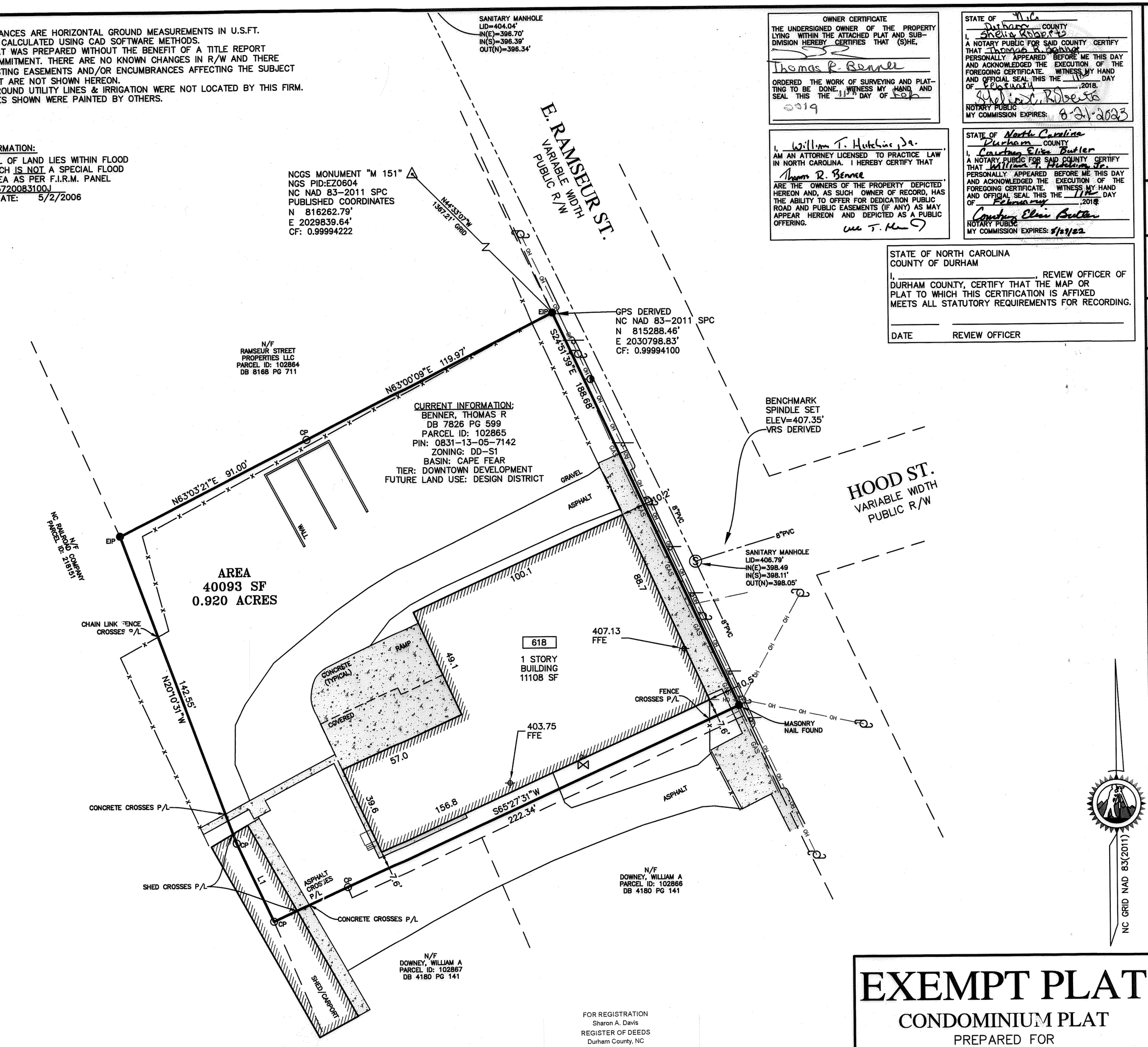
NOTES:
1– ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS IN U.S.FT.
2– AREA IS CALCULATED USING CAD SOFTWARE METHODS.
3– THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. THERE ARE NO KNOWN CHANGES IN R/W AND THERE MAY BE EXISTING EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PARCEL THAT ARE NOT SHOWN HEREON.
4– UNDERGROUND UTILITY LINES & IRRIGATION WERE NOT LOCATED BY THIS FIRM.
5– GAS LINES SHOWN WERE PAINTED BY OTHERS.

FLOOD INFORMATION:
THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. PANEL NUMBER: 3720083100J
EFFECTIVE DATE: 5/2/2006



LINE TABLE		
LINE	BEARING	LENGTH
L1	N25° 03' 47"W	37.59

OWNER CERTIFICATE
THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUB-DIVISION HEREBY CERTIFIES THAT (S)HE,
Thomas R. Benner
ORDERED THE WORK OF SURVEYING AND PLAT-TING TO BE DONE. WITNESS MY HAND AND SEAL THIS THE 11th DAY OF Feb
2019

STATE OF N.C.
Durham COUNTY
I, Shelia Roberts
A NOTARY PUBLIC FOR SAID COUNTY CERTIFY THAT Thomas R. Benner
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS THE 11th DAY OF February ,2018.
Shelia C. Roberts
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-21-2023

I, William T. Hutchins, Jr.
AM AN ATTORNEY LICENSED TO PRACTICE LAW IN NORTH CAROLINA. I HEREBY CERTIFY THAT
Thomas R. Benner
ARE THE OWNERS OF THE PROPERTY DEPICTED HEREON AND, AS SUCH OWNER OF RECORD, HAS THE ABILITY TO OFFER FOR DEDICATION PUBLIC ROAD AND PUBLIC EASEMENTS (IF ANY) AS MAY APPEAR HEREON AND DEPICTED AS A PUBLIC OFFERING.
William T. Hutchins

STATE OF North Carolina
Durham COUNTY
I, Courtney Elise Butler
A NOTARY PUBLIC FOR SAID COUNTY CERTIFY THAT William T. Hutchins, Jr.
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS THE 11th DAY OF February ,2018.
Courtney Elise Butler
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/29/22

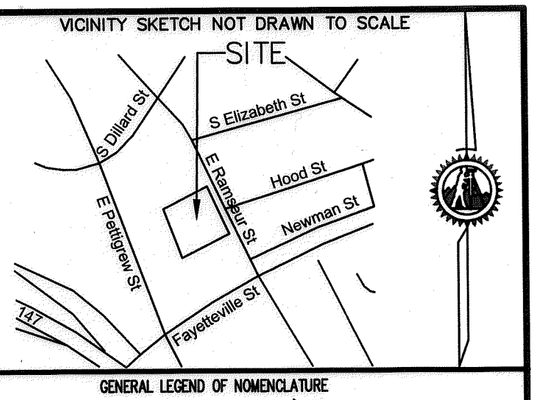
STATE OF NORTH CAROLINA
COUNTY OF DURHAM
I, _____, REVIEW OFFICER OF DURHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE REVIEW OFFICER

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2019 Feb 15 02:52:07 PM
BK:13 PG:92-92
CONDOMINIUM PLATS
FEE: $21.00
INSTRUMENT # 2019004652
TREDFEARN
2019004652

SHEET 1 OF 5

VICINITY SKETCH NOT DRAWN TO SCALE



GENERAL LEGEND OF NOMENCLATURE
EIP EXISTING IRON PIPE (EIP)
CP COMPUTED POINT
S SANITARY MANHOLE
GUY
GA GAS APPARATUS
UTILITY POLE
SIGN

LINETYPE LEGEND
P/L
ADJOINER OR R/W
OH OVERHEAD UTLITLIES
FENCE
GAS PAINTED GAS

1234 STREET ADDRESS

ACRONYMS:
DB = DEED BOOK
BM = BOOK OF MAPS
PG = PAGE
SF = SQUARE FEET
SFT = SURVEY FEET
P/L = PROPERTY LINE
R/W = RIGHT OF WAY
ST = STREET
NC = NORTH CAROLINA
TWSP = TOWNSHIP
PIN = PARCEL ID NUMBER
FFE = FINISHED FLOOR ELEVATION
N/F = NOW/FORMERLY
EIP = EXISTING IRON PIPE
CP = COMPUTED POINT

_____a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
_____b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
c. Any one of the following:
_____1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
__●__2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse. General Assembly Of North Carolina Session 2017 House Bill 454"-Second Edition Page 5
_____3. That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.
_____4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
_____d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision;subdivision.
_____e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

I, TIMOTHY P. MURRAY, Professional Land Surveyor L-4833, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 7826, page 599; that the ratio of precision as calculated is 1: 20,000+ ; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 11 day of February, A.D., 2019.
_____, PLS L-4833

NORTH CAROLINA PROFESSIONAL L-4833 LAND SURVEYOR TIMOTHY P. MURRAY

UNLESS THIS MAP IS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT, NOT FOR RECORDING, SALES OR CONVEYANCE.

I, TIMOTHY P. MURRAY, Professional Land Surveyor L-4833, certify that this survey creates a Condominium of land in accordance with G.S. 47C-2-109 and that this Plat accurately depicts the legal boundaries and the physical location of the units and the other improvements relative to those boundaries and that this parcel lies within the area of the county or municipality that has an ordinance that regulate parcels of land. Witness my original signature, registration number and seal this 11th day of February, A.D., 2019
_____, PLS L-4833

TERRESTRIAL SURVEYING PC
Professional Land Surveying / License C-3903
P.O. Box 91041 / Raleigh North Carolina 27675
p. 919.219.4278 / e. info@TerrestrialSurveying.com

EXEMPT PLAT
CONDOMINIUM PLAT
PREPARED FOR
BLUE MOORE CONDOMINIUM
DURHAM TWSP., DURHAM COUNTY, NC
DATE: 10/4/2018 SCALE: 1"=30'

30 0 15 30 60
BAR GRAPH 1 inch = 30 ft.
RAMSEURST-E-618-CONDO.DWG

EXEMPT PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION AS AN EXEMPT PLAT PURSUANT TO §160A-376 AND §160A-37. THE NORTH CAROLINA GENERAL STATUTES
Kyle Taylor 2/11/19
Durham City-County Planning Dept (Date)

CASE NUMBER: S1900039