X:\Projects\TRI\TRI-14020\Survey\TRI14020-F2.dwg, 9/30/2016 8:11:53 AM, Mills, David

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(d). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF

RONALD T. FREDERICK PLS L-4720

9-30-2016

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

NC 54
(VARIABLE WIDTH PUBLIC R/W)

N 01°04'10" E 96.83'

S 02°15'03" W 100.00'

5611

L2

L19

5603

N 05°43'58" E 102.99'

L1

C1

C8

5431

L18

S 85°04'00" E 80.16'

N 14°42'52" E 90.11'

30' COUNTY OF DURHAM SANITARY SEWER EASEMENT P.B. 125, PG. 111 D.B. 1242, PG. 526

LOT 1
CHURCHILL PARTNERS LLC
PIN: 0747-03-44-2091
D.B. 7839, PG. 977
P.B. 195, PG. 271
OLD AREA: 1.42 AC.
NEW AREA: 1.59 AC.

LOT 2
CHURCHILL PARTNERS LLC
PIN: 0747-03-43-2669
D.B. 7839, PG. 977
P.B. 195, PG. 271
OLD AREA: 1.34 AC.
NEW AREA: 1.41 AC.

N/F
WEATHERESPOON HEIRS CEMETERY
PIN: 0747-03-43-1890

PROPERTY LINE HEREBY ABANDONED

PROPERTY LINE HEREBY ABANDONED

L20

30'

S 01°27'28" W 68.52'

C7

L13

C6

S 01°36'54" W 145.30'

L15

PROPERTY LINE HEREBY ABANDONED

L12

L14

C10

5425

PAGE ROAD
(VARIABLE WIDTH PUBLIC R/W)

C11

5427

N/F
DURHAM VENTURE CENTER, LLC
PIN: 0747-04-43-6211
D.B. 7842, PG. 119
P.B. 125, PG. 111

15' DUKE POWER EASEMENT P.B. 125, PG. 111 D.B. 1489, PG. 28

N 88°24'37" W 690.12'

LOT 3
CHURCHILL PARTNERS LLC
PIN: 0747-04-43-7802
D.B. 7839, PG. 977
P.B. 195, PG. 271
OLD AREA: 8.77 AC.
NEW AREA: 8.65 AC.

N 21°23'11" W 83.03'

L11

C5

PROPERTY LINE HEREBY ABANDONED

N 88°23'06" W 174.77'

LOT 4
CHURCHILL PARTNERS LLC
PIN: 0747-04-44-8145
D.B. 7839, PG. 977
P.B. 195, PG. 271
OLD AREA: 1.97 AC.
NEW AREA: 1.85 AC.

C4

C3

N 40°40'07" W 136.50'

L17

PROPERTY LINE HEREBY ABANDONED

L9

L8

L7

L6

L5

L4

C2

N/F
CHURCHILL PARTNERS LLC
PIN: 0747-04-44-9390
D.B. 7839, PG. 977
P.B. 195, PG. 271

N 88°54'51" W 100.33'

20' UTILITY EASEMENT P.B. 188, PG. 59

20' UTILITY EASEMENT P.B. 188, PG. 59

20'

20'

50' DRAINAGE EASEMENT P.B. 125, PG. 112

L16

S 01°34'57" W 562.16'

S 01°34'57" W 62.22'

L3

N/F
CSRA NEWCASTLE NORTH DST
PIN: 0747-04-53-3895
D.B. 7452, PG. 40

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 OCT 06 11:14:18 AM
BK:19G PG:224-224
FEE:$21.00
INSTRUMENT # 2016034775
TREDFEARN

2016034775

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	45.15'	S 47°49'49" W	41.01'
C2	22.75'	46.64'	N 72°06'13" W	38.89'
C3	21.25'	48.30'	S 65°43'55" E	38.55'
C4	18.00'	27.57'	N 44°30'16" W	24.95'
C5	96.50'	35.54'	N 10°58'45" W	35.34'
C6	113.50'	45.35'	N 13°03'41" E	45.05'
C7	89.50'	7.70'	N 26°58'22" E	7.70'
C8	999.93'	164.59'	N 86°44'01" E	164.41'
C9	999.93'	122.73'	N 50°01'08" E	122.65'
C10	999.93'	227.38'	N 75°30'13" E	226.89'
C11	999.93'	269.70'	N 61°15'44" E	268.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 06°56'10" E	38.08'
L2	S 03°28'27" W	19.94'
L3	S 01°34'57" W	35.52'
L4	N 01°36'54" E	28.88'
L5	N 40°50'26" W	21.57'
L6	N 40°50'26" W	18.00'
L7	S 49°09'34" W	9.00'
L8	N 40°50'26" W	29.96'
L9	S 49°19'53" W	14.05'
L11	N 01°36'43" E	34.35'
L12	S 00°53'58" W	53.30'
L13	S 24°30'29" W	16.44'
L14	S 70°41'17" E	35.84'
L15	S 01°36'54" W	246.29'
L16	N 88°23'06" W	76.06'
L17	N 49°09'34" E	144.09'
L18	S 84°20'00" E	62.53'
L19	N 04°32'55" E	103.03'
L20	N 88°24'37" W	229.59'

NC GRID (NAD 83)(2011)

LEGEND

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

GRAPHIC SCALE
60 0 30 60 120
1 inch = 60 ft.

DURHAM FILE # S1600168

SHEET 2 OF 2

PAGE ROAD OFFICE

RECOMBINATION PLAT

TRIANGLE TWSP., DURHAM CO., NORTH CAROLINA

EXEMPT FINAL PLAT

OWNER:
CHURCHILL PARTNERS, LLC
4309 EMPEROR BLVD.
SUITE 110
DURHAM, NC 27703

REVISIONS:
1 09/08/2016

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

McADAMS

PROJECT NO. TRI-14020
FILENAME: TRI14020-F2
SURVEYED BY: RTF
DRAWN BY: DJM
SCALE: 1"=60'
DATE: 08/01/2016