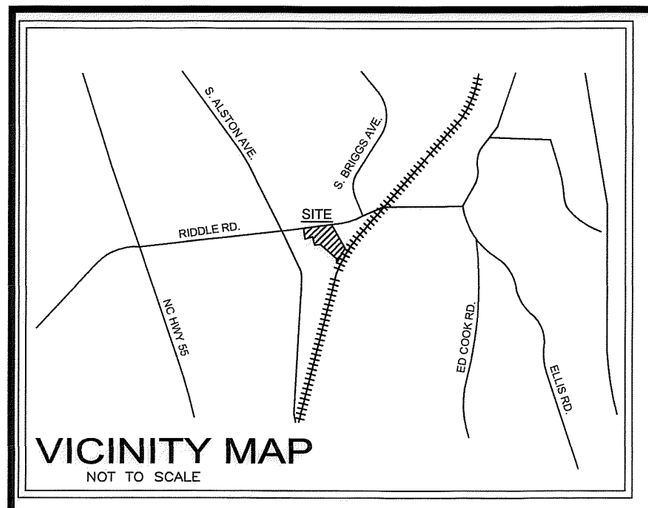

VICINITY MAP
NOT TO SCALE

LEGEND and NOMENCLATURE

SYMBOLS

- Ex. iron pipe/rod or nail
- Ex. concrete monument
- New iron pipe
- Calculated point
- Cable pedestal
- Telephone pedestal
- Electric pedestal
- Fiber-optic marker
- Traffic signal box
- Water meter
- Fire hydrant
- Valve (water or gas)
- Sanitary sewer manhole
- Sanitary sewer cleanout
- Storm curb inlet
- Drainage inlet (w/ grate)
- Storm drain manhole
- Utility pole
- Lamp post
- Signal pole
- Guy wire
- Sign post

LINETYPES

- X — Fence
- OU — Overhead utility
- W — Water
- SS — Sanitary sewer
- SD — Storm drain

ABBREVIATIONS

DB	Deed Book
PB or BM	Plat Book / Book of Maps
P/L	Property line
Pg.	Page
SF	Square feet
Ac.	Acres
R/W	Right-of-way
NCSR	North Carolina State Route
R/W	Right-of-way
Ex.	Existing
RCP	Reinforced concrete pipe
PVC	Polyvinyl chloride pipe
AG	Above ground
BG	Below ground

CERTIFICATE OF OWNER:

The undersigned owner of the property lying within the attached plat hereby certifies that he/she ordered the work of surveying and platting to be done, and that all public streets, alleys, easements and other open spaces so designated upon said plat are hereby dedicated for such use and that all public and private easements shown upon said plat are hereby granted for the uses stipulated.

James H. Jackson, OWN — Nov. 7, 19
Owner(s) - Briggs/Riddle, LLC — Date

STATE OF NC
COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated;

JAMES H. JACKSON, OWNER BRIGGS/RIDDLES, LLC.

Date: 11/7/19
Maria A. Snider
Signature
MARIA A. SNIDER, Notary Public
Printed Name
My commission expires: 10/11/2022

MARIA A SNIDER NOTARY PUBLIC EXP. 10/11/2022 WAKE COUNTY, NC

SITE INFORMATION:

-PIN#0830-52-39-2942
-PIN#0830-53-61-7482

-SUBURBAN DEVELOPMENT TIER

-RIVER BASIN: CAPE FEAR

-ZONING: IL

-OVERLAY ZONING: NONE

REFERENCES:

DEED BOOK 7137, PAGE 536
PLAT BOOK 147, PAGE 125
*OTHERS SHOWN HEREON

OWNER INFORMATION:

BRIGGS/RIDDLES, LLC
704 MARLOWE ROAD
RALEIGH, NC 27609

NC GRID NORTH
NAD 83/2011

RIDDLE ROAD
(PUBLIC R/W VARIES)

1/2" IRON PIPE 0.1'BG
1/2" IRON PIPE SET
1/2" IRON PIPE 0.1'AG
1/2" IRON PIPE 0.3'AG

JAMES H. & SALLIE P. JACKSON
DB 2757, PG 837
PB 147, PG 125
PIN: 0830-15-53-9374

S 29°57'51" E 149.49'

LOT 2
BELUC LLC.
DB 7842, PG 296
PB 200, PG 278
PIN: 0830-14-43-7090

LOT 1
BELUC LLC.
DB 7842, PG 296
PB 200, PG 278
PIN: 0830-14-43-6038

CEMETERY
A. L. CALDWELL &
R. N. BARRINGER
PB 36, PG 3
PIN: 0830-15-52-0938

2421 S. ALSTON AVE., LLC.
DB 8211, PG 37
PIN: 0830-14-42-9703

TRAINING AND DISTRIBUTION CENTER LLC.
DB 8031, PG 601
PIN: 0830-15-52-2628

5/8" IRON ROD 0.1'AG ON-LINE
1/2" IRON PIPE 0.1'AG ON-LINE
5/8" IRON ROD 0.4'BG
1/2" IRON PIPE FLUSH
1" IRON PIPE 0.2'AG
1/2" IRON PIPE 0.4'AG
1/2" IRON PIPE 0.1'AG

S 72°11'21" W 145.09'
N 10°51'51" W 149.97'
7.98'
160.25'
N 50°58'08" W 368.92' (TOTAL)
200.70'
S 10°06'08" E 390.62' (NEW PROPERTY LINE)
S 29°57'21" E 425.58' (OLD PROPERTY LINE)

TRACT #3
OLD AREA
200,789 S.F.
4.61 AC.
NEW AREA
82,736 S.F.
1.90 AC.
PIN: 0830-52-39-2942
2380 RIDDLE ROAD
ZONING: IL

TRACT #2
OLD AREA
118,992 S.F.
2.73 AC.
NEW AREA
270,100 S.F.
6.20 AC.
PIN: 0830-53-61-7482
0 RIDDLE ROAD
ZONING: IL

CONTROL CORNER
N: 802,687.89
E: 2,035,496.95
1" IRON ROD 0.4'AG

OLD R/R TRACK NOT IN USE

DURHAM & SOUTHERN RAILROAD
(100' PRIVATE R/W)

1" IRON ROD 0.4'AG
1" IRON PIPE FLUSH

LINE TABLE		
LINE	LENGTH	BEARING
L1	110.92	S 86°14'17" W
L2	134.96	N 10°48'00" W
L3	96.48	N 83°31'33" E
L4	136.60	N 82°11'55" E
L5	95.80	N 81°12'03" E
L6	39.38	N 80°40'32" E
L6A	60.62	N 80°40'32" E
L7	96.81	N 79°13'55" E
L8	113.23	N 77°10'05" E
L9	90.29	N 74°06'20" E
L10	129.12	N 72°33'22" E
L11	96.58	N 69°26'15" E
L12	23.00	N 66°56'04" E
L13	1.42	N 61°50'16" W
L14	18.70	S 85°37'00" W
L15	50.00	N 03°44'01" W

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	474.46	1960.08	S 38°26'03" W	473.31
C2	250.06	1960.08	S 28°39'39" W	249.89

REVIEW OFFICER CERTIFICATE:

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

Review Officer — 11/19/19 Date

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2019 Nov 19 03:46:24 PM
BK:202 PG:155-155
PLAT
FEE: $21.00
INSTRUMENT # 2019042918

TREDFEARN

CASE #S1900375

EXEMPT PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION AS AN EXEMPT PLAT PURSUANT TO §153A-335 AND §160A-376 OF THE NORTH CAROLINA GENERAL STATUTES
Durham City-County Planning Dept. — 11/19/19 (Date)

NOTES:

1) All distances are horizontal ground distances in u.s. survey feet unless otherwise noted.

2) This survey does not include nor depict any environmental evaluations.

3) Field survey performed July 7, 2019.

4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.

5) The locations of underground utilities as shown hereon are based on aboveground structures and aboveground visual evidence. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

6) Subject properties are not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720083000K, effective date October 19, 2018.

7) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION OR EXEMPTION TO THE DEFINITION OF SUBDIVISION

I, Justin L. Luther, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision or positional accuracy as calculated is greater than 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, license number and seal this 13th day of NOVEMBER, 2019.

Professional Land Surveyor (L-5107)

NORTH CAROLINA PROFESSIONAL SEAL L-5107 LAND SURVEYOR JUSTIN L. LUTHER

POSITIONAL ACCURACY CERTIFICATION:

I, Justin L. Luther, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

(1) Class of survey: Urban Land Class (A)
(2) Positional accuracy: 0.07'
(3) Type of GPS field procedure: Real-time Kinematic network
(4) Date(s) of survey: July 7, 2019
(5) Datum / Epoch: NAD 83 (NSRS 2011)
(6) Published / Fixed-control used: NC Real-time Kinematic network
(7) Geoid model: Geoid 12B
(8) Combined grid factor(s): 0.99995138
(9) Units: U.S. Survey Feet

RECOMBINATION PLAT FOR THE PROPERTIES OF

PROPERTIES OF BRIGGS / RIDDLES, LLC

TRIANGLE TOWNSHIP DURHAM COUNTY NORTH CAROLINA

60 30 0 60 120
SCALE: 1"=60'

JOB NO.: 197342
FILE NAME: RM-REC
PLOT DATE: 11/6/19