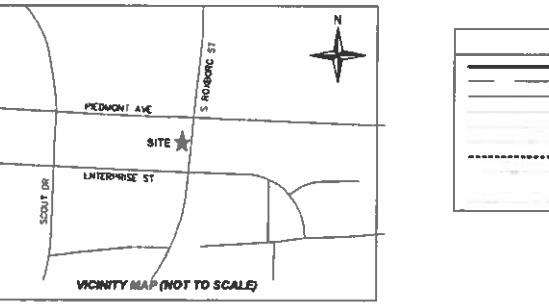


VICINITY MAP (NOT TO SCALE)

LINE LEGEND

- PROPERTY LINE (PL)
- PL NOT SURVEYED
- RIGHT OF WAY
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- BACK OF CURB
- RETAINING WALL
- OVERHEAD UTILITY LINE
- GRAVITY SEWER
- LOT LINE HEREBY ABANDONED

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

CANOY SURVEYING CONTRO
#500 - NAIL SET
GRID N: 813,224.58'
GRID E: 2,028,781.45'
ELEVATION: 378.35
COMBINED SCALE
FACTOR: 0.999940790677725

NC Grid - NAD 83 (2011)

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 8519 PG 865; PB 101 PG 84; AS SHOWN; OF THE DURHAM COUNTY REGISTRY. PIN: 0821-83-80-8891.
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. NO IMPERVIOUS RESTRICTIONS KNOWN AT TIME OF SURVEY. CONTACT DURHAM PLANNING FOR FURTHER RESTRICTIONS.
8. NO STORM/SANITARY STRUCTURES NOTED ON SITE. UNDERGROUND UTILITIES NOT MARKED AT TIME OF SURVEY. CONTACT DURHAM PLANNING FOR VERIFICATION.
9. NO NGS MONUMENTS FOUND WITHIN 2000 FEET.
10. NO ENVIRONMENTAL FEATURES CONSIDERED OR INCLUDED.

SITE DATA TABLE

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

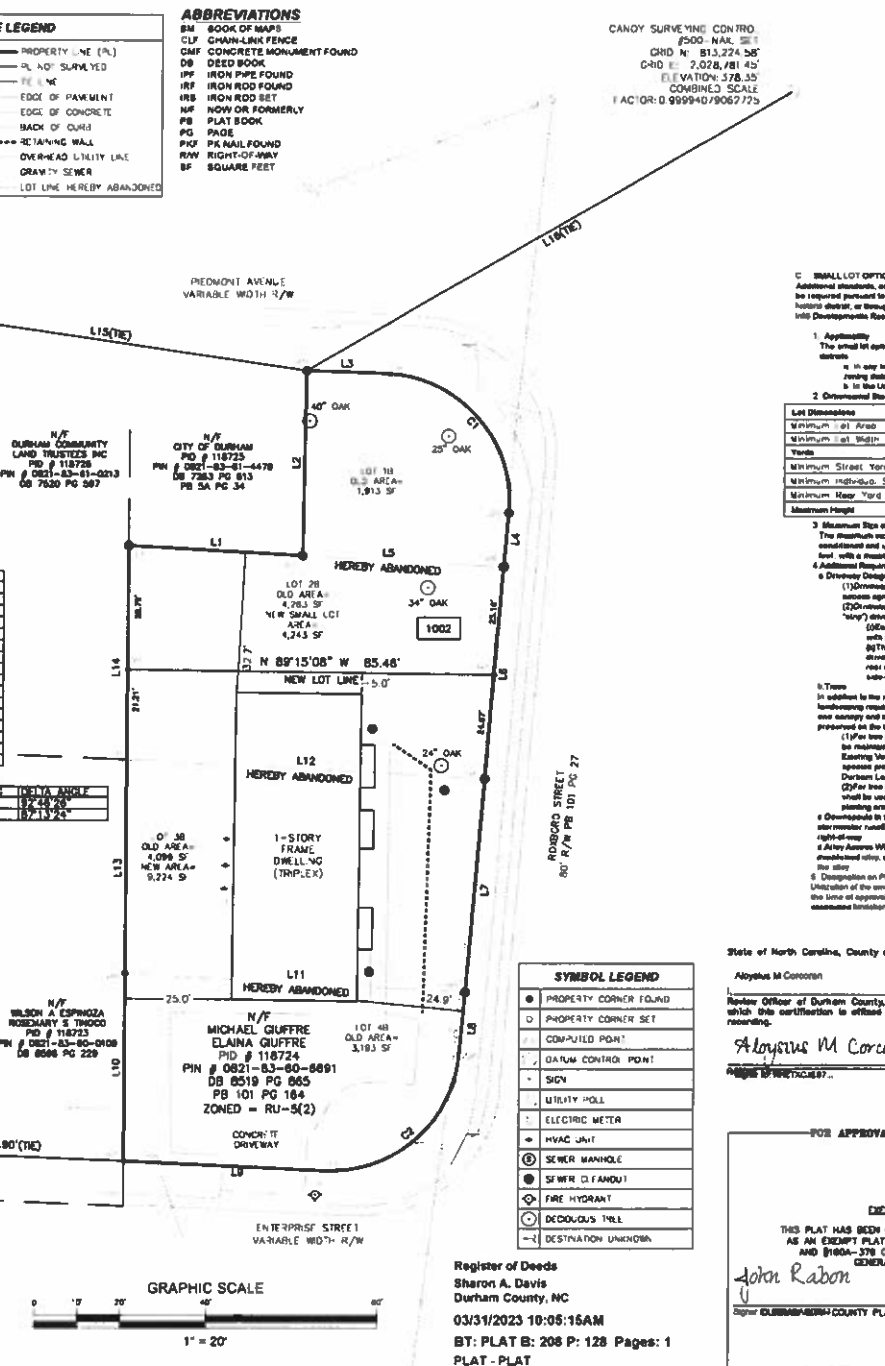
THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS. AS SHOWN ON FIRM PANEL(S) 3720692100L, EFFECTIVE DATE(S) 10/18/2018

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: 12/02/2022
5) DATUM DESCRIPTION: NC STATE PLANE COORDINATE SYSTEM NAD83 (2011)
6) PUBLISHED / FIXED CONTROL USED: CORS(NC RTN)
7) GEOID MODEL: GEOID 18
8) UNIT OF MEASUREMENT: U.S. SURVEY FOOT
10) ROOT MEAN SQUARE ERROR AT 95% CONFIDENCE LEVEL USED TO CHECK ACCURACY

LINE	BEARING	DISTANCE
L1	S 88°47'27" E	40.58'
L2	N 01°05'44" E	43.43'
L3	S 87°55'48" E	11.88'
L4	S 00°02'57" W	17.48'
L5	N 89°52'18" W	45.89'
L6	S 04°50'47" W	49.73'
L7	S 09°01'14" W	50.35'
L8	S 09°35'14" W	14.63'
L9	N 87°18'39" W	44.83'
L10	N 09°17'23" E	43.74'
L11	N 88°52'28" W	72.45'
L12	N 88°52'28" W	63.80'
L13	N 09°17'23" E	50.28'
L14	N 09°17'23" E	50.05'
L15	N 01°38'13" W	87.95'
L16	N 59°50'03" E	113.64'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	48.58'	43.44'	S 41°10'49" E	92°48'28"
C2	30.00'	45.87'	41.39'	S 49°01'35" W	87°13'24"



SYMBOL LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- COMPUTED POINT
- DATUM CONTROL POINT
- SIGN
- UTILITY POLE
- ELECTRIC METER
- HVAC UNIT
- SEWER MANHOLE
- SEWER CLEANOUT
- FIRE HYDRANT
- DECIDUOUS TREE
- DESTINATION UNKNOWN

GRAPHIC SCALE
0 10' 20' 40' 80'
1" = 20'

SURVEYORS CERTIFICATE [G.S. 47-30]

I, ADAM R. CANOY, P.L.S., PROFESSIONAL LAND SURVEYOR NO. L-5276 CERTIFY TO ONE OF THE FOLLOWING: 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.

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

I CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE BOSS CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A STANDARD AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 12/2/2022; THAT THE SURVEY WAS COMPLETED ON 12/9/2022; THAT CONTOURS SHOWN MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON "NAD 83" AND REALIZATION (2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88 GEOID 18.

THIS 21ST DAY OF MARCH, 2023.

ADAM R. CANOY, PLS L-5276
Signer ID: BW4KDE57

NORTH CAROLINA PROFESSIONAL SEAL L-5276 SURVEYOR ADAM R. CANOY

Submitted electronically by "Canoy Surveying"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

Register of Deeds
Sharon A. Davis
Durham County, NC
03/31/2023 10:05:15AM
BT: PLAT B: 208 P: 128 Pages: 1
PLAT - PLAT
Fee: $21.00 Excise Tax: $0
INSTRUMENT #2023056863
Evelyn Hammel

C. SMALL LOT OPTION

Additional structures, or modifications to the standards below, may be required pursuant to a Neighborhood Protection Overlay, base historic district, or through application of infill regulations (See 9.8, Infill Developments Residential Design)

1. Applicability
The small lot option can be applied in the following zoning districts
a. In any tier: RC, RS-M, RU-M, RU-5 and RU-5(2) zoning districts
b. In the Urban Tier: RS-8 and RS-10 zoning districts

2. Dimensional Standards

Lot Dimensions	
Minimum Lot Area	2,000 square feet
Minimum Lot Width	25 feet
Yards	
Minimum Street Yard	10 feet
Minimum Individual Side Yard	5 feet
Minimum Rear Yard	15 feet
Maximum Height	25 feet

3. Maximum Size of Primary Structure
The maximum size of the primary structure, which includes conditioned and unconditioned space, shall be 1,200 square feet, with a maximum building footprint of 800 square feet

4. Additional Requirements
a. Driveway Design
(1) Driveways shall be shared with a recorded shared access agreement for any pair of lots
(2) Driveways shall be designed as a "ribbon" (a.k.a "strip") driveways follows:
(a) Each strip shall be two to three feet wide with a three-foot separation
(b) The strips can terminate at the sidewalk or driveway apron, and to a parking pad or side or rear of the structure, to accommodate side-by-side parking or a garage entry
b. Trees
In addition to the required street tree, and to the of infill landscaping requirements in Sec 9.9, if applicable, at least one canopy and one understory tree shall be planted or preserved on the lot
(1) For tree preservation, the root protection zone shall be maintained per paragraph 6.3.2 Protection of Existing Vegetation. Protection of invasive or other species prohibited for planting pursuant to the Durham Landscape Manual shall not qualify
(2) For tree planting, the Durham Landscape Manual shall be used to determine appropriate species and planting area
c. Downspouts in the Urban Tier, downspouts shall direct stormwater runoff over pervious area and not piped to right-of-way
d. Alley Access Where a lot abuts an improved and maintained alley, all vehicular access shall be taken from the alley
5. Designation on Plat
Designation of the small lot option shall be recorded on a plat at the time of approval, specifying the housing type and maximum limitations

State of North Carolina, County of Durham

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

Aloysius M Corcoran 03/30/2023
REVIEW OFFICER Date

FOR APPROVAL STAMPING ONLY

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

John Rabon 03/30/2023
Signer DURHAM COUNTY PLANNING DEPT. DATE

CASE # S2300038

PREPARED FOR: MICHAEL and ELAINA GIUFFRE, 1112 Woodland Grove Way, Wake Forest, NC 27587

PREPARED BY: CANOY SURVEYING, 1154 SHONFLE LANE, SIEM, NC 27581, PHONE (984) 377-2626

EXEMPT RECOMBINATION PLAT
1006 SOUTH ROXBORO STREET

SURVEY FOR: KEN WRENN
1006 SOUTH ROXBORO STREET, DURHAM
DURHAM COUNTY - DURHAM TOWNSHIP - NORTH CAROLINA

REVISIONS
V1. ADDRESSES/PLAT/SIGN

DATE OF SURVEY	12/9/2022
SCALE	1" = 20'
DRAWN BY	BCD
CHECKED BY	ARC
PROJECT	1006SROXBOROST
SHEET	1 / 1

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