

SITE DATA
 OWNER: BDG MIAMI ASSOCIATES, LLC
 PIN: 0749-04-64-2001
 PARCEL ID: 163693
 DEVELOPMENT TIER: SUBURBAN
 RIVER BASIN: NEUSE
 ZONING: IL(D)
 FEMA: THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL# 3720074900J, EFFECTIVE DATE: 5/2/2006.

CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C2	N19°18'06"E	101.89'	2221.83'	101.89	002°37'39"
C1	S19°18'01"W	102.81'	2241.83'	102.81	002°37'40"

LINE TABLE		
LINE	BEARING	DIST
L1	S72°00'49"E	20.00
L2	N86°36'48"W	20.93

KIRK KEYS
 DB 4170 PG 687
 PB 5A PG 86
 PIN: 0749-04-64-3202
 PID: 163702

GREGORY BEIER
 DB 7320 PG 702
 PB 170 PG 25
 PIN: 0749-04-54-7193
 PID: 203900

BDG MIAMI ASSOCIATES, LLC
 DB 4415 PG 418
 PB 170 PG 25
 PIN: 0749-04-64-2001
 PID: 163693

NEW AREA
 58863 SF
 1.351 ACRES

OLD AREA
 1.27 ACRES

GREGORY BEIER
 DB 7320 PG 702
 PB 170 PG 25
 PIN: 0749-04-54-7193
 PID: 203900

612 LLC
 DB 2912 PG 557
 PB 5A PG 86
 PIN: 0749-04-53-8862
 PID: 163692

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNER OF PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE IS THE LEGAL OWNER OF PROPERTY SHOWN ON THE PLAT AS _____ AND THAT ALL THIS PROPERTY IS BEING RECOMBINED WITH THE PORTION OF THE FORMER RIGHT-OF-WAY AS SHOWN AND NOTED ON THIS PLAT, AND THAT PUBLIC AND PRIVATE EASEMENTS SO DESIGNATED UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED. WITNESS MY HAND AND SEAL THIS THE ____ DAY OF _____, 20____.

OWNER _____

NORTH CAROLINA _____ COUNTY

I, _____ A NOTARY PUBLIC FOR SAID COUNTY CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF _____, 20____.

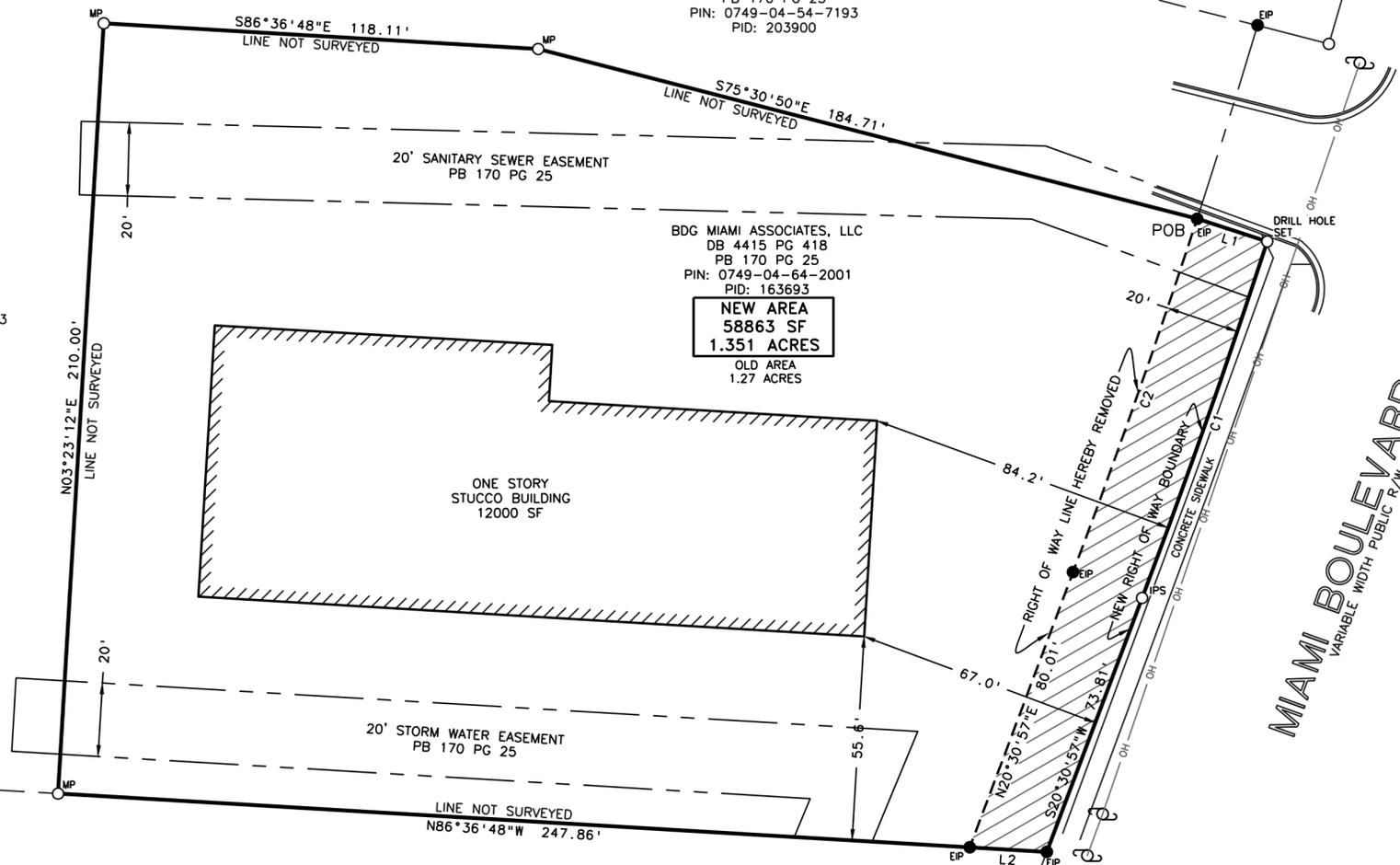
NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

TOTAL LENGTH OF CLOSURE: 181.8'
 TOTAL AREA OF CLOSURE: 3,585 SF

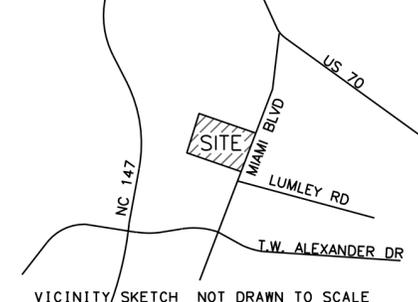
STREET CLOSING & RECOMBINATION PLAT FOR A PORTION OF MIAMI BOULEVARD TRIANGLE TWS. DURHAM CO., NC
 APRIL 2014 SCALE 1" = 30'



BAR GRAPH 1 inch = 30 ft.
 2612 MIAMI.DWG



NORTH ADAPTED FROM PLAT BOOK 170 PAGE 25
 NC GRID NAD 83



BY MY SEAL AND SIGNATURE _____, I CERTIFY THAT THE SURVEY IS CORRECT AND ACCURATE IN ACCORDANCE WITH THE PROVISIONS OF THE NORTH CAROLINA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. I HEREBY CERTIFY THAT THE SURVEY IS A CONTROL SURVEY AND THAT THE SURVEY IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND. I HEREBY CERTIFY THAT THE SURVEY IS A CONTROL SURVEY AND THAT THE SURVEY IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND. I HEREBY CERTIFY THAT THE SURVEY IS A CONTROL SURVEY AND THAT THE SURVEY IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, W. ROBERT MURPHY, PROFESSIONAL LAND SURVEYOR L-4677 CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION. THE RATIO OF PRECISION CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000+. THE ENCLOSURE IS DISTRIBUTED BY THE CRANDALL METHOD AND THE AREA, IF SHOWN, IS CALCULATED BY ELECTRONIC COMPUTER USING DPD METHODS. THIS MAP IS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS THE 1ST DAY OF MAY 20 14

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

DATE _____ REVIEW OFFICER _____

GENERAL LEGEND OF NOMENCLATURE		LINE TYPE LEGEND	
	EXISTING IRON PIPE		BOUNDARY LINE
	IRON PIPE SET		EASEMENT OR R/W
	MATHEMATICAL POINT		BUFFER OR SETBACK
	SANITARY SEWER MANHOLE		ADJACENT PROPERTY
	STREET ADDRESS		OVERHEAD UTILITY

SPECIFIC LEGEND OF NOMENCLATURE	
CL	CENTERLINE
DB	DEED BOOK
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
IPS	IRON PIPE SET
NAD	NORTH AMERICAN DATUM
PB	PLAT BOOK
PG	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
POB	POINT OF BEGINNING
R/W	RIGHT OF WAY
SF	SQUARE FEET
TWSP	TOWNSHIP

UNLESS THIS MAP IS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT, NOT FOR RECORDING, SALES OR CONVEYANCE.

Robert Murphy PLLC
 Professional Land Surveying
 Firm #P-1142
 PO Box 99783
 Raleigh, NC 27624-9783
 (919) 302-1740

SOURCE OF TITLE : PLAT BOOK 170, PAGE 25

CASE NUMBER SC1400010

**INTENTIONALLY UNSIGNED
 ISSUED FOR REVIEW ONLY
 PRELIMINARY PLAT
 NOT FOR RECORDING,
 SALES OR CONVEYANCE**