

- NOTE:
- AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
  - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
  - ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
  - NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTIES.
  - ALL PROPOSED AND FUTURE DEVELOPMENT WITHIN THE FLOODWAY OR NON-ENCROACHMENT AREA OR FLOODWAY FRINGE AND NON-ENCROACHMENT AREA FRINGE, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, MANUFACTURED HOUSING, STORAGE OF MATERIALS AND STORAGE OF TOXIC OR FLAMMABLE SUBSTANCES, IS PROHIBITED EXCEPT AS PROVIDED BY APPLICABLE FLOOD HAZARD REGULATIONS OF UDD SECTION 3.22 AND 6.4.
  - NO PORTION OF THE PROPERTIES ARE LOCATED IN A FEMA FLOOD HAZARD AREAS, AS SHOWN ON: FIRM PANEL (S)372008300K EFFECTIVE DATE(S) OCTOBER 19, 2018.
  - KNOWN FLOOD SOURCES: PROPERTIES LIE IN ZONE: "X".
  - PROPERTIES ZONED: IL.
  - 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 99) POSITIONS AND NAVD 88 (MSL) ELEVATIONS USING THE CONTINUOUSLY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
  - NO OPEN SPACE REQUIRED.
  - ALL STORM DRAINAGE EASEMENTS SUBJECT TO A 2' BUILDING SETBACK.
  - ALL SANITARY SEWER EASEMENTS SUBJECT TO A 5' BUILDING SETBACK.
  - PROPOSED COMMON AREA IS HEREBY DEDICATED PURSUANT TO THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR REGIONAL COMMERCE CENTER, DATED JUNE 28, 2019, AND RECORDED JULY 12, 2019, AT BOOK 8700, PAGE 477 (INSTRUMENT NO. 201902955), AS AMENDED FROM TIME TO TIME.

REGISTER OF DEEDS  
Sharon A. Davis  
Durham County, NC  
2021 Sep 29 12:07:07 PM  
BK:205 PL:G231-231  
FEE: \$21.00  
INSTRUMENT # 2021049611



REFERENCES:  
D.B. 9333 PG. 945  
D.B. 8364 PG. 116  
PB. 201 PG. 9-13  
PB. 203 PG. 206-207

SITE DATA TABLE

OWNERS: SCANNELL PROPERTIES #320, LLC

PARENT PIN: 0830-77-85-0016

PARCEL ID: 226406, & 226405

DEED REFERENCE: D.B. 8364 PG. 116

ZONING: IL

DEVELOPMENT TIER: URBAN

JURISDICTION: CITY OF DURHAM

RIVER BASIN: CAPE FEAR RIVER BASIN - JORDAN LAKE WATERSHED

WATERSHED: THIRD FORK CREEK WATERSHED

WATER SUPPLY: NONE

WATERSHED PROTECTION OVERLAY: N/A

LOT 3 OLD AREA: 380,216 SF OR 8.7286 ACRES  
LOT 4 OLD AREA: 712,848 SF OR 16.3484 ACRES  
TOTAL OLD AREA: 1,092,264 SF OR 25.0750 ACRES

LOT 3 NEW RECOMBINED AREA: 386,150 SF OR 8.8648 ACRES  
LOT 4 NEW RECOMBINED AREA: 404,480 SF OR 9.2856 ACRES  
LOT 5 NEW AREA: 301,634 SF OR 6.9246 ACRES

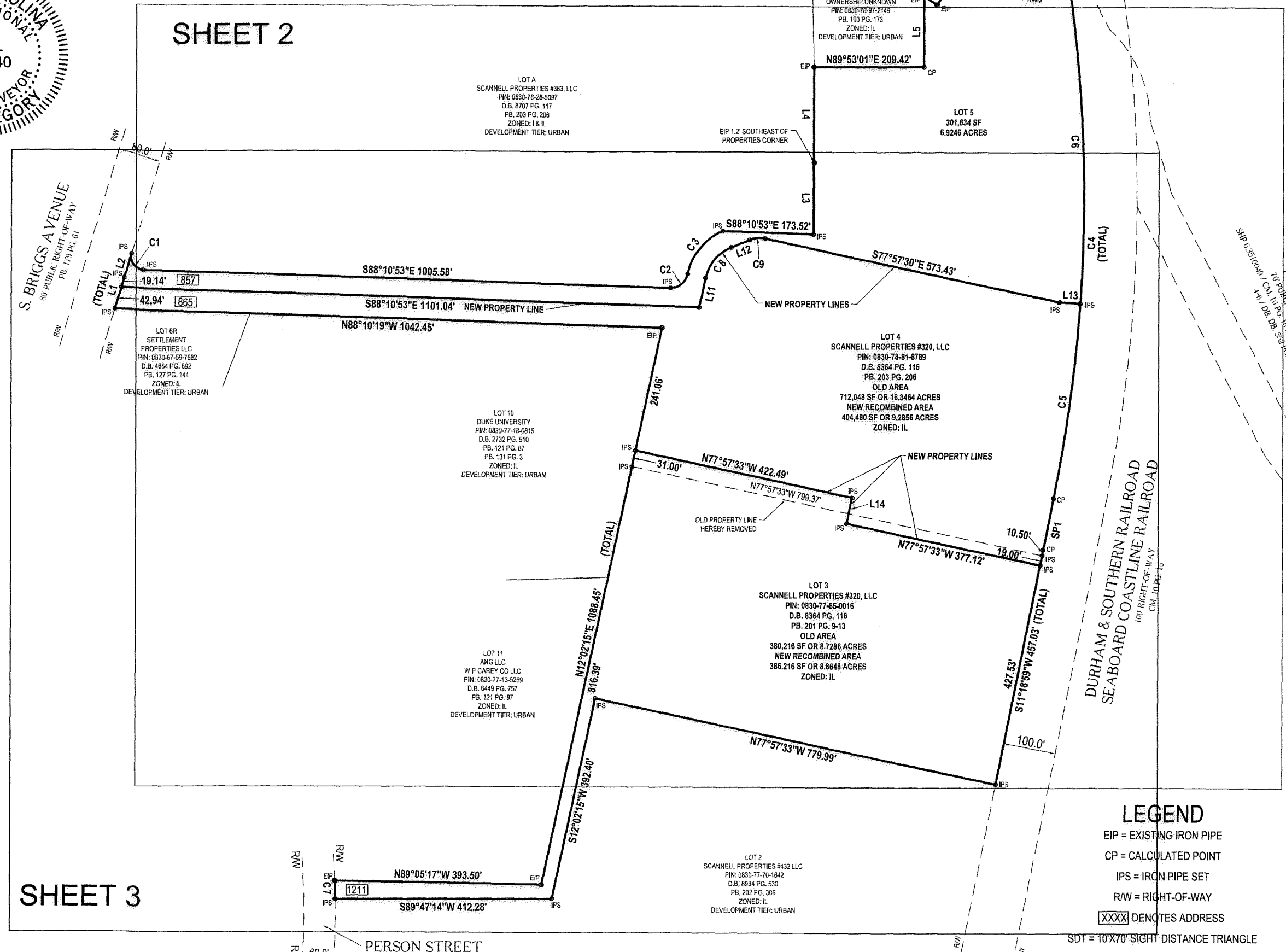
TOTAL SITE AREA: 1,092,264 SF OR 25.0750 ACRES

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... THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK... 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  
14 DAY OF SEPTEMBER, A.D. 2021.

DAN GREGORY, PLS L-5240



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	23.50	43.00	S35°45'58"E	37.25
C2	33.50	45.07	N50°30'58"E	41.75
C3	116.50	109.63	S38°59'54"W	106.63
C4	2911.53	990.32	N01°34'13"E	986.55
C5	2911.53	376.36	N07°36'41"E	376.10
C6	2911.53	613.96	N02°07'58"W	612.82
C7	1737.67	35.04	N01°30'49"W	35.04
C8	81.50	79.41	S39°57'11"W	76.30
C9	50.00	29.82	S84°57'12"W	29.38

SPIRAL TABLE

SPIRAL	LENGTH	RADIUS	CHORD DIRECTION	CHORD
SP1	100.06	-2911.84	S11°12'07"W	100.06

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N16°41'45"E	62.08
L2	N16°38'54"E	47.60
L3	N00°02'27"W	137.36
L4	N00°02'27"W	182.10
L5	N00°04'00"E	135.51
L6	S55°07'48"E	29.34
L7	N34°50'43"E	156.30
L8	S38°42'22"E	105.05
L9	S38°32'14"E	21.89
L10	N89°03'17"E	83.62
L11	N12°02'27"E	57.25
L12	N67°51'38"E	37.82
L13	S86°00'53"E	39.50
L14	N12°02'27"E	50.00

APPLICABLE ZONING REQUIREMENTS:  
APPLICABLE IL, INDUSTRIAL LIGHT ZONING REQUIREMENTS (URBAN TIER);  
BUILDING SETBACK REQUIREMENT:  
STREET YARD: NO MINIMUM / 20 FT. MAXIMUM  
SIDE YARD: 15 FT. MINIMUM  
REAR YARD: 25 FT. MINIMUM  
MAXIMUM BUILDING HEIGHT: 50 FT.  
MINIMUM SITE AREA: 5,000 SQ. FT.  
MINIMUM LOT WIDTH: 50 FT.  
MAXIMUM BUILDING COVERAGE: 60%

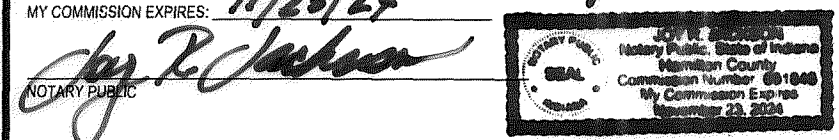
STATE OF NORTH CAROLINA  
COUNTY OF DURHAM  
I, Alvin Coleman REVIEW OFFICER FOR DURHAM COUNTY N.C. DO HEREBY CERTIFY THE PLAT OR MAP TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
REVIEW OFFICER: Alvin Coleman DATE: 9/29/21

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE ORDERED THE WORK OF SURVEYING AND PLATTING TO BE 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: SCANNELL PROPERTIES #320, LLC (OWNER)  
BY: Marc Pflieger MARC PFLIEGER, MANAGER

STATE OF INDIANA  
MARION COUNTY  
I, Joy R. Jackson A NOTARY PUBLIC FOR SAID COUNTY AND STATE,  
DO HEREBY CERTIFY THAT Marc Pflieger PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF September, 2021.  
MY COMMISSION EXPIRES: 11/20/24



STORMWATER DRAINAGE EASEMENT NOTE (WIDTH DETERMINED AT CONSTRUCTION DRAWINGS):  
"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 CURRENT OWNER. 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 THE REVISED DECLARATION DO NOT CREATE THE OBLIGATION TO PROVIDE PUBLIC MAINTENANCE, NO BUILDING, STRUCTURES, FILLS, EMBANKMENTS OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS."

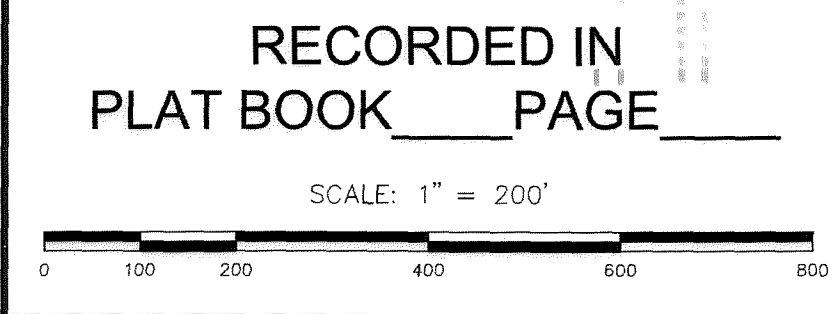
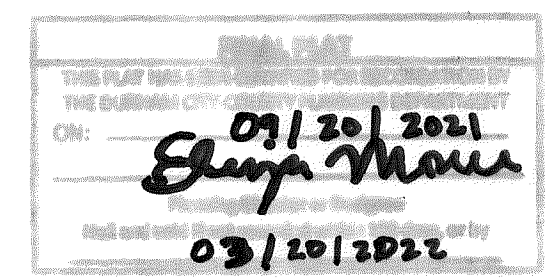
SEE SHEET 2-3 FOR EASEMENTS AND COMMON AREA

SEE SHEET 3 FOR LINE & CURVE DATA TABLES

SITE ADDRESS:  
865 S. BRIGGS AVENUE  
1211 PERSON STREET

OWNER:  
SCANNELL PROPERTIES #320, LLC  
8801 RIVER CROSSING BLVD #300  
INDIANAPOLIS, IN, 46240

CASE # S2100152



REV.	DATE	DESCRIPTION	BY
2	08-19-2021	REVIEW COMMENTS #2	ROB
1	07-16-2021	REVIEW COMMENTS #1	ROB

**BANK**  
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: ROB  
CHECKED BY: DG  
DATE: 04-20-2021

FINAL SUBDIVISION, RECOMBINATION AND EASEMENT PLAT  
OF  
REGIONAL COMMERCE CENTER  
LOTS 3, 4 & 5

TRIANGLE TOWNSHIP DURHAM COUNTY NORTH CAROLINA

SHEET 1 OF 4