

THE JOHN R. McADAMS COMPANY, INC.

CIVIL ENGINEERING • LAND PLANNING • SURVEYING
 P.O. BOX 14005 • RESEARCH TRIANGLE PARK, NC 27709
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REVISIONS:
 07/13/06 REVISE TO CITY COMMENTS

FINAL PLAT
LOT 1AR
SUBDIVISION
SHEET 1 OF 1
 JAMES W. MULLIGAN
 L-25866

RENAISSANCE VILLAGE
LOT 1AR, SUBDIVISION
 TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA

M-S HOLDINGS LLC
 7626 HENDON ROAD
 DURHAM, NORTH CAROLINA 27713
 PROJECT NO. MSH-08000
 FILE NUMBER MSH-08000-P
 DRAWN BY JWM
 SCALE 1" = 100'
 DATE 10 MAY 2005
McADAMS

FILED
 Plat Book 173 Page 240
 Date 1-22-06 Time 12:23 PM
 WILE L. COOPER
 REGISTERED DEED
 DURHAM COUNTY



I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE
 C.S. 47-30 (1)(1)(i). THIS SURVEY CREATES SUBDIVISION OF
 LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT
 HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



JAMES W. MULLIGAN
 SURVEYOR
 STATE OF NORTH CAROLINA
 NO. 14286

THIS PLAT WAS DRAWN
 UNDER SUPERVISION
 MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK
 AS PAGE INDEXED. THAT THE BOUNDARIES NOT SURVEYED ARE
 CALCULATED AS 1/16,000. THAT THE RATIO OF PRECISION AS
 CALCULATED IS 1/16,000. THAT THIS PLAT WAS PREPARED
 ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL, THIS
 DAY OF 14 MAY 2005

JAMES W. MULLIGAN
 SURVEYOR
 STATE OF NORTH CAROLINA
 NO. 14286

CERTIFICATE OF OWNER:
 THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE
 ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE
 HAS REVIEWED THE WORK OF SURVEYING AND PLATTING TO BE DONE,
 OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY
 DEDICATED FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE
 RIGHTS RESERVED UPON SAID PLAT ARE HEREBY GRANTED FOR
 USES AS STIPULATED.

M-S Holdings, LLC
 BY: *[Signature]*
 MANAGER/MEMBER

STATE OF NORTH CAROLINA
 COUNTY OF DURHAM
 I, *[Signature]*, Notary Public,
 do hereby certify that the foregoing instrument was duly executed
 before me on this 14th day of May, 2005, that he is,
 a duly qualified and commissioned Notary Public,
 and that the execution of the foregoing instrument is a part of his
 official duties.



WITNESSED MY HAND AND OFFICIAL SEAL OR STAMP,
 THIS 14th DAY OF MAY 2005
 MY COMMISSION EXPIRES 9-5-06

GENERAL NOTES
 1) ALL DISTANCES ARE METRIC UNITS.
 2) ALL AREAS COMPUTED USING COORDINATES FROM MEASURED
 FIELD DATA.
 3) PARCELS IS ZONED MFD(1).
 MINIMUM BUILDING SETBACKS FRONT: 15'
 REAR: 10'
 SIDE: 10'

- PARCELS ARE IN THE F-1-B WATERSHED.
- MINIMUM IMPERVIOUS SURFACE IS 20% PER APPROVED SITE PLAN 104-008
- A 7' SETBACK IS REQUIRED FROM STORM DRAIN EASEMENTS.
- THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE. IT IS IN ZONE "X" OF FIRM 17068-0081.
- THIS PLAT IS TO SUBDIVIDE LOT 1AR AS RECORDED IN PLAT BOOK 161, PAGE 236.
- NO 305-620 MONUMENT FOUND WITHIN 2000 FEET OF LOT.
- DURHAM ZONING ORDINANCE (STREET TREE STANDARDS).
- MINIMUM DRIVEWAY LENGTH SHALL BE 20' MEASURED FROM THE STREET R/W.

AREAS:

LOT 1AR1	2.05 acres
LOT 1AR2	2.80 acres
TOTAL	4.85 acres

CURVE TABLE

CURVE #	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	85.00	134.53	86.02	120.92	S 10°56'53" W	80°40'54"
C2	192.00	47.00	23.71	46.82	N 88°50'02" W	16°38'20"
C3	192.00	118.21	61.68	116.91	S 63°56'00" W	41°58'38"
C4	192.00	325.30	184.95	324.95	S 20°21'48" W	45°19'47"
C5	192.00	145.41	76.01	140.58	N 62°47'21" W	6°25'46"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 49°46'14" W	20.45'
L2	S 34°23'54" E	51.80'
L3	S 89°28'32" E	39.00'
L4	S 84°25'34" W	58.87'
L5	N 02°18'00" W	89.45'
L7	N 02°18'00" W	128.18'

- REFERENCES:**
- PLAT BOOK 141, PAGE 15
 - PLAT BOOK 143, PAGE 27
 - PLAT BOOK 145, PAGE 121
 - PLAT BOOK 145, PAGE 263
 - PLAT BOOK 145, PAGE 267
 - PLAT BOOK 161, PAGE 236

- LEGEND:**
- EXISTING CONC. MON.
 - EXISTING IRON PIPE
 - IRON PIPE SET
 - CHURN POINT
 - STREET ADDRESS



THIS PLAT HAS BEEN CERTIFIED FOR
 RECORDATION BY THE DURHAM CITY
 COUNTY PLANNING DEPARTMENT
 BY: *[Signature]*
 DATE: 5-18-2006
 APPROVAL VOID 90 DAYS FROM SAID
 DATE.

DURHAM CASE D06-343

