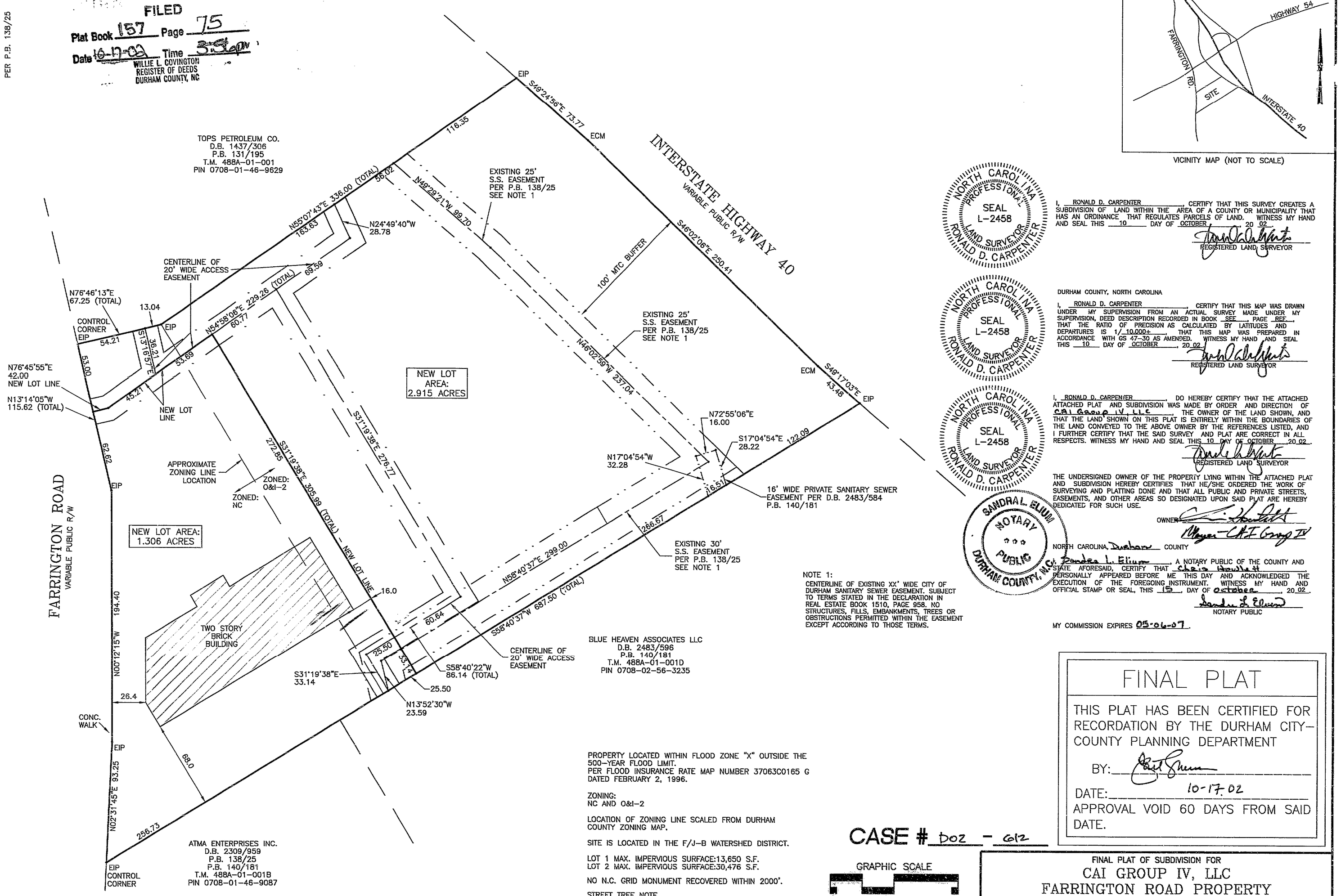
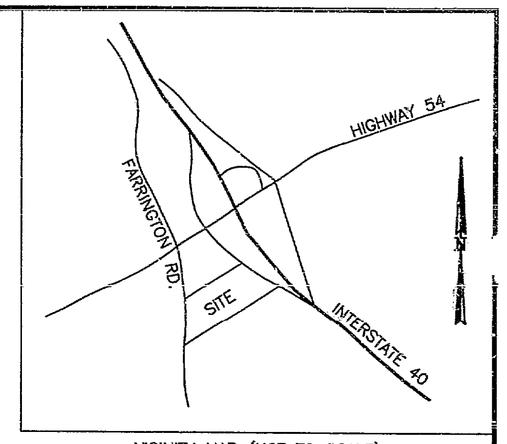
FILED
Plat Book 157 Page 75
Date 10-17-02 Time 3:34pm
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

N
PER P.B. 138/25





VICINITY MAP (NOT TO SCALE)

NOTE 1:
CENTERLINE OF EXISTING XX' WIDE CITY OF DURHAM SANITARY SEWER EASEMENT. SUBJECT TO TERMS STATED IN THE DECLARATION IN REAL ESTATE BOOK 1510, PAGE 958. NO STRUCTURES, FILLS, EMBANKMENTS, TREES OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.

NORTH CAROLINA PROFESSIONAL SEAL L-2458 LAND SURVEYOR RONALD D. CARPENTER

I, RONALD D. CARPENTER, CERTIFY 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. WITNESS MY HAND AND SEAL THIS 10 DAY OF OCTOBER, 20 02

REGISTERED LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-2458 LAND SURVEYOR RONALD D. CARPENTER

DURHAM COUNTY, NORTH CAROLINA

I, RONALD D. CARPENTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK SEE, PAGE REF, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/ 10,000+, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 10 DAY OF OCTOBER, 20 02

REGISTERED LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-2458 LAND SURVEYOR RONALD D. CARPENTER

I, RONALD D. CARPENTER, DO HEREBY CERTIFY THAT THE ATTACHED ATTACHED PLAT AND SUBDIVISION WAS MADE BY ORDER AND DIRECTION OF CAI Group IV, LLC, THE OWNER OF THE LAND SHOWN, AND THAT THE LAND SHOWN ON THIS PLAT IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND CONVEYED TO THE ABOVE OWNER BY THE REFERENCES LISTED, AND I FURTHER CERTIFY THAT THE SAID SURVEY AND PLAT ARE CORRECT IN ALL RESPECTS. WITNESS MY HAND AND SEAL THIS 10 DAY OF OCTOBER, 20 02.

REGISTERED LAND SURVEYOR

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE ORDERED THE WORK OF SURVEYING AND PLATTING DONE AND THAT ALL PUBLIC AND PRIVATE STREETS, EASEMENTS, AND OTHER AREAS SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE.

OWNER Chris Howlett
Mgr. - CAI Group IV

SANDRA L. ELLIUM NOTARY PUBLIC DURHAM COUNTY, N.C.

NORTH CAROLINA, Durham COUNTY

I, Sandra L. Ellium, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Chris Howlett PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 15 DAY OF October, 20 02.

NOTARY PUBLIC

MY COMMISSION EXPIRES 05-06-07

FINAL PLAT

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT

BY: _____

DATE: 10-17-02

APPROVAL VOID 60 DAYS FROM SAID DATE.

REFERENCES:
D.B. 2601/199
P.B. 138/25
P.B. 154/153
T.M. 488A-01-001A
PIN 0708-02-56-1468

TOTAL AREA:
4.221 ACRES

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Judy F Hesford, REVIEW OFFICER OF DURHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Judy F Hesford — REVIEW OFFICER — 10-17-02 DATE

PROPERTY LOCATED WITHIN FLOOD ZONE "X" OUTSIDE THE 500-YEAR FLOOD LIMIT.
PER FLOOD INSURANCE RATE MAP NUMBER 37063C0165 G DATED FEBRUARY 2, 1996.

ZONING:
NC AND O&I-2

LOCATION OF ZONING LINE SCALED FROM DURHAM COUNTY ZONING MAP.

SITE IS LOCATED IN THE F/J-B WATERSHED DISTRICT.

LOT 1 MAX. IMPERVIOUS SURFACE:13,650 S.F.
LOT 2 MAX. IMPERVIOUS SURFACE:30,476 S.F.

NO N.C. GRID MONUMENT RECOVERED WITHIN 2000'.

STREET TREE NOTE
STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH SECTION 10.5, 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.

LOT 1 REQUIRES 12 STREET TREES.
LOT 2 REQUIRES 2 STREET TREES ALONG FARRINGTON RD.
LOT 2 REQUIRES 13 STREET TREES ALONG I-40.
(MASS TRANSIT CORRIDOR BUFFER SERVES AS STREET TREES REQUIRED ALONG INTERSTATE 40.)

ALL DISTANCES ARE MEASURED IN FEET.

CASE # D02 - 612

GRAPHIC SCALE
0 25 50 100
SCALE: 1"=50'

FINAL PLAT OF SUBDIVISION FOR
CAI GROUP IV, LLC
FARRINGTON ROAD PROPERTY
CAROLINA POINTE II
OWNER: CAI GROUP IV, LLC
800 EASTOWNE DRIVE, SUITE 202
CHAPEL HILL, N.C. 27514
TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA

Triangle Surveyors
3715 University Drive
Durham, NC 27707-2646
(919) 490-2929
FAX (919) 490-6165

Date: 10/14/2002
Scale: 1"=50'
Job No: 20237.05
Revisions:

J:\AutoCADD\Tsi\DWG2000\20237\2023705\2023705A.dwg, 1:50, MDM