SEE SHEET 4

SEE SHEET 5

LOT 256
12,750 S.F.
0.29 AC.

LOT 255
12,711 S.F.
0.29 AC.

LOT 254
13,509 S.F.
0.31 AC.

LOT 257
12,333 S.F.
0.28 AC.

LOT 253
12,876 S.F.
0.30 AC.

LOT 258
12,485 S.F.
0.23 AC.

LOT 259
13,046 S.F.
0.30 AC.

LOT 252
12,612 S.F.
0.29 AC.

LOT 260
12,421 S.F.
0.29 AC.

LOT 251
12,644 S.F.
0.29 AC.

LOT 261
12,134 S.F.
0.28 AC.

LOT 250
12,402 S.F.
0.28 AC.

LOT 262
11,300 S.F.
0.26 AC.

LOT 249
12,135 S.F.
0.28 AC.

LOT 263
12,194 S.F.
0.28 AC.

LOT 248
12,575 S.F.
0.29 AC.

LOT 233
12,102 S.F.
0.28 AC.

LOT 234
13,514 S.F.
0.31 AC.

LOT 264
15,238 S.F.
0.35 AC.

LOT 247
12,043 S.F.
0.28 AC.

LOT 235
16,650 S.F.
0.38 AC.

LOT 265
12,671 S.F.
0.29 AC.

LOT 246
12,012 S.F.
0.28 AC.

LOT 236
18,592 S.F.
0.43 AC.

LOT 245
13,411 S.F.
0.31 AC.

LOT 244
14,079 S.F.
0.32 AC.

LOT 223
15,161 S.F.
0.35 AC.

LOT 222
16,501 S.F.
0.38 AC.

LOT 215
20,700 S.F.
0.48 AC.

LOT 214
20,323 S.F.
0.47 AC.

LOT 213
34,009 S.F.
0.78 AC.

LOT 212
32,346 S.F.
0.74 AC.

LOT 211
46,547 S.F.
1.07 AC.

LOT 210
30,242 S.F.
0.69 AC.

LOT 209
19,672 S.F.
0.45 AC.

OPEN SPACE
280,066 S.F.
6.43 AC.

OPEN SPACE
27,559 S.F.
0.63 AC.

239 238 237 208

FUTURE PHASE 6

HITE BLUFFS COURT
50' PUBLIC R/W
(HEREBY DEDICATED)

SWIFT CREEK CROSSING
50' PUBLIC R/W
(HEREBY DEDICATED)

SWIFT CREEK CROSSING
50' PUBLIC R/W
(P.B. 193, PG. 91-93)

NORDSTROM DRIVE
50' PUBLIC R/W
(P.B. 193, PG. 91-93)

GLORIOUS SUNSET LANE
50' PUBLIC R/W
(HEREBY DEDICATED)

20' PUBLIC STORM DRAIN EASEMENT HEREBY DEDICATED

16' PUBLIC STORM DRAIN EASEMENT HEREBY DEDICATED

PUBLIC STORM DRAIN EASEMENT HEREBY DEDICATED

25'x25' SIGHT DISTANCE TRIANGLE

SETBACK LINE (TYP.)

10' NO-BUILD SETBACK (SEE NOTE #9)

50' STREAM BUFFER (SEE NOTE #9)

STORM DRAINAGE MAINTENANCE AND ACCESS EASEMENT HEREBY DEDICATED

VARIABLE WIDTH PUBLIC STORM DRAIN EASEMENT

25' SETBACK LINE

FOR REGISTRATION
WAKE COUNTY, NC
REGISTER OF DEEDS
Durham County, NC
2014 SEP 16 09:54:18 AM
BK:193 PG:281-281
FEE: $21.00
INSTRUMENT # 20140028245

20140028245

SCEARNEL

FRED HERNDON FAMILY L.P.
D.B. 2762, PG. 97
PIN: 0717-04-85-5883
PARCEL ID: 150718

MARY CRAIG TURNER
D.B. 2099, PG. 325
P.B. 134, PG. 4
PIN: 0717-04-74-7645
PARCEL ID: 150701

CONTROL CORNER
EIP (BENT)
NC GRID (NAD 83)
(PER P.B. 181, PG. 43)
N 775034.31
E 2018637.61

NOTE: ALL EASEMENT TIES ALONG A CURVE ARE CHORD MEASUREMENTS.

BUILDING SETBACKS

FRONT	8'
SIDE	0'
REAR	0'
STREET SIDE	10'
DRIVEWAY	20'

LEGEND:

● IPF	IRON PIN FOUND
○	#5 REBAR SET
×	COMPUTED POINT
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
O.S.	OPEN SPACE
BFE	BASE FLOOD ELEVATION
XXXX	ADDRESS

60 0 30 60 120
1 inch = 60 ft.

I, CLARK E. WHITE, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ESE OF NORTH CAROLINA, FROM DEEDS AND MAPS OF RECORD; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:18,969 AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

FURTHERMORE, I CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(a). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY HAND AND SEAL THIS 11 DAY OF September, A.D., 2014

CLARK E. WHITE, PLS L-4588

NORTH CAROLINA PROFESSIONAL SEAL L-4588 LAND SURVEYOR CLARK E. WHITE

ESE
Land Planning
Engineering
Land Surveying

ESE of North Carolina, PC
2310 T.W. Alexander Dr., Suite J
Raleigh, NC 27617
TEL: 919-321-4800 FAX: 919-321-7880

#	REVISIONS	DATE
1	CITY COMMENTS	07/21/14
2		
3		
4		
5		
6		

FINAL SUBDIVISION AND REALLOCATION PLAT
THE HILLS AT SOUTHPOINT
PHASES 4B AND 5
LOTS 209-215, 222-236 AND 244-265
TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA

OWNER INFORMATION
TOLL NC, L.P.
2310 T.W. ALEXANDER DR., RALEIGH, NC 27617

TOWNSHIP	
TRIANGLE	
COUNTY	
DURHAM	
TAX ID	
AS SHOWN	
ZONING	
PDR 2.0	
DATE OF SURVEY	
JANUARY, 2014	
SCALE:	1"=60'
PROJECT NUMBER:	2117
SURVEYED BY:	CC,CW
DRAWN BY:	CW
CHECKED BY:	GP
SHEET NO:	3 OF 5