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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: City of Durham
Patrick W. Baker, City Manager

NORTH CAROLINA
Wake COUNTY

I, Laurie Roslinski, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Patrick W. Baker, City Manager PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 22nd DAY OF January, 2007

NOTARY PUBLIC

MY COMMISSION EXPIRES 09/26/2011

LAURIE ROSLINSKI
NOTARY PUBLIC
WAKE COUNTY, N.C.

ATTORNEY'S CERTIFICATE

I, J. KEMP SHERRON, III IN MY CAPACITY AS LOCAL COUNSEL FOR CITY OF DURHAM DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, CITY OF DURHAM IS THE OWNER OF RECORD OF THE TRACT OF LAND DESCRIBED HEREON, AND THAT PATRICK W. BAKER IS THE OWNER OR OWNERS AGENT AUTHORIZED TO SIGN THE DEDICATION STATEMENT PERTAINING TO THIS RECORDING. AS OF THIS DATE. JAN 22, 2007

BY: J. Kemp Sherron, III

NORTH CAROLINA
Wake COUNTY

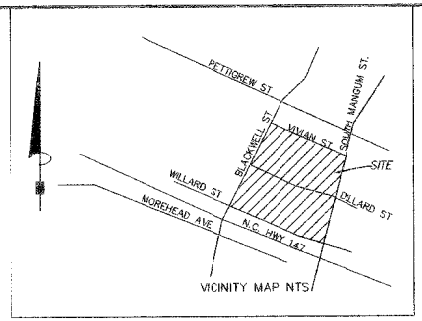
I, Laurie Roslinski, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT J. Kemp Sherron III PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 22nd DAY OF January, 2007

NOTARY PUBLIC

MY COMMISSION EXPIRES 09/26/2011

LAURIE ROSLINSKI
NOTARY PUBLIC
WAKE COUNTY, N.C.



LEGEND

Utility Pole	
Existing Iron Pin	
Iron Pin Set	IPS
Existing PK Nail	PK
PK Nail Set	PKS
PAG Nail Set	MAG
Existing Iron Bar	EIB
Computed Point	
Monument	

SURVEYOR'S CERTIFICATE

I, JEFFREY P. WILLIAMS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN REFERENCES AS NOTED); THAT THE ERROR OF CLOSURES IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN REFERENCES AS NOTED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THE PLAT AND SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDARIES OF THE TRACT OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 22ND DAY OF JANUARY, 2007

SURVEYOR

1/22/07

L-4204
REGISTRATION NUMBER

I, JEFFREY P. WILLIAMS, P.L.S. L-4204, FURTHER CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED BY AN "X":

X A. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

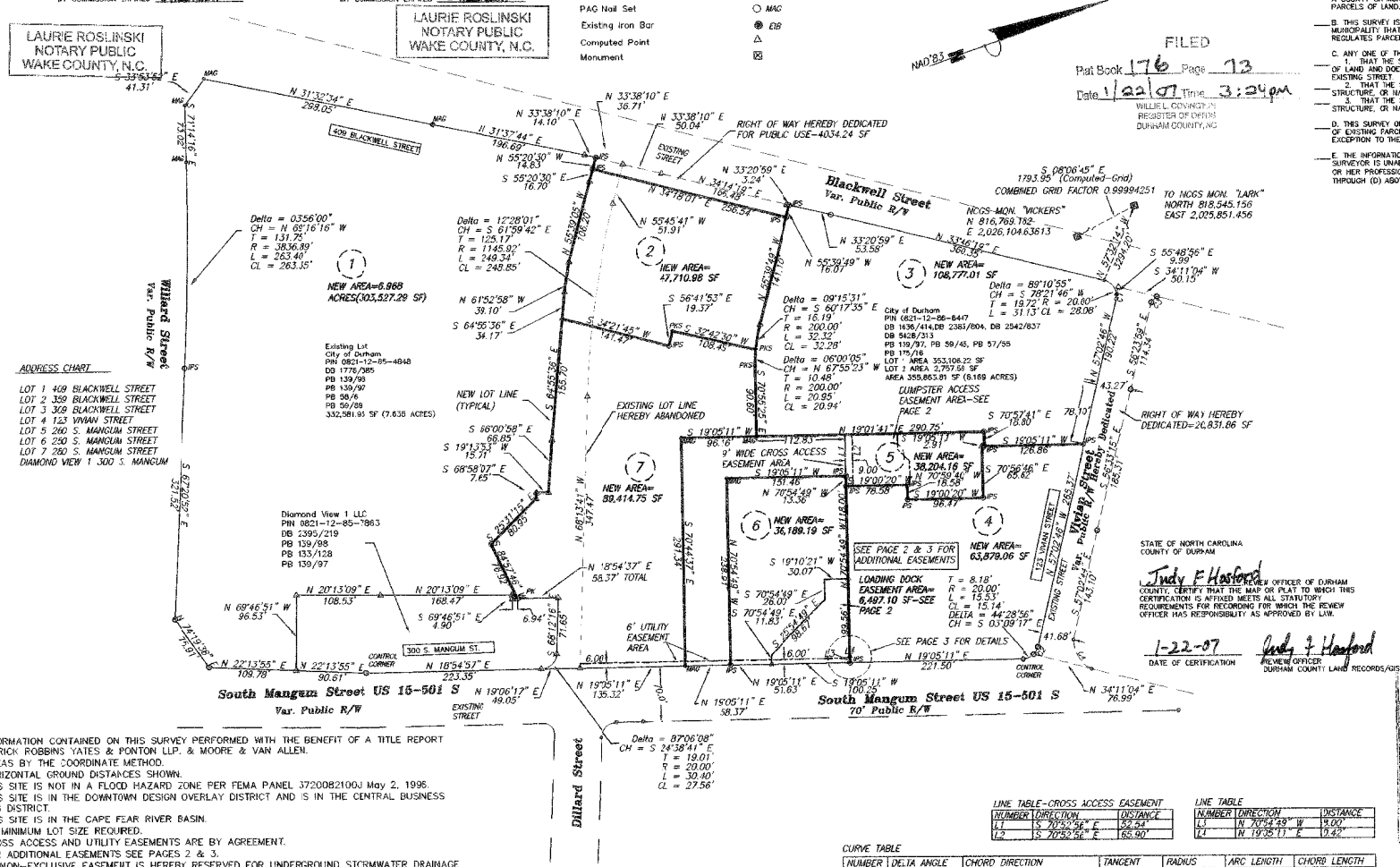
__ B. THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

__ C. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET
2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
3. THAT THE SURVEY IS A CONTROL SURVEY.
STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR

__ D. THIS SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION

__ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

FILED
Plat Book 176 Page 73
Date 1/22/07 Time 3:24pm
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC



ADDRESS CHART

LOT 1 409 BLACKWELL STREET
LOT 2 359 BLACKWELL STREET
LOT 3 309 BLACKWELL STREET
LOT 4 123 VIVIAN STREET
LOT 5 260 S. MANGUM STREET
LOT 6 250 S. MANGUM STREET
LOT 7 280 S. MANGUM STREET
DIAMOND VIEW 1 300 S. MANGUM

OTES
) INFORMATION CONTAINED ON THIS SURVEY PERFORMED WITH THE BENEFIT OF A TITLE REPORT Y WYRICK ROBBINS YATES & PONTON LLP. & MOORE & VAN ALLEN.
) AREAS BY THE COORDINATE METHOD.
) HORIZONTAL GROUND DISTANCES SHOWN.
) THIS SITE IS NOT IN A FLOOD HAZARD ZONE PER FEMA PANEL 3720082100J May 2, 1996.
) THIS SITE IS IN THE DOWNTOWN DESIGN OVERLAY DISTRICT AND IS IN THE CENTRAL BUSINESS ONING DISTRICT.
) THIS SITE IS IN THE CAPE FEAR RIVER BASIN.
7) NO MINIMUM LOT SIZE REQUIRED.
8) CROSS ACCESS AND UTILITY EASEMENTS ARE BY AGREEMENT.
9) FOR ADDITIONAL EASEMENTS SEE PAGES 2 & 3.
10) A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR UNDERGROUND STORMWATER DRAINAGE LINES ACROSS LOTS 2, 3, 5 & 7 AT LOCATIONS SET FORTH IN PLANS NOW OR SUBSEQUENTLY APPROVED BY THE CITY OF DURHAM, SUBJECT TO FUTURE MODIFICATION. THE OWNERS OF THE LOTS SHALL ENTER INTO A SUBSEQUENT AGREEMENT WHICH SHALL BE RECORDED AND WHICH SHALL REFERENCE A RECORDED MAP SHOWING THE LOCATION OF THE STORMWATER DRAINAGE LINES.

100 0 100 200 300
Scale 1" = 100'

LINE TABLE-CROSS ACCESS EASEMENT

NUMBER	DIRECTION	DISTANCE
L1	S 70°52'56" E	52.54'
L2	S 70°52'56" E	65.90'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 70°54'49" W	9.00'
L1'	N 19°05'11" E	9.42'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	16°20'00"	CH BRG =N 65°12'46" W	T =2.87'	R =20.00'	L =5.70'	CH L =5.68'
C2	31°39'01"	CH BRG =S 41°13'16" E	T =5.67'	R =20.00'	L =11.05'	CH L =10.91'
C3	11°47'46"	CH BRG =S 27°48'26" E	T =5.13'	R =49.63'	L =10.22'	CH L =10.20'
C4	65°41'37"	CH BRG =N 76°25'00" E	T =26.50'	R =41.05'	L =47.07'	CH L =44.53'

GENERAL CONDITIONS FOR APPROVAL

SPECIAL CONDITIONS FOR APPROVAL
STREET TREES REQUIRED:
BLACKWELL,6-3" CALIPER
MANGUM,6-3"

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Judy F Hosford, REVIEW OFFICER OF DURHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS APPROVED BY LAW.

1-22-07
DATE OF CERTIFICATION

Judy F Hosford
REVIEW OFFICER
DURHAM COUNTY LAND RECORDS/GIS

APPROVALS
FINAL PLAT D06-716

FINAL PLAT
approved by the Durham Development Review Board on: 11/3/06
Clerk, Development Review Board
approval void if not recorded within 180 days or by: 5/3/07

Drawn By	JPW
Checked By	JPW
Scale 1"=100'	
Project No.	06-87
Date	Sep. 8, 2006
Revised Jan. 22, 2007	
Sheet No.	1 of 3

Other References:
PB 174/392
DB 5425/977

FINAL PLAT-PROPERTY OF CITY OF DURHAM
SUBDIVISION, RECOMBINATION AND BLACKWELL ST. AND VIVIAN ST. RIGHT OF WAY DEDICATION OF SURVEY FOR
AMERICAN TOBACCO CAMPUS PHASE III
DURHAM TOWNSHIP DURHAM COUNTY, NORTH CAROLINA
CITY OF DURHAM
101 CITY HALL PLAZA DURHAM, NC 27701

Coulter Jewell Thames P.A.
ENGINEERING-LAND SURVEYING-LANDSCAPE ARCHITECTURE
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919.682.0368 919.682.5646