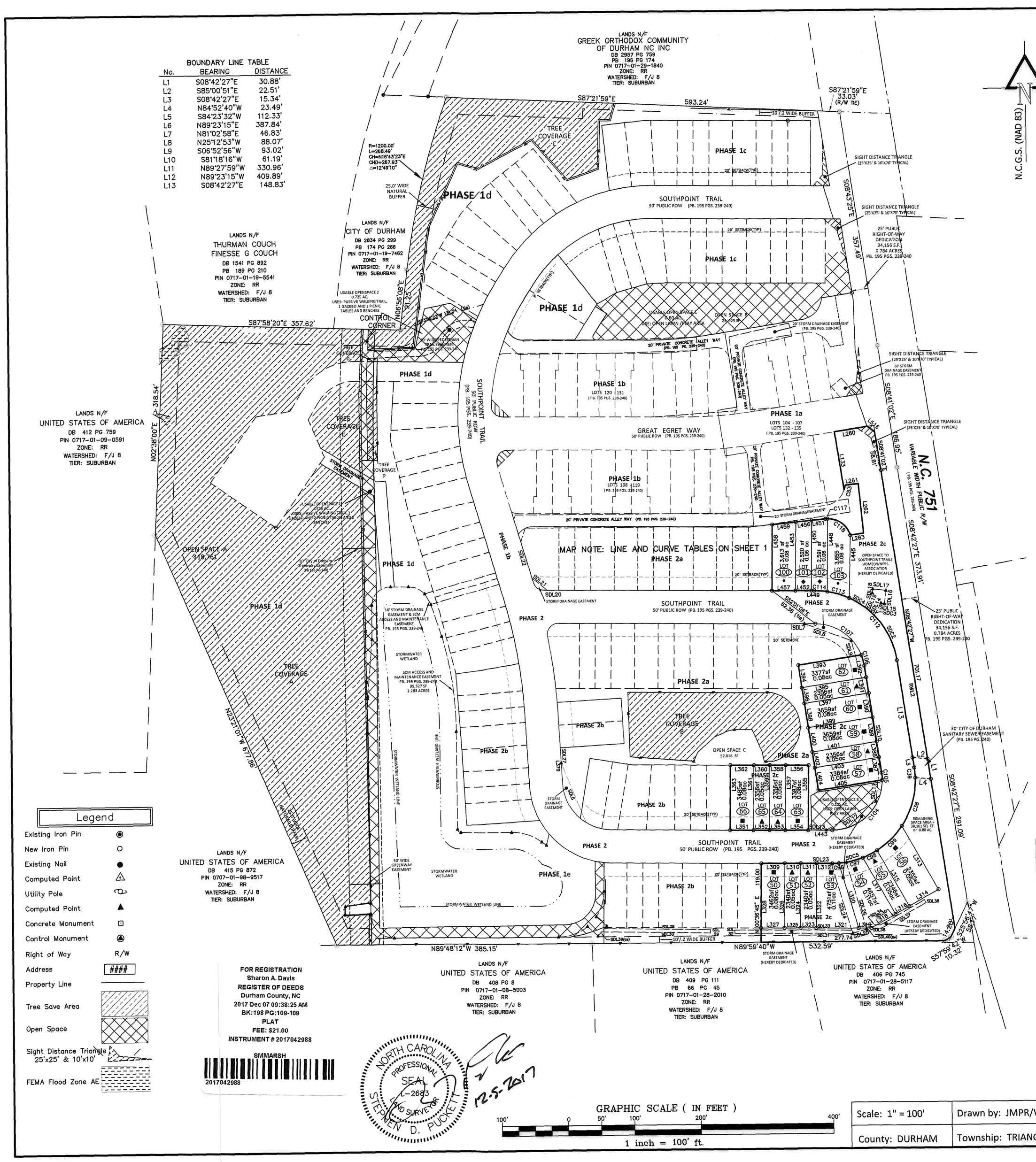

BOUNDARY LINE TABLE

No.	BEARING	DISTANCE
L1	S08°42'27"E	30.88'
L2	S85°00'51"E	22.51'
L3	S08°42'27"E	15.34'
L4	N84°52'40"W	23.49'
L5	S84°23'32"W	112.33'
L6	N89°23'15"E	387.84'
L7	N81°02'58"E	46.83'
L8	N25°12'53"W	88.07'
L9	S06°52'56"W	93.02'
L10	S81°18'16"W	61.19'
L11	N89°27'59"W	330.96'
L12	N89°23'15"W	409.89'
L13	S08°42'27"E	148.83'

MAXIMUM IMPERVIOUS SURFACE ALLOWED FOR ALL DEVELOPMENT

BY Z160003 IS 55%	(PER LOT)	AREA
ENDS-NO GARAGE-	2,385 SQ. FT. ■	2,385 SQ. FT.
MIDDLE-NO GARAGE-	1,984 SQ. FT. ▲	1,984 SQ. FT.
ENDS WITH GARAGE-	2,209 SQ. FT. ●	2,209 SQ. FT.
MIDDLE WITH GARAGE-	2,009 SQ. FT. ♦	2,009 SQ. FT.
SINGLE FAMILY LOT #19	10,314 SQ. FT.	10,314 SQ. FT.

Map Notes:

1. Area by Coordinate Method
2. No Published Horizontal Control Monument found within 2,000 feet.
3. All buildings, surface and subsurface improvements are not necessarily depicted hereon.
4. New Monumentation is 3/4" diameter iron pipes unless otherwise noted.
5. All distances are horizontal ground distances in U.S. survey feet.
6. Dashed lines indicate lines based on (reference)(not field verified)
7. This survey prerformed without the benefit of title examination and is made subject to any document of record which may affect subject property.
8. The subject property lies within a Special Flood Hazard Area as described on the Flood Insurance Rate Map for the Durham community in which the subject property is located. The subject property lies within Zone "AE" New Hope Creek flood source –Base Flood Elevation (BFE) =238.00', of the Flood Insurance Rate Panel No. 0717, Map 3720071700K effectvie date of February 2, 2007.
9. Subject Property Zoned PDR 5.5 (Planned Development District).
10. Subject Property lies within the CAPE FEAR storm watershed basin.
11. Subject Property lies within the Falls of Neuse/Jordan Lake watershed Protection Area classified as F/J–B.
12. Subject Property is in the Suburban Development Tier.
13. Subject Property affected by Zoning Case Z160003, Durham County.

SITE DATA:
PROJECT AREA: 1,182,468 SF – 27.10 AC.
PIN 0717–01–28–4631

EXISTING IMPERVIOUS:
AREA S.F.: 38,834 SF – 0.89 AC. – 3.3% OF TOTAL AREA

PROPOSED IMPERVIOUS SURFACE AREA:
AREA S.F.: 487,453 SF – 11.19 AC. – 41.2% OF TOTAL AREA

ZONE CODE: PDR 5.5
WATERSHED: F/J–B
RIVER BASIN: CAPE FEAR
TIER: SUBURBAN

SETBACK:
STREET YARD: 8'
SIDE: 0'
REAR: 0'
GARAGE(front) 20'
*10' SIDE & REAR ADJACENT TO TREE COVERAGE

CASE No. S1700[redacted]283

EXEMPT 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. 12/6/17 (Date)

ONLY PURPOSE OF THIS PLAT IS TO DISPLAY LOT LINES IN A CONTINUOUS LINEWEIGHT FORMAT

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2017 Dec 07 09:38:25 AM
BK:198 PG:109-109
PLAT
FEE: $21.00
INSTRUMENT # 2017042988
SMMARSH
2017042988

NORTH CAROLINA PROFESSIONAL SEAL L-2683 LAND SURVEYOR STEPHEN D. PUCKETT
12-5-2017

REFERENCES
PIN 0717–01–29–1326
PID 143355
DB 5437, PG 328
PB 147, PG 127
PIN 0717–01–29–2079
PID 143350
DB 5192, PG 684
PB 140, PG 33
PIN 0717–01–18–9997
PID 143348
DB 5192, PG 684
PB 169, PG 217
PIN 0717–01–18–8626
PID 143349
DB 5192, PG 684
PB 169, PG 217
PIN 0717–01–28–3437
PID 143346
DB 5192, PG 684
PB 29, PG 151

S.D. PUCKETT & ASSOCIATES P.C.
PROFESSIONAL LAND SURVEYORS
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Durham, N.C. 27713
Phone (919) 544-7717 - Fax (919) 544-1274
Stephen D. Puckett - NCPLS L-2683
spuckett@puckettsurveys.com
License No. C-0506

CORRECTION PLAT
FINAL PLAT SUBDIVISION PLAT
OF
SOUTHPOINT TRAILS PHASE 2c
SITE ADDRESS: 8404 NC 751; DURHAM, NC 27713

Scale: 1" = 100'	Drawn by: JMPR/WAR	Surveyed by: JLC/JMPR/RTP	Date: March 27, 2017	Sheet No. 2 OF 2
County: DURHAM	Township: TRIANGLE	State: North Carolina	File: AEB\15 0526g1 SP Trails\dwg\PHASE 2c	