FINAL PLAT
RECOMBINATION SURVEY
EASTERN PORTION OF LOT
P.B. 110 PG. 139
D.B. 3503 PG. 92
&
P.B. 167 PGS. 286 & 289
D.B. 1769 PG. 972
D.B. 1707 PG. 817
D.B. 1574 PG. 926
D.B. 1522 PG. 15

CASE#S1500083

SITE DATA

1. TOTAL AREA: 24.82 ACRES
2. SITE ZONED: RR(RURAL)
3. BUILDING SETBACKS
   STREET YARD: 50' FRONT & REAR
   SIDE YARD: 25' MINIMUM EACH SIDE
4. TIER: SUBURBAN
5. WATERHSED: E-8(END BASIN)
6. 24% MAXIMUM IMPERVIOUS SURFACE AREA.
   WESTERN LOT(WATSON) 222,638 S.F.(.24)= 53,433 S.F. MAXIMUM IMPERVIOUS AREA
   HOUSE 620 S.F.
   BARN 1,380 S.F.
   GARAGE 1,356
   POOL W/ SIDEWALK 1,664 S.F.
   +DRIVEWAY 3,932 S.F.
   TOTAL IMPERVIOUS AREA 8,432 S.F.

   EASTERN LOT(MCCURDY) 858,842 S.F.(.24)= 206,122 S.F. MAXIMUM IMPERVIOUS SURFACE AREA.
   HOUSE 1,430 S.F.
   SHED 80 S.F.
   +DRIVEWAY 10,692 S.F.
   TOTAL IMPERVIOUS AREA 12,200 S.F.
7. NO GEODETIC MONUMENT WITHIN 2000 FT.
8. CENTERLINE OF (AS NOTED) FOOT WIDE CITY OF DURHAM SANITARY SEWER EASEMENT, SUBJECT TO TERMS STATED IN THE DECLARATION IN REAL ESTATE BOOK 1310, PAGE 658. NO STRUCTURES, FILL, EMBANKMENTS, TREES OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.

EXEMPT FINAL 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. (Date)

State of North Carolina
County of Durham

I, Review Officer of Durham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date:

CERTIFICATE OF OWNER

The undersigned owner of the property lying within the attached plat and subdividing hereby certifies that James Benjamin Watson, Thomas Richard McCurdy, Linda Ann McCurdy 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.

(SEAL)
(SEAL)
(SEAL)

NORTH CAROLINA – DURHAM COUNTY

I, Jennifer Watson, Notary Public of Durham County, N.C., hereby certify that the due execution of the foregoing certificate was duly acknowledged before me this day by James Benjamin Watson, Thomas Richard McCurdy, Linda Ann McCurdy for the purposes therein expressed.
Witness my hand and notarial seal, this 13th day of May 2015

Notary Public
My commission expires: May 26, 2017

JENNIFER WATSON NOTARY PUBLIC DURHAM COUNTY, NC

I David M. Ray do certify that the property on this plat is located in a special flood hazard area as determined by the Department of Housing and Urban Development.

This Day of May 2015.

Professional Land Surveyor L-4906

NORTH CAROLINA – DURHAM COUNTY

I David M. Ray, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision as calculated is greater than 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended.
Witness my original signature, registration number and seal this day of May A.D., 2015

Professional Land Surveyor (L-4906)

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-4906 DAVID M. RAY

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 PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND;
D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTIONS TO THE DEFINITION OF SUBDIVISION;

NO NGGS MONUMENT FOUND WITHIN 2000' OF THIS SITE.
DWG#SURVEY/Umstead Rd 1921.dwg

DAVID M. RAY P.L.S.
P.O. BOX 762 HILLSBOROUGH, NC 27278
TELEPHONE (919) 668-2570
DAVID@DRLS.PRO

PREPARED FOR
THOMAS RICHARD MCCURDY ET UX
LINDA ANN MCCURDY
1915 HILLOCK PL. DURHAM, NC 27712
&
JAMES BENJAMIN WATSON
1921 UMSTEAD RD. DURHAM, NC 27712
LEBANON TWP., DURHAM CO., NORTH CAROLINA

SCALE: 1"=100' | DATE: 3/1/2015

LINE TABLE FOR C.L. OF SEWER EASEMENT		
LINE	LENGTH	BEARING
L1	103.40'	N07°42'12"E
L2	81.11'	N07°42'12"E
L3	126.50'	N13°07'18"E
L4	81.50'	N13°07'18"E
L5	95.33'	N03°48'04"W
L6	112.00'	N21°44'18"W
L7	186.03'	N21°44'18"W
L8	17.66'	N18°58'53"E
L9	228.29'	N18°58'53"E
L10	178.13'	N04°26'18"E
L11	142.88'	N04°24'47"E
L12	138.39'	N04°24'47"E
L13	3.87'	N08°22'24"E

LEGEND
- IRON PIN FOUND
- IRON PIN SET
- MATH. POINT
- MONUMENT

1 inch = 100 feet