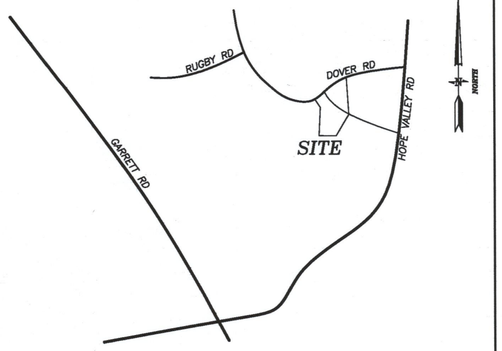


VICINITY MAP
(N.T.S.)

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/ 10,000+ ; that the boundaries not surveyed are shown as broken lines plotted from information found in Book — ; Page — ; that this map was prepared in accordance with G.S. 47–30 amended.

Witness my original signature, registration number and seal this 28TH day of SEPTEMBER 2015.

Signed JHD

Seal

NORTH CAROLINA PROFESSIONAL SEAL L-3463 LAND SURVEYOR JEFFREY H DAVIS

50 foot wide undisturbed stream buffer, measured from top of bank, each side of stream. No clearing or grading other than selective thinning and ordinary maintenance of existing vegetation permitted, except in accordance with 15A NCAC 02B.233 (6) Vegetation Management. No structures or features requiring grading or construction may be built within the 10 foot stream buffer setback. Any use allowed by Section 8.5.4 of the UDO shall be designed and constructed to minimize the amount of intrusion into the stream buffer and to minimize clearing, grading, erosion and water quality degradation. (UDO Section 8.5.4 B, C and D).

LEGEND

- Property Line
- Property Line (not surveyed)
- Prop Line hereby removed
- Right–of–Way Line
- Easement Line
- Creek Centerline
- WL — Water Line
- SS — Sanitary Sewer
- OHU — Overhead Utility
- OHS — Overhead Service
- Chain Link Fence
- Wood Fence
- Existing Iron Pipe
- Iron Pipe Set (Unless Otherwise Designated)
- Existing Concrete Monument
- Concrete Monument Set
- Property Corner
- PK Nail
- Cable TV Box
- Fire Hydrant
- Drop Inlet
- Utility Pole
- Telephone Box
- Light Pole
- Sewer Clean Out
- WV — Water Valve
- W — Water Meter
- P — Power Box
- G — Gas Meter
- S — Sewer Manhole
- W — Well
- S — Septic Cap
- EIP — Existing Iron Pipe
- NIP — Iron Pipe Set
- PP — Power Pole
- DB — Deed Book
- PG — Page
- BOM — Book Of Maps
- VOL — Volume
- TM — Tax Map
- PAR — Parcel
- N/F — Now or Formerly
- XXX — DENOTES ADDRESS
- Existing Right–of–Way Proposed for Closure
- Dedicated Sanitary Easement Area

IMPERVIOUS SURFACE LIMITS		
OVERLAY	LOW DENSITY OPTION	HIGH DENSITY OPTION
F/J–B	24%	70%

SITE DATA:

OWNER:
BURKERT, JOHN G & STACEY
4012 DOVER ROAD
DURHAM, 27704

BARRINGER RUSSELL N JR & MARY T
4018 DOVER ROAD
DURHAM, 27704

ZONING: RS–10

PIN: 0719–02–57–9205
PIN: 0719–02–57–8575
PIN: 0719–02–57–9690
PIN: 0719–02–67–0423
PIN: 0719–02–57–9454

TOTAL ACRES: 4.53 ACRES

INSIDE CITY LIMITS: YES

TOTAL # OF LOTS: 5

This site is not in any Special Flood Hazard Areas or Future Conditions Flood Hazard Areas, as shown on FIRM Panel 3720071900K, Effective AUGUST 2, 2007

MAIS is applicable

HOME HEATED SQUARE FOOTAGE TAKEN FROM DURHAM COUNTY TAX RECORDS

METHOD OF COMPUTION IS COORDINATE COMPUTION

REFERENCE:
PLAT BOOK 9, PG 48
PLAT BOOK 9, PG 76
PLAT BOOK 100, PG 193

Owners Certificate:

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. Signed

_____

date_____

_____

date_____

_____

date_____

_____

date_____

_____

date_____

State of North Carolina, County of Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

_____

_____

Date:_____,2015.

(Official Seal)

_____

Printed Name:_____,Notary Public

My commission Expires_____

State of North Carolina, County of Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

_____

_____

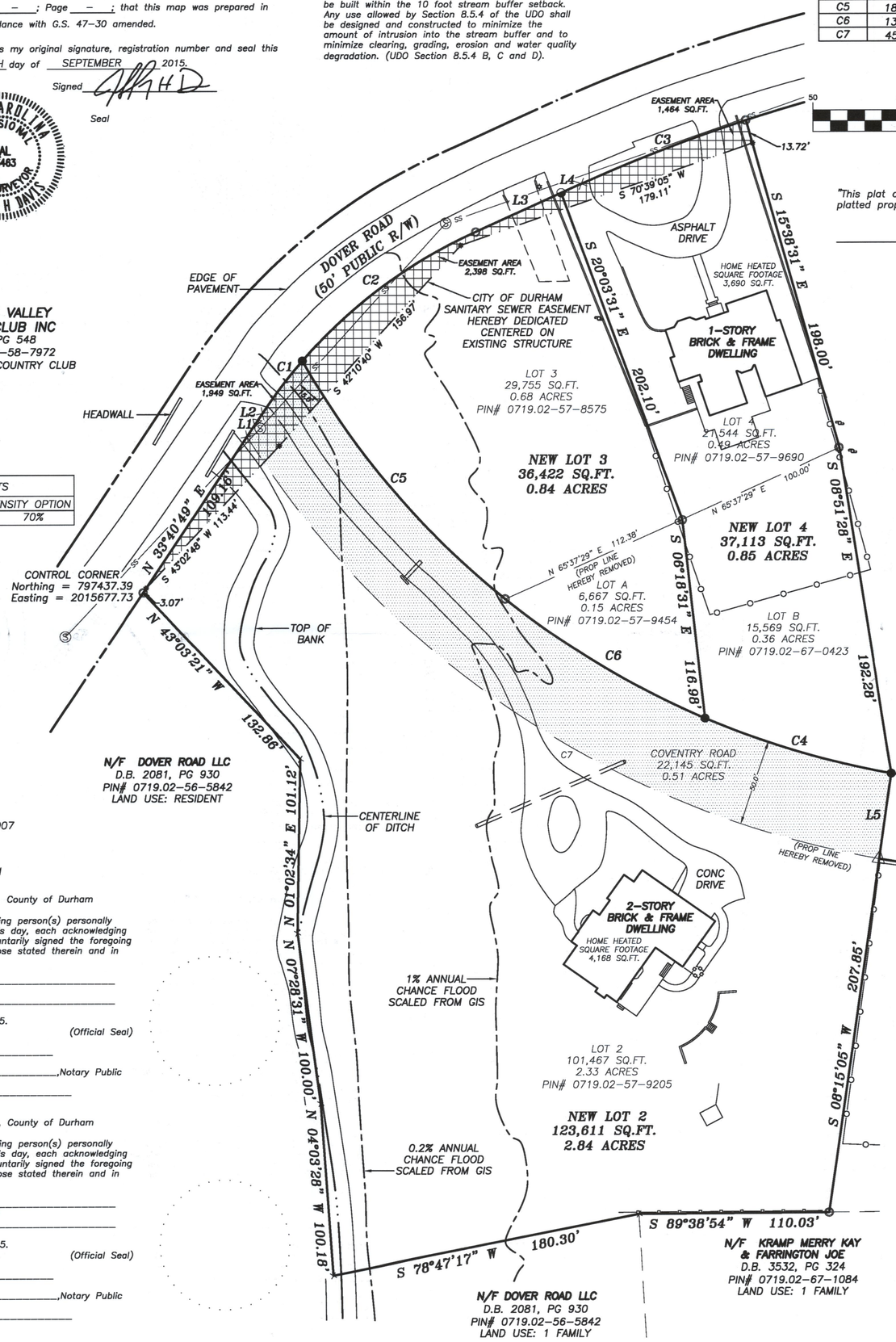
Date:_____,2015.

(Official Seal)

_____

Printed Name:_____,Notary Public

My commission Expires_____



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	38.25'	296.64'	7°23'15"	S37°22'27"W	38.22
C2	126.45'	296.64'	24°25'24"	S53°16'46"W	125.49
C3	102.33'	868.08'	6°45'14"	S68°54'18"W	102.27
C4	112.87'	490.20'	13°11'31"	S73°15'15"E	112.62
C5	182.49'	490.20'	21°19'48"	S40°11'33"E	181.44
C6	135.18'	490.20'	15°48'02"	S58°45'28"E	134.76
C7	453.89'	540.20'	48°08'28"	S55°57'34"E	440.65

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	N33°40'49"E
L2	6.11'	N33°40'49"E
L3	54.45'	N65°29'29"E
L4	12.75'	N65°29'29"E
L5	50.03'	N08°12'19"E

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

"This plat or map is not a subdivision, but a recombination of previously platted property, and meets all statutory requirements for recording.

Durham County Review Officer."

This survey is of another category, such as the recombination or existing parcels, a court–ordered survey, or other exception to the definition of subdivision.

JHD, PLS
Registered Land Surveyor

NC GRID (NAD 83–2012)

CASE # SC1500006

APPROVAL BLOCK

REVISIONS

JOHN G. BURKERT
STACEY BURKERT
4012 DOVER ROAD
DURHAM, NC 27704

TURNING POINT SURVEYING PLLC
4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
(800)948–0213 PH (919)781–0234 FAX
License No: P–0121

STREET CLOSING & RECOMBINATION PLAT FOR COVENTRY ROAD

4012, 4014, & 4018 DOVER ROAD
LOTS 2, LOT 3, & LOT 4
HOPE VALLEY
DURHAM COUNTY NORTH CAROLINA
TRIANGLE TOWNSHIP

DATE: 9–28–2015
DRAWN BY: DC
CHK'D. BY: JHD
JOB NO. C–671
SCALE: 1" = 50'
C.N. = 21989
DWG. NO. C–671
SHEET 1 OF 1