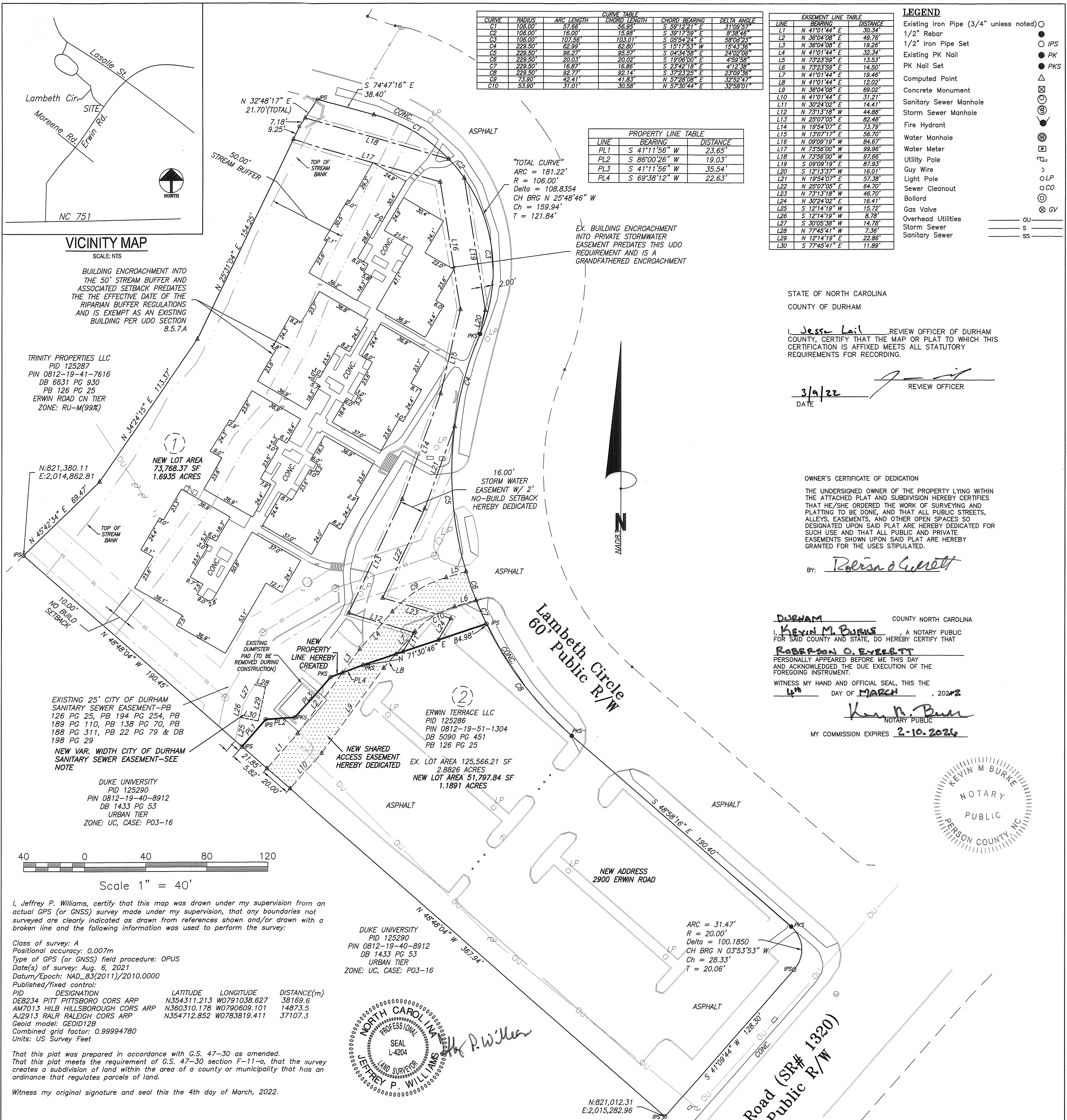


VICINITY MAP

SCALE: NTS
BUILDING ENCROACHMENT INTO THE 50' STREAM BUFFER AND ASSOCIATED SETBACK PREDATES THE EFFECTIVE DATE OF THE RIPARIAN BUFFER REGULATIONS AND IS EXEMPT AS AN EXISTING BUILDING PER UDO SECTION 8.5.7.A

TRINITY PROPERTIES LLC
PID 125287
PIN 0812-19-41-7616
DB 6631 PG 930
PB 126 PG 25
ERWIN ROAD ON TIER
ZONE: RU-M(99%)



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	106.00	57.66	56.85	S 59°12'21" E	31°08'57"
C2	106.00	16.00	15.98	S 39°17'59" E	8°38'46"
C3	106.00	107.56	103.01	S 05°54'24" E	58°08'23"
C4	229.50	62.99	62.80	S 15°17'53" W	15°43'56"
C5	229.50	96.27	95.57	S 04°34'58" E	24°02'06"
C6	229.50	20.03	20.02	S 19°06'00" E	4°59'58"
C7	229.50	16.87	16.86	S 23°42'18" E	4°12'38"
C8	229.50	92.77	92.14	S 37°23'25" E	23°09'56"
C9	73.90	42.41	41.83	N 57°28'08" E	32°52'42"
C10	53.90	31.01	30.58	N 57°30'44" E	32°58'01"

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
PL1	S 41°11'56" W	23.65'
PL2	S 86°00'26" W	19.03'
PL3	S 41°11'56" W	35.54'
PL4	S 69°38'12" W	22.63'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 41°01'44" E	30.34'
L2	N 36°04'08" E	49.76'
L3	N 36°04'08" E	19.26'
L4	N 41°01'44" E	32.34'
L5	N 73°23'59" E	13.53'
L6	N 73°23'59" E	14.50'
L7	N 41°01'44" E	19.46'
L8	N 41°01'44" E	12.02'
L9	N 36°04'08" E	69.02'
L10	N 41°01'44" E	31.21'
L11	N 30°24'02" E	14.41'
L12	N 73°13'18" W	44.88'
L13	N 25°07'05" E	82.48'
L14	N 19°54'07" E	73.79'
L15	N 13°07'17" E	56.70'
L16	N 09°09'19" W	84.67'
L17	N 73°56'00" W	99.96'
L18	N 73°56'00" W	97.66'
L19	S 09°09'19" E	87.93'
L20	S 12°13'37" W	16.01'
L21	N 19°54'07" E	57.38'
L22	N 25°07'05" E	64.76'
L23	N 73°13'18" W	46.70'
L24	N 30°24'02" E	16.41'
L25	S 12°14'19" W	15.72'
L26	S 12°14'19" W	8.78'
L27	S 30°05'38" W	14.78'
L28	N 77°45'41" W	7.36'
L29	N 12°14'19" E	22.86'
L30	S 77°45'41" E	11.89'

LEGEND

- Existing Iron Pipe (3/4" unless noted) ○
- 1/2" Rebar ●
- 1/2" Iron Pipe Set ○ IPS
- Existing PK Nail ○ PK
- PK Nail Set ● PK
- Computed Point △
- Concrete Monument □
- Sanitary Sewer Manhole ○
- Storm Sewer Manhole ○
- Fire Hydrant ○
- Water Manhole ○
- Water Meter ○
- Utility Pole ○
- Guy Wire ○
- Light Pole ○ LP
- Sewer Cleanout ○ CO
- Bollard ○
- Gas Valve ○
- Overhead Utilities ○
- Storm Sewer ○
- Sanitary Sewer ○

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Jesse Lail, REVIEW OFFICER OF DURHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDATION.

3/9/22
DATE REVIEW OFFICER

OWNER'S CERTIFICATE OF DEDICATION
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.

BY: Robison O Everett

DURHAM COUNTY NORTH CAROLINA

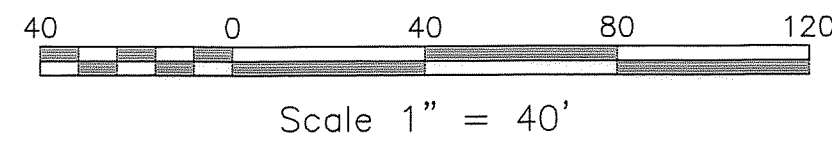
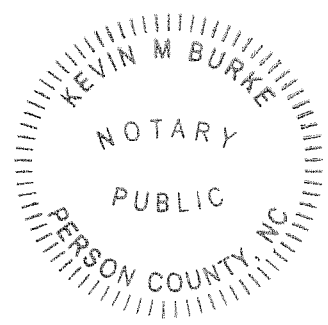
I, Kevin M. Burke, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT

Robison O. Everett PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 4th DAY OF MARCH, 2022

Kevin M. Burke
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-10-2026

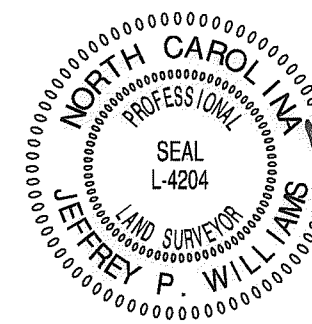


I, Jeffrey P. Williams, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision, that any boundaries not surveyed are clearly indicated as drawn from references shown and/or drawn with a broken line and the following information was used to perform the survey:

Class of survey: A
Positional accuracy: 0.007m
Type of GPS (or GNSS) field procedure: OPUS
Date(s) of survey: Aug. 6, 2021
Datum/Epoch: NAD_83(2011)/2010.0000
Published/fixed control:
PID DESIGNATION LATITUDE LONGITUDE DISTANCE(m)
DEB234 PITT PITTSBORO CORRS ARP N354311.213 W0791038.627 38169.6
AM7013 HILB HILLSBOROUGH CORRS ARP N360310.178 W0790609.101 14873.5
AJ2913 RALR RALEIGH CORRS ARP N354712.852 W0783819.411 37107.3
Geoid model: GEOID12B
Combined grid factor: 0.99994780
Units: US Survey Feet

That this plat was prepared in accordance with G.S. 47-30 as amended.
That this plat meets the requirement of G.S. 47-30 section F-11-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.

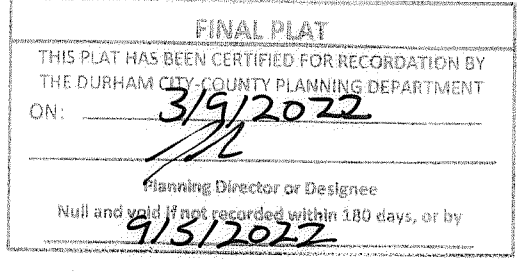
Witness my original signature and seal this the 4th day of March, 2022.



- NOTES
- THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS PER FEMA PANEL 3720081200K DATED 10/19/2018.
 - UTILITIES SHOWN AS MARKED BY THEIR RESPECTIVE AGENTS AND PUBLIC RECORD DOCUMENTS.
 - NO HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2000'.
 - 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.0714(11). 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. (UDO SECTION 8.5).
 - CENTERLINE OF 16 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.
 - CENTERLINE OF VARIABLE WIDTH CITY OF DURHAM SANITARY SEWER EASEMENT. SUBJECT TO TERMS STATED IN THE DECLARATION IN REAL ESTATE BOOK 1510, PAGE 95B. NO STRUCTURES, FILLS, EMBANKMENTS, TREES OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2022 Mar 09 03:18:02 PM
BK:206 PG:115-115
PLAT
FEE: \$21.00
INSTRUMENT # 2022010137
APRIL 11

COD CASE #S2200006 APPROVALS



SITE DATA:
JURISDICTION: CITY OF DURHAM
ZONING - MU(D) PER ZONING CASE #Z1300031
DEV. TIER - ERWIN ROAD ON CAPE FEAR RIVER BASIN
JORDAN LAKE WATERSHED WATERSHED PROTECTION OVERLAY-NONE

CJT P.A.
ENGINEERING-LAND SURVEYING-LANDSCAPE ARCHITECTURE
111 West Main Street Durham, North Carolina 27701
919.682.0368 919.688.5646 jwc@cjtpa.com
LIC. #1209

Major Final Subdivision Plat
806, 902 & 904 Lambeth Circle
Durham Township, Durham County
Survey For
ERWIN TERRACE LLC
2716-D CAMPUS WALK AVE
DURHAM, NC 27705

Other References:

Drawn By	JPW/JMPR
Checked By	JPW
Scale:	1"=40'
Project No.	1991
Date	March 4, 2022
Sheet No.	1 of 1