VICINITY MAP NOT TO SCALE

BEAMON STREET RIGHT–OF–WAY ABANDONMENT AREA

CITY OF DURHAM TRACT –	14,851 SQ FT 0.341 ACRES
GETHSEMANE BAPTIST CHURCH	
NORTHERN TRACT – RIGHT–OF–WAY ABANDONED	5,996 SQ FT 0.138 ACRES
SOUTHERN TRACT – RIGHT–OF–WAY ABANDONED	6,260 SQ FT 0.144 ACRES
TOTAL RIGHT–OF–WAY ABANDONED –	27,108 SQ FT 0.622 ACRES

AREA SUMMARY

CITY OF DURHAM TRACT –	170,351 SQ FT 3.911 ACRES
GETHSEMANE BAPTIST CHURCH	
NORTHERN TRACT – PIN:082116836446 PREVIUOS AREA 14,544 SQ FT 0.334 ACRES	20,540 SQ FT 0.472 ACRES
SOUTHERN TRACT – PIN:082116836314 PREVIUOS AREA 16,424 SQ FT 0.377 ACRES	20,684 SQ FT 0.521 ACRES

SURVEYOR CERTIFICATE

I, COLLEEN C. JEWELL, 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 1:20,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL, THIS __ DAY OF ___A.D.,2015.

_____
SURVEYOR
L–4501
_____
LICENSE NUMBER

FURTHERMORE, I CERTIFY THAT

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

COLLEEN C. JEWELL L–4501

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

SITE DATA:

1. TOTAL SITE GROSS ACREAGE:	3.91 AC
2. DEVELOPMENT TIER:	URBAN
3. EXISTING ZONING:	RS–M & RU–5(2)
4. DENSITY ALLOWED:	8.0 DU/AC
5. PROPOSED DENSITY:	4.8 DU/AC
6. PROPOSED SINGLE FAMILY LOTS:	19 UNITS
7. OVERLAY DISTRICT:	N/A
8. EXISTING USE:	VACANT
9. REGULATORY BASIN:	JORDAN LAKE
10. RIVER:	CAPE FEAR

LEGEND

- EXISTING IRON PIPE
- COMPUTED CORNER
- IRON PIPE SET
- CONTROL POINT
- GUY WIRE
- UTILITY POLE
- LIGHT POLE
- SIGN
- AD – AREA DRAIN
- CB – CATCH BASIN
- RCP – REINFORCED CONCRETE PIPE
- EP – EDGE OF PAVEMENT
- BC – BACK OF CURB
- R/W – RIGHT–OF–WAY
- SEWER CLEAN–OUT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATERLINE MANHOLE
- TON – TOP OF NUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- CATCH BASIN
- YARD INLET/AREA DRAIN
- FLARED END SECTION (FES)
- NEW SANITARY SEWER EASEMENT (WITHIN ABANDONED RIGHT–OF–WAY)
- OU – OVERHEAD UTILITY LINE
- EXISTING EASEMENTS
- X – FENCE LINE
- SS – SANITARY SEWER LINE
- RCP – STORM SEWER LINE
- 30" STANDARD CURB AND GUTTER & EDGE OF PAVEMENT

OWNERS 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_____, 2015.

_____
OWNER

NORTH CAROLINA

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_____DAY OF_____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

OWNERS 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_____, 2015.

_____
OWNER

NORTH CAROLINA

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_____DAY OF_____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

ATTORNEYS 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

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_____DAY OF_____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	61.40'	185.00'	S78° 24' 07"E	61.12'
C2	20.55'	185.00'	S65° 42' 42"E	20.54'
C3	30.19'	210.00'	S58° 24' 20"E	30.17'
C4	15.53'	210.00'	S52° 10' 04"E	15.53'
C5	63.70'	210.00'	S41° 21' 32"E	63.46'
C6	65.00'	210.00'	S23° 48' 06"E	64.74'
C7	30.00'	210.00'	S10° 50' 31"E	29.97'
C8	7.01'	50.00'	S2° 43' 52"E	7.01'
C9	15.51'	50.00'	S10° 10' 32"W	15.45'
C10	5.74'	50.00'	S22° 21' 10"W	5.74'
C11	35.39'	50.00'	S45° 55' 15"W	34.66'
C12	52.35'	50.00'	N83° 48' 22"W	49.99'
C13	41.16'	50.00'	N30° 13' 44"W	40.01'
C14	53.04'	50.00'	N23° 44' 36"E	50.59'
C15	30.29'	20.00'	N10° 44' 43"E	27.48'
C16	83.45'	160.00'	N47° 34' 59"W	82.50'
C17	70.09'	160.00'	N75° 04' 24"W	69.53'
C18	33.72'	1615.83'	N5° 17' 56"E	33.72'
C19	30.21'	20.01'	N49° 09' 06"E	27.42'
C20	91.89'	210.00'	S75° 03' 38"E	91.16'
C21	32.67'	20.00'	N40° 47' 58"W	29.16'
C22	45.34'	30.00'	N49° 17' 25"E	41.15'

Line Table

Line #	Length	Direction
L1	16.94'	S87° 25' 42"E
L2	12.22'	N0° 32' 51"W
L3	17.61'	N0° 32' 51"W
L4	29.25'	N89° 02' 21"W
L5	8.73'	N5° 53' 48"E
L6	93.12'	S87° 35' 36"E
L7	50.26'	S87° 35' 36"E
L8	159.77'	S87° 35' 36"E
L9	43.86'	S5° 52' 09"W
L10	46.34'	S5° 52' 09"W
L11	138.02'	S87° 35' 36"E
L12	16.35'	S87° 25' 39"E
L13	24.99'	S27° 28' 32"W

GENERAL NOTES

1–) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASURED IN FEET UNLESS OTHERWISE NOTED.
2–) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH. THE DEED RECORDS SHOWN WERE TAKEN FROM COUNTY TAX RECORDS.
3–) AREA COMPUTED BY COORDINATE METHOD.
4–) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS–OF–WAY OF RECORD.
5–) THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720092100K DATED AUGUST 2, 2007.
6–) THE N.C. GRID COORDINATES SHOWN WERE DETERMINED USING REAL TIME KINEMATIC GPS OBSERVATIONS TAKEN ON THE DATE OF THIS SURVEY, BASED ON THE CORS ID "DURH" IN DURHAM COUNTY.
7–) NO NCGS MONUMENTS WITHIN 2000 FEET OF THIS SITE.
8–) NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF UNDERGROUND UTILITIES, UNDERGROUND STORAGE FACILITIES, CEMETERIES, ETC.
9–) ALL EASEMENTS ARE CENTERED OVER THE STRUCTURES UNLESS OTHERWISE NOTED.
10–) THERE ARE OTHER IMPROVEMENTS ON THIS SITE THAT ARE NOT SHOWN.

REFERENCES

DB 6350 PG 300
DB 7212 PG 652
DB 7212 PG 655
DB 7212 PG 664
DB 7212 PG 667
DB 7212 PG 670
DB 7212 PG 673
DB 1592, PG 127
DB 173, PG 166
DB 1592, PG127
PB 168, PG 61
PB 105, PG 133
PB 101 PG 96
PB 102 PG 150
PB 107 PG 37
PB 175 PG 387

RICHARD VALZONIS
Dept. of Cumminity Development
City of Durham
Senior Project Manager

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(919) 730–5995 Mobile
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Michael P. Tarrant, PLA, ASLA
Stewert
Land Planning & Design Project Manager

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(919) 380–8750 Work
(919) 418–4338 zmobile
MTarrant@stewertinc.com
421 Fayetteville Street
Suite 400
Raleigh, NC 27601

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.

REVIEW OFFICER DATE

FINAL PLAT

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

ON:_____

_____
PLANNING DIRECTOR OF DESIGNEE

NULL AND VOID IF NOT RECORDED WITHIN 180 DAYS, OR BY_____

RECORDED IN MAP BOOK _____ PAGE _____

CASE NUMBER# SC1500004

PROJECT NO. 9614
FILE NAME: 9614–RCMB2.dwg

COOPER AND ASSOCIATES
800 PINNER WEALD WAY, SUITE 101
CARY, NORTH CAROLINA 27513
TELEPHONE: 919–469–1760
(C–1461)

STREET CLOSING AND RECOMBINATION PLAT

SOUTHSIDE REDEVELOPMENT PROJECT, PHASE 2

OWNERS: THE CITY OF DURHAM & GETHSEMANE BAPTIST CHURCH

DURHAM TNSP., DURHAM COUNTY, NORTH CAROLINA

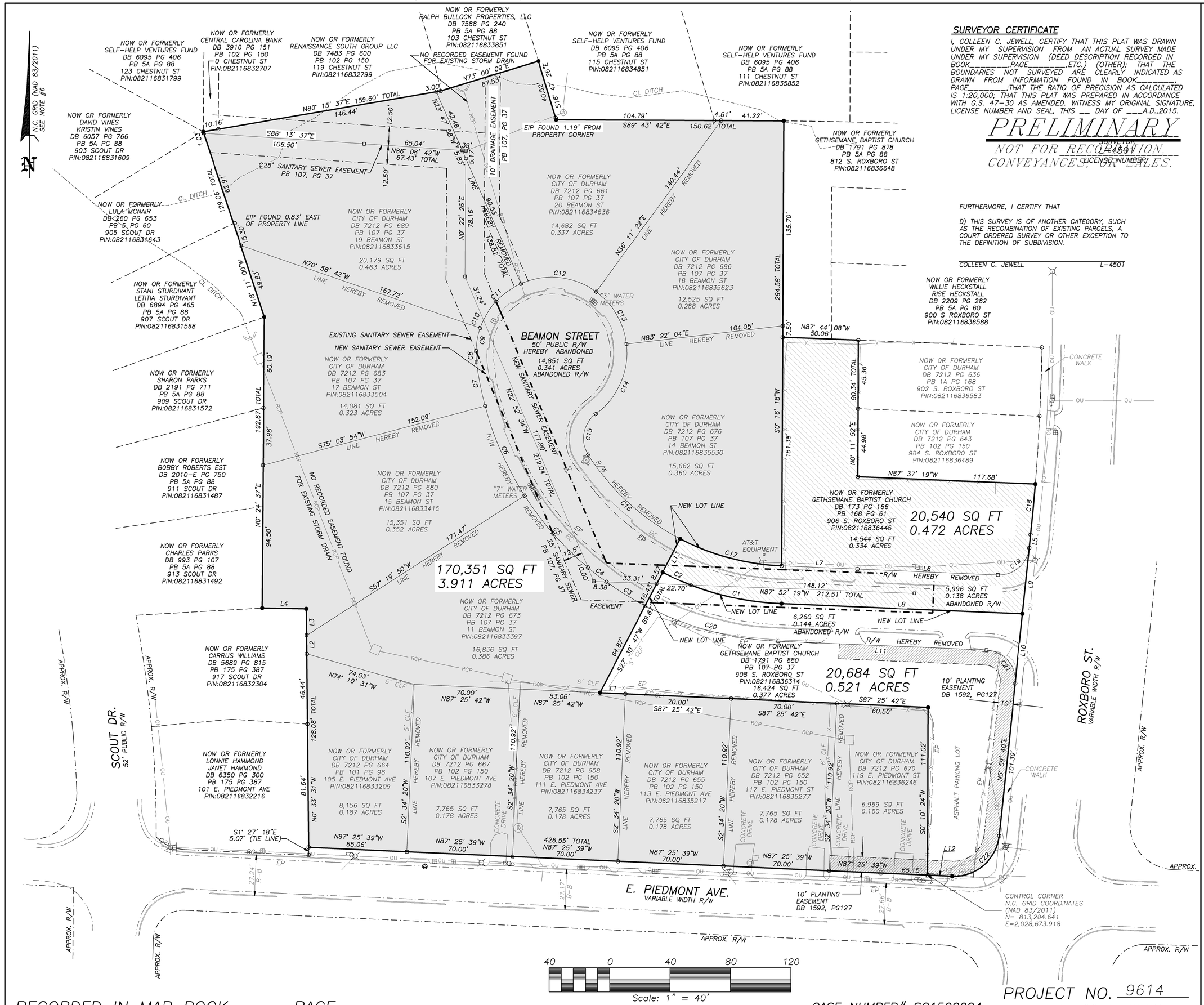
DATE 01–27–15

SCALE 1" = 40'

SHEET 1 OF 2

DRAWN BY CRB

REVISIONS



SURVEYOR CERTIFICATE

I, COLLEEN C. JEWELL, 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 1:20,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL, THIS __ DAY OF ___A.D.,2015.

PRELIMINARY

NOT FOR RECORDATION, CONVEYANCES, OR SALES.

FURTHERMORE, I CERTIFY THAT

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

COLLEEN C. JEWELL L-4501

PROFESSIONAL SEAL L-4501 LICENSED NUMBER

RECORDED IN MAP BOOK _____ PAGE _____

CASE NUMBER# SC1500004

PROJECT NO. 9614

FILE NAME: 9614-RCMB2.dwg

COOPER AND ASSOCIATES
800 PINNER WEALD WAY, SUITE 101
CARY, NORTH CAROLINA 27513
TELEPHONE: 919-469-1760
(C-1461)

STREET CLOSING AND RECOMBINATION PLAT

SOUTHSIDE REDEVELOPMENT PROJECT, PHASE 2

OWNERS: THE CITY OF DURHAM & GETHSEMANE BAPTIST CHURCH

DURHAM COUNTY, NORTH CAROLINA

DURHAM TNSP.

DATE	01-27-15
SCALE	1" = 40'
SHEET	2 OF 2
DRAWN BY	CRB

REVISIONS