

50700053

THIS PLAT HAS BEEN CERTIFIED FOR RECORDED BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT BY: [Signature] DATE: 10-24-2007 APPROVED FOR RECORDED: [Signature] CASE AFTER 10-27-2007

CERTIFICATE OF OWNER THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE HAS REVIEWED THE WORK OF SURVEYING AND THAT THE PLAT IS 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.

Linda Loree, a Notary Public for said County and State, do hereby certify that I have personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS MY HAND AND OFFICIAL SEAL, THIS 23 DAY OF OCTOBER 2007. MY COMMISSION EXPIRES 31/10/08



LINDA LOREE NOTARY PUBLIC WAKE COUNTY, N.C. My Commission Expires 31/10/08

Accord Contractors & Developers Inc. (Contractor) Judy F. Hester, REVIEW OFFICER, DATE 10-25-07

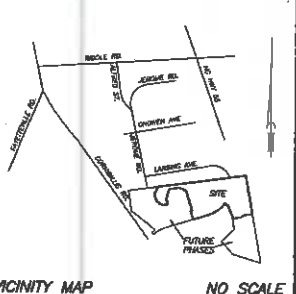


Table with 4 columns: SETBACKS, FRONT, SIDE, REAR, SIDE CORNER. Values range from 25' to 30'.

STREET TREE CHART table with columns: LOT #, # OF TREES. Lists trees for lots 32 through 67.

ACCORD CONTRACTORS & DEVELOPERS INC. ENEMORWOOD ORCHARDS SUBDIVISION. TEL: 407-01-011. FAX: 0739-01-17-0859

NOTE: OSD MONUMENT DOES NOT EXIST WITHIN 2000'.

NOTES: TREES IN OPEN SPACE ARE TO BE PLANTED BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED FOR INDIVIDUAL LOTS.

NOTE: PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, VERIFICATION OF THE RECORDED OF THE HOMEOWNERS ASSOCIATION DOCUMENTS IS REQUIRED.

SEWERAGE NOTES: 1. CONTINUATION OF UNSEWERED 300' FOOT DEEP PUBLIC STORM WATER DRAINAGE... 2. CENTERLINE OF 30" FOOT WIDE CITY OF DURHAM SANITARY SEWER EASEMENT...

GENERAL CONDITIONS

- 1. MAXIMUM IMPERVIOUS AREA 3,497 S.F. PER LOT.
2. STATE AND FEDERAL PERMIT AUTHORIZATION MAY BE REQUIRED FROM THE OWNER AND THE U.S. CORPS OF ENGINEERS PRIOR TO THE COMMENCEMENT OF ANY DISTURBING ACTIVITIES...
3. STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH SECTION 10.5 IN THE ZONING ORDINANCE...
4. ALL OPEN SPACE IS HEREBY DEDICATED TO HOMEOWNERS ASSOCIATION
5. ALL DRIVEWAYS ARE TO BE A MINIMUM OF 20" IN LENGTH AS MEASURED FROM THE PUBLIC RIGHT-OF-WAY...
6. PAYMENT IN LIEU OF OPEN SPACE IS REQUIRED PRIOR TO FINAL PLAT APPROVAL.
7. NO SUBDIVISION SIGNS WILL BE ALLOWED IN THE RIGHT OF WAY.

ATTEST: I, [Signature], in my capacity as local council for the City of Durham, do hereby certify that to the best of my knowledge and belief that [Signature] is the owner of record of the tract of land described in hereon and that [Signature] is the owner or owners agent authorized to sign the dedication statement pertaining to this subdivision as of this date 10-23-07.

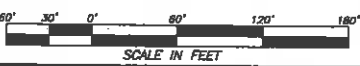
NOTARY PUBLIC LINDA LOREE, a Notary Public for said County and State, do hereby certify that I have personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS MY HAND AND OFFICIAL SEAL, THIS 23 DAY OF OCTOBER 2007.

NOTARY PUBLIC LINDA LOREE, WAKE COUNTY, N.C. My Commission Expires 31/10/08

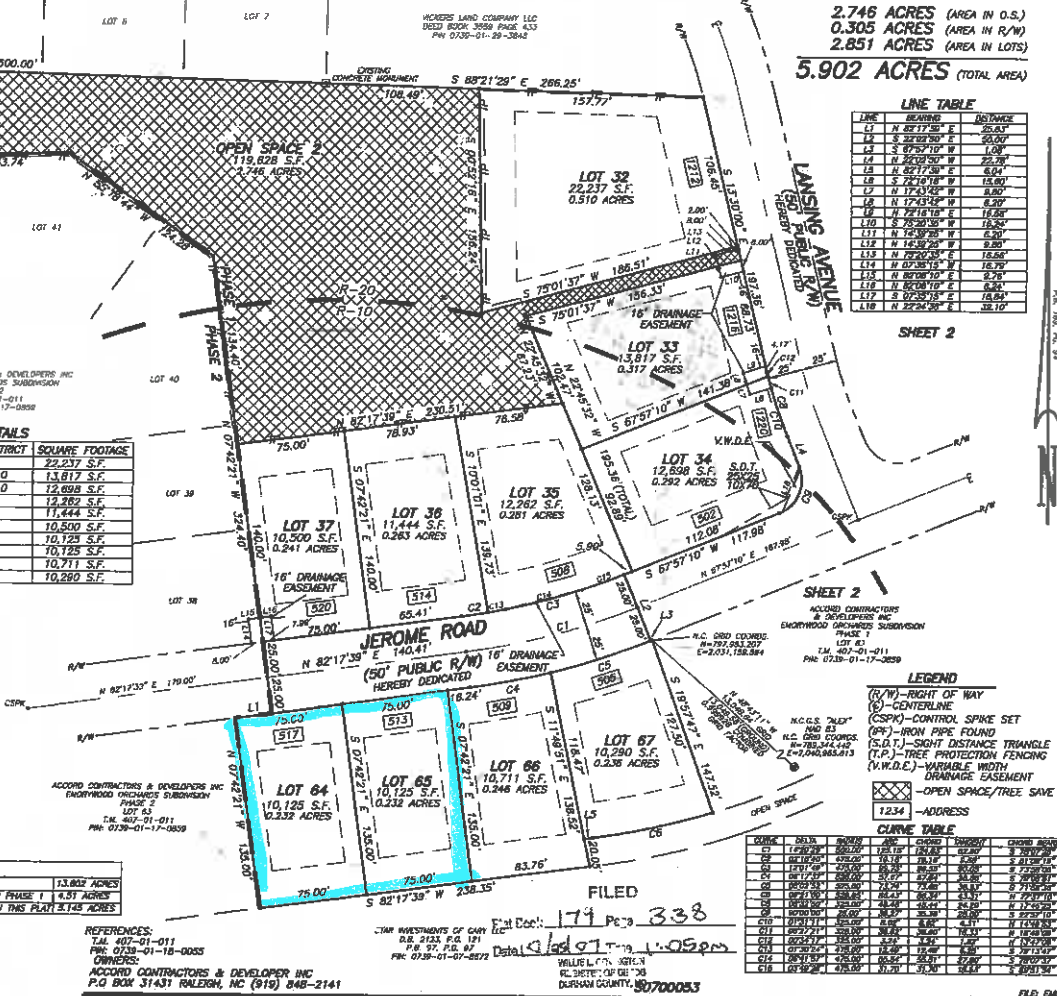
LOT DETAILS table with columns: LOT NUMBER, ZONING DISTRICT, SQUARE FOOTAGE. Lists lots 32 through 67.

TREE COVERAGE table with columns: TOTAL TREE AREA IN PHASE 1, REQUIRED TREE COVERAGE FOR PHASE 1, TREE COVERAGE PROVIDED WITH THIS PLAT.

NOTE: RATIO OF PRECISION 46.81%, ENCLOSURE HAS DISTRIBUTED BY THE COASTS METHOD. THE LINES ARE ADJUSTED PROPORTIONALLY, UNLESS NOTED OTHERWISE. ALL AREA CALCULATED BY COORDINATE COMPUTATION.



RECORDED IN PLAT BOOK PAGE



2.746 ACRES (AREA IN O.S.)
0.305 ACRES (AREA IN R/W)
2.851 ACRES (AREA IN LOTS)
5.902 ACRES (TOTAL AREA)

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists boundary lines for lots 32 through 67.

SHEET 2

LEGEND

- (R/W) - RIGHT OF WAY
(C) - CENTERLINE
(CSPK) - CONTROL SPIKE SET
(S.P.) - IRON PIPE FOUND
(S.D.T.) - SIGHT DISTANCE TRIANGLE
(T.P.) - TREE PROTECTION FENCING
(W.P.D.E.) - VARIABLE WIDTH DRAINAGE EASEMENT
- - - - - ADDRESS

CURVE TABLE

Table with columns: CURVE, DATA, CHORD, CHORD BEARING, CHORD DISTANCE, CHORD BEARING. Lists curve data for various lots.

REFERENCES: T.A.L. 407-01-011, P.W. 0739-01-17-0859, ACCORD CONTRACTORS & DEVELOPER INC, P.O. BOX 31431 RALEIGH, NC (919) 848-2141

FILED 179 Pg 338
DATE: 10-27-07 1:05pm
DURHAM COUNTY, NC 27705

Summary table with columns: REVISIONS, FINAL SUBDIVISION PLAT EMORYWOOD ORCHARDS PHASE 1 SHEET 1 OF 3, TOWNSHIP: OAK GROVE, COUNTY: DURHAM, STATE: NORTH CAROLINA, TIER: SUBURBAN, CAPE FEAR, ZONE: R-20, R-10, PM-12, WATERSEED: N/A, P.I.N.: 0739-01-17-0859, WITHERS & RAVENEL KENNETH CLOSE SURVEYING, 111 MCKERMAN DRIVE - CARY NC 27511, PHONE: (919)851-8344, FAX: (919)851-8201, SURVEY DATE: 11-15-01, SURVEYED BY: MT/LB, SCALE: 1" = 60', DRAWN BY: RPB, CHECKED & CLOSURE BY: MW

