

AFFORDABLE CARE INC
PID 153852
PIN 0737-01-07-8893
ZONED CN/RR
DB 1601 PG 32
PB 122 PG 144
TIER SUBURBAN

NEW LOT AREA 103,302.43 SF
2.3715 ACRES

BOWER CATHIE G
5608 NC 55 HWY
PID 153851
PIN 0737-01-07-9472
ZONED CN/RR
DB 1528 PG 186
PB 122 PG 144
TIER SUBURBAN
USE VACANT COMMERCIAL
5608 NC HWY 55
EX. LOT AREA 211,222.6 SF
4.8490 ACRES

NEW LOT AREA 323,461.51 SF
7.4257 ACRES

BOWER CATHIE G
5608 NC 55 HWY
PID 153853
PIN 0737-01-06-9892
ZONED CN/RR
DB 1528 PG 186
PB 122 PG 144
TIER SUBURBAN
USE VACANT COMMERCIAL
5612 NC HWY 55
EX. LOT AREA 215,841.3 SF
4.9481 ACRES

COUNTY OF DURHAM
PID 151281
PIN 0737-03-05-7505
ZONED CN/RR
DB 319 PG 464
PB 53 PG 55
TIER SUBURBAN

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: *Cathie Bower*

STATE OF NORTH CAROLINA
COUNTY OF DURHAM
DANIEL LADITON REVIEW OFFICER OF DURHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

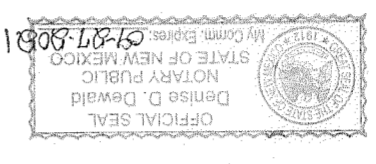
DATE: 9/19/20
REVIEW OFFICER: *Daniel Laditon*

NORTH CAROLINA: New Mexico COUNTY
Grant
Denise D. Dewald A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT

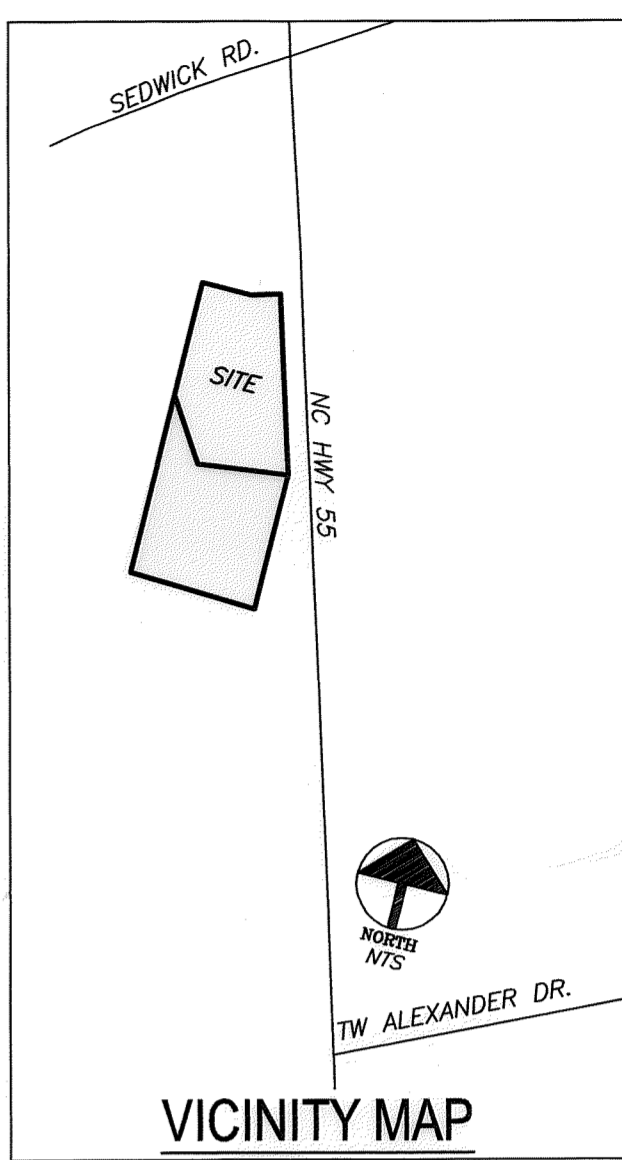
Cathie Bower PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 28th DAY OF August, 2020

Denise D. Dewald NOTARY PUBLIC
MY COMMISSION EXPIRES 09-21-2021



Sharon A. Davis
Durham County, NC
2020 Sep 09 10:14:31 AM
BK:203 PG:295-295
PLAT
FEE: \$21.00
INSTRUMENT # 2020037520



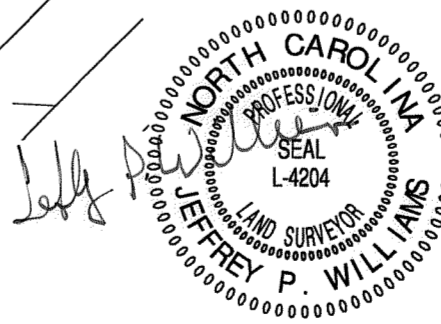
SITE DATE: JURISDICTION: DURHAM COUNTY
ZONING: CN / RR
OVERLAYS: N/A
DEVELOPMENT TIER: SUBURBAN
RIVER BASIN: JORDAN LAKE (NORTH EAST CREEK WATERSHED),
CAPE FEAR RIVER BASIN WATERSHED PROTECTION IMPERVIOUS SURFACE: F/J-B
EXISTING: 1,770 SF / 0.04 AC / 0.4%

LEGEND

Existing Iron Bar (1/2" unless noted otherwise)	●
Existing Iron Pipe (3/4" unless noted otherwise)	○
1/2" Iron Pipe Set	○ IPS
Existing PK Nail	● PK
PK Nail Set	○ PKS
Computed Point	△
Concrete Monument	⊠
Sanitary Sewer	SS
Sanitary Sewer Manhole	⊙
FEMA ZONE AE, 1% ANNUAL FLOOD CHANGE	[Pattern]
FEMA ZONE AE-FLOODWAY	[Pattern]
FEMA ZONE X-1% FUTURE ANNUAL FLOOD CHANGE	[Pattern]
FLOODWAY LIMIT	[Pattern]

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 UDO SECTION 3.22 AND 8.4. DEVELOPMENT WITHIN THIS SITE IS SUBJECT TO THE FOLLOWING FLOOD SOURCES AS NOTED AND SHOWN ON: FIRM PANEL(S): 3720073700J; EFFECTIVE DATE(S): 5/2/2006; FEMA STREAM NAME: BURDENS CREEK BFE(S): 247.4-249.4

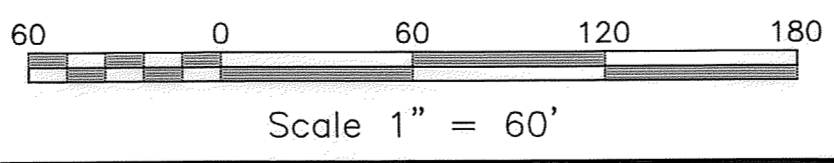
I, Jeffrey P. Williams, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision, that any boundaries not surveyed are clearly indicated as drawn from references shown and/or drawn with a broken line and the following information was used to perform the survey:
Class of survey: A
Positional accuracy: 0.007m
Type of GPS (or GNSS) field procedure: OPUS
Date(s) of survey: Jan. 31, 2020
Datum/Epoch: NAD_83(2011)/2010.0000
Published/fixed control:
PID DESIGNATION LATITUDE LONGITUDE DISTANCE(m)
DK7576 NCNA NASHVILLE CORS ARP N355809.068 W0780111.341 79513.0
DK6525 NCSF SMITHFIELD CORS ARP N353349.609 W0782010.805 61971.5
AM7024 SNFD SANFORD CORS ARP N352824.677 W0790928.984 51673.6
DF9213 NCBU BURLINGTON CORS ARP N360529.586 W0792612.176 53866.9
DM3529 NCWR WARRENTON CORS ARP N362341.685 W0781013.749 86201.9
DK5550 NCGO GOLDSBORO CORS ARP N352516.868 W0780330.575 91687.3
DG5938 NCCA CARTHAGE CORS ARP N352030.048 W0792305.085 75015.9
DM3527 NCRX ROXBORO CORS ARP N362328.056 W0785954.418 56722.9
DL4001 LS06 LOYOLA LS06 CORS ARP N363647.534 W0781733.786 97090.7
Geoid model: GEGD12B
Combined grid factor: 0.99992679
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-d, that the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.
Witness my original signature and seal this the 31st day of Aug., 2020.



COD CASE #S2000203 APPROVALS

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. (Date) 8/31/2020

NOTES
1) THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE THERE MAY EXIST ENCUMBRANCES TO TITLE OF THE SUBJECT PROPERTIES NOT ADDRESSED BY THIS SURVEY.
2) THIS SITE IS IN SPECIAL FLOOD HAZARD AREA ZONE AE(FLOODWAY) PER FEMA PANEL 3720073700J DATED 5/2/2006.
3) UTILITIES SHOWN AS MARKED BY THEIR RESPECTIVE AGENTS AND PUBLIC RECORD DOCUMENTS.
4) NO HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2000'.



Coulter | Jewell | Thames P.A.
ENGINEERING-LAND SURVEYING-LANDSCAPE ARCHITECTURE
111 West Main Street Durham, North Carolina 27701
919.682.0368 919.688.5646 jw@cjtpa.com
LIC. #1209

EXEMPT RECOMBINATION PLAT
5608 NC Hwy 55
Triangle Township, Durham County
Property of Cathie Bower
Survey For
Durham County ABC Board
2634 Durham Chapel Hill Blvd., Suite 10
Durham, NC 27707

Other References:

Drawn By	JPW
Checked By	JPW
Scale:	1"=60'
Project No.	1973
Date	July 20, 2020
Sheet No.	1 of 1