



SITE
SR 1744
TO RALEIGH
40
323
444

ABBREVIATIONS

- BM BOOK OF MAPS
- CLF CHAIN-LINK FENCE
- CMF CONCRETE MONUMENT FOUND
- DB DEED BOOK
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- N/F NOW OR FORMERLY
- PB PLAT BOOK
- PG PAGE
- PKF PK NAIL FOUND
- R/W RIGHT-OF-WAY
- SF SQUARE FEET

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) 10/19/2018.

SITE DATA TABLE

1. ZONING: RS-20
2. JURISDICTION: CITY OF DURHAM
3. DEVELOPMENT TIER: URBAN
4. WATERSHED PROTECTION OVERLAY DISTRICT: N/A
5. RIVER BASIN: CAPE FEAR

VICINITY MAP (SCALE: 1" = XXX' +/-)

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET
2. BEARINGS FOR THIS SURVEY ARE BASED ON NAD83(2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. AREA BY COORDINATE GEOMETRY.
5. REFERENCES: DB 4777 PG 268; DB 6973 PG 342; PB 6B PG 109; PB 196 PG 259 OF THE DURHAM COUNTY REGISTRY.
6. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
7. PROPOSED HOUSING TYPES ARE SINGLE FAMILY AND/OR DUPLEX.
8. ZONE: RS-20; SETBACKS: FRONT: 35'; BACK: 25'; SIDE: 12'(30'TOTAL). REF DURHAM UDO; CONTACT DURHAM PLANNING FOR FURTHER RESTRICTIONS.
9. PROPERTY IS LOCATED IN FOREST HILLS HISTORIC DISTRICT, MAY BE SUBJECT TO ADDITIONAL DEVELOPMENT RESTRICTIONS.

SURVEYORS CERTIFICATE [G.S. 47-30]

I, ADAM R. CANOY, P.L.S., PROFESSIONAL LAND SURVEYOR NO. 5276 CERTIFY TO ONE OF THE FOLLOWING; THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

PRELIMINARY

ADAM R. CANOY, P.L.S. N.C. REG. No.: L-5276

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 267, PAGE 140; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN PLAT BOOK 9, PAGE 99-2; THAT THE RATIO OF PRECISION IS 1:10,000+1; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS _____ DAY OF MAY, 20____
SEAL

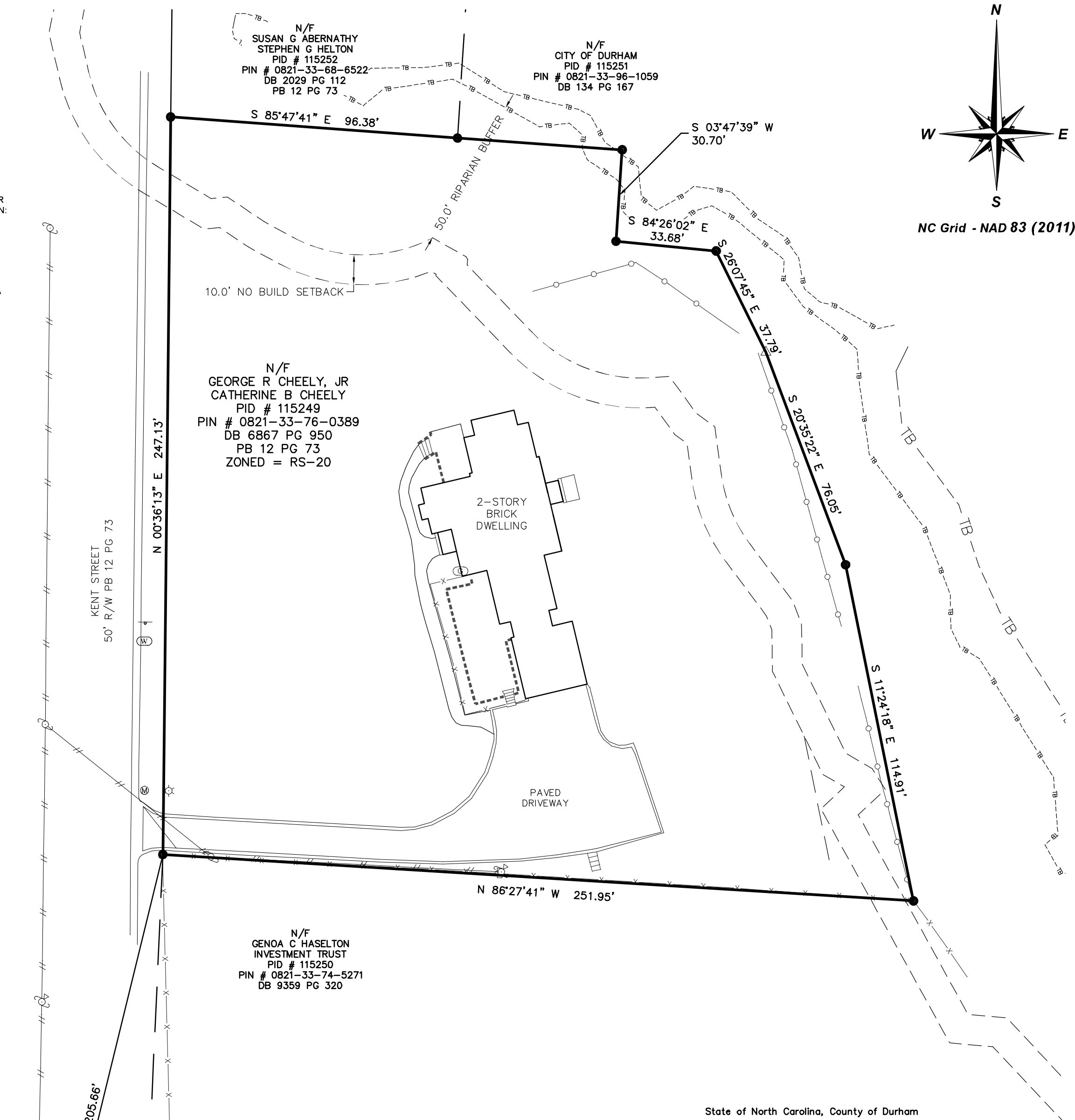
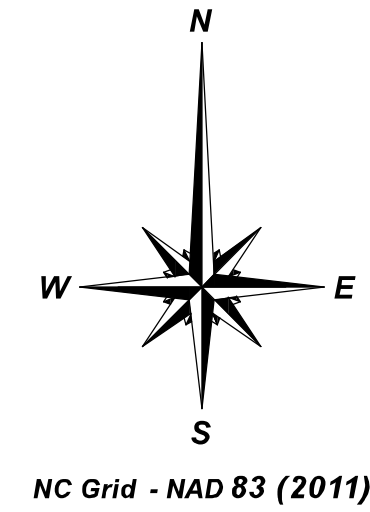
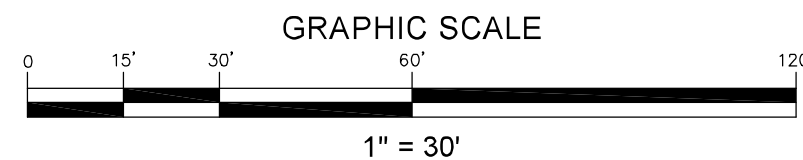


PRELIMINARY
ADAM R. CANOY, PLS L-5276

SURVEY CONTROL / GRID TIE NOTES

- 1) CLASS OF SURVEY: CLASS A
- 2) POSITIONAL ACCURACY: 0.10'
- 3) GPS FIELD PROCEDURE: REAL TIME NETWORK (VRS)
- 4) DATE OF GPS SURVEY: 6/26/2023
- 5) DATUM DESCRIPTION:
NC STATE PLANE COORDINATE SYSTEM
NAD83 (2011)
- 6) PUBLISHED / FIXED CONTROL USED:
CORS (NC RTN)
- 7) GEIOD MODEL: GEIOD 18
- 9) UNIT OF MEASUREMENT: U.S. SURVEY FOOT
- 10) ROOT MEAN SQUARE ERROR AT 95%
CONFIDENCE LEVEL USED TO CHECK ACCURACY

CANOY SURVEYING CONTROL
#704-NAIL SET
GRID N: 813,333.33'
GRID E: 2,023,559.01'
COMBINED SCALE
FACTOR: 0.99994171063444



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 _____

FOR APPROVAL STAMPING ONLY

CASE # S2300162

PREPARED FOR:

CANOY SURVEYING
1154 SHONELE LANE
STEM, NC 27581
PHONE (XXX) XXX-XXXX

PREPARED BY:

EXEMPT SUBDIVISION PLAT
1313 KENT STREET
SURVEY FOR: JANIE PAGE
1313 KENT STREET, DURHAM
DURHAM COUNTY - DURHAM TOWNSHIP - NORTH CAROLINA

REVISIONS:

| | |
|-----------------|------------|
| DATE OF SURVEY: | 7/14/2023 |
| SCALE: | 1" = 30' |
| DRAWN BY: | BCD |
| CHECKED BY: | ARC |
| PROJECT: | 1313KENTST |
| SHEET: | 1 / 1 |