

NOT DRAWN TO SCALE

BY MY SEAL AND SIGNATURE, I CERTIFY THAT THE RECOMBINATION IS CORRECT AND ACCORDING TO THE RECORDS OF THE COUNTY OF NORTH CAROLINA.

1. JAMES A. LEWIS, PROFESSIONAL LAND SURVEYOR L-4562 CERTIFIES THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION. THE RATIO OF PRECISION IS 1/40645. THE MIS-CLOSURE IS DISTRIBUTED BY THE GRANDALL METHOD AND THE AREA, IF SHOWN, IS CALCULATED BY ELECTRONIC COMPUTER USING DPD METHODS. THIS MAP IS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS THE 13TH DAY OF SEPTEMBER 2006.

*James A. Lewis*  
 DATE: 9-27-06  
 REVIEW OFFICER: Judy F. Hooper

STATE OF NORTH CAROLINA  
 COUNTY OF DURHAM  
 I, *Judy F. Hooper*, REVIEW OFFICER OF DURHAM COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

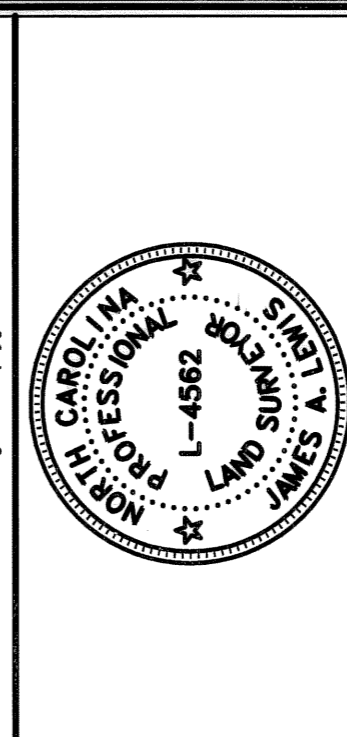
DATE: 9-27-06  
 REVIEW OFFICER: Judy F. Hooper

GENERAL LEGEND OF NOMENCLATURE

EXISTING IRON PIPE [Symbol] STREET ADDRESS  
 IRON PIPE SET [Symbol] 1234  
 PK NAIL [Symbol]  
 OFFSITE CONTROL POINT [Symbol]  
 CONCRETE MONUMENT [Symbol]

UNLESS THIS MAP IS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT, NOT FOR RECORDING, SALES OR CONVEYANCE.

**murphy GEOMATICS**  
 Professional Land Surveying  
 114 Andrew Jackson Highway (910) 655-4650  
 Leland, NC 28451 FAX 655-4649  
 E-MAIL: [wilmington@murphygeomatics.com](mailto:wilmington@murphygeomatics.com)



SOURCE OF TITLE : PB 158, PG 67  
 CASE NUMBER D06-559

This plat has been certified for recordation as an exempt subdivision pursuant to § 150A-335 and § 160A-476 of the North Carolina General Statutes.

*Linda P. Shomade* 9.26.2006  
 Durham City-County Planning Department (date)

NORTH CAROLINA  
 COUNTY OF DURHAM  
 I, *Gayle W. Wilson*, NOTARY PUBLIC FOR SAID COUNTY CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS THE 27th DAY OF SEPTEMBER 2006.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: Sept. 27, 2008

NOTES:  
 THIS PROPERTY IS ZONED CN  
 THIS PROPERTY LIES IN THE F/J-B WATERSHED  
 THIS SITE IS IN THE NEUSE RIVER BASIN  
 THIS PROPERTY IS IN THE SUBURBAN DEVELOPMENT TIER.

NC HIGHWAY 98  
 EXISTING 100' PUBLIC R/W

GPS DERIVED DATA  
 REF. CORNER NAD 83  
 Y = 269988.029m  
 X = 628398.400m

CONTROL CORNER  
 AZ 278°48'19"  
 GRID=1559.92'  
 GRND=1559.99'  
 CCF= 0.99995230

FOWLER  
 Y = 248915.245m  
 X = 628868.260m

TRACT 5  
 RAVENSTONE DEVELOPMENT  
 PB 159, PG 45

NOW OR FORMERLY  
 TRACT 3  
 PB 168, PG 166  
 PIN: 0861-03-10-5263  
 OWNER: ADVANCE STORES COMPANY

TRACT 2  
 102805 SF  
 2.36 ACRES  
 PIN: 0861-03-10-2035  
 OWNER: SHERRON ROAD VENTURES, LLC

TRACT 5  
 RAVENSTONE DEVELOPMENT  
 PB 159, PG 45

AREA CHART  
 WATKINS DEVELOPMENT TRACT 2  
 ORIGINAL - 40331 SF  
 TRACT 2 - 8863 SF  
 WATKINS - 14834 SF  
 NEW TOTAL - 57640 SF

NOTE:  
 THERE ARE NO WETLANDS PRESENT ON THIS SITE.

**RECOMBINATION SURVEY FOR  
 TRACT #2, RAVENSTONE DEVELOPMENT  
 & WATKINS DEVELOPMENT CO., INC.  
 OAK GROVE TWSP, DURHAM CO., NC  
 JULY 2005; SCALE 1"=50'**

BAR GRAPH! inch = 50 ft.  
 DRAWING FILE NAME: RAVEN\_2-WATKINS.DWG

OWNER CERTIFICATE  
 THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUB-DIVISION HEREBY CERTIFIES THAT (S)HE,  
*Gayle W. Wilson*  
 ORDERED THE WORK OF SURVEYING AND PLATING TO BE DONE AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USE AND BENEFIT OF THE PUBLIC AND SHALL BE USED STIPULATED. WITNESS MY HAND AND SEAL THIS THE 27th DAY OF SEPTEMBER 2006.

OWNER  
*Gayle W. Wilson*

OWNER CERTIFICATE  
 THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUB-DIVISION HEREBY CERTIFIES THAT (S)HE,  
*Sharon M. Fisher*  
 ORDERED THE WORK OF SURVEYING AND PLATING TO BE DONE AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USE AND BENEFIT OF THE PUBLIC AND SHALL BE USED STIPULATED. WITNESS MY HAND AND SEAL THIS THE 14th DAY OF SEPTEMBER 2006.

OWNER  
*Sharon M. Fisher*

OWNER: SHERRON ROAD VENTURES, LLC  
 201 SHANNON OAKS CIRCLE  
 SUITE 201  
 CARY, NC 27511  
 (919) 465-3312

WATKINS DEVELOPMENT CO., INC  
 P.O. BOX 706  
 HENDERSON, NC 27536

WATKINS DEVELOPMENT CO., INC.  
 57640 SF  
 1.32 ACRES  
 PIN: 0861-03-10-3321

LINES HEREBY REMOVED

NOW OR FORMERLY  
 DB 2499, PG 823  
 PIN: 0861-03-10-1149

NOW OR FORMERLY  
 DB 3981, PG 425  
 PIN: 0861-03-10-2245

LINES HEREBY REMOVED

TRACT 2  
 102805 SF  
 2.36 ACRES  
 PIN: 0861-03-10-2035  
 OWNER: SHERRON ROAD VENTURES, LLC

FILED  
 Plat Book 174 Page 88  
 Date 9-27-06 Time 4:10pm  
 WILLIE COVINGTON  
 REGISTER OF DEEDS  
 DURHAM COUNTY, NC

CURVE	DELTA	RADIUS	ARC	TAN	CHORD	BRG	CHORD
C-1	27°41'14"	175.00	84.57	43.13	S24°43'43"W	83.75	
C-2	04°06'04"	175.00	12.53	6.27	S40°37'22"W	12.52	
C-3	29°19'44"	275.00	140.77	71.96	S57°20'16"W	139.24	

LINE	BEARING	DIST
L-1	N49°19'14"W	6.66'
L-2	N34°54'08"W	5.88'
L-3	S79°29'10"W	24.73'
L-4	N51°04'59"W	29.84'

STATE OF NORTH CAROLINA  
 COUNTY OF WAKE  
 I, *Tara M. Fisher*, NOTARY PUBLIC FOR SAID COUNTY AND STATE PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS THE PRESIDENT OF MACGREGOR DEVELOPMENT COMPANY, A NORTH CAROLINA CORPORATION AND THE DULY AUTHORIZED ADMINISTRATIVE MEMBER OF SHERRON ROAD VENTURES, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, AND THAT BY AUTHORITY DULY GIVEN FOR AND ON BEHALF OF SAID CORPORATION ACTING AS THE BOARD OF DIRECTORS OF SAID CORPORATION, THE FOREGOING DECLARATION OF CREATION OF RAVENSTONE, A PLANNED COMMUNITY WAS SIGNED ON BEHALF OF SHERRON ROAD VENTURES, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, AND THE DECLARANT HERELUNDER, TARA M. FISHER, A NORTH CAROLINA LIMITED LIABILITY COMPANY, AND WITNESS MY HAND AND SEAL THIS 14th DAY OF SEPTEMBER 2006.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 7.15.09

OWNER CERTIFICATE  
 THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUB-DIVISION HEREBY CERTIFIES THAT (S)HE,  
*Tara M. Fisher*  
 ORDERED THE WORK OF SURVEYING AND PLATING TO BE DONE AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USE AND BENEFIT OF THE PUBLIC AND SHALL BE USED STIPULATED. WITNESS MY HAND AND SEAL THIS THE 14th DAY OF SEPTEMBER 2006.

OWNER  
*Tara M. Fisher*

OWNER: SHERRON ROAD VENTURES, LLC  
 201 SHANNON OAKS CIRCLE  
 SUITE 201  
 CARY, NC 27511  
 (919) 465-3312

WATKINS DEVELOPMENT CO., INC  
 P.O. BOX 706  
 HENDERSON, NC 27536

SHERRON ROAD (SR 1871)  
 EXISTING VARIABLE WIDTH PUBLIC R/W

TRACT 2  
 102805 SF  
 2.36 ACRES  
 PIN: 0861-03-10-2035  
 OWNER: SHERRON ROAD VENTURES, LLC

TRACT 5  
 RAVENSTONE DEVELOPMENT  
 PB 159, PG 45

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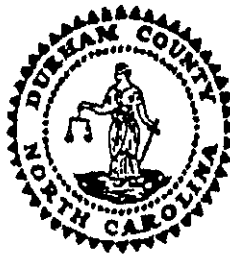
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FILED  
 Plat Book 174 Page 88  
 Date 9-27-06 Time 4:10pm  
 WILLIE COVINGTON  
 REGISTER OF DEEDS  
 DURHAM COUNTY, NC

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L-4	N51°04'59"W	29.84'



Willie L. Covington  
Register of Deeds  
Durham County, North Carolina

# PLAT



FOR REGISTRATION REGISTER OF DEEDS  
Willie L. Covington  
DURHAM COUNTY, NC  
2006 SEP 27 04:10:30 PM  
BK: 174 PG: 88-90 FEE: \$21.00

INSTRUMENT # 2006045933

GRANTOR(S)

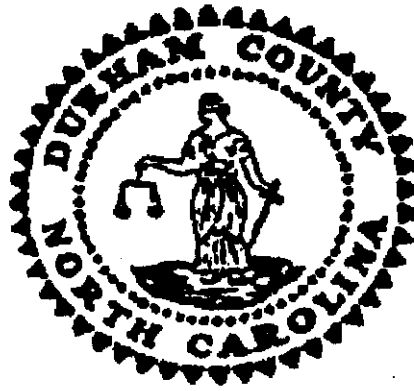
OWNER(S):

Sherron Road Ventures LLC

Watkins Development Co INC

Ravenstone Development + Watkins

Development Co INC



WILLIE L. COVINGTON  
REGISTER OF DEEDS, DURHAM COUNTY  
DURHAM COUNTY COURTHOUSE  
200 E. MAIN STREET  
DURHAM, NC 27701

**PLEASE RETAIN YELLOW TRAILER PAGE**

It is part of recorded document, and must be submitted with original for re-recording  
and/or cancellation.

\*\*\*\*\*

Filed For Registration: 09/27/2006 04:10:30 PM  
Book: PLAT 174 Page: 88-90  
Document No.: 2006045933  
PLAT 3 PGS \$21.00  
Recorder: SHARON M CEARNEL



2006045933