

GENERAL CONDITIONS OF APPROVAL:

- 1. THE FOLLOWING MUST BE DONE PRIOR TO THE ISSUANCE OF A ZONING COMPLIANCE FORM... 2. TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION... 3. A SEDIMENTATION AND EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO THE ISSUANCE OF A LAND-DISTURBANCE PERMIT... 4. IF AN OFFSITE SOIL SPOIL OR BORROW SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE SPOIL/BORROW SITE MUST BE INCLUDED IN THE LAND-DISTURBANCE PLAN AND PERMIT... 5. CONSTRUCTION DRAWINGS REQUIRED. THE DESIGN ENGINEER (A NCEP) WILL SUBMIT 3 SETS OF SITE CONSTRUCTION DRAWINGS... 6. ALL SIZES, MATERIALS, SLOPES, GEOMETRY, LOCATIONS, EVALUATIONS, EXTENSIONS AND DEPTHS FOR ALL EXISTING AND PROPOSED STREETS AND UTILITIES... 7. FIRE FLOW ANALYSIS REQUIRED. WATERLINE SIZES MAY CHANGE BASED ON ACCEPTABLE FIRE FLOW ANALYSIS... 8. WATER AND SEWER PERMITS ARE REQUIRED FOR THIS PROJECT... 9. NCDOT DRIVEWAY PERMIT REQUIRED PRIOR TO CONSTRUCTION... 10. THE LOCATION OF THE SIDEWALKS SHOWN ON THIS PLAN IS SCHEMATIC... 11. ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR CERTIFICATE OF OCCUPANCY... 12. EACH LANDSCAPING COMPLIANCE INSPECTION AFTER THE INITIAL INSPECTION WILL INCUR A RE-INSPECTION FEE... 13. FOR ALL RESIDENTIAL DEVELOPMENTS: SPECIAL CONDITION (PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY): TO RECEIVE ONGOING OR AS-NEEDED PROVISION OF ANY CITY SOLID WASTE SERVICE INCLUDING DEBRIS CLEANUP OR COLLECTION OF GARBAGE, RECYCLABLES, YARD WASTE, OR BULKY ITEMS ON ANY PRIVATE ROAD OR OTHER PRIVATE PROPERTY... 14. FOR RESIDENTIAL DEVELOPMENTS USING CURBSIDE COLLECTION: SPECIAL CONDITION (GENERAL): "AN AUTOMATED SOLID WASTE COLLECTION VEHICLE HAS AN 18-FOOT WHEELBASE AND A TURNING RADIUS OF 45 FEET WALL-TO-WALL AND 43 FEET CURB-TO-CURB... 15. FOR ALL RESIDENTIAL DEVELOPMENTS: SPECIAL CONDITION (PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY): TO RECEIVE ONGOING OR AS-NEEDED PROVISION OF ANY CITY SOLID WASTE SERVICE INCLUDING DEBRIS CLEANUP, STREET CLEANING, OR COLLECTION OF GARBAGE, RECYCLABLES, YARD WASTE, OR BULKY ITEMS ON ANY PORTION OF ROAD WHICH TERMINATES, TEMPORARILY OR PERMANENTLY, WITHOUT PROVISION OF A TURNAROUND AREA THAT CONFORMS TO PERMANENT CITY CUL-DE-SAC AND ROAD CONSTRUCTION SPECIFICATIONS... 16. AN AS-BUILT SURVEY MUST BE SUBMITTED TO THE BUILDING INSPECTOR, CONDUCTED BY OR AUTHORIZED BY THE ARCHITECT OF RECORD, CERTIFYING THE SITE AS MEETING FEDERAL FAIR HOUSING AND NC ACCESSIBILITY CODE REQUIREMENTS FOR SITE ACCESS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY... 17. THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1-2009 AND CHAPTER 11 OF THE NCCO) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE... 18. STATE AND FEDERAL PERMIT AUTHORIZATION MAY BE REQUIRED FROM THE DENR AND THE U.S. CORPS OF ENGINEERS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES IN OR NEAR A LAKE, STREAM, CREEK, TRIBUTARY OR ANY UNNAMED BODY OF WATER AND ITS ADJACENT WETLANDS... 19. AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SHADE AREA... 20. ROOT ZONE PROTECTION AREA: EQUALS ONE FOOT OF RADIUS FOR EVERY INCH OF DIAMETER OF EXISTING TREES, OR SIX FOOT RADIUS, WHICHEVER IS GREATER... 21. INTERNAL PEDESTRIAN ACCESS SHALL CONNECT WITH PUBLIC ROW SIDEWALK... 22. GRADING FOR ROADWAYS AND UTILITY CORRIDORS WILL BE GRADED PRIOR TO GRADING OF LOTS WHERE FEASIBLE. MASS GRADING TO BE MINIMIZED WHERE POSSIBLE... 23. ALL CONSTRUCTION SHALL CONFORM TO LATEST CITY OF DURHAM STANDARDS... 24. BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY... 25. THE DEVELOPER IS RESPONSIBLE FOR FABRICATION AND INSTALLATION OF ALL REQUIRED SIGNS AND PAVERS WITHIN THE PUBLIC RIGHT-OF-WAY... 26. ALL CONCENTRATED RUNOFF SHALL BE BROUGHT BACK TO SHEET CONDITION BEFORE DISCHARGING TO THE STREAM BUFFER... 27. ALL NEW UTILITIES ARE TO BE LOCATED UNDERGROUND... 28. STREET TREES MEETING THE REQUIREMENTS OF SECTION 9.6.4 OF THE UDO SHALL BE PLANTED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED...

The "Common Elements" and/or "Open Spaces" expressly are dedicated hereby for the use and enjoyment of the homeowners in Valley Springs Subdivision and are to be conveyed by SAB Valley Springs, LLC to Valley Springs Owners Association, Inc., as more fully provided in the declaration of covenants, conditions, and restrictions applicable to (enter name of development) dated _____ and recorded in book _____, pages _____, in the Durham County registry, as amended for this and future sections and maps, said declaration being hereby incorporated and made a part of this plat.

Stormwater Facility responsibility: the Valley Springs Owners Association, Inc. shall be responsible for maintaining the completed permanent Stormwater facility(ies) in accordance with the operation and maintenance manual(s) or as directed by the government office having jurisdiction for stormwater performance standards and, if the owner's association should be dissolved or cease to exist, then in that event the owners of record at the time of required maintenance shall be jointly and severally liable for any and all costs attendant thereto.

The Stormwater Control Measure (SCM) Access & Maintenance Easement grants the City of Durham and their assigns right of access to the permanent stormwater control measure(s) for inspections and enforcement of operation & maintenance. No obstruction shall be allowed in the easement which could impede necessary maintenance by the owner or enforcement by the City.

- 29. CONSTRUCTION IN PRESERVED TREE COVERAGE AREA: A. PRESERVED TREE COVERAGE AREAS SHALL NOT BE USED FOR ACTIVE RECREATIONAL PURPOSES, EXCEPT FOR WALKING PATHS AND FOOT TRAILS CONSTRUCTED WITH MINIMAL DISTURBANCE OF TREE ROOTS AND EXISTING VEGETATION PROVIDED A REGISTERED ARBORIST HAS CERTIFIED THAT THE CONSTRUCTION OF A TRAIL HAS BEEN DESIGNED TO MINIMIZE IMPACT TO THE EXISTING TREES... B. ALL BUILDINGS SHALL BE SET BACK AT LEAST 10 FEET FROM THE EDGE OF ANY PRESERVED TREE COVERAGE AREA... C. UTILITY LINES AND DRAINAGE CHANNELS SHALL BE MINIMIZED WITHIN THE ROOT PROTECTION ZONES OF THE TREES TO BE SAVED... 30. STREET EASEMENT NOTE: 40' FOOT WIDE CITY OF DURHAM PUBLIC STREET EASEMENT, SUBJECT TO THE TERMS STATED IN REAL ESTATE BOOK 2350, PAGE 938... 31. TREE PROTECTION NOTE (UDO SEC. 8.3): TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE, OR ISSUANCE OF A GRADING PERMIT... 32. FOR RESIDENTIAL DEVELOPMENTS USING CURBSIDE COLLECTION: AN AUTOMATED SOLID WASTE COLLECTION VEHICLE HAS AN 18-FOOT WHEELBASE AND A TURNING RADIUS OF 45 FEET WALL-TO-WALL AND 43 FEET CURB-TO-CURB... 33. OPEN SPACE WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION.

PUBLIC WORKS INSTALLATION OF APPROVAL:

- 1. THE DESIGNING PROFESSIONAL (A NCEP, NCPES OR NCPLA - AS REQUIRED) SHALL SUBMIT THREE (3) SETS OF CONSTRUCTION DRAWINGS TO THE PUBLIC WORKS DEPARTMENT - DEVELOPMENT REVIEW FOR REVIEW AND APPROVAL... 2. THE DESIGNING PROFESSIONAL (A NCEP OR NCPLA - AS REQUIRED) SHALL SUBMIT ONE (1) SET OF AS-BUILT DRAWINGS TO THE PUBLIC WORKS DEPARTMENT - DEVELOPMENT REVIEW FOR REVIEW AND APPROVAL... 3. FIRE FLOW ANALYSIS REQUIRED FOR REVIEW AND APPROVAL AS PART OF THE CONSTRUCTION DRAWING APPROVAL PROCESS... 4. IF A METER 2" OR LARGER IS PROPOSED, CONTACT WATER MANAGEMENT AT 560-4381 PRIOR TO THE CONSTRUCTION OF THE METERS... 5. WATER PERMIT REQUIRED AFTER CONSTRUCTION DRAWING APPROVAL AND PRIOR TO COMMENCING WATER MAIN INSTALLATION... 6. SEWER PERMIT REQUIRED AFTER CONSTRUCTION DRAWING APPROVAL AND PRIOR TO COMMENCING SANITARY SEWER MAIN INSTALLATION... 7. AN NCDOT OR CITY OF DURHAM DRIVEWAY PERMIT IS REQUIRED... 8. AT A MINIMUM, THE STORMWATER DESIGN DETAILS FOR THIS PROJECT SHALL BE GOVERNED BY THE MINIMUM STANDARDS OF THE MOST RECENT EDITION OF THE CITY OF DURHAM (CITY) REFERENCE GUIDE FOR DEVELOPMENT (RGD) AND ANY LETTERS TO INDUSTRY (POSTED ON THE CITY'S WEBSITE) OR SUPPLEMENTAL INFORMATION (POSTED ON THE CITY'S WEBSITE) THAT ARE IN EFFECT THE DATE THE FIRST SUBMITTAL OF THE CONSTRUCTION DRAWINGS ARE RECEIVED FOR REVIEW BY THE CITY... 9. FINAL DESIGN CALCULATIONS FOR THE STORMWATER CONTROL MEASURE(S) (SCM(S)) WILL REQUIRE THE USE OF STORAGE INDICATION ROUTING METHODOLOGY SUCH AS TR-20 OR HEC-1 MODELS... 10. THE CONTROL MEASURE(S) (SCM(S)) PERMIT FEE(S), THE EXECUTED STORMWATER FACILITY AGREEMENT AND COVENANTS (PREPARED BY THE CITY OF DURHAM STORMWATER SERVICES AND EITHER A PAYMENT INTO THE STORMWATER REPLACEMENT FUND OR THE PROVISION OF AN ALTERNATE PERPETUAL MAINTENANCE SECURITY ARE REQUIRED FOR ALL SCM(S) ASSOCIATED WITH THIS DEVELOPMENT... 11. AN AS-BUILT CERTIFICATION FOR THE STORMWATER CONTROL MEASURE(S) (SCM(S)), PROVIDED BY THE DESIGN ENGINEER, IS REQUIRED... 12. A COMPLETED CITY OF DURHAM DESIGN SUMMARY IS REQUIRED FOR EACH STORMWATER CONTROL MEASURE(S) NO LATER THAN AT THE FIRST SUBMITTAL OF THE CONSTRUCTION DRAWINGS... 13. STORMWATER CONTROL MEASURE(S) (SCM(S)) DESIGN CALCULATIONS WILL NOT BE REVIEWED OR APPROVED WITH THE SITE PLAN/PRELIMINARY PLAT SUBMITTAL... 14. FOR SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENTS MAKING USE OF A NUTRIENT BANK: TO RECEIVE SITE PLAN/PRELIMINARY PLAT APPROVAL FOR SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENTS THAT ARE MAKING USE OF NUTRIENT BANKS, THE APPROVAL OF THE SITE PLAN/PRELIMINARY PLAT IS CONTINGENT UPON THE PURCHASE OF NUTRIENT CREDITS FROM AN APPROVED NUTRIENT BANK... 15. PERMANENT SIGNS SHALL BE INSTALLED CLEARLY DEMARCATING THE RIPARIAN BUFFER BOUNDARIES PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY AND MAINTAINED IN PERPETUITY PER THE STANDARDS OF UDO SECTION 8.5.4.D.

SPECIAL CONDITIONS OF APPROVAL:

- 1. DEDICATE 5' OF ADDITIONAL RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG BOTH SIDES OF VALLEY SPRINGS ROAD... 2. DEDICATE 10' OF ADDITIONAL RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG ROSE OF SHARON ROAD... 3. AN APPROVED DISTRICT LIGHTING SERVICE AGREEMENT MUST BE PROVIDED TO THE CITY OF DURHAM... 4. NO-PARKING SIGNAGE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS SHALL BE INSTALLED ALONG ROAD B AND ROAD C TO DESIGNATE THE AREAS WHERE PARKING IS NOT PERMITTED... 5. WIDEN VALLEY SPRINGS ROAD TO A CONTINUOUS THREE-LANE SECTION WITH NORTHBOUND AND SOUTHBOUND LEFT-TURN LANES ON VALLEY SPRINGS ROAD AT ROSE OF SHARON ROAD, ROAD A, AND ROAD C AS SHOWN ON SHEET C3.00... 6. PERMANENT SIGNS SHALL BE INSTALLED CLEARLY DEMARCATING THE RIPARIAN BUFFER BOUNDARIES PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY AND MAINTAINED IN PERPETUITY PER THE STANDARDS OF UDO SECTION 8.5.4.D.

SEWER LIFT STATION NOTE

ALL SANITARY SEWER LIFT STATIONS MUST BE COMPLETE PRIOR TO APPROVAL OF FINAL PLATS. PERFORMANCE BONDS OR ANY OTHER SURETY WILL NOT BE ACCEPTED IN LIEU OF THE COMPLETION OF SANITARY LIFT STATIONS. CERTIFICATES OF OCCUPANCY CANNOT BE ISSUED TO ANY RESIDENCES UNTIL ALL PERMITTING PAPERWORK, INCLUDING FINAL NC DENR APPROVAL, IS COMPLETE FOR ALL SANITARY SEWER LIFT STATIONS DOWNSTREAM OF THE AFFECTED RESIDENCE.

STREET TREE TABLE with columns: LOT #, # OF TREES PRESERVED, # OF TREES PLANTED. Rows 9/os to 46/os.

STREET ADDRESS TABLE with columns: LOT #, HOUSE #, STREET. Rows 9 to 46.

Centerline of 25/30 foot wide County of Durham Sanitary Sewer Easement; Subject to terms stated in the Declaration in Real Estate Book 1626, page 145.. No structures, fill, embankments, trees or obstructions permitted within the easement except according to those terms.

Street Easement: 40/50 foot wide City of Durham Public Street Easement, subject to the terms stated in the declaration in Real Estate Book 2350, page 938. No structures, fills, embankments or obstructions permitted within the Easement except according to those terms.

Street Trees: Street trees meeting the requirements of UDO Section 9.6 shall be planted prior to the issuance of a Certificate of Compliance, unless the planting has been postponed in accordance with the requirements of UDO Sec. 9.11.

Tree Protection: Tree protection fencing must be in place prior to any demolition, land disturbance, or issuance of a grading permit and shall include warning signs posted in both English and Spanish, as follows: "No Trespassing/Tree Protection Area/Prohibido Entrar/ Zona Protectora Para los Arboles."

Richard F. Prentiss, Jr. in my capacity as Local Counsel for SAB Valley Springs, LLC

Richard F. Prentiss, Jr. herby certify that to the best of my knowledge and belief that said LLC is the owner of record of the tract of land described herein,

and that Bruce W. Knott is the owner's agent authorized to sign the dedication statement pertaining to this recording, as of this 12th day of May 2017.

State of North Carolina Durham County

Deanna A. Dunham Notary Public for the said County certify that I was personally appeared before me this day and acknowledged the execution of the foregoing certificate. Witness my hand and official seal this 10th day of May 2017.

Deanna A. Dunham Notary Public My Commission expires: 10/03/2021

Deanne P. Fabricatore Notary Public for the said County certify that I was personally appeared before me this day and acknowledged the execution of the foregoing certificate. Witness my hand and official seal this the 12th day of May 2017.

Deanne P. Fabricatore Notary Public My Commission expires: November 4, 2019

Owner: SAB Valley Springs, LLC 5310 N.C. Highway 55, Suite 101 Durham, North Carolina

State of North Carolina Durham County

Deanne P. Fabricatore Notary Public for the said County certify that I was personally appeared before me this day and acknowledged the execution of the foregoing certificate. Witness my hand and official seal this the 12th day of May 2017.

Deanne P. Fabricatore Notary Public My Commission expires: November 4, 2019

Owner: SAB Valley Springs, LLC 5310 N.C. Highway 55, Suite 101 Durham, North Carolina

State of North Carolina Durham County

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

6/27/17 Sharon A. Davis by Sharon A. Davis Date Review Officer

Case Number: S1600174

Surveyor's Certificate

State of North Carolina I, Stephen D. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book (n/a), that the boundaries not surveyed are clearly indicated as drawn from information found in Durham County registry, that the ratio of precision positional accuracy is as calculated is 1:20,000; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600) and was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, License number, and seal this date: May 10, 2017 A.D.

I, Stephen D. Puckett, certify to one or more of the following: A. That this 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 this Survey is located in a portion of a County or Municipality that is unregulated as to an ordinance that regulates parcels of land. C. One of the following: 1. That this is of an existing parcel or parcels of land and does not create a new street or change an existing street. 2. That this Survey is of an existing building or other structure, or natural feature, such as a watercourse. 3. That this Survey is a Control Survey. D. That this plat is of a Survey of another category, such as a recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision. E. That the information available to this Surveyor is such that I am unable to make a determination to the best of my professional ability as to the provisions in A-D above.

Stephen D. Puckett L-2683



Site Data

- 1. Site Area: 24.06 acres - Phase 1
2. Existing Zoning: RS-20 (Residential Low Density).
3. River Basin: Neuse River
4. Stream Basin: End River
5. Watershed Protection: E-B.
6. Development Tier: Suburban
7. Density Allowed: 2.0 DU/AC
8. Density Proposed: 1.6 DU/AC
9. Housing Type: Single family detached
10. Proposed Lots: 38 units - Phase 1
11. Max. Building Height: 35'
12. Overlay District: N/A
13. Regulatory Basin: Falls Lake
14. Minimum Lot Size: 20,000/17,000 sq. ft. (with averaging); Proposed Lot Average (w/averaging) = 21,760
15. The subject property does not lie within a Special Flood Hazard Area as described on the Flood Insurance Rate Map for the Durham community in which the subject property is located...
16. Proposed area of impervious surface per single family lot = 5,000 sq. ft. and 374,605 sq. ft. for entire Valley Springs Subdivision.
17. Total Phase 1 area of right of way dedication along Valley Springs and Rose of Sharon Road is 14,881 sq. ft., or 0.34 acres.

FOR REGISTRATION Sharon A. Davis REGISTER OF DEEDS Durham County, NC 2017 Jun 28 08:32 AM BK:197 PG:275-275 PLAT FEE: \$21.00 INSTRUMENT # 2017022127



References DB 7887 PG 997 PB 185 PG 383 PIN: 0813-01-27-6061 S.D. PUCKETT & ASSOCIATES P.C. PROFESSIONAL LAND SURVEYORS 5314 Hwy. 55, Suite 104 Durham, N.C. 27713 Phone (919) 544-7717 - Fax (919) 544-1274 Stephen D. Puckett - NCPLS L-2683 spuckett@puckett-surveys.com License No. C-0506

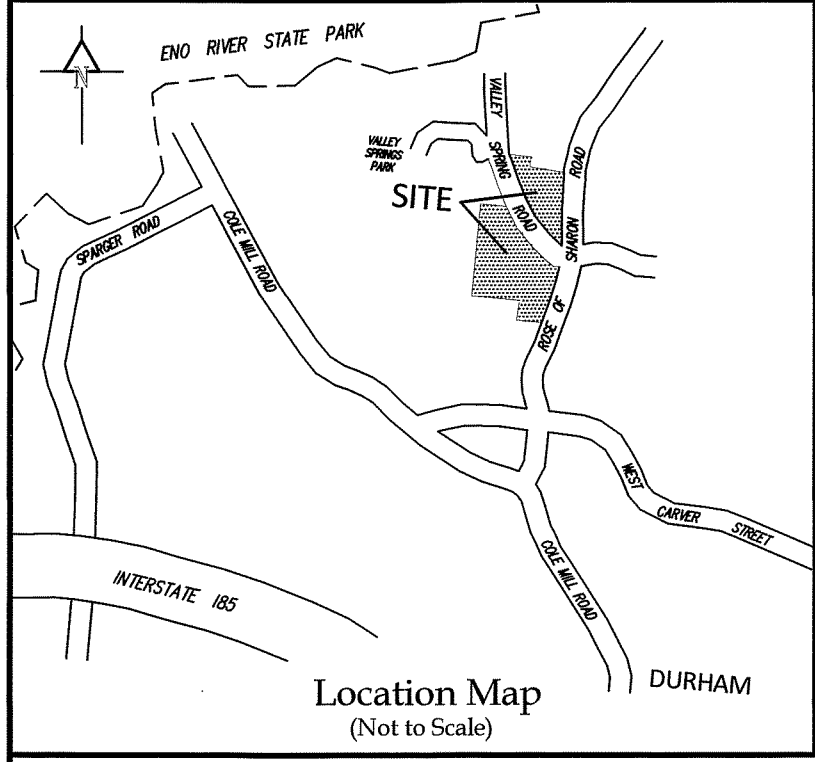
Scale: 1" = 100' Drawn by: WAR Surveyed by: County: Durham Township: Durham State: North Carolina

FINAL PLAT THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY/COUNTY PLANNING DEPARTMENT ON: 06/27/2017 Thomas Daniel Collier Planning Director or Designer Null and void if not recorded within 180 days, or by 02/24/2017

SUBDIVISION PLAT Valley Springs Phase 1 3601 Valley Springs Road Durham, North Carolina 27712

Date: July 8, 2016 Sheet 1 of 2

File: JLB\150427B1\dwg\VALLEY SPRINGS SUBDIVISION



Location Map
(Not to Scale)

Curve Table

CURVE	LENGTH	RADIUS	BEARING	CHORD	TANGENT	DELTA
C1	63.97	275.00	S49°02'24"W	63.83	32.13	13°19'40"
C2	133.20	275.00	S28°30'01"W	131.90	67.93	27°45'06"
C3	89.85	275.00	S05°15'51"W	89.45	45.33	18°43'14"
C4	92.49	475.00	N01°28'56"E	92.34	46.39	11°09'23"
C5	3.65	475.00	N07°16'51"E	3.65	1.83	0°26'27"
C6	92.62	275.00	S02°08'52"E	92.18	46.75	19°17'51"
C7	90.33	275.00	S21°12'22"E	89.92	45.57	18°49'09"
C8	112.09	275.00	S42°17'32"E	111.31	56.83	23°21'13"
C9	65.61	275.00	S60°48'14"E	65.45	32.96	13°40'10"
C10	14.59	206.00	S69°40'02"E	14.58	7.30	4°03'26"
C11	26.01	17.00	N27°51'37"W	23.55	16.32	87°40'17"
C12	74.04	1020.00	S13°53'46"W	74.02	37.04	4°09'32"
C13	95.18	1020.00	S09°08'36"W	95.14	47.62	5°20'47"
C14	15.81	27.50	N22°56'10"E	15.59	8.13	32°55'56"
C15	7.02	27.50	N46°42'44"E	7.00	3.53	14°37'11"
C16	101.04	45.00	S10°18'06"E	81.11	93.60	128°38'51"
C17	24.80	45.00	N89°35'01"E	24.49	12.73	31°34'55"
C18	76.59	45.00	N25°02'12"E	67.67	51.32	97°30'42"
C19	15.99	45.00	S33°53'56"E	15.91	8.08	20°21'34"
C20	15.88	27.50	S27°32'05"E	15.66	8.17	33°05'17"
C21	8.89	27.50	S01°43'44"E	8.85	4.48	18°31'25"
C22	96.18	980.00	S09°27'24"W	96.14	48.13	5°37'23"
C23	104.46	980.00	S15°19'19"W	104.41	52.28	6°06'26"
C24	104.05	980.00	S21°25'02"W	104.00	52.07	6°04'59"
C25	103.95	980.00	S27°29'51"W	103.90	52.03	6°04'39"
C26	36.45	980.00	S31°36'06"W	36.45	18.23	2°07'52"
C27	81.10	220.00	N22°06'22"E	80.65	41.02	21°07'21"
C28	75.64	220.00	N01°41'43"E	75.27	38.20	19°41'56"
C29	11.87	27.50	S04°12'47"W	11.78	6.03	24°44'03"
C30	11.68	27.50	S28°44'48"W	11.59	5.93	24°19'59"
C31	55.51	45.00	N05°34'22"E	52.06	31.91	70°40'51"
C32	50.92	45.00	N62°11'14"W	48.25	28.58	64°50'20"
C33	51.96	45.00	S52°18'50"W	49.12	29.31	66°09'32"
C34	60.05	45.00	S18°59'37"E	55.69	35.45	76°27'22"
C35	23.55	27.50	N32°41'16"W	22.84	12.55	49°04'02"
C36	128.24	180.00	N12°15'24"E	125.55	66.98	40°49'17"
C37	59.16	1020.00	S31°00'20"W	59.16	29.59	3°19'24"
C38	155.34	1020.00	S24°58'51"W	155.19	77.82	8°43'34"
C39	26.02	17.00	N64°27'40"E	23.55	16.33	87°41'10"
C40	11.05	156.00	S69°40'02"E	11.04	5.53	4°03'26"
C41	32.93	225.00	S63°26'45"E	32.90	16.49	8°23'08"
C42	175.76	225.00	S36°52'29"E	171.33	92.64	44°45'25"
C43	86.38	225.00	S03°29'51"E	85.85	43.73	21°59'50"
C44	33.87	525.00	N05°39'11"E	33.86	16.94	3°41'46"
C45	72.40	525.00	N00°08'44"W	72.34	36.26	7°54'03"
C46	10.95	225.00	N02°42'05"W	10.95	5.48	2°47'22"
C47	139.44	225.00	S16°26'49"W	137.21	72.04	35°30'25"
C48	84.45	225.00	S44°57'08"W	83.95	42.73	21°30'14"
C49	33.75	740.07	N00°44'00"E	33.75	16.88	2°36'48"
C50	130.62	740.07	N07°05'46"E	130.45	65.48	10°06'44"
C51	62.36	740.07	N14°33'58"E	62.34	31.20	4°49'40"
C52	1.50	13.50	S58°52'41"W	1.49	0.75	6°20'53"
C53	15.99	45.00	S33°53'56"E	15.91	8.08	20°21'34"
CC4	229.80	750.07	S08°12'13"W	228.90	115.81	17°33'13"

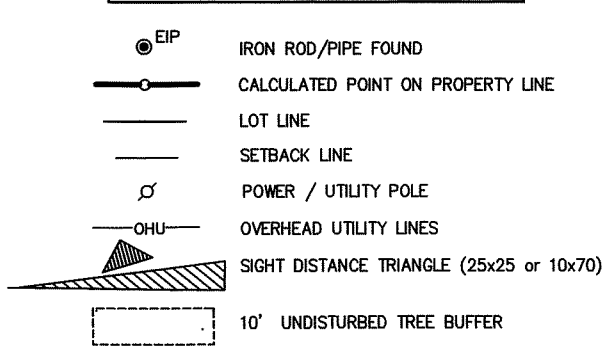
Line Table

LINE	LENGTH	BEARING
L1	81.61	N16°58'48"E
L2	135.19	N16°58'48"E
L3	25.40	N16°58'48"E
L4	84.78	N16°58'48"E
L5	81.57	N16°58'48"E
L6	81.81	N16°58'48"E
L7	84.03	N16°58'48"E
L8	98.40	N16°58'48"E
L9	80.15	N16°58'48"E
L10	10.00	N34°19'38"W
L13	12.26	N16°58'48"E
L14	13.14	N16°58'48"E

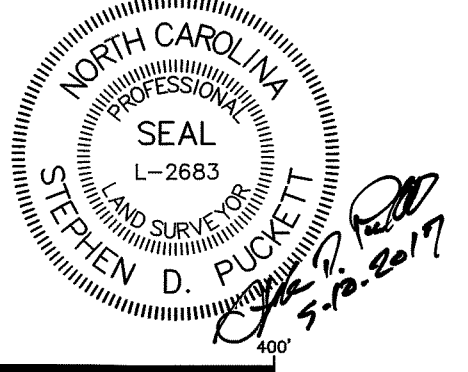
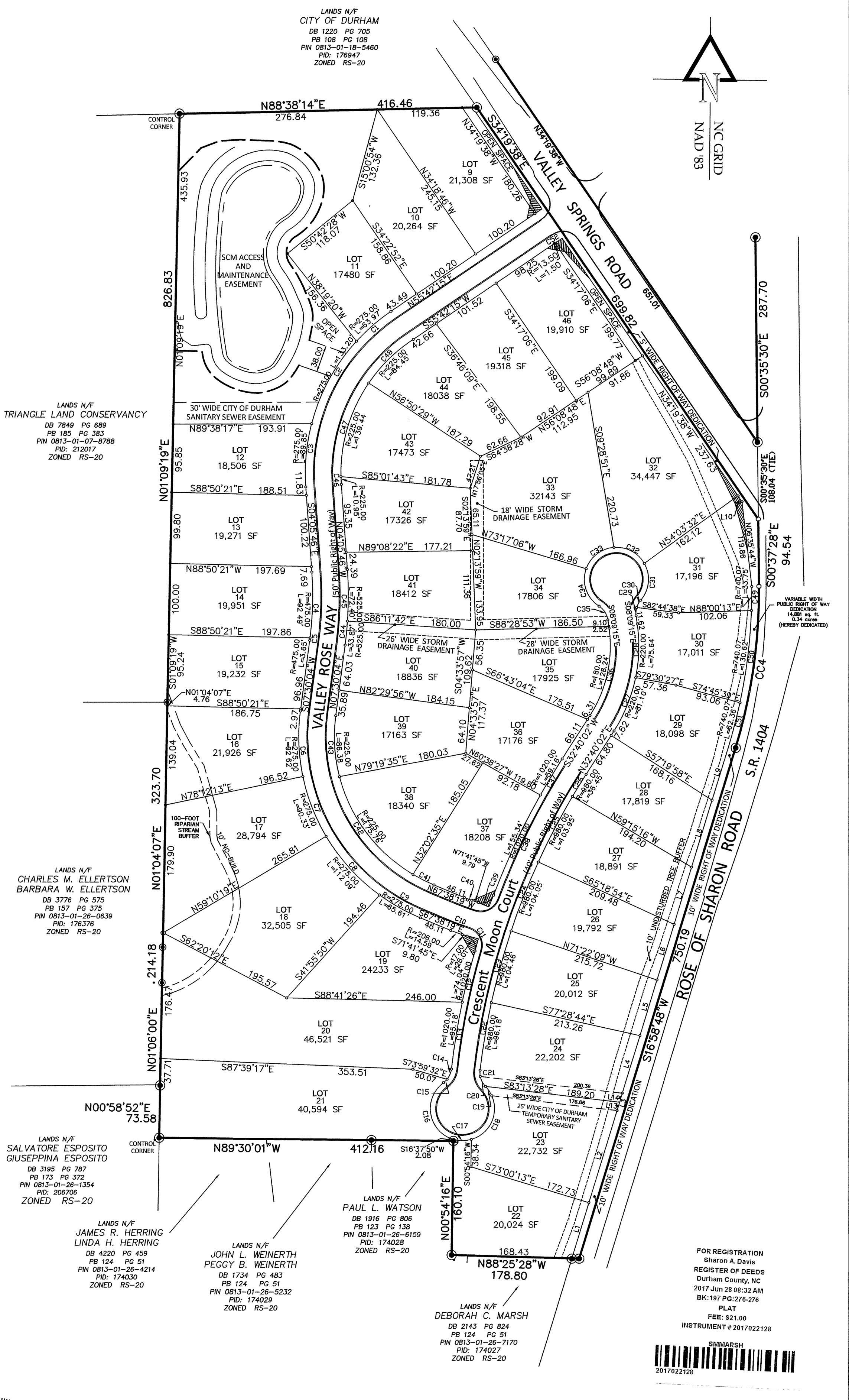
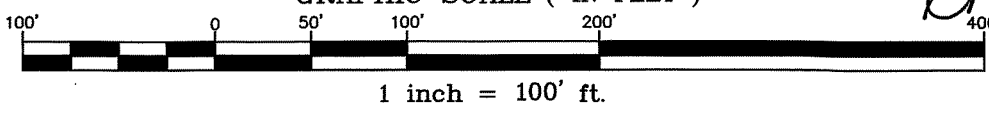
Map Notes:

- Area by Coordinate Method
- No Published Horizontal Control Monument found within 2,000 feet.
- All buildings, surface and subsurface improvements are not necessarily depicted hereon.
- New Monumentation is 3/4" diameter iron pipes unless otherwise noted.
- All distances are horizontal ground distances in U.S. survey feet.

Legend



GRAPHIC SCALE (IN FEET)



References DB 7887 PG 997 PB 185 PG 383 PIN: 0813-01-27-6061		S.D. PUCKETT & ASSOCIATES P.C. PROFESSIONAL LAND SURVEYORS 5314 Hwy. 55, Suite 104 Durham, N.C. 27713 Phone (919) 544-7717 - Fax (919) 544-1274 Stephen D. Puckett - NCPLS L-2683 spuckett@puckettlandsurveyors.com License No. C-0506		SUBDIVISION PLAT Valley Springs Phase 1 3601 Valley Springs Road Durham, North Carolina 27712	
Scale: 1" = 100'	Drawn by: WAR	Surveyed by:	Date: July 8, 2016	Sheet 2 of 2	
County: Durham	Township: Durham	State: North Carolina	File: JLB\150427B1\dwg\VALLEY SPRINGS SUBDIVISION		

