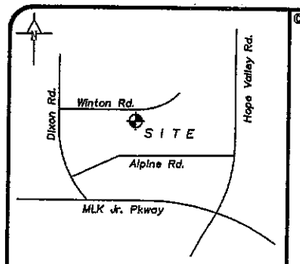

Location Map (NtS)

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S.D. PUCKETT & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	347.06'	23.65'	N88°05'50"W	23.65'
C2	20.00'	32.61'	S48°48'00"W	29.05'
C3	20.00'	30.98'	S39°48'21"E	27.97'
C4	20.00'	31.85'	N50°17'53"E	28.59'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N85°19'25"W	29.95'
L2	N04°40'35"E	28.12'
L3	N84°33'14"W	10.00'
L4	S84°42'33"E	19.95'

General Notes

A) Area by Coordinate Method
B) No Published Horizontal Control Monument found within 2000'
C) New Monumentation is #5 rebar unless noted otherwise.
D) All distances are horizontal ground distances in U.S. survey feet.
E) This survey performed without benefit of title examination and is made subject to any document which may affect subject property.
F) Surface and subsurface utilities depicted hereon are based on visible evidence only. Utility companies should be contacted for information regarding any utilities.

The undersigned owner of the property lying within the attached plat and subdivision hereby certifies that he/she approved the work of the 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, which upon said plat are hereby granted for the uses stipulated.

Owners

State of North Carolina
County of Durham
I, Dana C. Rappleyea
a notary for said County and State, do hereby certify that David B. Covington & Elin E. Nagel appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this 21 day of February, 2011.
Dana C. Rappleyea
Notary Public
My Commission Expires Jan 5 2015

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.

Date Review Officer

State of North Carolina
County of Durham
I, Tony R. Bell
a notary for said County and State, do hereby certify that Ronald Bean and Wanda Bean appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this 12 day of February, 2011.
Tony R. Bell
Notary Public
My Commission Expires 12-10 2012

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.

Date Review Officer

I, Stephen D. Puckett, do hereby certify that the attached Plat and subdivision was made by order and direction of Ronald, Wanda Bean, David B. Covington, Elin E. Nagel, Marvin S. Swartz & Gita Schonfeld the owner of the land shown, and that the land shown on this Plat is entirely within the boundaries of the land conveyed to the above owner by the references listed, and I further certify that the said survey and plat are correct in all respects. Witness my hand and seal this 5 day of Dec 2010.

Stephen D. Puckett L-2683
Professional Land Surveyor
Surveyor's Certificate – State of N.C.

I certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description recorded in (see source documents); that the boundaries not surveyed are indicated as drawn from information in --- ; that the ratio of precision is 1:10,000'; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
This 5 day of Dec 2010

Stephen D. Puckett
Professional Land Surveyor L-2683

File:10136

S.D. PUCKETT & ASSOCIATES
PROFESSIONAL LAND SURVEYORS (C-0506)
5314 Hwy. 55, Suite 104
Durham, N.C. 27713
P. 919.544.7717
F. 919.544.1274
WWW.PUCKETTSURVEYS.COM

I hereby certify that I release all interest to the Kelsey Street right of way area designated as parcel 4-A hereon.

Thomas A. Page
Corrina S. Page

State of North Carolina
County of Durham
I, Tony R. Bell
a notary for said County and State, do hereby certify that Thomas Page / Corrina Page appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this 12 day of February, 2011.
Tony R. Bell
Notary Public
My Commission Expires 12-10 2012

State of North Carolina
County of Durham
I, Dana C. Rappleyea
a notary for said County and State, do hereby certify that Gita Schonfeld appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this 21 day of February, 2011.
Dana C. Rappleyea
Notary Public
My Commission Expires Jan 5 2015

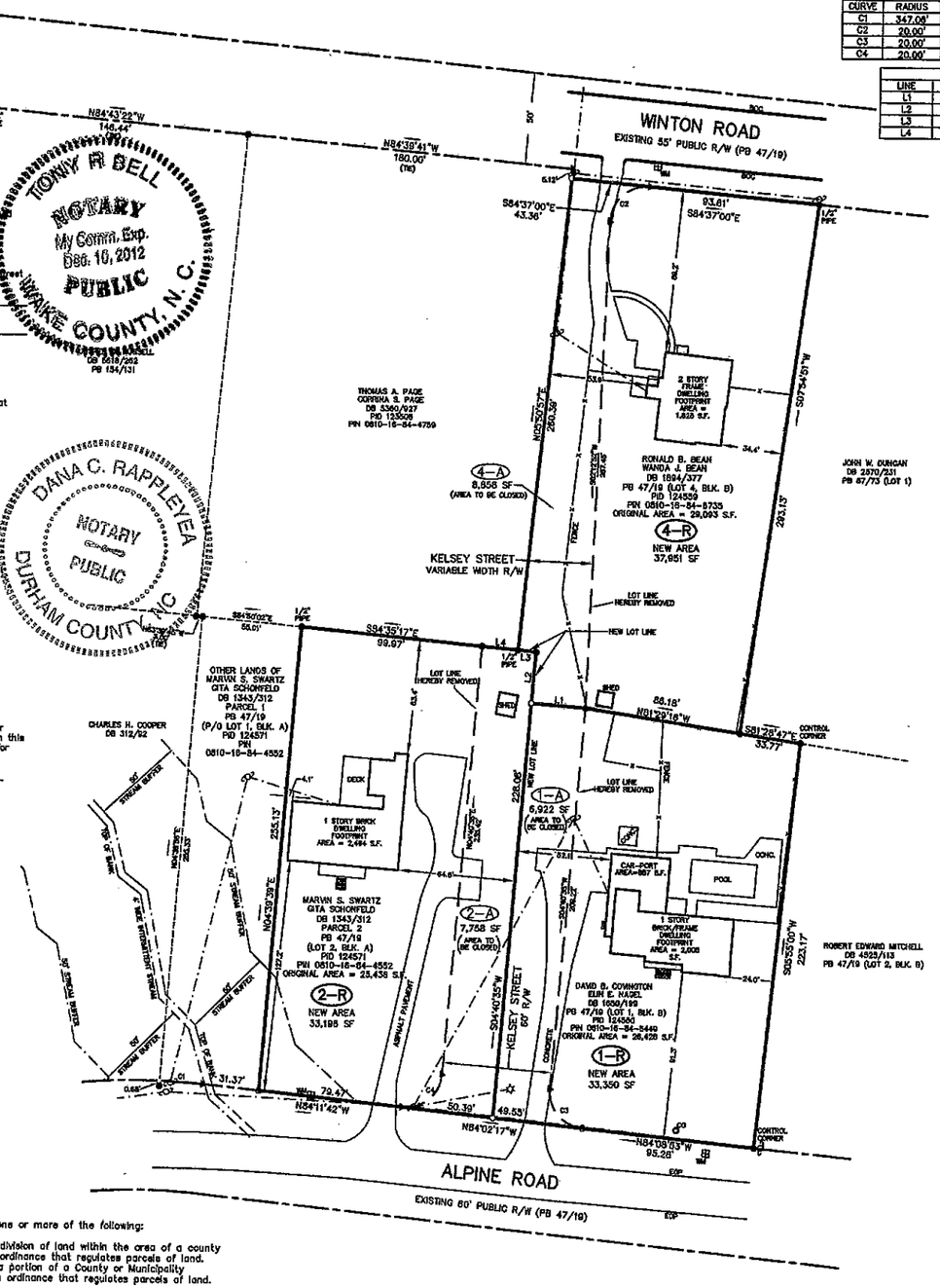
State of North Carolina
County of Durham
I, _____ Review Officer of Durham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date Review Officer

I, Stephen D. Puckett, certify to one or more of the following:

A. That this 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 this Survey is located in a portion of a County or Municipality that is unregulated as to an ordinance that regulates parcels of land.
C. One of the following:
1. That this is of an existing parcel or parcels of land and does not create a new street or change an existing street.
2. That this Survey is of an existing building or other structure, or natural feature, such as a watercourse.
3. That this Survey is a Control Survey.
√D. That this plat is of a Survey of another category, such as a recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.
E. That the information available to this Surveyor is such that I am unable to make a determination to the best of my professional ability as to the provisions in A-D above.

Stephen D. Puckett L-2683



Site Data

A) Zone: RS-10
Setbacks:
Front Yard: 25 Feet
Side Yard (single) 10 Feet
Side Yard (total) 24 Feet
Rear Yard: 25 Feet
B) Tier: Suburban
C) UGA: Inside
D) River Basin: Cape Fear
E) Total street area closed: 23,538 SF
Total street length closed: 516.59'
F) All the properties are within Flood Zone: "X"(other areas) (area determined to be outside the 0.2% Annual Chance and The Future Conditions 1% Annual Chance of Flood) Reference: FIRM map# 3720081000K dated 8-2-07
G) There are no impervious surface limits imposed on this site. This site is not within a watershed protection overlay.

Plat North PB 47/19

Legend
(unless noted otherwise)

3/4" Pipe Found	●	
#5 Rebar Set	○	
Existing Nail	◎	
Nail Set	△	
Calculated Point	▲	
Concrete Monument	□	
Control Monument	⊗	
Right of Way	R/W	
Centerline	C/L	
Property Line	P/L	
Overhead Utilities	OHU	
Total Distance	(T)	
Water Meter	WM	
Sewer Clean Out	CO	

Owners:

Ronald & Wanda Bean
2621 Winton Rd.
Durham, NC 27707-3862

Marvin S. Swartz
Gita Schonfeld
2500 Alpine Rd.
Durham, NC 27707

David B. Covington
Elin E. Nagel
2442 Alpine Rd.
Durham, NC 27707

Graphic Scale (1" = 50')

Case No. SC1000008

Page 1 of 1
Final Plat
Street Closing and Recombination Plat for:

Kelsey Street

December 5, 2010

Township of Triangle - County of Durham - State of N.C.

REV 1-25-2011, ADDRESS CITY/COUNTY OF DURHAM PLANNING REVIEW COMMENTS
REV 2-03-2011, SHOW P/O LOT 1, TRACT A OF PB 47, PG 19 AS NOT PART OF THIS PLAT