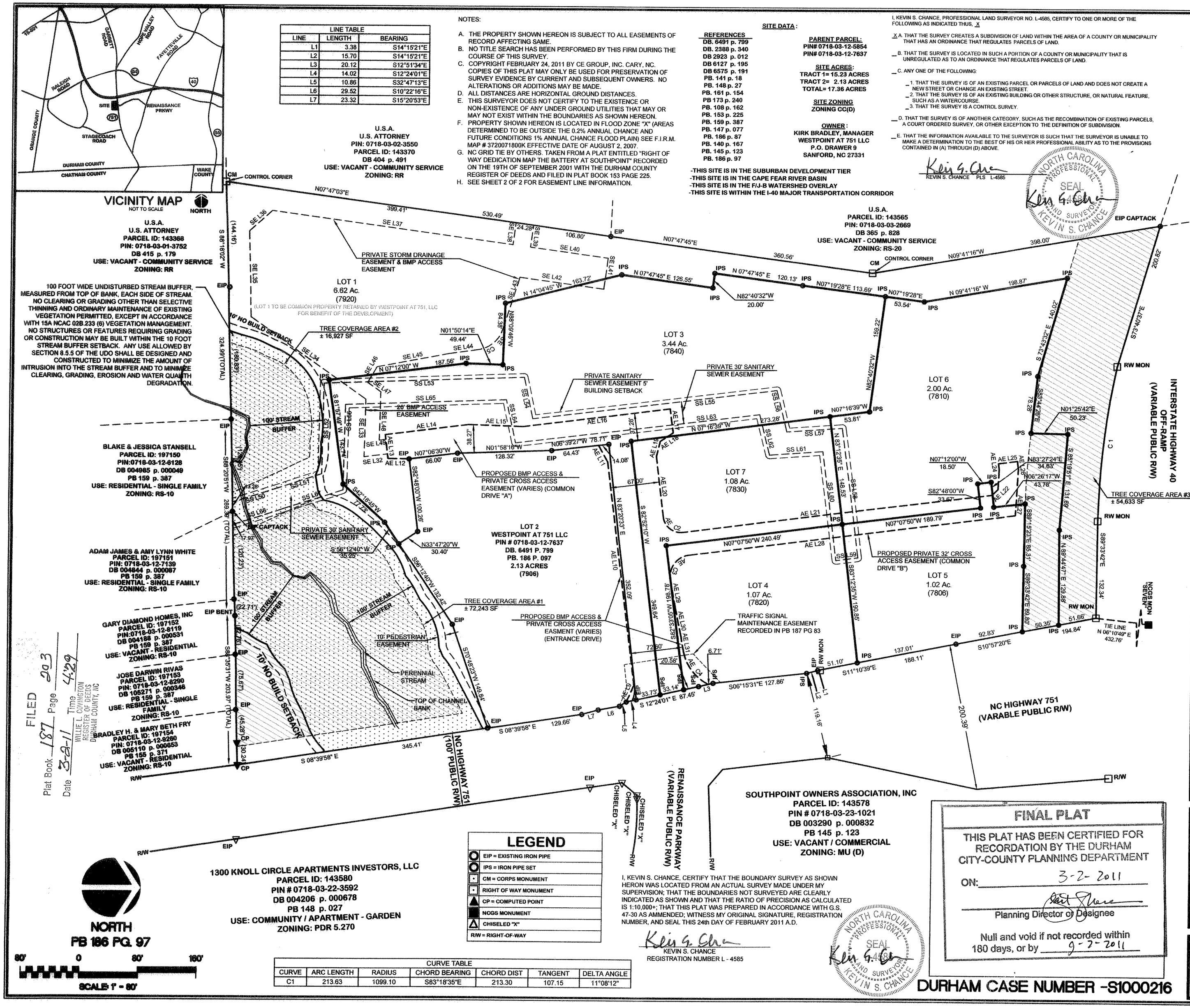

NOTES:

A. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
B. NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
C. COPYRIGHT FEBRUARY 24, 2011 BY CE GROUP, INC. CARY, NC. COPIES OF THIS PLAT MAY ONLY BE USED FOR PRESERVATION OF SURVEY EVIDENCE BY CURRENT AND SUBSEQUENT OWNERS. NO ALTERATIONS OR ADDITIONS MAY BE MADE.
D. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
E. THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDER GROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON.
F. PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD PLAIN) SEE F.I.R.M. MAP # 3720071800K EFFECTIVE DATE OF AUGUST 2, 2007.
G. NC GRID TIE BY OTHERS. TAKEN FROM A PLAT ENTITLED "RIGHT OF WAY DEDICATION MAP THE BATTERY AT SOUTHPOINT" RECORDED ON THE 19TH OF SEPTEMBER 2001 WITH THE DURHAM COUNTY REGISTER OF DEEDS AND FILED IN PLAT BOOK 153 PAGE 225.
H. SEE SHEET 2 OF 2 FOR EASEMENT LINE INFORMATION.

SITE DATA:

REFERENCES
DB. 6491 p. 799
DB. 2388 p. 340
DB 2923 p. 012
DB 6127 p. 195
DB 6575 p. 191
PB. 141 p. 18
PB. 148 p. 27
PB. 161 p. 154
PB 173 p. 240
PB. 108 p. 162
PB. 153 p. 225
PB. 159 p. 387
PB. 147 p. 077
PB. 186 p. 87
PB. 140 p. 167
PB. 145 p. 123
PB. 186 p. 97

PARENT PARCEL:
PIN# 0718-03-12-5854
PIN# 0718-03-12-7637

SITE ACRES:
TRACT 1= 15.23 ACRES
TRACT 2= 2.13 ACRES
TOTAL= 17.36 ACRES

SITE ZONING
ZONING CC(D)

OWNER:
KIRK BRADLEY, MANAGER
WESTPOINT AT 751 LLC
P.O. DRAWER 9
SANFORD, NC 27331

-THIS SITE IS IN THE SUBURBAN DEVELOPMENT TIER
-THIS SITE IS IN THE CAPE FEAR RIVER BASIN
-THIS SITE IS IN THE F/J-B WATERSHED OVERLAY
-THIS SITE IS WITHIN THE I-40 MAJOR TRANSPORTATION CORRIDOR

I, KEVIN S. CHANCE, PROFESSIONAL LAND SURVEYOR NO. L-4585, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS, X

X 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 SUCH 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 AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
__ 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
__ 3. THAT THE SURVEY IS A CONTROL SURVEY.

__ D. THAT THE SURVEY IS OF ANOTHER CATEGORY. SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

__ E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

KEVIN S. CHANCE PLS L-4585

NORTH CAROLINA PROFESSIONAL SEAL L-4585 LAND SURVEYOR KEVIN S. CHANCE

I, KEVIN S. CHANCE, CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN HERON WAS LOCATED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SHOWN AND THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 24th DAY OF FEBRUARY 2011 A.D.

KEVIN S. CHANCE
REGISTRATION NUMBER L - 4585

NORTH CAROLINA PROFESSIONAL SEAL L-4585 LAND SURVEYOR KEVIN S. CHANCE

FINAL PLAT

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

ON: 3-2-2011

Planning Director or Designee

Null and void if not recorded within 180 days, or by 9-2-2011

DURHAM CASE NUMBER -S1000216

FILED
Plat Book 187 Page 93
Date 3-8-11 Time 4:29
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

NO.

CE Group, INC.
LAND PLANNING
CIVIL ENGINEERING
LAND SURVEYING
11000 Regency Parkway, Suite 410, Cary, N.C. 27518
Voice (919) 467-3750 Fax (919) 467-8791
North Carolina License # C-1739

SUBDIVISION PLAT FOR
WESTPOINT AT 751 LLC
7806 HIGHWAY 751 SOUTH
DURHAM, NC 27713
TRIANGLE TOWNSHIP, CITY OF DURHAM, DURHAM COUNTY, NC

Date:	DECEMBER 7, 2010
Scale:	1" = 80'
Drawn:	AJF
Checked:	KC
Project No.	200-79
Computer Dwg. Name	200-79 Westpoint Subdivision

Sheet No: 1 Of 2