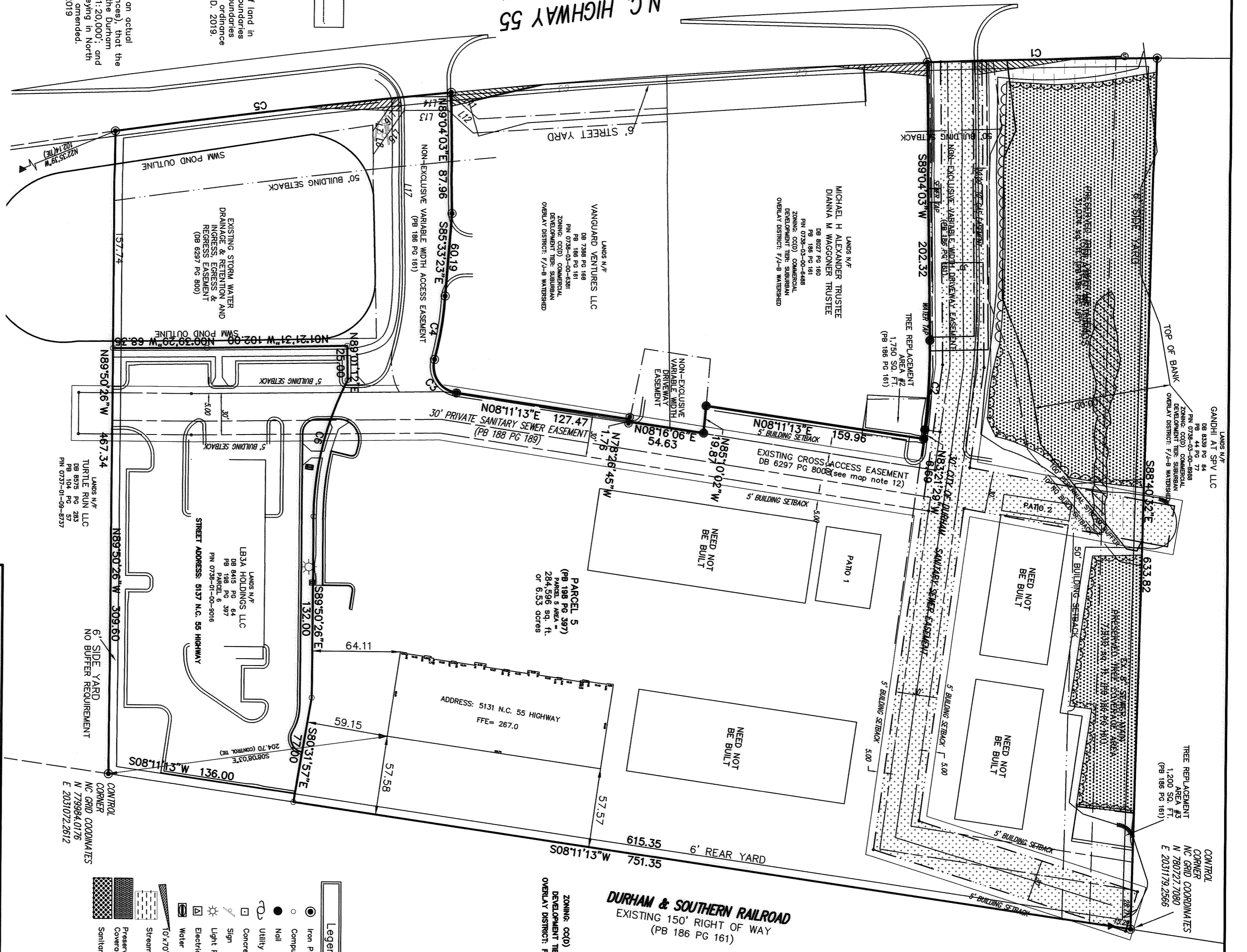
I, Stephen D. Puckett, do hereby certify that this survey creates a Condominium of land in accordance with G.S. 47C-2-109 and that this plat accurately depicts the legal boundaries and the physical location of the units and other improvements relative to those boundaries and that this parcel lies within the area of the county or municipality that has an ordinance that regulates parcels of land. Witness my hand and seal this 30th day of April A.D. 2019.

Stephen D. Puckett L-2683  
Professional Land Surveyor  
State of North Carolina

I, Stephen D. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description recorded in Book (see references), that the boundaries are clearly indicated as drawn from information found in the Durham County registry, that the ratio of precision positional accuracy is as calculated is 1:20,000", and that this plat meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 N.C.A.C. 16A00) and was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, License number, and seal this date: April 30, A.D. 2019

Stephen D. Puckett L-2683

1. Stephen D. Puckett, certify to one or more of the following:  
A. 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.  
B. That this survey is located in a portion of a County or Municipality that is unrequited as to an ordinance that regulates parcels of land.  
C. One of the following:  
1. That this is of an existing parcel or parcels of land and does not create a new street or change an existing street.  
2. That this survey is of an existing building or other structure, or natural feature.  
3. That this survey is of a Control Survey.  
D. 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.  
E. 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.



CHORD TABLE

CHORD	BEARING	CHORD	TANGENT	DELTA
C1	167°09' 56.98" S	N01°29'57" W	167.00	1°40'48"
C2	65°04' 50.01" S	N87°12'38" W	65.00	7°28'39"
C3	32°92' 19.50" S	N86°33'13" E	29.15	21.94
C4	46°84' 231.50" S	S80°52'35" E	46.76	23.50
C5	245°95' 56.98" S	N07°03'48" W	245.93	122.99
C6	103°02' 220.00" S	S76°25'35" E	102.08	52.47

GRAPHIC SCALE (IN FEET)

1 inch = 60 ft.



DURHAM & SOUTHERN RAILROAD  
EXISTING 150' RIGHT OF WAY  
(PB 186 PG 161)

ZONING (CO) COMMERCIAL  
DEVELOPMENT TIER: SUBURBAN  
OVERLAY DISTRICT: F/I-B WATERSHED

Legend

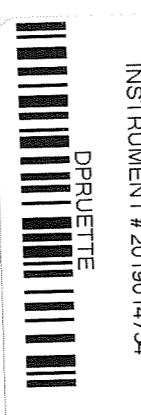
- Iron Pin
- Computed Point
- Nail
- Utility Pole
- Concrete Monument
- Sign
- Light Pole
- Electric Meter Post
- Water Meter Concrete Pad
- To x70' Sight Triangle
- Stream Buffer
- Stream
- Preserved Tree Coverage Area
- Sanitary Sewer Easement
- CORNER
- NC GRID COORDINATES

OWNER:  
KOC PARTNERS I, LLC  
KOC PARTNERS II, LLC  
100 SOUTH STATE ST. 101  
DURHAM, NORTH CAROLINA 27713

OWNER'S CERTIFICATE:  
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 plotting 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 users shall be permitted to use the same as shown on said plat.

Notary Public  
My Commission expires: November 4, A.D. 2019

DEANNE R. FABRICATORE  
Notary Public, North Carolina  
My Commission Expires  
November 04, 2019



REGISTRY OF DEEDS  
Sharon A. Davis  
Durham County, NC  
2019 May 07 11:30:42 AM  
BK-13 PG-137-137  
CONDOMINIUM PLATS  
FEE: \$21.00  
INSTRUMENT# 201919014754  
DPRUETTE

References  
DB 8415 PG 39  
PB 198 PG 397  
PIN 0738-01-00-8482

S.D. PUCKETT & ASSOCIATES P.C.  
PROFESSIONAL LAND SURVEYORS  
5314 Hwy. 55, Suite 104  
Durham, N.C. 27713  
Phone (919) 544-7717 - Fax (919) 544-1274  
Stephen D. Puckett - NCP15 L-2683  
spuckett@pucketturvey.com  
License No. C-0506

FINAL CONDOMINIUM PLAT  
of  
KITTS CREEK COMMONS,  
a condominium  
situated at  
5137 N.C. HIGHWAY 55  
DURHAM, NORTH CAROLINA 27713

Scale: 1" = 60'  
Township: Triangle  
County: Durham  
State: North Carolina  
Surveyed by: RTP  
Date: January 30, 2019  
File: JLB/070227b1-abajljl/dwg/CONDOMINIUM-2019