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

(F) (11.) NOTWITHSTANDING ANY OTHER PROVISION CONTAINED IN THIS SECTION, IT IS THE DUTY OF THE SURVEYOR, BY A CERTIFICATE ON THE FACE OF THE PLAT, TO CERTIFY TO ONE OF THE FOLLOWING:

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;

WITNESS MY HAND AND SEAL THIS 20 DAY OF OCTOBER 2015.

PROFESSIONAL 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 20 DAY OF OCTOBER, 20 15.

PROFESSIONAL LAND SURVEYOR

CENTERLINE OF 20 FOOT WIDE PUBLIC STORM WATER DRAINAGE EASEMENT. OWNERSHIP OF, AND RESPONSIBILITY FOR IMPROVEMENT AND MAINTENANCE OF STORM WATER FACILITIES IN THIS EASEMENT REMAINS WITH THE GRANTOR. IF THE PROPERTY IS WITHIN OR BECOMES A PART OF THE CITY, THE EASEMENT AND ACCESS POINTS TO THE EASEMENT ARE SUBJECT TO THE TERMS AND RESTRICTIONS STATED IN THE "REVISED DECLARATION OF RIGHTS AND PRIVILEGES OF THE CITY OF DURHAM IN STORM WATER MANAGEMENT FACILITY EASEMENTS" RECORDED IN REAL ESTATE BOOK 2298, PAGE 208, WHICH DOCUMENT IS INCORPORATED HEREIN. THIS EASEMENT AND REVISED DECLARATION DO NOT CREATE THE OBLIGATION TO PROVIDE PUBLIC MAINTENANCE. NO BUILDINGS, STRUCTURES, FILLS EMBANKMENTS OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.

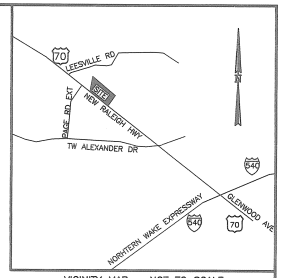
FILED

Plat Book _____ Page _____

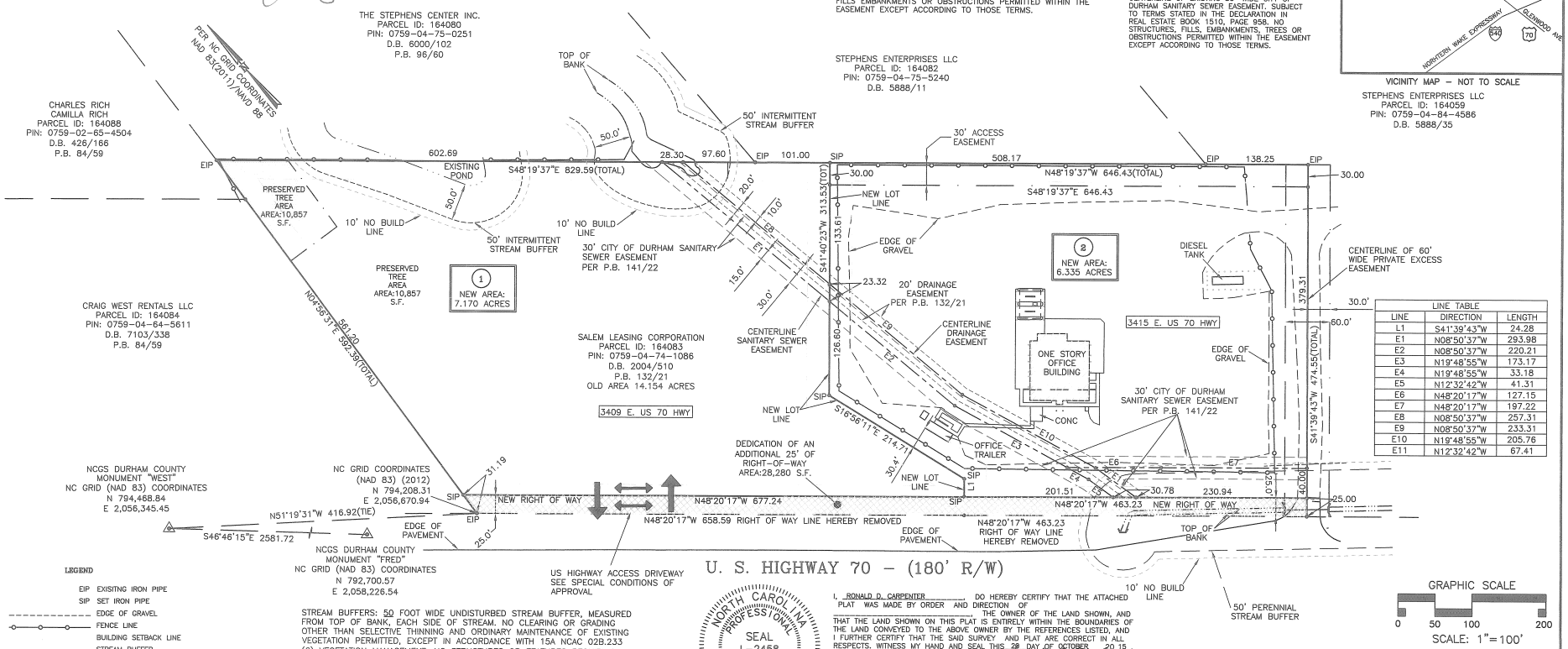
Date _____ Time _____

WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

CENTERLINE OF EXISTING 30' 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.



VICINITY MAP – NOT TO SCALE



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S41°39'43"W	24.28
E1	N08°50'37"W	293.98
E2	N08°50'37"W	220.21
E3	N19°48'55"W	173.17
E4	N19°48'55"W	33.18
E5	N12°32'42"W	41.31
E6	N48°20'17"W	127.15
E7	N48°20'17"W	197.22
E8	N08°50'37"W	257.31
E9	N08°50'37"W	233.31
E10	N19°48'55"W	205.76
E11	N12°32'42"W	67.41

GRAPHIC SCALE

0 50 100 200

SCALE: 1"=100'

LEGEND

- EIP EXISITNG IRON PIPE
- SIP SET IRON PIPE
- EDGE OF GRAVEL
- FENCE LINE
- BUILDING SETBACK LINE
- STREAM BUFFER
- 10' NO BUILD LINE
- TOP OF BANK

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

ALL AREAS CALCULATED BY COORDINATE COMPUTATION.

THE COMBINED GRID FACTOR IS 0.99992784.

NC GRID HORIZONTAL AND VERTICAL LOCATION BASED ON VRS SURVEY USING THE PHYSICAL REFERENCE GPS BASE STATION "DURH ". HORIZONTAL DATUM NAD 83 (2012), VERTICAL DATUM NAVD 88.

SUBJECT PROPERTY IS ZONED IL(D)
SETBACKS REQ.:
FRONT: 40'
SIDE: 30'
REAR: 25'
WIDTH: 100'
MIN AREA: 25,000 S.F

SUBJECT PROPERTY LIES WITHIN THE SUBURBAN DEVELOPMENT TIER.

SUBJECT PROPERTY LIES WITHIN THE NEUSE RIVER BASIN.

SUBJECT PROPERTY DOES NOT LIE WITHIN A WATERSHED PROTECTION DISTRICT.

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X"PER FEMA FLOOD INSURANCE RATE MAP PANEL 3720075900J DATED MAY 2, 2006.

EXISTING IMPERVIOUS SURFACE	
LOT 1 IS A VACANT LOT	
LOT 2	
BUILDINGS:	7,402 S.F.
CONC./GRAVEL/ASPHALT:	177517 S.F.
TOTAL:	184,918 S.F.
	67% OF 6.335 ACRES

STREAM BUFFERS: 50 FOOT WIDE UNDISTURBED STREAM BUFFER, MEASURED FROM TOP OF BANK, EACH SIDE OF STREAM. NO CLEARING OR GRADING OTHER THAN SELECTIVE THINNING AND ORDINARY MAINTENANCE OF EXISTING VEGETATION PERMITTED, EXCEPT IN ACCORDANCE WITH 15A NCAC 02B.233 (6) VEGETATION MANAGEMENT. NO STRUCTURES OR FEATURES REQUIRING GRADING OR CONSTRUCTION MAY BE BUILT WITHIN THE 10 FOOT STREAM BUFFER SETBACK. ANY USE ALLOWED BY SECTION 8.5.5 OF THE UDO SHALL BE DESIGNED AND CONSTRUCTED TO MINIMIZE THE AMOUNT OF INTRUSION INTO THE STREAM BUFFER AND TO MINIMIZE CLEARING, GRADING, EROSION AND WATER QUALITY DEGRADATION.

SPECIAL CONDITIONS AND APPROVAL

THE FINAL LOCATION OF THE "US HIGHWAY 70 ACCESS DRIVEWAY" WILL BE DETERMINED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND CITY OF DURHAM (CITY) DURING CITY'S SITE PLAN APPROVAL PROCESS, AND NEITHER NCDOT NOR THE CITY COMMITS TO THE LOCATION OF SUCH DRIVEWAY UNTIL A FINAL DRIVEWAY PERMIT IS ISSUED BY NCDOT AND FINAL SITE PLAN APPROVAL IS GIVEN BY CITY.

OWNER AGREES AND ACKNOWLEDGES US HIGHWAY 70 WILL BE CONVERTED TO A CONTROLLED ACCESS FACILITY AT A FUTURE DATE, AT WHICH TIME THE US HIGHWAY 70 DRIVEWAY WILL BE SUBJECT TO CLOSURE AND REMOVAL, WITHOUT COMPENSATION TO THE OWNERS OF TRACT 1 OR TRACT 2, AS DEEMED NECESSARY BY NCDOT AND/OR CITY. NEITHER NCDOT NOR THE CITY WILL BE OBLIGATED TO BUILD A SERVICE ROAD TO PROVIDE ALTERNATIVE ACCESS TO TRACT 1 OR TRACT 2 UPON CLOSURE OF THE US HIGHWAY 70 DRIVEWAY TO CONVERT US HIGHWAY 70 TO A CONTROLLED ACCESS FACILITY.

OWNER OF TRACT 1 HAS SECURED ALTERNATE ACCESS TO A PUBLIC ROAD AT ITS OWN COST TO MEET MINIMUM THE CITY'S STANDARDS FROM TRACT 1 OVER THE "30-FOOT ACCESS EASEMENT" ON THE ADJOINING TRACT 2, WHICH ACCESS EASEMENT MAY BE USED BY TRACT 1 IF AND WHEN THE US HIGHWAY 70 DRIVEWAY IS CLOSED TO CONVERT US HIGHWAY 70 TO A CONTROLLED ACCESS FACILITY. THE 30-FOOT ACCESS EASEMENT HAS BEEN MEMORIALIZED IN A SEPARATE EASEMENT AGREEMENT BETWEEN THE OWNERS OF TRACT 1 AND TRACT 2 AND WILL BE RECORDED PRIOR TO ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR TRACT 1. WITHIN 180 DAYS AFTER NOTIFICATION FROM NCDOT OF THE CLOSURE OF THE US HIGHWAY 70 ACCESS DRIVEWAY TO CONVERT US HIGHWAY 70 TO A CONTROLLED ACCESS FACILITY, OWNER OF TRACT 1 WILL, AT NO COST TO NCDOT OR THE CITY, CLOSE AND REMOVE THE US HIGHWAY 70 DRIVEWAY AND PROVIDE ALTERNATE ACCESS TO TRACT 1. THE EASEMENT AGREEMENT AND THESE SPECIAL CONDITIONS AND APPROVAL SHALL RUN WITH TITLE TO BOTH TRACT 1 AND TRACT 2 AND SHALL BE BINDING UPON THE HEIRS, SUCCESSORS AND ASSIGNS OF OWNERS OF TRACT 1 AND TRACT 2.

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

I, RONALD D. CARPENTER, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS MADE BY ORDER AND DIRECTION OF 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 28 DAY OF OCTOBER, 20 15.

PROFESSIONAL LAND SURVEYOR

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

OWNER

NORTH CAROLINA, Forsyth COUNTY

I, Julie P. Yarbrough, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, I CERTIFY THAT C. Stephen Parker PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 22nd DAY OF October, 20 15.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-26-18

JULIE P. YARBROUGH
Notary Public
Forsyth County, NC

TRIANGLE SURVEYORS, INC. REGISTERED CORPORATION C-0536 DURHAM, NORTH CAROLINA

CASE# S1400134

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 OCT 29 09:24:19 AM
BK:195 PG:150-150
PLAT
FEE:$21.00
INSTRUMENT # 2015036185

SCEARNEL

2015036185

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

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

REVIEW OFFICER

10/29/15
DATE

FINAL PLAT

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT ON: 10-28-2015

Planning Director or Designee

Null and void if not recorded within 180 days, or by 4-25-2016

FINAL PLAT OF SUBDIVISION FOR

U.S. 70 MINI STORAGE

3415 E. U.S. 70 HIGHWAY

CITY OF DURHAM, OAK GROVE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA

Triangle Surveyors

3715 University Drive
Durham, NC 27707-2646
(919) 490-2929

FAX (919) 490-6165

Date: 10/20/2015
Scale: 1"=100'
Job No: 93268.10
Revisions:

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