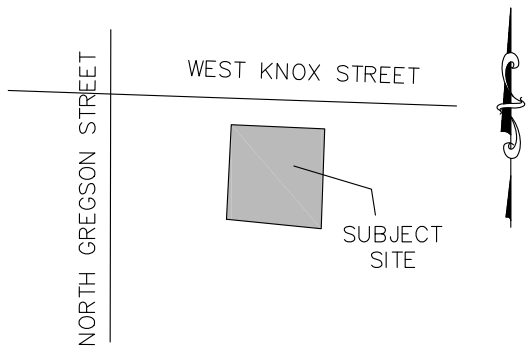


VICINITY MAP N.T.S

NOTES

1. THE SURVEYOR WAS NOT PROVIDED A TITLE REPORT FOR THIS PROJECT. THIS SURVEY IS SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHT-OF-WAYS, EASEMENTS, UTILITIES, COVENANTS, EXCEPTIONS, CONVEYANCES, LEASES AND EXCLUSIONS PREVIOUSLY IMPOSED AND APPEARING OF RECORD THAT A TITLE REPORT MAY DISCLOSE.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE ROBOTIC TOTAL STATION BASED ON CONTROL ESTABLISHED USING A TRIMBLE R10 GPS UNIT UTILIZING THE NORTH CAROLINA GNSS CORS REAL TIME NETWORK WITH A RELATIVE HORIZONTAL PRECISION OF .04' AND A VERTICAL PRECISION OF 0.12' AT THE 95% CONFIDENCE LEVEL.
3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES
4. COMBINED FACTOR = 0.99994864161888
5. GEOID MODEL IS CONUS GEOID18
6. CLASS B VERTICAL SURVEY
7. UNDERGROUND UTILITIES WERE NOT LOCATED AS MARKED BY OTHERS AND MAY BE INCOMPLETE CALL 811 BEFORE YOU DIG

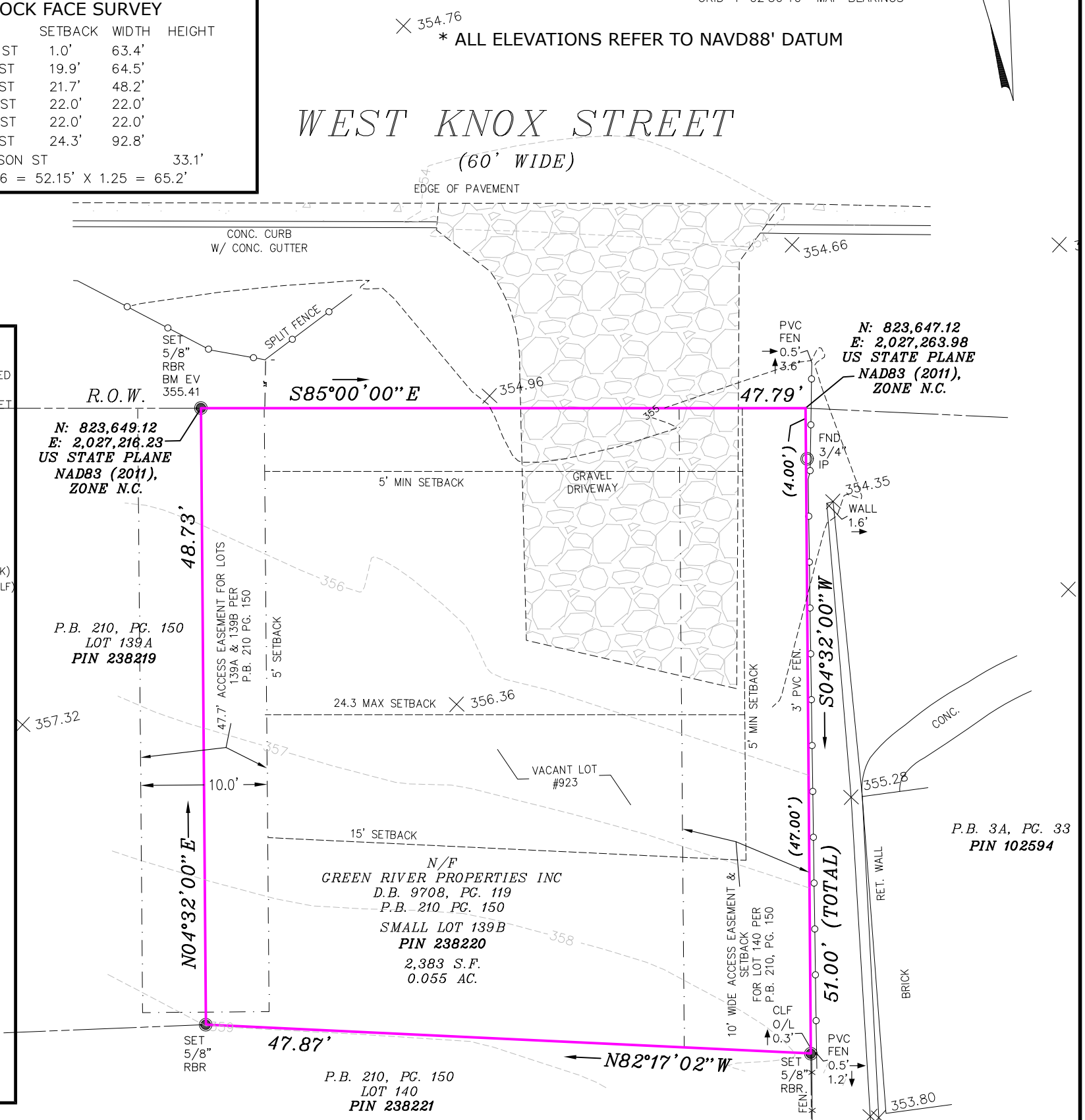
BEARINGS SHOWN HEREON ARE BASED ON PLAT BOOK 6, PAGE 35 GRID + 02°36'10"=MAP BEARINGS

* ALL ELEVATIONS REFER TO NAVD88' DATUM

AVERAGE BLOCK FACE SURVEY

TAX NO.	ADDRESS	SETBACK	WIDTH	HEIGHT
102588	#1311 N DUKE ST	1.0'	63.4'	
102594	#919 W KNOX ST	19.9'	64.5'	
102592	#915 W KNOX ST	21.7'	48.2'	
102590	#909 W KNOX ST	22.0'	22.0'	
102589	#905 W KNOX ST	22.0'	22.0'	
102591	#913 W KNOX ST	24.3'	92.8'	
238221	#1206 N GREGSON ST			33.1'

WIDTH: 312.9'/6 = 52.15' X 1.25 = 65.2'



Clifford Wagner Digitally signed by Clifford Wagner Date: 2025.09.30 12:19:01 -04'00'

SYMBOL LEGEND

- SURVEYED LINE
- LINE NOT SURVEYED
- EASEMENT
- C.P. POINT NOT SET
- MONUMENT FND
- I.P. / I.B. FND
- I.P. / I.B. SET
- SPOT ELEVATIONS
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SIGN
- PVC FENCE (PVC)
- STOCKADE FENCE (STK)
- CHAIN LINK FENCE (CLF)
- WIRE FENCE
- FIRE HYDRANT
- TEST HOLE
- TREE
- SHRUB
- BOLLARD
- WETLAND FLAG
- CANT. CANTILEVER
- O/L ON LINE
- MANHOLE
- "A"-INLET
- "B"-INLET
- YARD INLET
- YARD INLET
- ELECTRIC METER
- GAS METER
- WATER METER
- GAS VALVE
- WATER VALVE
- O/H OVERHANG
- R/O ROOF OVER
- D.C. DEPRESSED CURB
- R.O.W. RIGHT OF WAY
- PLAT. PLATFORM
- B/W BAY WINDOW
- C/E CELLAR ENTRANCE
- A/C UNIT
- STAKE
- CENTERLINE
- FE. FENCE
- MAS. MASONRY

SURVEYORS CERTIFICATE

I, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT 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 AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS B STANDARD, AND ALL ELEVATIONS ARE BASED ON NAVD 88.

ZONING

ZONE: RS-8 SMALL LOT OPTION

SETBACKS

FRONT YARD: 10'
SIDE YARD: 5'
REAR YARD: 15'
MAX HEIGHT 25'
MAX SIZE 1200 SF
MAX FOOTPRINT 800 SF
REQUIRED USE OF RIBBON DRIVE

GRAPHIC SCALE

10 0 5 10

(IN FEET)
1 inch = 10 ft.

SCAN ME

REV	DATE	DESCRIPTION	BY	CHK
1	9/29/2025	REVISED SETBACKS	JWC	CW

NORTH CAROLINA PROFESSIONAL SEAL L-4241 LAND SURVEYOR CLIFFORD WAGNER

FIRM LICENSE NO. C-4482

SCALICE land surveying
mjslandsurvey.com P:984-240-7999
266 W. Millbrook Road, Raleigh, NC 27609

DR.: MC	CREW.: TP	SCALE: 1" = 10'	TAX MAP NO. 238220
DATE SURVEYED: 09/03/2025		JOB No. 25-3630	

TOPOGRAPHIC SURVEY

923 WEST KNOX STREET, DURHAM, NORTH CAROLINA 27701

SMALL LOT 139B
AS SHOWN ON
PLAT BOOK 250, PAGE 150
SITUATE IN
DURHAM TOWNSHIP
DURHAM COUNTY, NORTH CAROLINA

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE STATE OF NORTH CAROLINA.(4) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (5) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (6) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (7) IF THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THE EXISTENCE OF ANY COVENANTS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, MAY NOT BE SHOWN OR ADDRESSED AND ARE NOT GUARANTEED.