

SURVEYORS CERTIFICATION:

I, DEAN M. RHODAS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY PERSONAL SUPERVISION AND THAT THE BEARINGS, DISTANCES AND SIZES HEREON ARE TRUE AND CORRECT AND NOT SURVEYED FROM A PREVIOUS SURVEY USING DEED DESCRIPTIONS AND SHOWN AS BROKEN LINES.

THIS FIELD SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CLASS A) AS DENIED WITHIN THE NORTH CAROLINA ADMINISTRATIVE CODE, TITLE 21, CHAPTER 56, SECTION 1600 "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA."

THE RATIO OF PRECISION WAS PERFORMED TO A MINIMUM LINEAR PRECISION RATIO OF 1:10,000.

MISCLASURE WAS DISTRIBUTED BY LEAST SQUARE ADJUSTMENT.

AREAS SHOWN WERE CALCULATED BY COORDINATE COMPUTATION.

THAT ONE OF THE FOLLOWING SIX (6) CATEGORIES APPLIES TO THIS SURVEY. THE CATEGORY THAT APPLIES IS DENOTED BY ("X") THE REMAINING 5 CATEGORIES ARE NONAPPLICABLE.

1. THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

2. THAT THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

3. THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

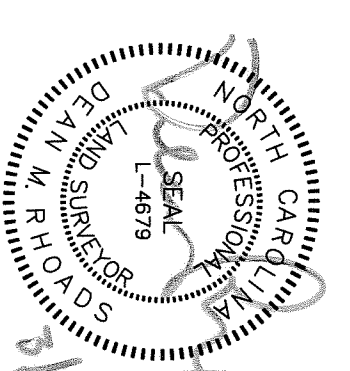
4. THAT THIS SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.

5. THAT THIS SURVEY IS A CONTROL SURVEY.

6. X THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DATE JANUARY 20, 2017



BY Dean M. Rhodas (P.L.S.)

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

Alonius Conner REVIEW OFFICER OF DURHAM COUNTY IDENTIFY THAT REVIEW OFFICER OR PLAID TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Alonius Conner by Jesse Lovil
REVIEW OFFICER
DATE 1/31/17

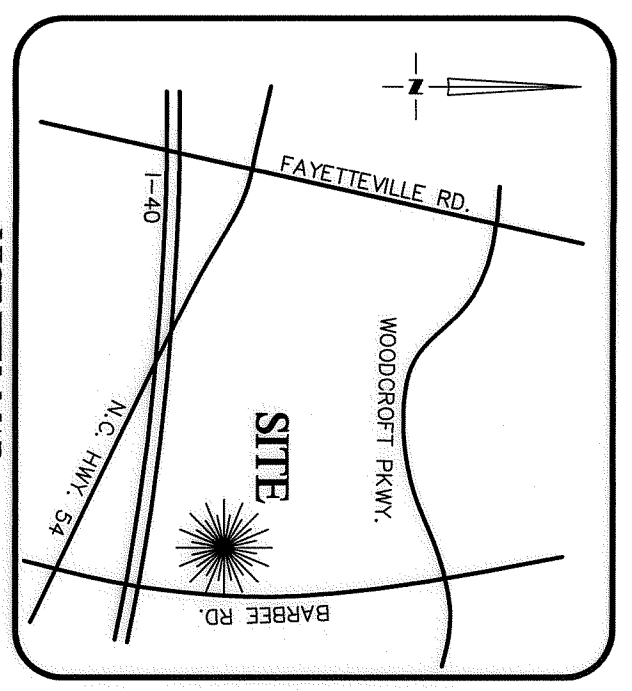
OWNER INFORMATION

AVONDALE KS, LLC.
209 OXFORD HILLS
CHAPEL HILL, NORTH CAROLINA 27514

THE PURPOSE OF THIS PLAT IS TO:
RECOMBINE THE 3 LOTS SHOWN INTO 2 LOTS.
ONE LOT OF 8.03 AC. AND ANOTHER LOT
OF 0.25 AC. AS SHOWN.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES
- EASEMENT LINE
- IRON PIN SET
- EXISTING IRON PIPE
- COMPUTED POINT
- POWER POLE/LIGHT POLE
- SEWER MANHOLE
- CURB INLET
- DEED BOOK
- PLAT BOOK
- PAGE
- STREET ADDRESS



LINE	LENGTH	BEARING
L1	115.00	S89°22'42"E
L2	185.11	S89°22'42"E
L3	100.00	S03°17'56"E
L4	84.89	N86°26'48"W
L5	28.02	N08°13'37"E
L6	73.94	N08°13'37"E
L7	31.65	N08°13'37"E
L8	103.89	N08°10'40"E
L9	105.82	S02°38'31"W
L10	101.00	S89°23'42"W
L11	154.38	S89°23'42"W
L12	0.79	N80°45'56"W
L13	29.16	N80°45'56"W
L14	169.33	S83°35'42"E
L15	201.38	S83°31'42"E
L16	114.35	S02°34'38"E
L17	45.32	S02°34'38"E
L18	146.81	S89°19'31"E
L19	56.79	S89°19'31"E
L20	200.13	S89°20'09"E
L21	99.09	S89°20'09"E
L22	135.50	N86°22'42"W
L23	95.00	N03°37'17"E
L24	178.28	S89°23'21"E

OVERHEAD POWER (THE LINE ONLY)
S02°34'38"E
212.53'

CURVE	BEARING	CHORD	LENGTH	RADIUS
C1	S89°40'09"E	584.53	584.55	21887.62

GRAPHIC SCALE



OWNER CERTIFICATION

I, Jesse Lovil IN MY CAPACITY AS OWNER'S AUTHORIZED AGENT FOR AVONDALE KS, LLC. DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AVONDALE KS, LLC. IS THE OWNER OF RECORD OF THE TRACT(S) OF LAND DESCRIBED HEREON, AND THAT IN MY CAPACITY AS THE OWNER'S AUTHORIZED AGENT, I AM AUTHORIZED TO SIGN THIS DECLARATION STATEMENT PERTAINING TO THIS RECORDING, AS OF THIS DATE: 3.3.17

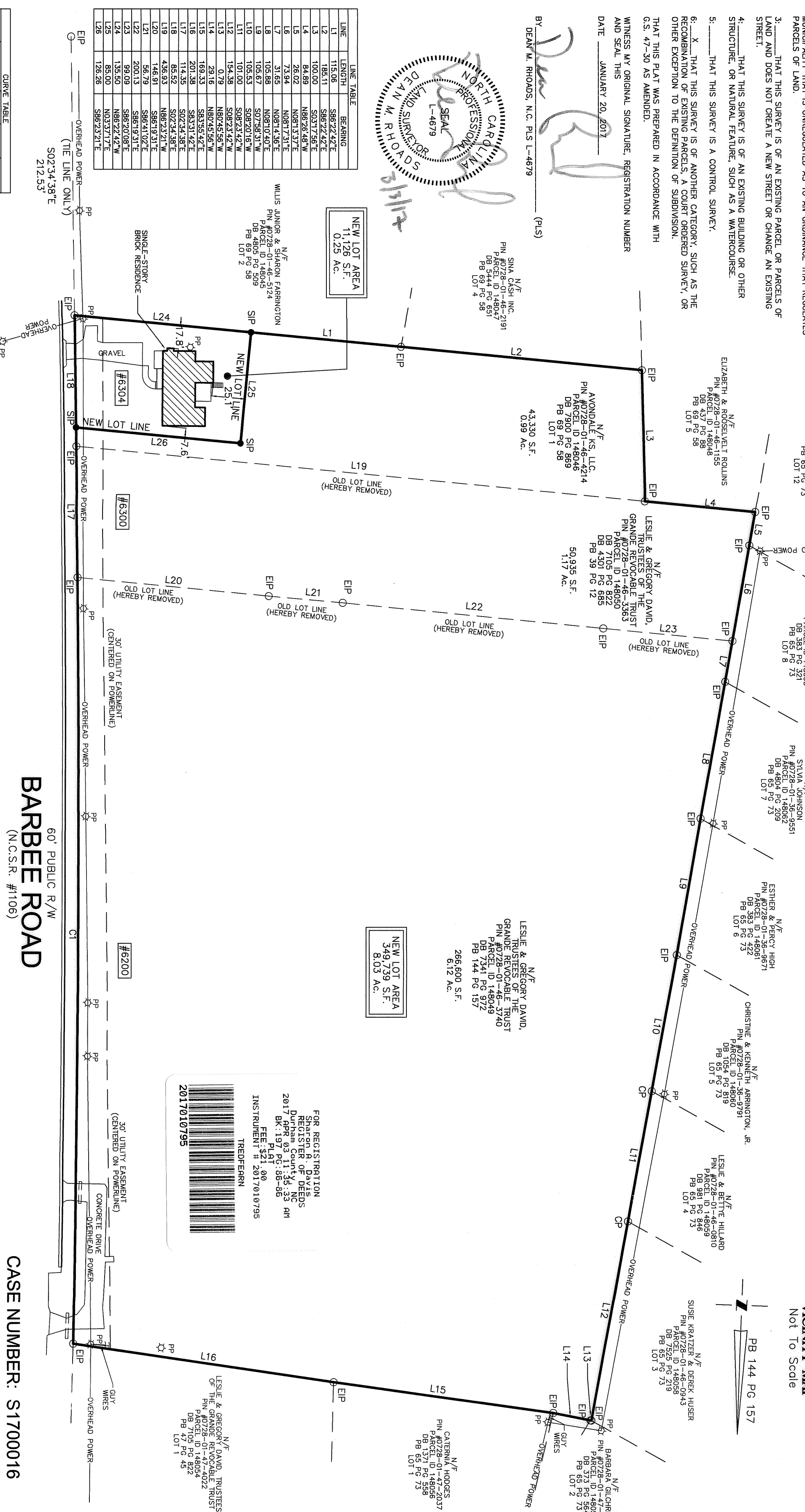
GENERAL NOTES

- AREAS COMPUTED BY COORDINATE METHOD.
- BASES OF BEARINGS: PB 144 PG 157, DURHAM COUNTY REGISTRY.
- NO PORTION OF THIS TRACT IS LOCATED WITHIN THE 100-YR. FLOOD ZONE PER FEMA FIRM MAP #1720072800 J. EFFECTIVE DATE MAY 2, 2006.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- HEAT STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A TITLE TITLE SEARCH WOULD DISCLOSE.
- ZONING: PDR 5.918
- WATERSHED OVERLAY PROTECTION: F/-B (CAPE FEAR RIVER BASIN)
- NO N.C. GRID MONUMENT RECOVERED WITHIN 2,000 FT. OF SITE.
- PROPERTY IS LOCATED IN THE SUBURBAN DEVELOPMENTAL TERR.
- THIS PROPERTY MAY BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS NOT SHOWN HEREON.
- REFERENCES:
 - PB 144 PG 157
 - DB 7341 PG 972
 - DB 7105 PG 822
 - DB 7900 PG 869
 - DB 437 PG 88
 - DB 5444 PG 651
 - DB 4804 PG 209
 - DB 4805 PG 509
 - DB 5444 PG 651
 - DB 981 PG 846
10. PROPERTY IS LOCATED IN THE SUBURBAN DEVELOPMENTAL TERR.
11. THIS PROPERTY MAY BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS NOT SHOWN HEREON.
12. REFERENCES:
 - DB 7341 PG 972
 - DB 1371 PG 558
 - DB 383 PG 422
 - DB 373 PG 564
 - DB 4804 PG 209
 - DB 7525 PG 219
 - DB 383 PG 321
 - DB 390 PG 616

BARBEE ROAD
(N.C.S.R. #1106)

CASE NUMBER: S1700016

FOR REGISTRATION
SHATON R. DAVES
Durham County, NC
2017 APR 03 11:35:33 AM
BK: 197 PG: 88-88
FEE: \$21.00
INSTRUMENT H 2017010795
TREPHERN



DRAWN BY:	DMR
REVIEWED BY:	DMR
DATE:	JANUARY 20, 2017
SCALE:	1" = 50'
FILE NO.:	RECOMB.DWG
REV. NO.:	NONE

EXEMPT FINAL PLAT
PROPERTY OF:
AVONDALE KS, LLC.
209 OXFORD HILLS
CHAPEL HILL, N.C. 275143

RECOMBINATION PLAT
FOR
PIN 0728-01-46-4214.....PARCEL ID 148046
PIN 0728-01-46-3740.....PARCEL ID 148049
PIN 0728-01-46-3363.....PARCEL ID 148050
LEGAL REFERENCE: PB 144 PG 157 AND PB 69 PG 58
Triangle Township, Durham County, North Carolina

RESIDENTIAL LAND SERVICES, PLLC.
1500 PINEY PLAINS ROAD, SUITE 102
CARY, NORTH CAROLINA 27518
PHONE: (919) 977-1554
FIRM LICENSE NO. P-0873
ENGINEERS - SURVEYORS - PLANNERS