PLAT NORTH

NC GRID NAD 83

I, JOHN H. CHANDLER, PLS L-4389, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON MAP; THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE _____ DAY OF _____ A.D.,2012.

JOHN H. CHANDLER L-4389
PROFESSIONAL LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-4389 LAND SURVEYOR JOHN H. CHANDLER

I HEREBY CERTIFY 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.

JOHN H. CHANDLER L-4389
PROFESSIONAL LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-4389 LAND SURVEYOR JOHN H. CHANDLER

- DURHAM CITY-COUNTY PLANNING CERTIFICATION -

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION AS AN EXEMPT SUBDIVISION PURSUANT TO 153A-335 AND 160A-376 OF THE NORTH CAROLINA GENERAL STATUTES.

DURHAM CITY-COUNTY PLANNING DEPARTMENT DATE

- REVIEW OFFICER CERTIFICATION -

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

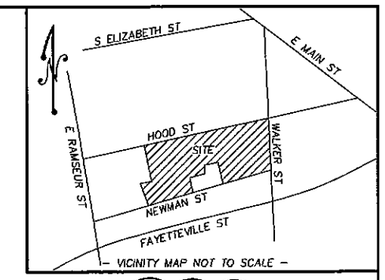
REVIEW OFFICER DATE

- SITE DATA -
UGA OVERLAY
DOWNTOWN DEVELOPMENT TIER
ZONED DD-S1

- FEMA -
FIRM: 3720083100 J
EFFECTIVE DATE: MAY 2, 2006
ZONE: X

- LEGEND -

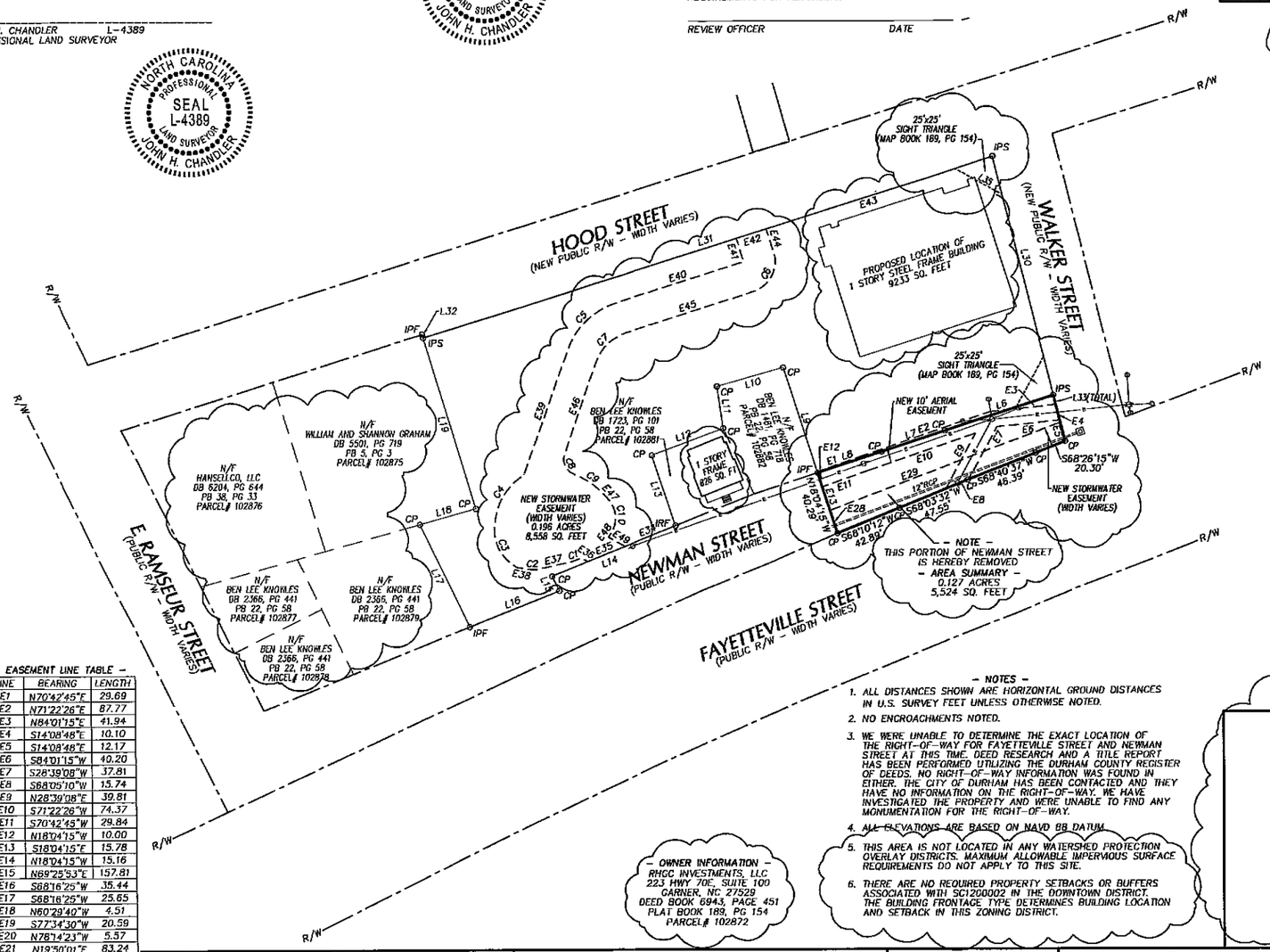
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IPS	IRON PIPE SET
CP	CALCULATED POINT



- VICINITY MAP NOT TO SCALE -

- AREA SUMMARY -
TRACT OWNED BY RHGC INVESTMENTS, LLC
1.322 ACRES
57,603 SQ. FEET
NEWMAN STREET ABANDONMENT
0.127 ACRES
5,524 SQ. FEET
NEW RECOMBINAED AREA
1.449 ACRES
63,127 SQ. FEET

- EASEMENT AREA SUMMARY -
NEW 10' AERIAL EASEMENT
0.045 ACRES
1,981 SQ. FEET
NEW STORMWATER EASEMENT
0.049 ACRES
2,121 SQ. FEET



- LINE TABLE -

LINE	BEARING	LENGTH
L1	N72°39'11"E	115.09
L2	N72°39'11"E	43.00
L3	N72°39'11"E	234.10
L4	S14°27'44"E	94.79
L5	S14°27'44"E	63.56
L6	S72°03'22"W	72.91
L7	S72°03'22"W	42.84
L8	S72°03'22"W	43.14
L9	N18°04'15"W	70.29
L10	S74°19'01"W	44.10
L11	S08°20'54"E	26.76
L12	S69°27'25"W	48.70
L13	S18°22'35"E	47.01
L14	S68°16'25"W	86.19
L15	S26°59'26"E	10.19
L16	S68°17'17"W	61.70
L17	N25°42'43"W	72.20
L18	N74°33'17"E	37.30
L19	N16°53'11"W	113.33
L20	S18°22'35"E	117.52
L21	S21°11'24"E	88.38
L22	N74°19'01"E	6.00
L23	N15°07'06"W	66.84
L24	N16°57'58"W	68.54
L25	N74°19'01"E	44.50
L26	N74°19'01"E	45.00
L27	N74°19'01"E	79.49
L28	N74°19'01"E	4.41
L29	S72°03'22"W	10.36
L30	N14°08'48"W	156.22
L31	S72°38'59"W	382.60
L32	N16°53'11"W	2.30
L33	N14°08'48"W	30.11

- EASEMENT LINE TABLE -

LINE	BEARING	LENGTH
E1	N70°42'45"E	29.69
E2	N71°22'26"E	87.77
E3	N84°01'15"E	41.94
E4	S14°08'48"E	10.10
E5	S14°08'48"E	12.17
E6	S84°01'15"W	40.20
E7	S28°39'08"W	37.81
E8	S68°05'10"W	15.74
E9	N28°39'08"E	39.81
E10	S71°22'26"W	74.37
E11	S70°42'45"W	29.84
E12	N18°04'15"W	10.00
E13	S18°04'15"E	15.78
E14	N18°04'15"W	15.16
E15	N69°25'53"E	157.81
E16	S68°16'25"W	35.44
E17	S68°16'25"W	25.65
E18	N60°29'40"W	4.51
E19	S77°34'30"W	20.59
E20	N78°14'23"W	5.57
E21	N19°50'01"E	83.24
E22	N72°29'13"E	85.86
E23	N17°30'05"W	15.44
E24	N72°39'02"E	20.00
E25	N72°31'23"E	152.13
E26	S17°30'47"E	15.38
E27	S72°29'13"W	85.87
E28	S19°50'01"W	61.92
E29	S42°15'44"E	3.37
E30	S35°37'08"W	2.18
E31	S60°29'40"E	12.09

- NOTES -

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
2. NO ENCROACHMENTS NOTED.
3. WE WERE UNABLE TO DETERMINE THE EXACT LOCATION OF THE RIGHT-OF-WAY FOR FAYETTEVILLE STREET AND NEWMAN STREET AT THIS TIME. DEED RESEARCH AND A TITLE REPORT HAS BEEN PERFORMED UTILIZING THE DURHAM COUNTY REGISTER OF DEEDS. NO RIGHT-OF-WAY INFORMATION WAS FOUND IN EITHER. THE CITY OF DURHAM HAS BEEN CONTACTED AND THEY HAVE NO INFORMATION ON THE RIGHT-OF-WAY. WE HAVE INVESTIGATED THE PROPERTY AND WERE UNABLE TO FIND ANY MONUMENTATION FOR THE RIGHT-OF-WAY.
4. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.
5. THIS AREA IS NOT LOCATED IN ANY WATERSHED PROTECTION OVERLAY DISTRICTS. MAXIMUM ALLOWABLE IMPERVIOUS SURFACE REQUIREMENTS DO NOT APPLY TO THIS SITE.
6. THERE ARE NO REQUIRED PROPERTY SETBACKS OR BUFFERS ASSOCIATED WITH SC1200002 IN THE DOWNTOWN DISTRICT. THE BUILDING FRONTAGE TYPE DETERMINES BUILDING LOCATION AND SETBACK IN THIS ZONING DISTRICT.

- OWNER INFORMATION -
RHGC INVESTMENTS, LLC
223 HWY 70E, SUITE 100
GARNER, NC 27529
DEED BOOK 6943, PAGE 451
PLAT BOOK 189, PG 154
PARCEL# 102872

CASE #SC1200002

DATE	REVISION	INITIAL
8-28-12	REVISIONS PER CITY OF DURHAM	DBR

SCALE: 1" =50'

0 25 50 100 150

chandler land surveying
309 South Fuquay Avenue, Fuquay-Varina, NC 27526
Phone: 919-552-4845 · Fax: 919-552-6962
www.tcgpa.com

NORTH CAROLINA PROFESSIONAL SEAL L-4389 LAND SURVEYOR JOHN H. CHANDLER

DATE: _____

RIGHT-OF-WAY ABANDONMENT
OF
NEWMAN STREET
DURHAM, NORTH CAROLINA

SCALE: 1" = 50' DATE: NOVEMBER 9, 2011

DURHAM TOWNSHIP DURHAM COUNTY NORTH CAROLINA

PROJECT # 201158
SURVEYED BY JHC/CWP
DRAWN BY DBR
DRAWING NAME 201158-NEWMAN
SHEET NUMBER 1 OF 1

ATTACHMENT 3