



Map Notes:

- Area by Coordinate Method
- No Published Horizontal Control Monument found within 2,000 feet.
- All buildings, surface and subsurface improvements are not necessarily depicted hereon.
- New Monumentation is 3/4" diameter iron pipes unless otherwise noted.
- All distances are horizontal ground distances in U.S. survey feet.
- Dashed lines indicate lines based on (reference) (not field verified)
- This survey performed without the benefit of title examination and is made subject to any document of record which may affect subject property.
- 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 from the subject property to the adjacent parcel (shown hereon as Parcel 5) for use by any motor vehicle, including but not limited to (including) truck (trailer) and pedestrian ingress and egress to and from such lots.
- 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 from the subject property to the adjacent parcel (shown hereon as Parcel 5) for use by any motor vehicle, including but not limited to (including) truck (trailer) and pedestrian ingress and egress to and from such lots.

Site Data

- 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 Minimal Risk of the Flood Insurance Rate Map No. 0735, Map 3720075800 bearing an effective date of May 21, 2006.
- Subject Property Zoned CCO (Commercial).
- Subject Property lies within the Falls of the Neuse/Jordan Lake F/A-B watershed protection area.
- Subject Property is in the Urban Growth Boundary, Suburban Development Tier and Cape Fear River Basin.
- TREE COVERAGE ELEMENTS (PER APPROVED SITE PLAN D1700347):
 - PRESERVED TREE COVERAGE AREA - 39,004 SF (9.3%)
 - TREE COVERAGE AREA REQUIRED - 46,143 SF (11%)
 - TREE COVERAGE AREA PROVIDED - 50,104 SF (11.9%)
- IMPERVIOUS SURFACES (PER APPROVED SITE PLAN D1700347)

Current: 1.97 Acres
Proposed: 2.52 Acres
Impervious shown excluding Outparcels: 4.49 Acres
Maximum Allowable Impervious Surface: 5.32 Acres (70%)

Committed Elements

- NC 55/SOUTH SITE ACCESS:
 - CONSTRUCT AN EXCLUSIVE RIGHT-OF-WAY WITH THE 3-LANE CROSS WESTBOUND APPROACH.
 - CONSTRUCT AN EXCLUSIVE RIGHT-TURN ON NC55 WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.
- NC 55/NORTH SITE ACCESS:
 - CONSTRUCT A RIGHT-TURN LANE/PAVER ON NORTHBOUND NC 55 AT NORTH SITE ACCESS DRIVEWAY.
- NC 55 WIDENING:
 - THE NODOT NC 55 WIDENING PROJECT MUST BE COMPLETE BETWEEN THE ISSUANCE OF THIS SURVEY AND THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

Surveyor's Certificate

State of North Carolina
I, Stephen D. Puckett, certify that this plot was drawn under my supervision from an actual survey made under my supervision, a deed description recorded in book (see reference), that the boundaries not surveyed are clearly indicated as drawn from information found in the Durham County registry, that the ratio of precision positional accuracy is as calculated in 1:20,000; and that this plot meets the requirements of the Standards of Practice for Land Surveyors (SOP) as set forth in the North Carolina State Board of Examiners for Surveyors (NCSBS) 47-30 as amended. Whences my original signature, license number, and seal this date: April 10, A.D., 2018.

Stephen D. Puckett L-2683
X-10-2618

I, Stephen D. Puckett, certify to one or more of the following:
1. 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.
2. That this Survey is located in a portion of a County or Municipality that is unregulated on the date of this Survey.
3. One of the following:
A. That this is a survey of an existing parcel of land and does not create a new street or change an existing street.
B. That this Survey is of an existing building or other structure, or natural feature, such as a watercourse.
C. That this Survey is a Survey of another category, such as a reconstruction of an existing building or other structure, or natural feature, such as a watercourse.
4. 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. This date: April 10, A.D., 2018.

Stephen D. Puckett L-2683
X-10-2618



GRAPHIC SCALE (IN FEET)

1 inch = 60 ft.

CURVE	LENGTH	RADIUS	BEARING	CHORD	TANGENT	DELTA
C1	167.09	5698.58	N01°29'57"W	167.09	83.55	146.048°
C2	65.04	500.63	N87°23'35"W	65.04	32.57	72.639°
C3	32.82	19.50	N86°33'13"E	29.15	21.94	96.44400°
C4	46.84	231.50	S80°52'35"E	46.76	23.30	113.353°
C5	245.95	5698.58	N07°03'48"W	245.93	122.99	272.827°
C6	103.02	220.00	S76°25'35"E	102.08	52.47	267.49744°

References

DB 5290 PG 435
PB 186 PG 161
PID 153790
PIN 0738-01-00-8387

S.D. PUCKETT & ASSOCIATES P.C.
PROFESSIONAL LAND SURVEYORS
314 HWY. 55, SUITE 104
DURHAM, N.C. 27713
Phone (919) 544-7717 - Fax (919) 544-1274
stephend.puckett@spuckett.com
License No. C-0506

SUBDIVISION PLAT
FOR
5137 N.C. HIGHWAY 55
DURHAM, NORTH CAROLINA 27713

Date: February 6, 2018
Sheet 1 of 1



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

Legend

- Iron Pin
- Completed Point
- Nail
- Utility Pole
- Concrete Monument
- Sign
- Light Pole
- Electric Water Post
- Water Meter Concrete Pad
- 10'-0" Sight Triangle
- Stream Buffer
- Preserved Tree
- Coverage Area
- Sanitary Sewer Easement

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 plating 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 to the users shown thereon.

OWNER:
KC COMMONS, L.L.C.
5310 NC HWY 55 SITE 101
DURHAM, NORTH CAROLINA 27713

NOTARY PUBLIC:
Jennifer Trevillian
Notary Public
Wake County
1/14/2020

REVIEW OFFICER:
Katie Stewart
Review Officer
Durham County
4/12/18

Case Number: S1800065

FOR REGISTRATION:
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Apr 12 12:04:34 PM
BK:188 PG:397-397
PLAT
FEE: \$21.00
INSTRUMENT # 2018011885