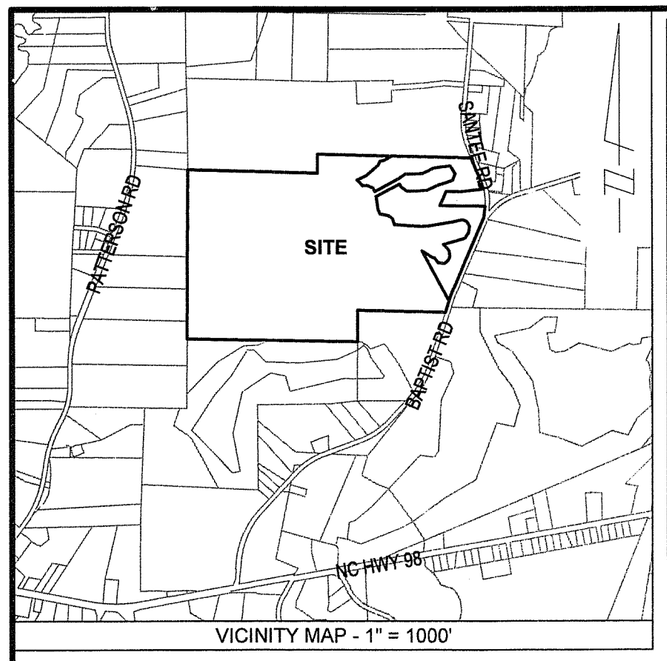

VICINITY MAP - 1" = 1000'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S25°02'18"E	20.53
L2	S24°19'00"E	101.93
L3	S24°32'41"E	95.69
L4	S23°52'22"E	96.86
L5	S13°24'06"E	39.20
L6	S05°10'24"W	155.54
L7	S18°46'44"W	142.46
L8	S60°23'15"W	198.38
L9	N79°26'13"E	55.32
L10	N24°19'19"E	62.02
L11	S48°33'39"W	222.64
L12	S65°34'33"W	149.67
L13	S63°22'00"E	27.95
L14	S41°29'34"E	84.94
L15	N87°16'52"E	64.56
L16	S67°32'13"E	85.66
L17	S28°16'07"E	61.85
L18	N53°38'32"E	102.56
L19	N89°55'46"E	137.01
L20	N86°15'06"E	105.28
L21	N64°38'54"E	181.28
L22	N82°13'22"E	227.86
L23	S32°43'28"E	130.89
L24	S20°18'10"W	98.96
L25	S70°30'43"W	167.54
L26	S82°13'22"W	35.34
L27	S64°38'54"W	189.97
L28	S85°15'06"W	158.78

LINE TABLE		
LINE	DIRECTION	DISTANCE
L29	S89°55'46"W	119.93
L30	N54°22'12"W	104.34
L31	N28°16'07"W	45.10
L32	S07°21'26"E	187.92
L33	S25°35'05"E	62.55
L34	S77°53'40"E	116.11
L35	S63°27'03"E	41.51
L36	S43°57'49"E	36.86
L37	S15°42'46"E	85.63
L38	S86°15'48"E	380.87
L39	N85°58'41"E	103.54
L40	N80°48'21"E	338.77
L41	N76°21'00"E	144.81
L42	S69°28'06"E	63.53
L43	S29°31'27"E	81.60
L44	S08°25'52"W	92.34
L45	N35°19'29"E	89.18
L46	N62°13'06"E	29.27
L47	S44°39'34"E	79.36
L48	S32°51'47"E	41.68
L49	S10°46'01"E	48.81
L50	S01°57'03"E	35.29
L51	S23°36'53"W	47.07
L52	S45°04'21"W	47.95
L53	S61°46'53"W	31.16
L54	N83°50'08"W	82.53
L55	N39°01'41"W	79.54
L56	N65°14'50"W	52.87
L57	N57°31'27"W	155.24
L58	N83°22'40"E	12.95

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	2424.13	147.81	N22°13'23"W	147.78
C2	500.00	61.74	N16°56'20"W	61.70
C3	890.19	157.75	S27°12'16"W	157.54
C4	3151.17	233.30	S21°00'26"W	233.25
C5	5280.00	699.44	N87°10'22"E	698.93
C6	5280.00	559.62	N80°20'29"E	559.36

SITE DATA TABLE

OWNER(S):	JANE COLE, LAURA PINER MELISSA DZIWURA & ANN PALKO
PARENT PINS:	0861-55-81-3342 & 0861-75-58-8010
DEED REF:	DB. 3237 PG. 161
PLAT REF:	PB. 201 PG. 150
ZONING:	RR
DEVELOPMENT TIER:	RURAL
RIVER BASIN / WATERSHED:	F/J-A (FALLS OF THE NEUSE/JORDAN LAKE CRITICAL AREA) F/J-B (FALLS OF THE NEUSE/JORDAN LAKE CRITICAL AREA)
OLD AREAS	
TRACT 1 AREA:	7,729,126 SF OR 177.4363 ACRES
TRACT 2 AREA:	1,383,211 SF OR 31.7542 ACRES
TOTAL SITE AREA:	9,112,337 SF OR 209.1905 ACRES
NEW RECOMBINED AREAS	
TRACT 1 AREA:	8,039,077 SF OR 184.5518 ACRES
TRACT 2 AREA:	1,073,260 SF OR 24.6387 ACRES
TOTAL SITE AREA:	9,112,337 SF OR 209.1905 ACRES

NC GRID (NAD '83/2011)
SCALE: 1" = 300'

REFERENCES:

DB. 3237 PG. 161

PB. 201 PG. 150

I, DAN GREGORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK__SEE____, PAGE__REF__; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK__SEE__, PAGE__REF__; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS

20 DAY OF SEPTEMBER, A.D., 2019.

DAN GREGORY, PLS L-5240

NORTH CAROLINA PROFESSIONAL SEAL L-5240 LAND SURVEYOR DAN GREGORY

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, LUCIAN STEWART, REVIEW OFFICER FOR DURHAM COUNTY N.C., DO HEREBY CERTIFY THE PLAT OR MAP TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER — DATE 9/23/19

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2019 Sep 23 12:32:37 PM
BK:202 PG:43-43
PLAT
FEE: $21.00
INSTRUMENT # 2019034479

DPRUETTE

NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. A PORTION OF THE PROPERTIES LIE IN A FEMA FLOOD HAZARD AREA PER FIRM NUMBER 3720086100K DATED OCTOBER 19, 2018. PROPERTY LIES IN ZONE "X" & ZONE "AE".
5. PROPERTIES ARE ZONED RR.
6. PORTION OF THE PROPERTY LIES IN THE F/J-A AND F/J-B WATERSHED PROTECTION OVERLAY AS SHOWN .
7. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS USING DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NAVD 88 (MSL) ELEVATIONS USING THE CONTINUOUSLY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
8. DEED BOOK 3237 PAGE 161 DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE. DEED REFERENCES OLD ROADWAY ALIGNMENTS WHICH ARE NO LONGER VISIBLE. BOUNDARY AREA SHOWN TO EXISTING RIGHTS-OF-WAYS AS EVIDENCED BY FIELD LOCATED MONUMENTATION & ROAD CENTERLINES. SURVEYOR ASSUMES BOUNDARIES FOLLOW SAID CURRENT RIGHTS-OF-WAYS AS DEEDS FOLLOWED ORIGINAL ALIGNMENTS OF OLD ROADWAYS.
9. WETLANDS DELINEATED BY S&EC PROJECT NO. 13583.W1 DATED OCTOBER 18, 2018.

RECORDED IN
PLAT BOOK____PAGE____

SCALE: 1" = 300'

0 150 300 600 900 1200

LEGEND

EIP = EXISTING IRON PIPE
CP = CALCULATED POINT
IPS = IRON PIPE SET
R/W = RIGHT-OF-WAY
XXXX DENOTES ADDRESS

OWNER:
JANE COLE, LAURA PINER
MELISSA DZIWURA & ANN PALKO
6201 POWELL RIDGE RD
HOLLY SPRINGS, NC 27540

CASE #S1900319

EXEMPT PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION AS AN EXEMPT PLAT PURSUANT TO §153A-335 AND §160A-376 OF THE NORTH CAROLINA GENERAL STATUTES

Durham City-County Planning Dept. 9/20/19 (Date)

REV.	DATE	DESCRIPTION	BY
1	09-20-19	ADDED CASE NUMBER	DG

BNK

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
- 6310 CHAPEL HILL ROAD, SUITE 250 RALEIGH, NORTH CAROLINA 27607
- TELEPHONE: (919)851-4422 OR (800)354-1879 FAX: (919)851-8968
- CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY	GS
DRAWN BY	DG
CHECKED BY	DG
DATE	09-18-19

EXEMPT RECOMBINATION PLAT

PROPERTY OF

JANE COLE, LAURA PINER
MELISSA DZIWURA & ANN PALKO

DURHAM DURHAM COUNTY NORTH CAROLINA

SHEET 1 OF 1

R:\2017\17272 - Falls Village Subdivision\SURVEY\17272LDD\dwg\17272 COLE EXEMPT RECOMBINATION PLAT #2.dwg, EXEMPT RECOMBINATION, 9/20/2019 6:58:27 AM, dang