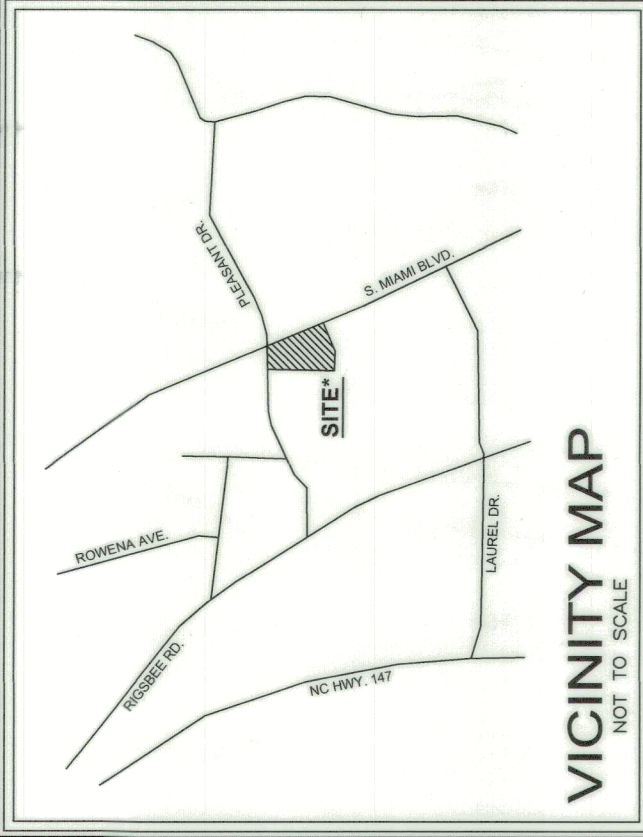




VICINITY MAP

NOT TO SCALE

SITE INFORMATION:

-PIN #0840-55-27-0827 (158191)

-Development Tier: Suburban

-RIVER BASIN: NEUSE

-ZONING: CC

-WATERSHED OVERLAY: FJ-B
(Falls Lake)

-JURISDICTION: Durham County

OLD PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
01	194.99	S 67°27'31" W
02	27.20	S 22°32'0" E
03	137.71	N 87°53'27" W
04	245.02	S 67°27'31" W
05	195.02	N 23°22'0" E
06	63.07	S 67°27'31" W
07	242.16	N 87°48'3" W
08	195.24	S 67°26'56" W

LEGEND	
	Ex. iron pipe/rod or nail
	Ex. concrete monument
	New iron pipe
	Calculated point
	Utility pole
	Fence
	Overhead utility
	Old property line(s) hereby removed
	Dead Book
	Plat Book / Book of Maps
	PB or BM
	PG
	S.F.
	Square feet
	Acres
	R/W
	S.R.
	N.C.D.O.T.
	AG
	BG
	PIL
	HD
	LD

NOTES:

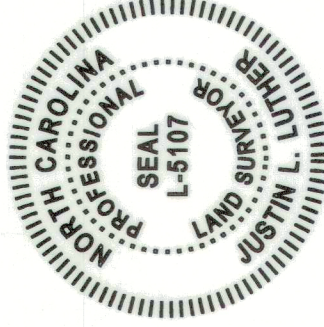
- All distances are horizontal ground distances in u.s. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.
- This survey does not include nor depict any environmental evaluations by this office. No investigation into the existence of wetlands or riparian buffer performed in the preparation of this survey.
- Field survey(s) performed September 21 thru September 27, 2021.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
- The locations of underground utilities as shown hereon (if any) are based on aboveground structures and aboveground visual evidence. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
- This site is not in any special flood hazard areas or future conditions flood hazard areas, as shown on: FIRM PANEL(S): #3720084000K EFFECTIVE DATE(S): October 19, 2018
Stream buffers: 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.0714(1). 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 8.5.5 of the UDO shall be designed and constructed to degradation. (UDO Section 8.5)
- The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.
- Subject properties as shown hereon are all part of Durham County PIN#: 0840-0-55-2708 and having an address of 1020 S. Miami Boulevard but depicted as separate lots per map recorded in Plat Book 123, Page 187, Durham County Registry.

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

I, Justin L. Luther, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision or positional accuracy as calculated is greater than 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, license number and seal this
13th day of July, 2022.

Professional Land Surveyor (L-5107)



NEWCOMB land surveyors, pllc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615, (919) 847-1800, NC License #P-0203

EXEMPT RECOMBINATION PLAT

PROPERTIES OF 4318 MEDICAL PARK DRIVE, LLC, BCS ACQUISITION GROUP, LLC, &

JAG III, LLC
DURHAM COUNTY
OAK GROVE TOWNSHIP
NORTH CAROLINA

100 50 0 100 200
SCALE: 1"=100'

OWNER INFORMATION:

-4318 MEDICAL PARK DRIVE, LLC
-BCS ACQUISITION GROUP, LLC
-JAG III, LLC
11901 POSSUM TRACK ROAD
RALEIGH, NC 27614

REVIEW OFFICER CERTIFICATE:

I, Jessie Lee, Review Officer of Durham County, hereby certify that the plat or map to which this certification is affixed meets all statutory requirements for recording.

Review Officer

7/11/22 Date

IMPERVIOUS SURFACE LIMITS: (Per UDO Sec. 8.7.2.B.1 - F/J-B Overlay)

-Low Density Option = 24%
-High Density Option = 70%

Lot 1 (LD) = 82,382 s.f.
(HD) = 240,280 s.f.

Lot 2 (LD) = 23,965 s.f.
(HD) = 69,898 s.f.

Lot 3 (LD) = 10,537 s.f.
(HD) = 30,734 s.f.

Lot 4 (LD) = 12,038 s.f.
(HD) = 35,105 s.f.

CASE #S2200151

EXEMPT PLAT

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION AS AN EXEMPT PLAT PURSUANT TO §153A-335 AND §160A-376 OF THE NORTH CAROLINA GENERAL STATUTES

7/18/2022
Durham City-County Planning Dept. (Date)

JOB NO.: 218637
FILE NAME: RM-REC
PLOT DATE: 7/6/22

PLEASANT DRIVE (S.R. 1815)
(60' PUBLIC R/W)

S. MIAMI BOULEVARD (U.S. HWY 70)
(PUBLIC R/W VARIES)

TRACT 5
BPC MIAMI
DURHAM, LLC
DB 9634, PG 648
PB 12, PG 13
PIN: 0840-54-47-7108

Register of Deeds
Sharon A. Davis
Durham County, NC

07/11/2022 01:47:29 PM

BT: PLAT B: 206 P: 392 Pages: 1

PLAT - PLAT

Fee: \$21.00

INSTRUMENT #2022028395

acarrington



LOT 21
ANGIER INVESTMENT, LLC
DB 9554, PG 76
PB 31B, PG 92
PIN: 0840-45-10-8308

LOTS 19 & 20
SUMNER THAXTON
DB 8293, PG 838
PB 48, PG 122
PIN: 0840-45-85-6230

LOTS 21 & 22
GREEN BRANCH
DEVELOPMENT, LLC
DB 9612, PG 192
PB 12, PG 122
PIN: 0840-45-87-7625

TRACT 23
DAVID RICHARDSON
WB 2009-E, PG 995
PB 12, PG 13
PIN: 0840-46-81-9212

EXISTING
STAKE
W/TACK

LINE	LENGTH	BEARING
L1	51.10	N 28°20' E
L2	252.85	N 28°22' E
L3	190.39	N 28°22' E
L4	95.81	S 88°14' E
L5	187.34	S 88°14' E
L6	53.64	S 22°26' E
L7	34.79	S 22°26' E
L8	195.46	N 22°32'0" W
L9	20.68	N 22°32'0" W
L10	141.82	N 26°33' E
L11	108.02	N 26°33' E
L12	102.98	N 22°31'40" E
L13	123.32	S 22°31'40" E
L14	101.80	S 22°32'26" E
L15	195.53	S 63°37'9" W
L16	114.92	N 22°29'54" W
L17	34.96	N 22°32'0" W
L18	51.52	S 22°33'31" E
L19	86.78	S 22°33'31" E
L20	100.23	S 23°31'2" E
L21	24.77	S 23°31'2" E
L22	125.00	S 22°29'54" W
L23	125.00	N 22°29'54" W
L24	195.56	N 63°32'27" E
L25	121.52	S 23°52' E
L26	495.84	S 23°52' E
L27	250.81	N 84°12'6" W
L28	550.42	N 0°49'38" E

NC GRID NORTH
MAD 83/2011