

NOTES:

STREET TREE NOTE
STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH SECTION 9.6 OF THE DURHAM UDO, STREET TREE STANDARDS, AND SHALL BE AT LEAST TWO AND ONE HALF INCH (2 1/2) INCH CALIPER MEASURED FOUR AND ONE HALF (4 1/2) FEET ABOVE THE GROUND.

REQUIRED LOCATIONS AND NUMBERS OF STREET TREES REQUIRED CAN BE FOUND ON THE CONSTRUCTION DRAWING ENTITLED PATTERSON PLACE PHASE II SHEET C100 AND SHEET C111 PREPARED BY MORIAH ASSOCIATES DATED 12/09/2008.

THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 500'-FEET FLOODPLAIN PER FIRM MAP 37200800000K DATED FEBRUARY 2, 2007.

THE SUBJECT PROPERTY IS NOT LOCATED IN A WATERSHED DISTRICT.

ZONING M(U)D-NO BUILDING SETBACKS PER SITE PLAN.(SEE REF. ABOVE)

ALL PUBLIC EASEMENTS MATCH THOSE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS ENTITLED PATTERSON PLACE PHASE II PREPARED BY THE JOHN R. McADAMS COMPANY, INC. DATED 5/1/03

ADDRESSES:
LOT 2 5300 MCFARLAND DRIVE
LOT 2A 5340 MCFARLAND DRIVE
LOT 2C 5324 MCFARLAND DRIVE

AREAS:
LOT 2 400,997 S.F. 9.206 ACRES
LOT 2A 9,356 S.F. 0.215 ACRES
LOT 2C 11,525 S.F. 0.265 ACRES
LOT 2D 18,233 S.F. 0.418 ACRES

TOTAL 440,151 S.F. 10.104 ACRES
SITE IS LOCATED IN THE SUBURBAN DEVELOPMENT TIER.

IMPERVIOUS SURFACE:
SITE IS CURRENTLY UNDER CONSTRUCTION. UPON COMPLETION OF ALL PARCELS, THE SITE WILL HAVE 78.15% IMPERVIOUS SURFACE. PER SITE PLAN BY R.L. MORIAH AND ASSOC., ENTITLED PATTERSON PLACE PHASE II, DATED 8/22/2006. ALL DRAINAGE IS TO AN ARTIFICIAL WETLAND AND DETENTION SYSTEM PER CONSTRUCTION DRAWINGS ENTITLED PATTERSON PLACE PHASE II PREPARED BY THE JOHN R. McADAMS COMPANY, INC. DATED 5/1/2003.

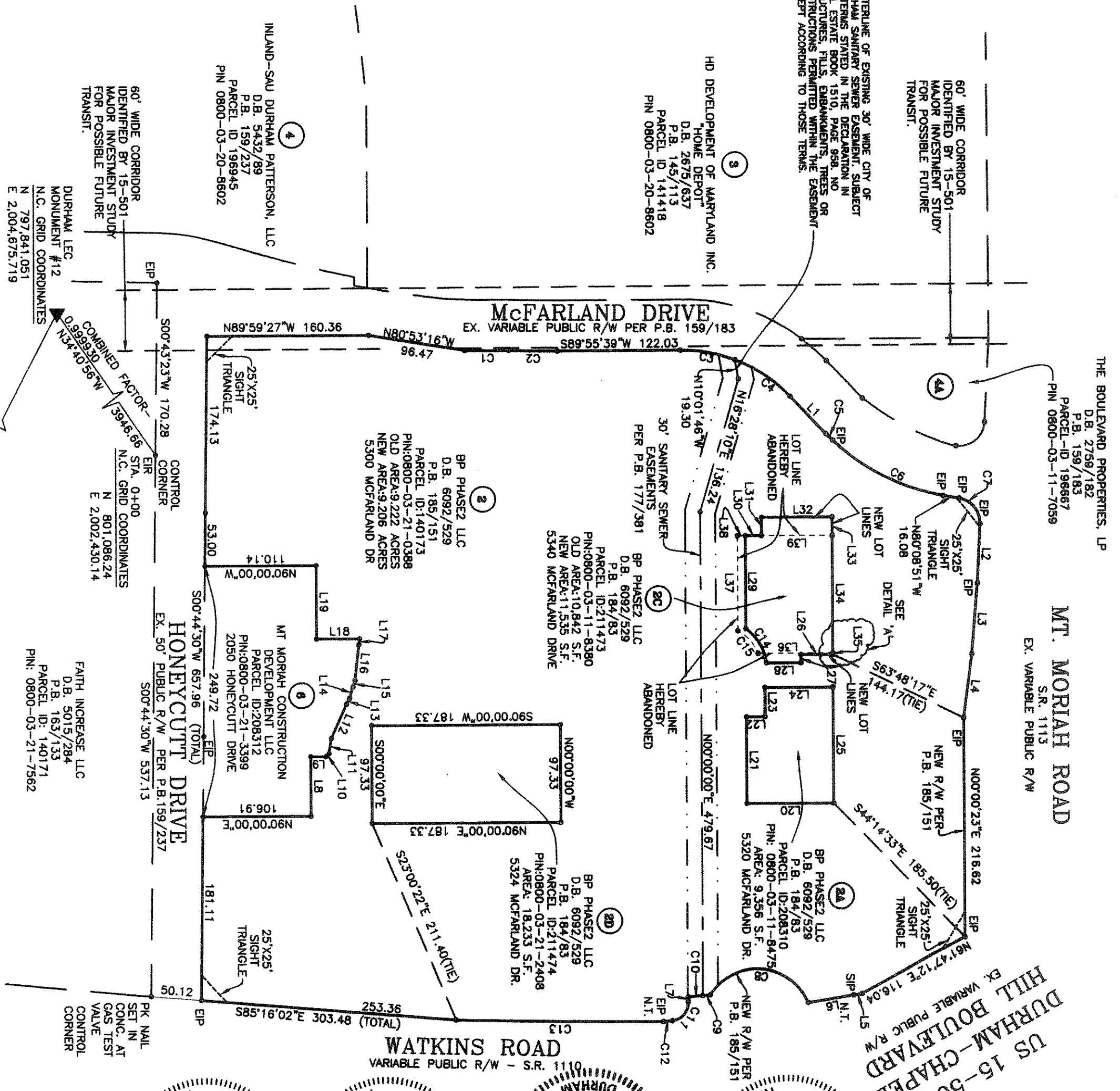
ALL LINEAR DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS OF A FOOT.

CURVE	DIRECTION	RADIUS	LENGTH	TANGENT	CHORD BEG	CHORD END
C1	DELTA	1085.06	43.59	21.80	N88°29'53"W	43.59
C2	2.3°50'	1085.00	48.55	24.28	N88°47'26"W	48.55
C3	21°01'02"	151.00	55.39	28.01	N79°33'51"W	55.08
C4	25°05'08"	151.00	66.11	33.59	N56°30'48"W	65.58
C5	72°28'04"	211.00	9.09	4.54	N45°12'14"W	9.09
C6	33°42'36"	211.00	124.14	63.93	N83°17'33"W	122.36
C7	82°57'03"	29.00	36.19	22.10	N38°10'19"W	33.11
C8	124°51'05"	55.00	119.89	103.32	N85°03'01"E	97.51
C9	0°38'21"	688.64	7.69	3.84	N85°35'58"E	7.69
C10	1°11'20"	688.64	14.29	7.15	N85°31'48"E	14.29
C11	86°01'48"	18.11	27.20	16.90	N40°04'45"E	24.71
C12	0°20'18"	1489.95	8.80	4.40	N86°12'11"E	8.80
C13	1°35'24"	7415.29	205.76	102.90	S89°12'11"E	205.77
C14	48°08'26"	48.67	40.96	21.72	S30°41'59"E	39.67
C15	41°20'49"	42.66	30.79	16.10	S41°15'14"E	30.12

LINE	DIRECTION	LENGTH
L1	N43°58'12"W	51.06
L2	N07°48'13"E	59.62
L3	N04°52'41"E	71.14
L4	N07°35'03"E	63.64
L5	N80°19'49"E	6.49
L6	N80°19'48"E	48.54
L7	N00°00'00"W	5.00
L8	N00°00'00"W	59.00
L9	N89°59'57"E	15.23
L10	N46°31'27"E	4.07
L11	N89°59'28"E	15.52
L12	N24°08'15"E	37.31
L13	N27°46'05"E	6.81
L14	N17°09'46"E	11.44
L15	N17°09'46"E	6.97
L16	N06°33'27"E	35.54
L17	N05°53'08"E	6.20
L18	N80°00'00"W	42.70
L19	N00°00'00"E	73.44
L20	S90°00'00"E	86.04
L21	S90°00'00"W	85.42
L22	S90°00'00"W	18.44
L23	S90°00'00"W	29.04
L24	S90°00'00"W	67.80
L25	N00°00'00"W	114.98
L26	N80°00'00"E	31.50
L27	N00°00'00"E	8.00
L28	N80°00'00"E	34.37
L29	S00°00'01"E	93.42
L30	N80°00'00"W	16.00
L31	S00°00'00"W	18.00
L32	N80°00'00"W	70.12
L33	N00°00'00"W	18.00
L34	N00°00'00"E	118.17
L35	N00°00'00"E	7.26
L36	N80°00'00"E	74.26
L37	S00°00'00"W	95.53
L38	S90°00'00"W	8.00
L39	S90°00'00"W	70.12

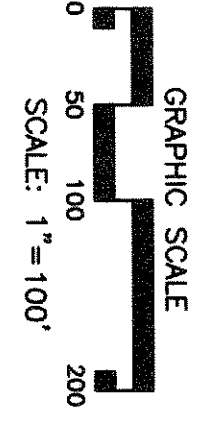
LOT 2A, 2C, 2D SHALL HAVE LOT ACCESS PER CROSS ACCESS EASEMENT RECORDED IN DEED BOOK 6032, PAGE 12.

FILED
Plat Book 195 Page 307
Date 03/23/10 Time 2:25pm
MICHAEL CONYOUNG
REGISTER OF DEEDS
DURHAM COUNTY, NC



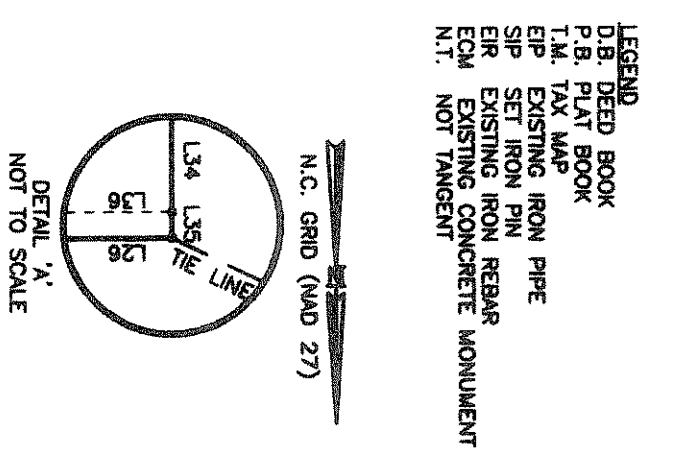
STREET TREES REQ.:
LOT 2 27 TREES ALONG MCFARLAND DRIVE
LOT 2C NO STREET FRONTAGE
LOT 2D NO STREET FRONTAGE
TOTAL 87 TREES

THE OWNERS ACKNOWLEDGE THAT THE INDIVIDUAL PARCEL IS A PART OF THE NAMED DEVELOPMENT COMPLEX, AND THAT DEEDS OF EASEMENTS, RESTRICTIVE COVENANTS, AND/OR OTHER LEGAL DOCUMENTS NECESSARY FOR THE PERPETUAL FUNCTIONING OF THE DEVELOPMENT COMPLEX SHALL BE EXECUTED AND RECORDED WITH THE FINAL PLAT.



STATE OF NORTH CAROLINA
COUNTY OF DURHAM
I, Say V. Miller, REVIEW OFFICER OF DURHAM COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Say V. Miller by Ryan Terry
REVIEW OFFICER
DATE 03/23/10

CASE NO. S1000037



Professional seals for Ronald D. Carpenter, North Carolina Professional Land Surveyor, License No. L-2458. The seals are circular and contain the text 'NORTH CAROLINA PROFESSIONAL LAND SURVEYOR' and 'RONALD D. CARPENTER L-2458'.

DO HEREBY CERTIFY THAT THE ATTACHED PLAT AND SUBDIVISION WAS MADE BY ORDER AND DIRECTION OF THE REGISTER OF DEEDS OF THE COUNTY OF DURHAM, NORTH CAROLINA, AND THAT THE LAND SHOWN ON THE PLAT IS BEING SUBDIVIDED INTO LOTS, BLOCKS, EASEMENTS, AND OTHER SPACES SO DESCRIBED UPON SAID PLAT AND THAT THE LINE CORNER TO THE HEREBY LISTED AND PLAT ARE CORRECT IN ALL RESPECTS. WITNESS MY HAND AND SEAL THIS 23rd DAY OF MARCH, 2010.

OWNER: Michael Terry
PROFESSIONAL LAND SURVEYOR

STATE OF NORTH CAROLINA, COUNTY OF DURHAM
I, Michael Terry, ANNOTARY PUBLIC OF THE COUNTY AND STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THE EXECUTION OF THE FOREGOING INSTRUMENT, AND OFFICIAL STAMP OR SEAL, THIS 23rd DAY OF MARCH, 2010.

MY COMMISSION EXPIRES 10-14-2011
Michael Terry
ANNOTARY PUBLIC

DURHAM COUNTY, NORTH CAROLINA
I, Ronald D. Carpenter, CERTIFY THAT THIS MAP WAS DRAWN UNDER SUPERVISION FROM AN ORIGINAL SURVEY MADE UNDER MY PERSONAL SUPERVISION AND THAT THE DISTANCES AND BEARINGS ARE AS CALCULATED BY ME AND THAT THE MAP WAS PREPARED IN ACCORDANCE WITH GS 47-20 AS AMENDED. WITNESS MY HAND AND SEAL THIS 23rd DAY OF MARCH, 2010.

Ronald D. Carpenter
PROFESSIONAL LAND SURVEYOR

FINAL PLAT

THIS PLAT HAS BEEN CERTIFIED FOR RECORDBY BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT ON: March 23, 2010

Planning Director or Designee
Michael Terry

Null and void if not recorded within 180 days, or by 9 - 23, 2010

FINAL PLAT OF RECOMBINATION FOR PATTERSON PLACE PHASE II

REVISION OF LOT 2 AND LOT 2C
OWNER: BP PHASE II
4201 UNIVERSITY DR STE 451, DURHAM, NC 27707

3715 University Drive
Durham, NC 27707-2646
(919) 490-2829
FAX (919) 490-6165

Date: 3/23/2010
Scale: 1"=100'
Job No.: 90187.93
Revisions: