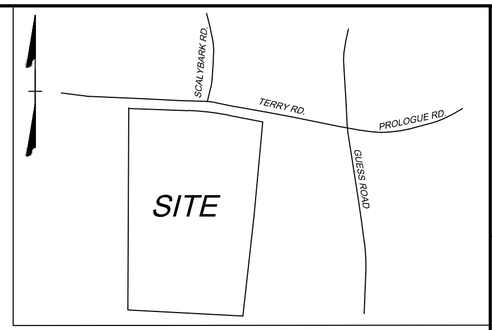
NC GRID — NAD83 (2011)

SITE DATA TABLE (DATA PER DURHAM COUNTY GIS)					
REID	ZONING	DEVELOPMENT TIER	WATERSHED PROTECTION	RIVER BASIN	FIRM PANEL/EFFECTIVE DATE
186794	RR	SUBURBAN	E-B	CAPE FEAR	3720081500K - 10/19/2018
206180	RR	SUBURBAN	E-B	CAPE FEAR	3720081500K - 10/19/2018
206181	RR	SUBURBAN	E-B	CAPE FEAR	3720081500K - 10/19/2018

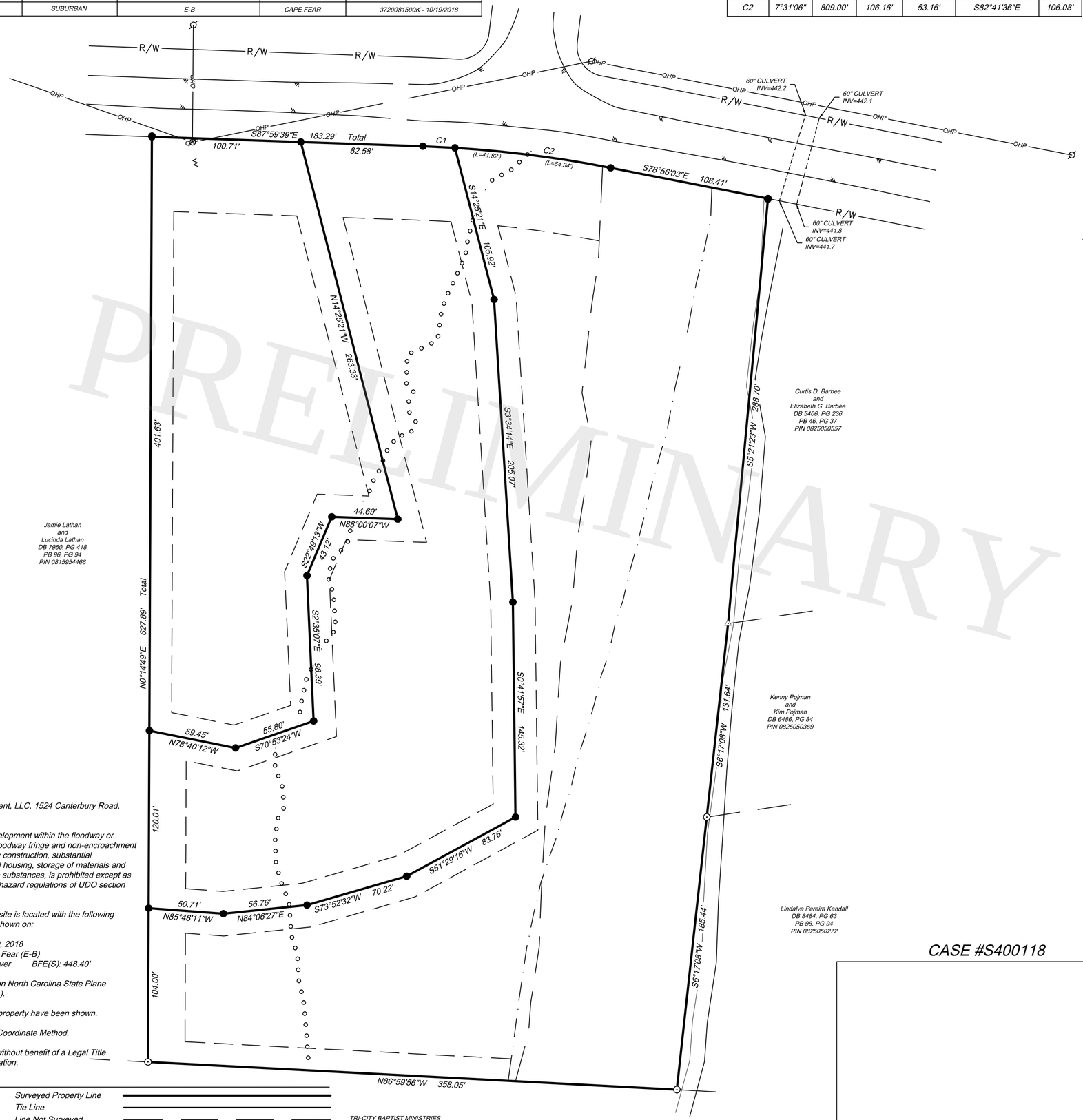
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	1°32'30"	809.00'	21.77'	10.88'	S87°13'24"E	21.77'
C2	7°31'06"	809.00'	106.16'	53.16'	S82°41'36"E	106.08'



VICINITY MAP - MAP NOT TO SCALE

RECOMBINATION SURVEY FOR ARS DEVELOPMENT, LLC

LEBANON TWP., DURHAM CO., NORTH CAROLINA
MARCH 18, 2024



PRELIMINARY

SITE DATA:

1. ZONING: RR
2. JURISDICTION: DURHAM COUNTY
3. WATERSHED PROTECTION OVERLAY DISTRICT: E-B (SEE SITE DATA TABLE FOR MORE DETAIL)

SURVEY NOTES:

1- Prepared for ARS Development, LLC, 1524 Canterbury Road, Raleigh, NC 27608.

2- All proposed and future development within the floodway or non-encroachment area or floodway fringe and non-encroachment area fringe, including fill, new construction, substantial improvements, manufactured housing, storage of materials and storage of toxic or flammable substances, is prohibited except as provided by applicable flood hazard regulations of UDO section 3.22 and 8.4.

The development within this site is located with the following flood sources as noted and shown on:
Firm Panel(s): 3720081500k
Effective Date(s): October 19, 2018
Known Flood Sources: Cape Fear (E-B)
FEMA Stream Name: Eno River BFE(S): 448.40'

3- Horizontal control is based on North Carolina State Plane Coordinates NAD 1983(2011).

4- Not all improvements to this property have been shown.

5- Area computation is by the Coordinate Method.

6- This survey was completed without benefit of a Legal Title Commitment or Title Examination.

LEGEND

Iron Pipe Found	Surveyed Property Line
Iron Rod Found	Tie Line
5/8" Capped Iron Rod Set	Line Not Surveyed
Computed Point	FEMA 100 Year Flood Plain
Concrete Monument Found	Overhead Power Line
Light Pole	Creek Centerline
	Right of Way Line
	Edge of Pavement

SCALE: 1"=50'
50 0 50 100

CASE #S400118

SURVEYOR CERTIFICATION

I, Terry L. Westendorf, PLS, hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision, as described in deeds and maps of record or other reference sources; that the ratio of precision or positional accuracy as calculated is greater than 1: 20,000, that the boundaries not surveyed are shown as broken lines plotted from information of record; that this map was prepared in accordance with G.S. 47-30 as amended.

This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exemption to the definition of subdivision.

witness my original signature, license number and seal this 24th day of April, a.d., 2024.

PRELIMINARY

Terry L. Westendorf, L-3232

REVIEW OFFICER CERTIFICATE

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

Review Officer Date

Lebanon Township	Durham County
DATE: March 18, 2024	SCALE: 1"= 50'
SHEET 1 OF 1	J.N.: 60145
DRAWN BY: TLW	
REVISED: 04-12-2024 SUBMIT AFTER 1ST REVIEW	

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 TRINITY ROAD, Suite 102 | RALEIGH, NC 27607
TEL 919.866.4951 FAX 919.859.5663 www.timmons.com
NORTH CAROLINA LICENSE NUMBER C-1652

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