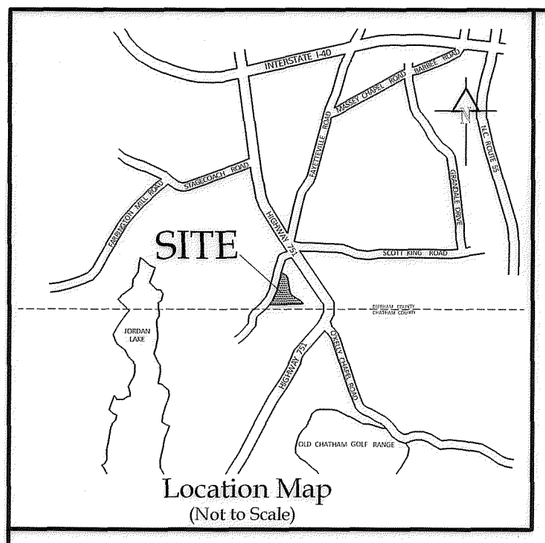

Location Map
(Not to Scale)

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2021 Sep 01 03:49:45 PM
BK:205 PG:192-192
PLAT
FEE: $21.00
INSTRUMENT # 2021044775

DPRUETTE

PB 202 PG 345

CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	TANGENT	DELTA
C1	21.40	220.00	N58°16'22"W	21.40	10.71	5°34'28"
C2	157.89	220.00	N34°55'33"W	154.52	82.52	41°07'09"
C3	25.32	420.00	S22°34'48"W	25.32	12.66	3°27'12"
C4	105.25	330.00	S23°30'12"E	104.80	53.08	18°16'26"
C5	101.04	330.00	S41°24'41"E	100.64	50.92	17°32'32"
C6	71.26	330.00	S56°22'07"E	71.12	35.77	12°22'21"
C7	138.35	200.00	N42°44'18"W	135.60	72.07	39°38'00"
C8	39.24	25.00	S49°51'01"E	35.34	24.97	89°56'32"
C9	26.65	160.00	N09°39'06"W	26.62	13.36	9°32'41"
C10	2.35	35.00	S12°29'57"E	2.35	1.18	3°50'59"
C11	22.16	35.00	S07°33'38"W	21.79	11.46	36°16'10"
C12	74.73	50.00	N17°07'28"W	67.97	46.33	85°38'21"
C13	152.37	50.00	S32°45'23"W	99.89	1060.11	174°35'58"
C14	24.51	35.00	N34°29'01"W	24.01	12.78	40°07'09"
C15	47.52	25.00	N40°02'06"E	40.69	35.00	108°55'05"
C16	39.29	25.00	S40°29'10"E	35.37	25.02	90°02'23"
C17	119.63	420.00	S12°41'36"W	119.22	60.22	16°19'09"
C18	39.27	25.00	S49°32'01"W	35.36	25.00	90°00'00"
C19	31.02	25.00	N49°57'54"W	29.06	17.86	71°04'55"
C20	16.66	100.00	N09°39'06"W	16.64	8.35	9°32'41"
C21	39.30	25.00	N40°08'59"E	35.37	25.03	90°03'28"
C22	77.66	65.00	S60°35'35"E	73.12	44.22	68°27'25"
C23	227.71	670.00	N53°53'56"E	226.61	114.96	19°28'22"
C24	144.96	670.00	N37°57'52"E	144.68	72.76	12°23'47"
C25	42.89	670.00	N29°55'57"E	42.88	21.45	3°40'03"
C26	21.47	680.00	N27°11'39"E	21.47	10.73	1°48'32"
C27	117.20	680.00	N21°21'08"E	117.05	58.75	9°52'30"
C28	141.01	680.00	N10°28'27"E	140.76	70.76	11°52'52"
C29	11.21	670.00	N70°08'21"E	11.21	5.60	0°57'30"
C30	162.96	135.00	S60°14'28"E	153.24	93.06	69°09'38"
C31	59.51	290.00	N79°02'42"E	59.41	29.86	11°45'30"

PHASE 10
PB 202 PG 215

60' PRIVATE ROAD EASEMENT PB 83 PG 166

60' PRIVATE ROAD EASEMENT PB 129 PG 122 PB 152 PG 7

COLVARD FARMS ROAD
PRIVATE 60' RIGHT OF WAY (PB 183 PG 162)

RISING KNOLL WAY
PROPOSED 60' PRIVATE RIGHT OF WAY HEREBY DEDICATED

DAPPLED PINE AVENUE
PROPOSED PRIVATE 60' WIDE RIGHT OF WAY HEREBY DEDICATED (62,080 SQ. FT. OR 1.43 AC)

COLVARD WOODS WAY
PROPOSED PRIVATE 70' WIDE RIGHT OF WAY HEREBY DEDICATED (101,965 SQ. FT. OR 2.34 AC)

PHASE 9
PB 194 PG 216

EDWARD BOOTH LANE
PUBLIC 60' RIGHT OF WAY (PB 194 PG 216)

PHASE 12-A SECTION 1

PHASE 12-A

(30) HEARTHSTONE LUXURY HOMES LLC
DB 9215 PG 162
PB 203 PG 308
PIN 0717-41-07-1577
Zoning: RS-20
Developement Tier: SUBURBAN
PID 227967

(29) BRIJESH ASWANI TRUSTEE
ANITA JOTWANI TRUSTEE
DB 9309 PG 441
PB 203 PG 308
PIN 0717-41-16-2890
Zoning: RS-20
Developement Tier: SUBURBAN
PID 227966

(28) L&K PROPERTIES OF NC LLC
DB 9001 PG 510
PB 203 PG 308 LOT 28
PIN 0717-41-15-6560
Zoning: RS-20
Developement Tier: SUBURBAN
PID 227965

(27) JOHN NAMKI OH
LARA LEE FISHER
DB 9157 PG 444
PB 203 PG 308
PIN 0717-41-24-0201
Zoning: RS-20
Developement Tier: SUBURBAN
PID 227964

(26) HEARTHSTONE LUXURY HOMES LLC
DB 8899 PG 3
PB 203 PG 308
PIN 0717-41-22-3931
Zoning: RS-20
Developement Tier: SUBURBAN
PID 227963

(25) L & K PROPERTIES OF NC LLC
DB 9163 PG 711
PB 205 PG 133
PIN 0717-41-20-8934
Zoning: RS-20
Developement Tier: SUBURBAN
PID 227045

(24)

(23) NICHOLAS SHAHEEN
AMY SHAHEEN
DB 9330 PG 312
PB 202 PG 319
PIN 0717-40-39-5184
Zoning: RS-20
Developement Tier: SUBURBAN
PID 227044

(22) LOT AREA= 28,695 sq.ft. or 0.66 acres
PRIOR ESTABLISHED PHASE 12-B LOT 22

(1) LOT AREA= 31,794 sq.ft. or 0.73 acres 400
(2) LOT AREA= 20,350 sq.ft. or 0.47 acres 404
(3) LOT AREA= 20,350 sq.ft. or 0.47 acres 408
(4) LOT AREA= 20,350 sq.ft. or 0.47 acres 412
(5) LOT AREA= 20,196 sq.ft. or 0.46 acres 416
(6) LOT AREA= 23,350 sq.ft. or 0.54 acres 422
(7) LOT AREA= 23,333 sq.ft. or 0.54 acres 500
(8) LOT AREA= 20,204 sq.ft. or 0.46 acres 504
(9) LOT AREA= 20,356 sq.ft. or 0.47 acres 508
(10) LOT AREA= 26,609 sq.ft. or 0.61 acres 512
(11) LOT AREA= 34,054 sq.ft. or 0.78 acres 605
(12) LOT AREA= 24,902 sq.ft. or 0.57 acres 608
(13) LOT AREA= 19,505 sq.ft. or 0.45 acres 613
(14) LOT AREA= 22,143 sq.ft. or 0.51 acres 617
(15) LOT AREA= 36,934 sq.ft. or 0.85 acres 708
(16) LOT AREA= 22,125 sq.ft. or 0.51 acres 704
(17) LOT AREA= 20,128 sq.ft. or 0.46 acres 700
(18) LOT AREA= 20,067 sq.ft. or 0.46 acres 616
(19) LOT AREA= 20,635 sq.ft. or 0.47 acres 612
(20) LOT AREA= 23,641 sq.ft. or 0.54 acres 608
(21) LOT AREA= 24,883 sq.ft. or 0.57 acres 604

PROPOSED DEDICATED HOA OPEN SPACE WEST 3.09 acres

PROPOSED DEDICATED HOA OPEN SPACE EAST 5.37 acres

EXISTING DUKE POWER COMPANY PLEASANT GARDEN – PARKWOOD TRANSMISSION LINE
325' RIGHT OF WAY (PB 192 PG 107)

COLVARD FARMS DEVELOPMENT COMPANY LLC
DB 8484 PG 933
PB 205 PG 73
PIN 0717-40-48-8433
Zoning: RS-20
Developement Tier: SUBURBAN
PID 230410

COLVARD FARMS HOMEOWNERS ASSOCIATION INC
DB 6038 PG 310
PB 139 PG 71
PIN 0717-03-30-0216
Development tier: Rural
Zoning: RR (Rural Residential)
Overlay districts: Falls of Neuse/Jordon Lake Critical

COLVARD FARMS HOMEOWNERS ASSOCIATION INC
DB 7908 PG 703
PB 194 PG 216
PIN 0717-04-50-2808
Development tier: Suburban
Zoning: RR (Rural Residential)
Overlay districts: Falls of Neuse/Jordon Lake Critical

LLOYD ALLEN MASSEY
JO ANN GREEN MASSEY
DB 671 PG 784
PB 98 PG 463
PIN 0717-03-40-2109
Development tier: Suburban
Zoning: RR (Rural Residential)
Overlay districts: Falls of Neuse/Jordon Lake Critical

COLVARD FARMS HOMEOWNERS ASSN
DB 1417 PG 968
PB 2005 PG 272
PIN 0716 00 39 5248

JEFFREY W MASSEY
DB 8036 PG 820

GRAPHIC SCALE (IN FEET)
100' 0 50' 100' 200' 400'
1 inch = 100' ft.

Case Number: S2100209

FINAL PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT
ON: 9/1/21
Planning Director or Designee
Null and void if not recorded within 180 days, or by 3/1/22

Legend
- COMPUTED POINT
- EXISTING IRON PIPE
- (8) PHASE 12-B LOT NUMBER
- 303 STREET ADDRESS NUMBER
- SUBDIVISION LOT LINE
- TRACT BOUNDARY
- 25x25 SIGHT DISTANCE TRIANGLE

NORTH CAROLINA PROFESSIONAL SEAL L-2683 STEPHEN D. PUCKETT LAND SURVEYOR
8-31-2021

Revisions:
08-19-21 Update Owners

References
DB 8484 PG 933
PB 202 PG 345
PIN 0717-40-27-1629

PB 202 PG 162
PIN 0717-30-64-2769

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@puckettsurveys.com
License No. C-0506

FINAL PLAT
COLVARD FARMS
PHASE 12-B
DURHAM, NORTH CAROLINA

Scale: 1" = 100'	Drawn by: WAR	Surveyed by: JLC	Date: May 26, 2021	Sheet 2 of 2
Township: Triangle	County: Durham	State: North Carolina	File: JLB/150113B1/dwg/Colvard Farms Phase 12-B	