

SURVEYOR'S NOTES

1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
3. ALL AREAS COMPUTED USING COORDINATES FROM MEASURED FIELD DATA.
4. THE HORIZONTAL DATUM IS NAD 83(2011), AND VERTICAL DATUM IS NAVD 88.
5. DOCUMENTS REFERENCED ARE EITHER FOR DURHAM OR WAKE COUNTY REGISTRY PARCELS ON THE COUNTY LINES WILL HAVE A "W" OR "D" FOLLOWING THE REFERENCE TO DENOTE IF THE REFERENCE IS FOR DURHAM OR WAKE COUNTIES.
6. THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
8. NO NCGS MONUMENT FOUND WITHIN 2000' OF PROPERTY.
9. NEW LOTS 1 AND 2 ARE IN THE GRABTREE CREEK WATERSHED ZONING: LOT 1: DURHAM COUNTY-SUBURBAN TIER, RR AND CC LOT 2: WAKE COUNTY, OX-3-PK.
10. LOT 1 IS IN DURHAM COUNTY, THIS LOT IS ZONED CC AND RR, SUBURBAN DEVELOPMENT TIER. DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE INTENSITY PERMITTED HOUSING TYPES AND DIMENSIONAL STANDARDS OF THE UNIFIED DEVELOPMENT ORDINANCE.
11. STREAM BUFFERS: 50 FOOT WIDE UNDISTURBED DURHAM STREAM BUFFER MEASURED FROM THE TOP OF BANK EACH SIDE OF STREAM. NO CLEARING OR GRADING OTHER THAN SELECTIVE THINNING AND ORDINARY MAINTENANCE OF EXISTING VEGETATION PERMITTED.
12. FOR PROJECTS UTILIZING ON SITE WATER SUPPLY OR WASTE WATER DISPOSAL: APPROVAL DOES NOT GUARANTEE APPROVAL OF EITHER ON SITE WATER SUPPLY OR WASTE WATER DISPOSAL SYSTEMS OR THAT PERMITS WILL BE ISSUED FOR THE CONSTRUCTION OF SUCH SYSTEMS.
13. THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL # 3720075900J AND 3720075800K WITH AN EFFECTIVE DATE OF MAY 2, 2006.
14. NEW LOT 1 IS IN OAK GROVE TOWNSHIP NEW LOT 2 IS IN THE CEDAR FORK TOWNSHIP

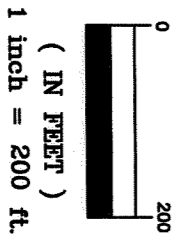
FILED _____ PAGE _____
 PLAT BOOK _____ TIME _____
 DATE _____
 WILLIE L. CONINGTON
 REGISTER OF DEEDS
 DURHAM COUNTY, N.C.

AREA CHART

OLD AREA:
 PIN: 0759-04-71-0976
 588,516 S.F.
 13,5105 AC.
 PIN: 0758-79-3998
 1021953 S.F.
 23,4608 AC.
TOTAL: 1,610,469 S.F.
 36,9713 AC.

NEW AREAS:
 LOT 1: 591,039 S.F.
 13,5684 AC.
 LOT 2: 1,019,430 S.F.
 23,4029 AC.
TOTAL: 1,610,469 S.F.
 36,9713 AC.

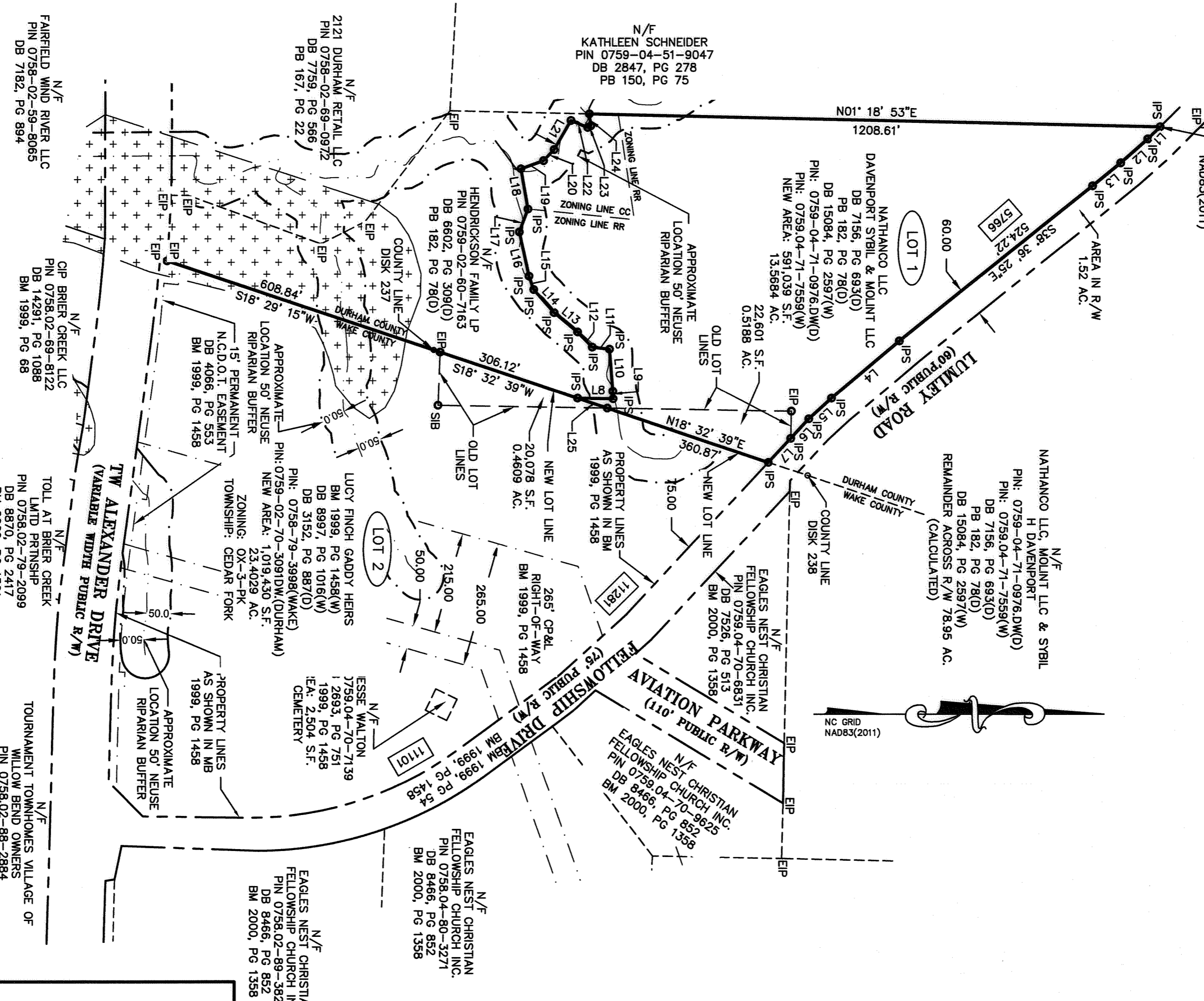
GRAPHIC SCALE



RECORDED IN PLAT BOOK _____, PAGE _____

DURHAM COUNTY REGISTRY

CASE # S1600145



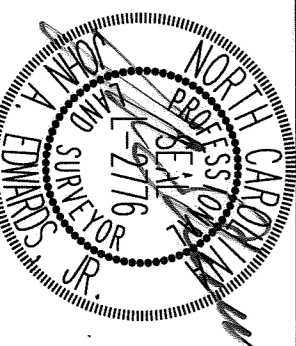
LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY PIPE
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
EM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
MAX	MAXIMUM IMPERVIOUS ALLOWED
XXXX	DENOTES ADDRESS
XXXX	DENOTES FLOOD PRONE SOILS
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	LINES NOT SURVEYED
---	EASEMENT LINES

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	36.40'	S44° 48' 31"E
L2	76.27'	S41° 32' 52"E
L3	76.73'	S39° 15' 21"E
L4	186.99'	S40° 12' 17"E
L5	64.64'	S42° 32' 58"E
L6	55.85'	S47° 39' 05"E
L7	69.29'	S46° 56' 02"E
L8	75.21'	N01° 00' 01"E
L9	15.99'	N86° 53' 58"E
L10	88.91'	N85° 30' 48"E
L11	36.86'	N07° 04' 12"E
L12	44.29'	N45° 57' 18"E
L13	64.42'	N39° 34' 46"E
L14	65.05'	N48° 21' 45"E
L15	30.02'	N70° 43' 14"E
L16	95.78'	N77° 14' 52"E
L17	51.63'	S69° 23' 48"E
L18	86.10'	N79° 58' 02"E
L19	50.83'	S19° 53' 41"E
L20	32.35'	S46° 07' 07"E
L21	71.12'	S59° 51' 00"E
L22	37.91'	S22° 32' 51"W
L23	7.45'	S27° 33' 01"E
L24	25.05'	N83° 23' 41"E
L25	66.18'	S18° 32' 39"W

FOR REGISTRATION
 SHEET NO. 2
 DATE: DEC 29, 2016 08:45:45 AM
 DURHAM COUNTY, NC
 BR: 196 PL: 1
 INSTRUMENT # 2016044558
 FEE: \$21.00
 APRIL 1
 2016044558



DATE	REVISION	BY
8-8-16	COMMENT REVISIONS	ZCS

JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 NC License F-0289
 333 Wade Ave., Raleigh, N.C. 27605
 Phone: (919) 828-4428
 Fax: (919) 828-4711
 E-mail: info@jaeco.com

SCALE	DATE
1" = 200'	5-25-2016

SURVEY FOR:
LUCY FINCH GADDY HEIRS & NATHANCO LLC & SYBIL DAVENPORT & MOLINT LLC
 OAK GROVE/CEDAR FORK TOWNSHIPS
 DURHAM/WAKE COUNTY
EXEMPT PLAT

SHEET	OF
2	2