

GENERAL NOTES

- THIS SURVEY MAP IS INTENDED TO REPRESENT A STREET CLOSING, RECOMBINATION AND DEDICATION ON A PORTION OF THE PROPERTIES OF HABITAT FOR HUMANITY OF DURHAM, INC., PIN 0841-07-57-5841, & JANIE JOHNSON, PIN 0841-07-58-1708, AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
- THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A PARTIAL SURVEY BY STEWART ENGINEERING. PROPERTY LINES SHOWN TAKEN FROM REFERENCES SHOWN HEREON.
- HORIZONTAL DATUM IS NAD 83 (2011), BASED ON GPS METHODS USING REAL-TIME KINEMATIC SOLUTIONS FOR THE SURVEY CONTROL POINTS SHOWN HEREON AND TIED TO NORTH CAROLINA GEODETIC SURVEY MONUMENTS "GLENN" AND "TURNKEY".

"GLENN"	"TURNKEY"
N 830694.26'	N 814333.551'
E 2046859.92'	E 2045409.170'
- THE INITIAL STATE PLANE POSITIONS FOR THIS SURVEY WERE SCALED FROM GRID TO GROUND USING A COMBINED FACTOR OF 0.99994209.
- THE SUBJECT PROPERTIES ARE ZONED "RS-8" (RESIDENTIAL) AND "PDR 6.0" PLANNED DEVELOPMENT RESIDENTIAL PER THE DURHAM GEOGRAPHIC INFORMATION SYSTEM.
- THE SUBJECT PROPERTIES LIE IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN), BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720084100J DATED MAY 2, 2006.
- SITE ADDRESS: 2800 INDEPENDENCE AVE AND 2715 INDEPENDENCE AVE.
- MAXIMUM ALLOWABLE IMPERVIOUS SURFACE FOR EACH LOT IS 2,200SF.

OWNER CERTIFICATE

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT

OF _____

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 PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USE STIPULATED. WITNESS MY HAND AND SEAL, THIS THE _____ DAY OF _____, 2008.

OWNER _____

NORTH CAROLINA _____ COUNTY

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 _____, 2008.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

OWNER CERTIFICATE

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT

OF _____

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 PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USE STIPULATED. WITNESS MY HAND AND SEAL, THIS THE _____ DAY OF _____, 2008.

OWNER _____

NORTH CAROLINA _____ COUNTY

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 _____, 2008.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

ATTORNEY CERTIFICATE

I, _____ IN MY CAPACITY AS LOCAL COUNSEL FOR _____ DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT _____ IS THE OWNER OF RECORD OF THE TRACT OF LAND DESCRIBED HEREON, AND THAT _____ IS THE OWNER OR OWNER'S AGENT AUTHORIZED TO SIGN THE DEDICATION STATEMENT PERTAINING TO THIS RECORDING. AS OF THIS DATE, _____

SIGNED _____

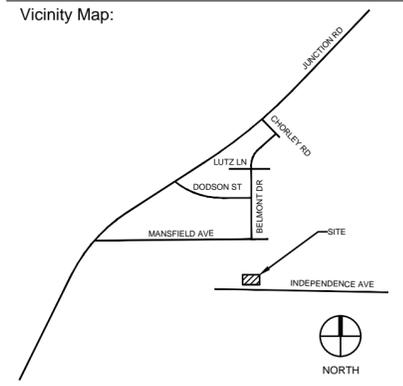
NORTH CAROLINA _____ COUNTY

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 _____, 2008.

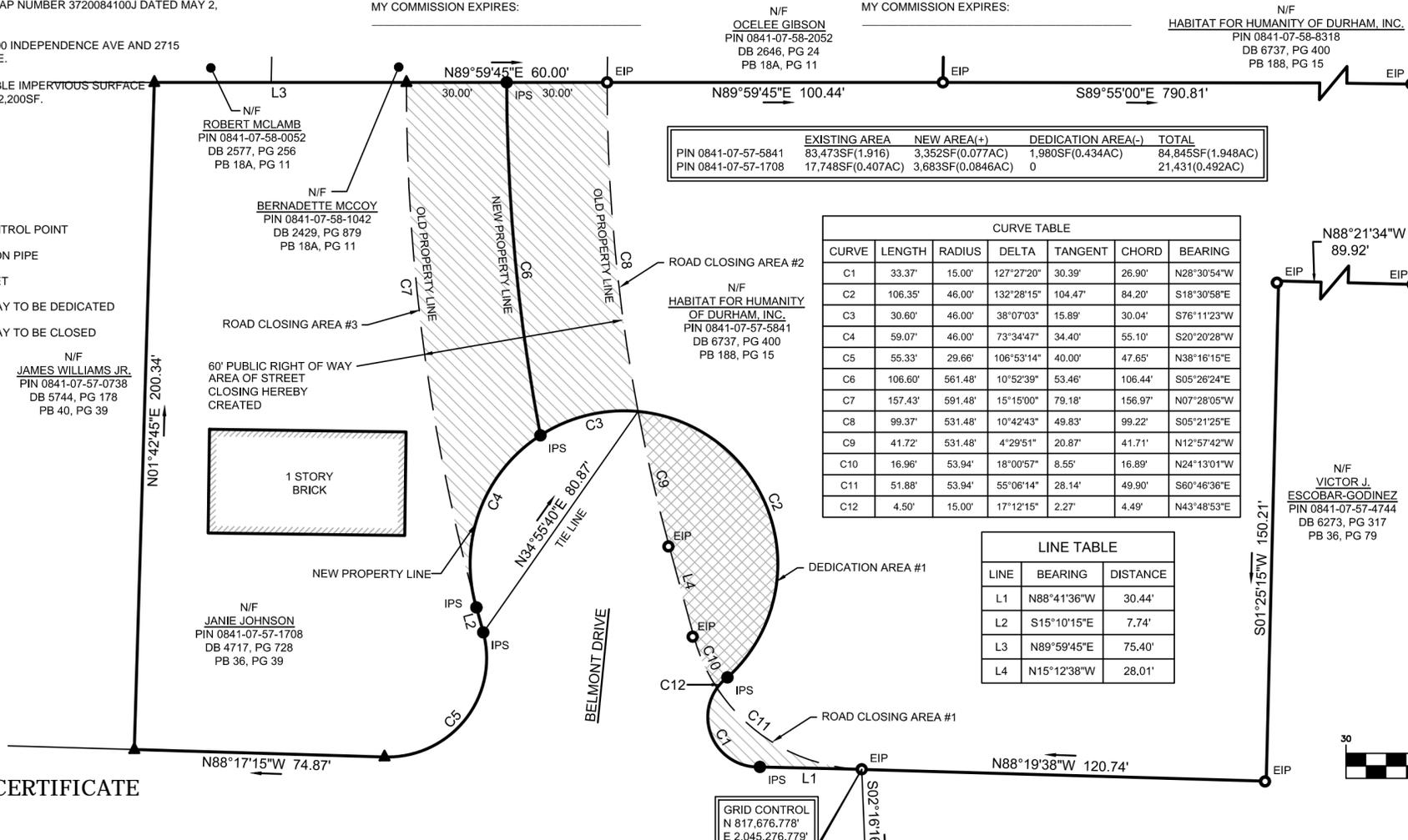
NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



LEGEND

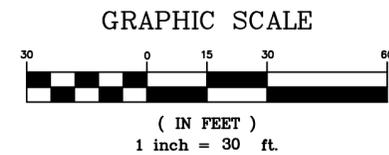
- SURVEY CONTROL POINT
- EXISTING IRON PIPE
- IRON PIPE SET
- RIGHT-OF-WAY TO BE DEDICATED
- RIGHT-OF-WAY TO BE CLOSED



	EXISTING AREA	NEW AREA(+)	DEDICATION AREA(-)	TOTAL
PIN 0841-07-57-5841	83,473SF(1.916)	3,352SF(0.077AC)	1,980SF(0.434AC)	84,845SF(1.948AC)
PIN 0841-07-57-1708	17,748SF(0.407AC)	3,683SF(0.0846AC)	0	21,431(0.492AC)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	33.37'	15.00'	127°27'20"	30.39'	26.90'	N28°30'54"W
C2	106.35'	46.00'	132°28'15"	104.47'	84.20'	S18°30'58"E
C3	30.60'	46.00'	38°07'03"	15.89'	30.04'	S76°11'23"W
C4	59.07'	46.00'	73°34'47"	34.40'	55.10'	S20°20'28"W
C5	55.33'	29.66'	106°53'14"	40.00'	47.65'	N38°16'15"E
C6	106.60'	561.48'	10°52'39"	53.46'	106.44'	S05°26'24"E
C7	157.43'	591.48'	15°15'00"	79.18'	156.97'	N07°28'05"W
C8	99.37'	531.48'	10°42'43"	49.83'	99.22'	S05°21'25"E
C9	41.72'	531.48'	4°29'51"	20.87'	41.71'	N12°57'42"W
C10	16.96'	53.94'	18°00'57"	8.55'	16.89'	N24°13'01"W
C11	51.88'	53.94'	55°06'14"	28.14'	49.90'	S60°46'36"E
C12	4.50'	15.00'	17°12'15"	2.27'	4.49'	N43°48'53"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°41'36"W	30.44'
L2	S15°10'15"E	7.74'
L3	N89°59'45"E	75.40'
L4	N15°12'38"W	28.01'



SURVEYOR CERTIFICATE

NORTH CAROLINA
DURHAM COUNTY

I, C. RYAN DAVENPORT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:_____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, A.D., 20____.

FURTHERMORE, I CERTIFY THAT

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

C. RYAN DAVENPORT, PLS, L-4707



INDEPENDENCE AVENUE
60' PUBLIC RIGHT OF WAY
PB 188, PG 15

NORTH CAROLINA
DURHAM COUNTY

I, _____ 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 _____

FINAL PLAT

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT

ON: _____

Planning Director or Designee

Null and void if not recorded within 180 days, or by _____

CASE # SC1400008

Title: **STREET CLOSING, RECOMBINATION, AND RIGHT OF WAY DEDICATION PLAT FOR: BELMONT DRIVE**

DURHAM TOWNSHIP, CITY OF DURHAM
DURHAM COUNTY, NORTH CAROLINA
DATE: 2/24/14 SCALE: 1"=30'

REVISED: 4/8/14



STEWART

421 FAYETTEVILLE ST., STE 400 FIRM LICENSE #: C-1051
RALEIGH, NC 27601 www.stewartinc.com
T 919.380.8750 PROJECT #: G13062

S:\2013\G13062 - Hope Crossing Development\DWG\G13062PL-BELMONT.dwg Apr 15, 2014 - 4:27pm