

REVIEW OFFICER CERTIFICATION

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 \_\_\_\_\_

THIS IS TO 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;
- B. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
- C. Any one of the following:
  - 1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street;
  - 2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse;
  - 3. That the survey is a control survey;
  - X. D. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision;
  - E. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

SURVEYORS CERTIFICATION

I certify that this map was drawn under my supervision from an actual survey made under my supervision from references as noted on said map; that the boundaries not surveyed are indicated as drawn from information as indicated under references; that the ratio of precision as calculated is greater than 1:10,000; and that this map was prepared in accordance with G.S. 47-30 as amended and meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 N.C.A.C. 56.1600). Witness my original signature, registration number and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

Professional Land Surveyor (L-4277)



GENERAL NOTES

1. Subsurface and environmental conditions were not examined or considered during this survey. All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon. No statement is made concerning the existence of underground containers which may affect the use of this tract.
2. The location of underground utilities as shown are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from locations shown hereon, and additional buried utilities may exist. Contact the appropriate utility companies for information regarding buried utilities.
3. All distances are horizontal ground and area by coordinate computation.
4. This survey was done without a title search and is based on referenced information.
5. Except as specifically stated or shown, this survey does not report any of the following: easements, other than those visible during field examination, building setbacks, restrictive covenants, zoning or land use regulations, and any facts which a title search may disclose.
6. Wetlands, jurisdictional waters or other conditions which may be regulated by federal or state or local agencies were not investigated during this survey. Appurtenant buffers and other restrictions on development may be required.

PID: 136703  
PIN: 0719-16-62-0879  
D.B. 5602, PG. 764  
P.B. 49, PG. 11  
N/F: Robert M. Dykes  
& Holly S. Dykes

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT CHORD	BEARING	DELTA
C1	60.00	92.92	58.68	N48°46'56"E	88°43'49"
C2	60.00	26.42	13.43	N60°32'04"E	25°13'31"
C3	60.00	36.25	18.70	N50°37'02"E	34°35'27"
C4	60.00	18.08	9.11	N76°33'23"E	17°16'10"

LOT 9R  
OLD AREA: 54,087 S.F. (1.24 AC.)  
NEW AREA: 56,756 S.F. (1.30 AC.)  
MIAS 13,6621 S.F.

LOT 8R  
OLD AREA: 28,058 S.F. (0.66 AC.)  
NEW AREA: 26,298 S.F. (0.60 AC.)  
MAIS 18,402 S.F.

PID: 136706  
PIN: 0719-16-30-1351  
D.B. 5409, PG. 887  
P.B. 49, PG. 11  
N/F: George M. Paddison  
& et al Trust

PID: 136696  
PIN: 0719-16-80-5037  
D.B. 7655, PG. 45  
P.B. 36, PG. 21  
N/F: Thomas Page  
& Corinna Page

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PIN: 0719-16-80-5037  
D.B. 7655, PG. 45  
P.B. 36, PG. 21  
N/F: Thomas Page  
& Corinna Page

PID: 136697  
PIN: 0719-16-81-4389  
D.B. 9399, PG. 827  
P.B. 36, PG. 21  
N/F: Richard T. Curtis  
& Alyson L. Curtis Trust

PARCEL DATA  
PIN: 0719-16-60-2918  
135704  
Parcel-ID:  
5752 / 485  
Deed Book / Page:  
193 / 76  
3919 Regent Rd  
Address

PIN: 0719-15-59-3901  
135705  
Parcel-ID:  
5752 / 485  
Deed Book / Page:  
193 / 76  
3921 Regent Rd  
Address

ZONING  
Site Zoned:  
RS-10

DEVELOPMENT TIER  
Site development tier:  
Suburban Tier

WATERSHED  
Site watershed overlay:  
F/J-B

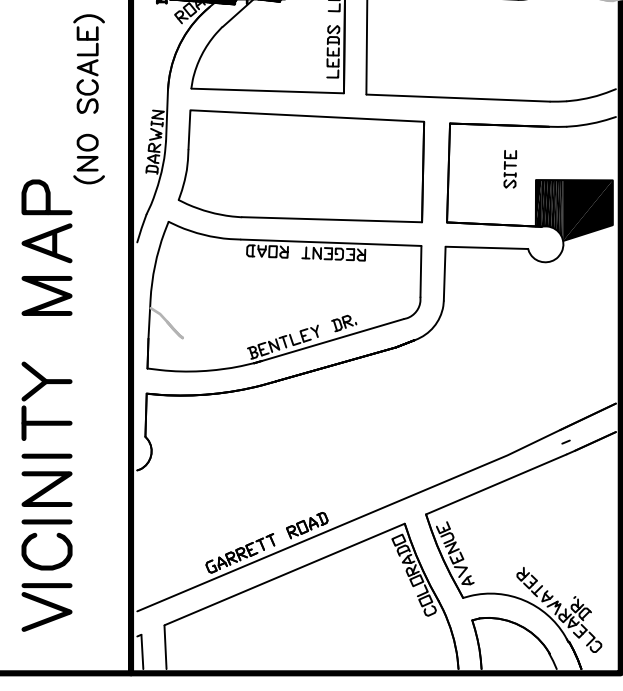
IMPERVIOUS SURFACE  
Max Impervious Allowable Surface  
Under 1 ac:  
70% (MIAS)  
Over 1 ac:  
24% (MIAS)

RIVER BASIN  
Site is located in the:  
Neuse River Basin

JURISDICTION  
Parcel Jurisdiction:  
City of Durham

FLOOD PLAIN INFORMATION  
This site is not located in any special flood hazard areas or future conditions flood hazard areas, as shown on:  
FEMA Flood Map:  
372M071900L  
Stream Name:  
10/19/2018  
Regulatory Flood Zone:  
None  
None

SURVEY INFO  
To my knowledge, no NCGS monument found within 2,000'



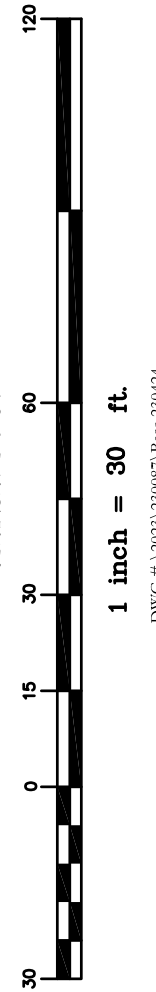
REF. NORTH  
P.B. 193, PG. 76

EXEMPT PLAT  
RECOMBINATION OF  
LOTS 8R & 9R  
P.B. 193, PG 76  
PROPERTY OF

WENDY FINE

10 5TH ST. 2ND FL, VALLEY STREAM, N.Y. 11581  
TRIANGLE TWP.  
SCALE: 1" = 30'

DURHAM CO., N.C.  
APRIL 15, 2023  
CREDLE ENGINEERING COMPANY, INC  
204 E. MARKHAM AVE., DURHAM, N.C., 27701  
(919) 682-2006 PH; (919) 682-2005 FX  
LICENSE: C-0254



FOR APPROVAL STAMPING ONLY

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION AS AN EXEMPT PLAT PURSUANT TO §160D-802 OF THE NORTH CAROLINA GENERAL STATUTES.  
Durham City-County Planning Dept. \_\_\_\_\_ (Date)

- LEGEND
- RIGHT-OF-WAY LINE
  - PROPERTY LINE
  - EASEMENT LINE
  - CREAK
  - RIPARIAN BUFFER
  - WATERSHED BOUNDARY
  - EXISTING IRON PIPE (EIP)
  - NEW IRON PIPE SET (IPS)
  - NO IRON FOUND (NIF)
  - ADDRESS

CASE #S2300

#2210