

## NOTES:

1. THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. BASIS OF BEARING SHOWN HEREON IS PER A BOUNDARY AND TOPOGRAPHIC SURVEY, EXCLUSIVELY FOR: SHENANDOAH HOMES, 8511, 8531, & 8511 MARVINO LANE, BY BATEMAN CIVIL SURVEY COMPANY, SIGNED BY STEVEN P. CARSON, PLS, DATED: 09/02/16.
6. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720077700J, PANEL 0777 EFFECTIVE DATE 05/02/06.
7. PER NCDWQ PROJECT # 03-1529 / U.S. ARMY CORP OF ENGINEERS PROJECT # 20040321 - NATIONWIDE PERMIT NUMBER 39, THE STREAM AND ASSOCIATED BUFFER IN THIS AREA WERE REDUCED SO THAT THEIR LIMITS NO LONGER EXTEND BEYOND THE EASTERN MARGIN OF CHISLERS WAY. AS SUCH, LOT 204 IS NO LONGER ENCUMBERED BY THIS BUFFER AREA, REFERENCED FROM BOOK OF MAPS 2010, PAGE 1108 IN THE WAKE COUNTY REGISTRY.

## PROPERTY OWNER CERTIFICATE FOR DEDICATION

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE AND THAT THE DEDICATOR(S) HEREBY AGREE TO WARRANT AND DEFEND THE TITLE AGAINST ANY CLAIMS OF ALL PERSONS WHOMSOEVER EXCEPTED AS SPECIFICALLY LISTED HEREIN AND THAT BY RECORDING THIS PLAT OR MAP I (WE) DO IRREVOCABLY DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY, PARKS AND GREENWAYS (AS THOSE INTERESTS ARE DEFINED IN THE CITY CODE) AND AS THE SAME ARE SHOWN ON THE PLAT FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO USE AND UPON ACCEPTANCE THEREOF, IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH, FOR THE BENEFIT OF THE PUBLIC PROVIDED ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE NOT SPECIFICALLY LABELED CITY OF RALEIGH OR PUBLIC ARE NOT MADE TO THE CITY OF RALEIGH, BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT.

BOOK NO.: 17191

PAGE NO.: 2506

Shenandoah Homes, LLC By David Stallings, Pres.

SIGNATURE(S) &amp; TITLE/POSITION OF PROPERTY OWNER(S):

David Stallings, President

## NOTARY STATEMENT

STATE OF NCCOUNTY 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. David Stallings

DATE: 5/13, 2021K. BatePRINTED NAME: Konstantina BakatsiasMY COMMISSION EXPIRES: 7/15/2025

This plat or map does not require preliminary approval, and meets all statutory requirements for recording.

Regan R. Sandoz  
Planning Director/Wake County Review Officer.

## DEDICATION CERTIFICATE

(EX: SUBDIVISIONS LOTS, CITY OF RALEIGH SEWER, &amp; RIGHT-OF-WAY DEDICATIONS)

"I, THE UNDERSIGNED PLANNING AND DEVELOPMENT OFFICER OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE 23 DAY OF March IN THE YEAR 2021, APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO."

PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

## SITE DATA TABLE FOR CITY OF RALEIGH

PROPERTY OF: SHENANDOAH HOMES, LLC

PIN: 0777-77-0870

NUMBER OF RESIDENTIAL LOTS

NUMBER OF OPEN SPACES

NUMBER OF TOTAL LOTS

ZONING

TOTAL SINGLE-FAMILY LOT AREA

TOTAL OPEN SPACE AREA

TOTAL RW DEDICATION AREA

TOTAL SITE AREA

36

2

38

CX-3-PK-CU

43,337 SF / 0.998 AC

91,382 SF / 2.098 AC

13,444 SF / 0.308 AC

148,163 SF / 3.402 AC

## SITE OWNER TABLE

OWNER:

OWNER ADDRESS:

SITE ADDRESS:

SHENANDOAH HOMES, LLC

3724 NATIONAL DRIVE, SUITE 220, RALEIGH NC 27612

8220 EBENEZER CHURCH RD, RALEIGH NC 27613

| LINE TABLE |               |          | LINE TABLE |               |          | LINE TABLE |               |          | LINE TABLE |               |          | LINE TABLE |               |          |
|------------|---------------|----------|------------|---------------|----------|------------|---------------|----------|------------|---------------|----------|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE | LINE       | BEARING       | DISTANCE | LINE       | BEARING       | DISTANCE | LINE       | BEARING       | DISTANCE | LINE       | BEARING       | DISTANCE |
| L1         | S49° 04' 20"E | 4.24'    | L21        | S89° 33' 39"W | 75.69'   | L41        | S02° 33' 02"W | 4.08'    | L61        | N87° 26' 50"W | 11.00'   | L81        | N68° 51' 44"E | 28.33'   |
| L2         | N49° 04' 20"W | 2.83'    | L22        | S89° 33' 39"W | 5.00'    | L42        | S46° 04' 54"W | 7.81'    | L62        | N87° 26' 50"W | 35.67'   | L82        | N04° 43' 29"W | 60.89'   |
| L3         | S02° 33' 02"W | 58.01'   | L23        | S89° 33' 39"W | 8.62'    | L43        | S46° 04' 54"W | 8.17'    | L63        | N87° 26' 50"W | 100.00'  | L83        | N03° 47' 01"W | 29.86'   |
| L4         | S02° 33' 02"W | 58.01'   | L24        | N02° 19' 14"W | 28.28'   | L44        | S02° 33' 02"W | 28.89'   | L64        | S02° 33' 10"W | 30.00'   | L84        | N46° 49' 23"W | 81.72'   |
| L5         | S04° 04' 20"E | 15.38'   | L25        | N02° 19' 14"W | 26.71'   | L45        | S87° 26' 50"E | 11.99'   | L65        | N31° 20' 48"E | 14.36'   | L85        | N06° 50' 22"E | 58.46'   |
| L6         | S04° 04' 20"E | 15.38'   | L26        | N36° 02' 49"E | 12.08'   | L46        | S87° 26' 50"E | 5.38'    | L66        | S27° 01' 29"W | 3.48'    | L86        | N87° 26' 50"W | 9.40'    |
| L7         | S35° 00' 00"E | 13.78'   | L27        | N36° 02' 49"E | 12.08'   | L47        | S87° 26' 50"E | 2.01'    | L67        | S02° 33' 10"W | 40.96'   | L87        | N02° 33' 12"E | 30.00'   |
| L8         | S35° 00' 00"E | 12.20'   | L28        | N02° 19' 14"W | 63.28'   | L48        | S87° 26' 50"E | 3.17'    | L68        | S18° 35' 53"E | 19.22'   | L88        | N07° 09' 23"E | 5.21'    |
| L9         | S00° 00' 00"E | 17.47'   | L29        | N04° 03' 35"W | 7.00'    | L49        | N02° 19' 14"W | 50.18'   | L69        | S71° 24' 07"W | 20.00'   | L89        | N46° 49' 23"W | 88.60'   |
| L10        | S00° 00' 00"E | 15.94'   | L30        | N39° 11' 25"W | 12.50'   | L50        | N02° 19' 14"W | 45.67'   | L70        | N18° 35' 53"W | 22.95'   | L90        | N06° 50' 22"E | 49.84'   |
| L11        | N89° 33' 39"E | 11.09'   | L31        | N39° 11' 25"W | 12.50'   | L51        | N87° 26' 50"W | 250.74'  | L71        | N02° 33' 10"E | 31.77'   | L91        | S87° 26' 50"E | 243.40'  |
| L12        | S89° 33' 39"W | 5.00'    | L32        | N02° 19' 14"W | 8.86'    | L52        | S47° 57' 36"W | 6.68'    | L72        | S45° 49' 07"W | 7.35'    | L92        | S87° 26' 50"E | 26.97'   |
| L13        | S89° 33' 39"W | 77.32'   | L33        | N02° 19' 14"W | 10.96'   | L53        | S47° 57' 36"W | 6.68'    | L73        | S03° 47' 01"E | 43.24'   | L93        | S02° 33' 10"W | 20.00'   |
| L14        | S04° 04' 20"E | 2.87'    | L34        | S02° 32' 14"W | 20.09'   | L54        | N84° 14' 03"W | 8.92'    | L74        | S19° 21' 44"E | 77.68'   | L94        | N87° 26' 50"W | 1.00'    |
| L15        | S04° 04' 20"E | 1.30'    | L35        | N82° 09' 11"W | 86.97'   | L55        | N87° 26' 50"W | 79.89'   | L75        | S87° 26' 50"E | 52.93'   | L95        | N87° 36' 40"W | 12.03'   |
| L16        | N85° 55' 40"E | 20.00'   | L36        | S02° 33' 02"W | 44.35'   | L56        | S02° 33' 10"W | 5.00'    | L76        | S02° 33' 10"W | 20.00'   | L96        | S02° 23' 20"W | 20.00'   |
| L17        | N04° 04' 20"W | 6.00'    | L37        | S02° 33' 02"W | 46.35'   | L57        | N87° 26' 50"W | 20.17'   | L77        | N87° 26' 50"W | 66.44'   | L97        | S87° 36' 40"E | 11.97'   |
| L18        | N04° 04' 20"W | 11.13'   | L38        | S40° 58' 50"E | 12.89'   | L58        | N02° 33' 10"E | 61.00'   | L78        | N19° 21' 44"W | 82.24'   | L98        | N02° 33' 10"E | 22.01'   |
| L19        | S85° 55' 40"W | 20.00'   | L39        | S40° 58' 50"E | 13.79'   | L59        | S02° 33' 10"W | 61.00'   | L79        | S68° 51' 44"W | 25.36'   | L99        | N62° 45' 38"W | 28.84'   |
| L20        | S04° 04' 20"E | 9.81'    | L40        | S02° 33' 02"W | 37.21'   | L60        | N87° 26' 50"W | 20.00'   | L80        | N21° 08' 16"W | 20.00'   | L100       | S62° 45' 38"E | 33.43'   |

| LINE TABLE |               |          | LINE TABLE |               |          | LINE TABLE |               |          | LINE TABLE |               |          | LINE TABLE |               |          |
|------------|---------------|----------|------------|---------------|----------|------------|---------------|----------|------------|---------------|----------|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE | LINE       | BEARING       | DISTANCE | LINE       | BEARING       | DISTANCE | LINE       | BEARING       | DISTANCE | LINE       | BEARING       | DISTANCE |
| L101       | N87° 36' 40"W | 4.18'    | L121       | N85° 48' 35"E | 7.17'    | L142       | N02° 19' 14"W | 11.79'   | L162       | S46° 04' 54"W | 8.71'    | L182       | N47° 57' 36"E | 6.68'    |
| L102       | S85° 29' 11"W | 35.35'   | L122       | N04° 11' 25"W | 4.00'    | L143       | S02° 19' 14"E | 14.31'   | L163       | S02° 33' 02"W | 12.54'   | L183       | N85° 29' 11"E | 0.51'    |
| L103       | N87° 40' 46"E | 9.00'    | L123       | N85° 56' 25"E | 4.14'    | L144       | S39° 11' 25"E | 12.50'   | L164       | N87° 26' 58"W | 12.00'   | L184       | S04° 30' 49"E | 2.00'    |
| L104       | N02° 19' 14"W | 1.50'    | L124       | S85° 56' 25"W | 4.14'    | L145       | S02° 19' 14"E | 54.43'   | L165       | S87° 26' 58"E | 12.00'   | L185       | N85° 29' 11"E | 8.00'    |
| L105       | N87° 40' 46"E | 3.00'    | L125       | N04° 03' 35"W | 7.00'    | L146       | S36° 02' 49"W | 12.08'   | L166       | S02° 33' 02"W | 13.55'   | L186       | N04° 30' 49"W | 2.00'    |
| L106       | S02° 19' 14"E | 7.00'    | L126       | N85° 56' 25"E | 4.09'    | L147       | N02° 19' 14"W | 30.80'   | L167       | S02° 33' 02"W | 29.69'   | L187       | N85° 29' 11"E | 36.51'   |
| L107       | S87° 40' 46"W | 3.00'    | L127       | S85° 56' 25"W | 4.09'    | L148       | S00° 00' 00"E | 14.75'   | L168       | S46° 04' 54"W | 8.71'    | L188       | S85° 29' 11"W | 11.99'   |
| L108       | N02° 19' 14"W | 1.50'    | L128       | N02° 19' 14"W | 59.88'   | L149       | S35° 00' 00"E | 14.41'   | L169       | S02° 33' 02"W | 31.62'   | L189       | S85° 29' 11"W | 32.97'   |
| L109       | S87° 40' 46"W | 9.00'    | L130       | N84° 57' 41"W | 16.45'   | L150       | S04° 04' 20"E | 15.38'   | L170       | S40° 58' 50"E | 7.44'    | L190       | S47° 57' 36"W | 6.68'    |
| L110       | S87° 40' 46"W | 8.06'    | L131       | N48° 38' 02"W | 25.71'   | L151       | S02° 33' 02"W | 58.01'   | L171       | N87° 25' 25"W | 8.97'    | L191       | N87° 26' 50"W | 257.17'  |
| L111       | N02° 19' 14"W | 4.00'    | L132       | N05° 14' 29"E | 20.00'   | L152       | N47° 36' 03"E | 5.36'    | L172       | S02° 19' 41"E | 4.02'    | L192       | N02° 19' 14"W | 31.19'   |
| L112       | N87° 40' 46"E | 8.06'    | L133       | S84° 45' 45"E | 17.46'   | L153       | N02° 33' 02"E | 58.01'   | L173       | S40° 58' 50"E | 13.79'   | L193       | N02° 19' 14"W | 21.50'   |
| L113       | S02° 33' 02"W | 6.00'    | L134       | S85° 33' 10"E | 54.69'   | L154       | N04° 04' 20"W | 15.38'   | L174       | S02° 33' 02"W | 47.15'   | L194       | S87° 26' 50"E | 6.00'    |
| L114       | S87° 26' 58"E | 2.00'    | L135       | S86° 39' 44"E | 63.87'   | L155       | N35° 00' 00"W | 15.36'   | L175       | S02° 19' 14"E | 22.01'   | L195       | S87° 26' 50"E | 2.00'    |
| L115       | N87° 26' 58"W | 2.00'    | L136       | S87° 25' 25"E | 43.26'   | L156       | N90° 00' 00"E | 12.00'   | L176       | S02° 19' 14"E | 36.70'   | L196       | N87° 26' 50"W | 6.02'    |
| L116       | N02° 33' 02"E | 0.50'    | L137       | S89° 33' 39"W | 46.12'   | L157       | N90° 00' 00"W | 11.73'   | L177       | S02° 19' 14"E | 4.49'    | L197       | N87° 26' 50"W | 8.44'    |
| L117       | N02° 33' 02"E | 1.50'    | L138       | N02° 19' 14"W | 17.28'   | L158       | S00° 00' 00"E | 14.70'   | L178       | S87° 40' 46"W | 8.50'    | L198       | S85° 29' 11"W | 67.85'   |
| L118       | S87° 26' 58"E | 21.00'   | L139       | N36° 02' 49"E | 12.08'   | L159       | S02° 33' 02"W | 49.18'   | L179       | S87° 40' 46"W | 14.50'   | L199       | S85° 29' 11"W | 32.97'   |
| L119       | N87° 26' 58"W | 21.00'   | L140       | N02° 19' 14"W | 58.52'   | L160       | S40° 58' 50"E | 13.79'   | L180       | S02° 19' 14"E | 7.98'    | L200       | N89° 33' 39"E | 2.00'    |
| L120       | S85° 48' 35"W | 7.16'    | L141       | N39° 11' 25"W | 12.50'   | L161       | S02° 33' 02"W | 27.19'   | L181       | S87° 26' 50"E | 256.65'  | L201       | N89° 33' 39"E | 6.00'    |

"THE AREAS SHOWN ON THE RECORDED PLAT IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER [AND/OR UNDISTURBED, UNMANAGED OPEN SPACE] SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES; NOR CUT, REMOVE, OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRAZING OR WATERING OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE DIVISION OF WATER QUALITY (DWQ) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (15A NCAC 2B.0233 OR .0259). THIS COVENANT IS TO RUN WITH THE LAND AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT."

\*SEE SHEET 2 FOR CURVE TABLES\*

\*SEE SHEETS 2 & 3 FOR NEW UTILITY EASEMENTS, NEW PRIVATE ACCESS EASEMENTS, NEW DRAINAGE EASEMENTS, NEW WATERLINE EASEMENTS, NEW SANITARY SEWER EASEMENTS, NEW TREE CONSERVATION AREAS & NEW LOT BEARING AND DISTANCES\*

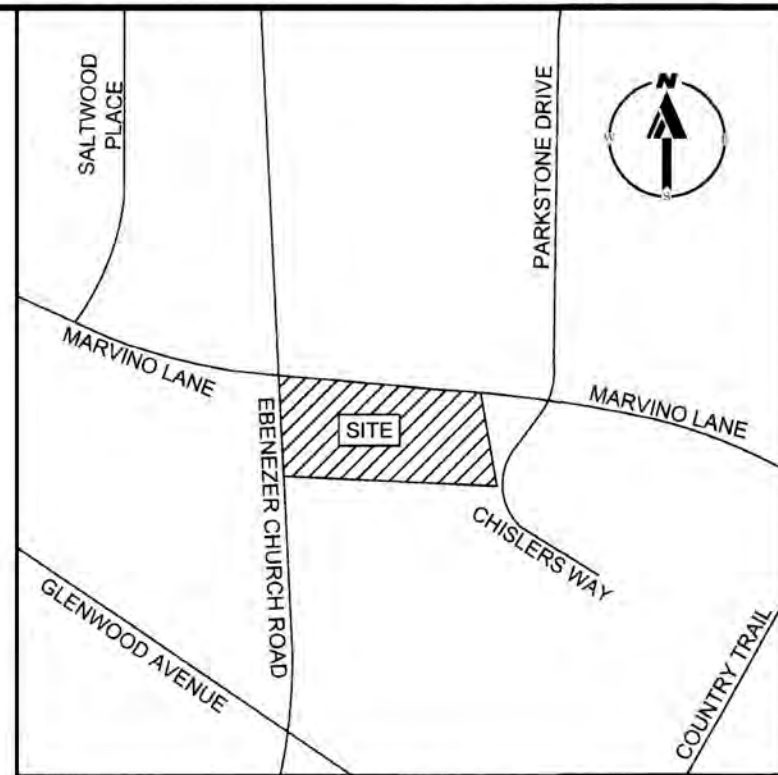
\*SEE SHEETS 4 & 5 FOR NEW UTILITY PLACEMENT EASEMENTS, NEW SIDEWALK EASEMENTS, NEW MAINTENANCE EASEMENTS & NEW PUBLIC ACCESS EASEMENTS\*

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L202       | S89° 33' 39"W | 8.00'    |
| L203       | S02° 34' 35"W | 45.74'   |
| L204       | N02° 34' 01"E | 49.98'   |
| L205       | N02° 33' 02"E | 43.35'   |
| L206       | S87° 26' 58"E | 9.49'    |
| L207       | S87° 25' 55"E | 119.98'  |
| L208       | S04° 25' 47"E | 41.81'   |
| L209       | S04° 30' 20"W | 8.37'    |
| L210       | N04° 04' 20"W | 5.51'    |
| L211       | N05° 00' 38"W | 6.00'    |
| L212       | S04° 30' 49"E | 2.00'    |

THIS PLAT IS NOT TO BE

RECORDED AFTER 4th

DAY OF June 2021  
ONE (1) COPY TO BE  
RETAINED FOR THE CITY.  
THIS PLAT IS X IN  
OUT OF THE CITY LIMITS.

LOCATION MAP  
NOT TO SCALE

"TREE CONSERVATION AREAS ARE STRICTLY PROTECTED BY THE CITY OF RALEIGH. NO SOIL OR TREE DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN TREE CONSERVATION AREAS; INCLUDING: CHANGES TO VEGETATIVE COVER, STABILIZATION OF A STRUCTURE OR FENCE, ROAD OR WALKWAY CONSTRUCTION, TREE REMOVAL OR PRUNING, CHEMICAL OR BIOLOGICAL AGENT APPLICATION, PERMANENT OR TEMPORARY ENCROACHMENTS OF IMPERVIOUS SURFACES, VEHICLES, EQUIPMENT OR MATERIALS."

## EXISTING TREE CONSERVATION

AREA 1 = 6,800 SF

AREA 2 = 8,758 SF

TOTAL = 15,358 (10.4%)

## PROPOSED TREE CONSERVATION

AREA 1 = 6,146 SF

AREA 2 = 8,537 SF

TOTAL = 14,683 SF (9.9%)

## REFERENCES:

DB 17191, PG 2506  
DB 6064, PG 398  
DB 6064, PG 404  
DB 9108, PG 2289  
DB 14553, PG 66  
DB 15867, PG 1981  
DB 16046, PG 558  
BM 1999, PG 253  
BM 2005, PG 633  
BM 2005, PG 634  
BM 2010, PG 1108  
BM 2019, PG 1395

# NOTES:

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7. PER NCDWQ PROJECT #03-1529 / U.S. ARMY CORP OF ENGINEERS PROJECT # 200420321 - NATIONWIDE PERMIT NUMBER 39, THE STREAM AND ASSOCIATED BUFFER IN THIS AREA WERE REDUCED SO THAT THEIR LIMITS NO LONGER EXTEND BEYOND THE EASTERN MARGIN OF CHISLERS WAY. AS SUCH, LOT 204 IS NO LONGER ENCUMBERED BY THIS BUFFER AREA, REFERENCED FROM BOOK OF MAPS 2010, PAGE 1108 IN THE WAKE COUNTY REGISTRY.

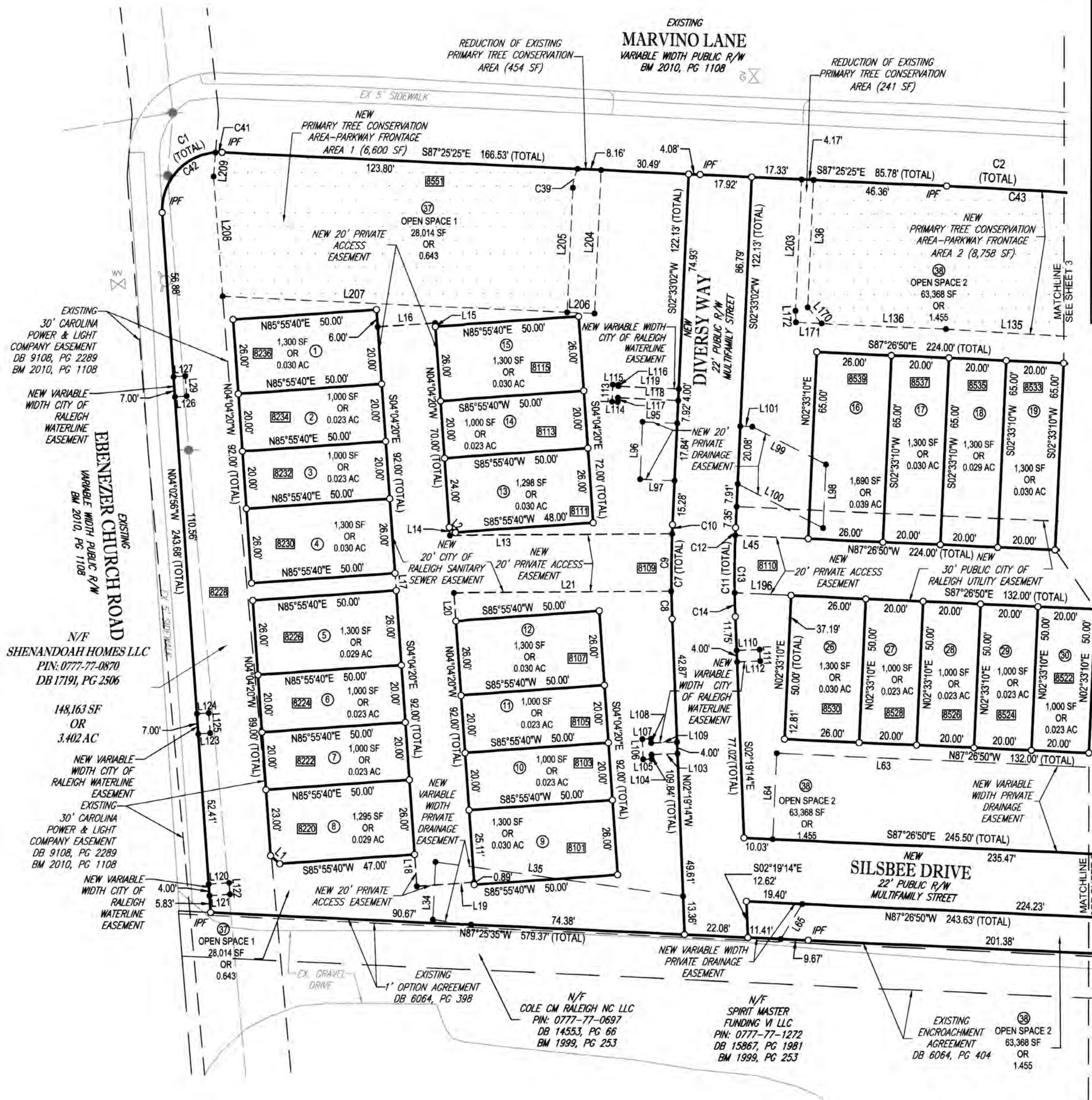
| CURVE | RADIUS   | LENGTH  | CHORD BEARING | CHORD   | DELTA      | TANGENT |
|-------|----------|---------|---------------|---------|------------|---------|
| C1    | 20.00'   | 33.73'  | S44°15'50"W   | 29.87'  | 096°37'09" | 22.46'  |
| C2    | 2980.00' | 109.93' | S86°22'01"E   | 109.92' | 002°06'49" | 54.97'  |
| C3    | 2980.00' | 170.20' | S83°40'26"E   | 170.18' | 003°16'21" | 85.12'  |
| C4    | 2980.00' | 2.55'   | N85°17'08"W   | 2.55'   | 000°02'56" | 1.27'   |
| C5    | 2980.00' | 25.53'  | N85°00'57"W   | 25.53'  | 000°29'27" | 12.76'  |
| C6    | 2980.00' | 142.13' | N83°24'14"W   | 142.11' | 002°43'58" | 71.08'  |
| C7    | 386.00'  | 32.82'  | S00°06'54"W   | 32.81'  | 004°52'16" | 16.42'  |
| C8    | 386.00'  | 9.61'   | S01°36'26"E   | 9.61'   | 001°25'36" | 4.81'   |
| C9    | 386.00'  | 20.01'  | S00°35'28"W   | 20.00'  | 002°58'10" | 10.00'  |
| C10   | 386.00'  | 3.20'   | S02°18'47"W   | 3.20'   | 000°28'29" | 1.60'   |
| C11   | 364.00'  | 30.95'  | S00°06'54"W   | 30.94'  | 004°52'16" | 15.48'  |
| C12   | 364.00'  | 2.65'   | S02°20'30"W   | 2.65'   | 000°25'03" | 1.33'   |
| C13   | 364.00'  | 20.01'  | S00°33'28"W   | 20.01'  | 003°09'02" | 10.01'  |
| C14   | 364.00'  | 8.28'   | S01°40'08"E   | 8.28'   | 001°18'11" | 4.14'   |
| C15   | 364.00'  | 44.89'  | N89°01'11"E   | 44.86'  | 007°03'58" | 22.47'  |
| C16   | 386.00'  | 47.60'  | N89°01'11"E   | 47.57'  | 007°03'58" | 23.83'  |
| C17   | 17.00'   | 6.81'   | S14°01'25"W   | 6.76'   | 022°56'47" | 3.45'   |
| C18   | 12.00'   | 7.02'   | S19°18'23"W   | 6.92'   | 033°30'41" | 3.61'   |
| C19   | 58.00'   | 6.70'   | S00°45'39"E   | 6.70'   | 006°37'22" | 3.36'   |
| C20   | 63.00'   | 7.28'   | S00°45'39"E   | 7.28'   | 006°37'22" | 3.65'   |
| C21   | 28.00'   | 15.11'  | S19°32'10"E   | 14.93'  | 030°55'40" | 7.75'   |
| C22   | 23.00'   | 12.42'  | S19°32'10"E   | 12.26'  | 030°55'40" | 6.36'   |

| CURVE | RADIUS   | LENGTH  | CHORD BEARING | CHORD   | DELTA      | TANGENT |
|-------|----------|---------|---------------|---------|------------|---------|
| C23   | 33.00'   | 25.68'  | N70°15'23"E   | 25.04'  | 044°35'34" | 13.53'  |
| C24   | 15.00'   | 9.82'   | S66°43'24"W   | 9.65'   | 037°31'36" | 5.10'   |
| C25   | 10.00'   | 6.55'   | S66°43'24"W   | 6.43'   | 037°31'36" | 3.40'   |
| C26   | 38.00'   | 29.58'  | N70°15'23"E   | 28.83'  | 044°35'34" | 15.58'  |
| C27   | 22.50'   | 4.02'   | N85°19'29"W   | 4.01'   | 010°13'45" | 2.01'   |
| C28   | 22.56'   | 11.90'  | N65°03'39"W   | 11.76'  | 030°12'58" | 6.09'   |
| C29   | 1.00'    | 0.83'   | N26°06'57"W   | 0.81'   | 047°35'28" | 0.44'   |
| C30   | 21.00'   | 11.34'  | S19°32'10"E   | 11.20'  | 030°55'40" | 5.81'   |
| C31   | 56.00'   | 6.47'   | S00°45'39"E   | 6.47'   | 006°37'22" | 3.24'   |
| C32   | 10.00'   | 7.24'   | S23°17'33"W   | 7.08'   | 041°29'03" | 3.79'   |
| C33   | 4.00'    | 3.15'   | S25°04'33"W   | 3.06'   | 045°03'02" | 1.66'   |
| C34   | 50.00'   | 5.78'   | S00°45'39"E   | 5.78'   | 006°37'22" | 2.89'   |
| C35   | 15.00'   | 8.10'   | S19°32'10"E   | 8.00'   | 030°55'40" | 4.15'   |
| C36   | 46.00'   | 35.80'  | N70°15'23"E   | 34.90'  | 044°35'34" | 18.86'  |
| C37   | 8.00'    | 5.24'   | S66°43'24"W   | 5.15'   | 037°31'36" | 2.72'   |
| C38   | 40.00'   | 31.13'  | N70°15'23"E   | 30.35'  | 044°35'34" | 16.40'  |
| C39   | 17.00'   | 6.81'   | S14°01'25"W   | 6.76'   | 022°56'47" | 3.45'   |
| C41   | 20.00'   | 2.32'   | S89°14'47"W   | 2.32'   | 006°39'16" | 1.16'   |
| C42   | 20.00'   | 31.40'  | S40°56'12"W   | 28.28'  | 089°57'54" | 19.99'  |
| C43   | 2980.00' | 103.00' | N86°26'01"W   | 102.99' | 001°58'49" | 51.50'  |
| C44   | 2980.00' | 6.93'   | N85°22'36"W   | 6.93'   | 000°07'59" | 3.46'   |

## LEGEND

|       |                            |
|-------|----------------------------|
| —     | LINE SURVEYED              |
| - - - | LINE NOT SURVEYED          |
| ○     | IRON PIPE SET              |
| ○ IPF | IRON PIPE FOUND            |
| ○ IRF | IRON REBAR FOUND           |
| •     | COMPUTED POINT             |
| (X)   | LOT NUMBER                 |
| XX    | NEW TREE CONSERVATION AREA |
| XX    | LOT ADDRESS                |

EXISTING  
MARVINO LANE  
VARIABLE WIDTH PUBLIC R/W  
BM 2010, PG 1108



## LOCATION MAP NOT TO SCALE

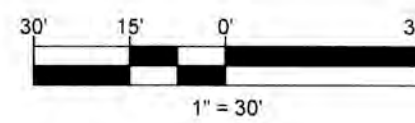
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DB 6064, PG 398  
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DB 9108, PG 2289  
DB 14553, PG 66  
DB 15867, PG 1981  
DB 16046, PG 558  
BM 1999, PG 253  
BM 2005, PG 633  
BM 2005, PG 634  
BM 2010, PG 1108  
BM 2019, PG 1395

\*SEE SHEET 1 FOR LINE TABLES\*

\*SEE SHEETS 4 & 5 FOR NEW UTILITY PLACEMENT EASEMENTS, NEW SIDEWALK EASEMENTS, NEW MAINTENANCE EASEMENTS & NEW PUBLIC ACCESS EASEMENTS\*



WAKE COUNTY, NC 15  
TAMMY L. BRUNNER  
REGISTERED OF DEEDS  
PRESENTED & RECORDED ON  
05/25/2021 10:19:50  
BOOK: BH2021 PAGE: 00956



## ARLINGTON HEIGHTS TOWNHOMES RIGHT-OF-WAY DEDICATION, EASEMENTS AND TREE CONSERVATION PLAT

OWNER: SHENANDOAH HOMES, LLC  
PIN: 0777-77-0870  
DB 17191, PG 2506 & BM 2005, PG 633-634  
CITY OF RALEIGH, LEEVILLE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

NCBELS: P-1132

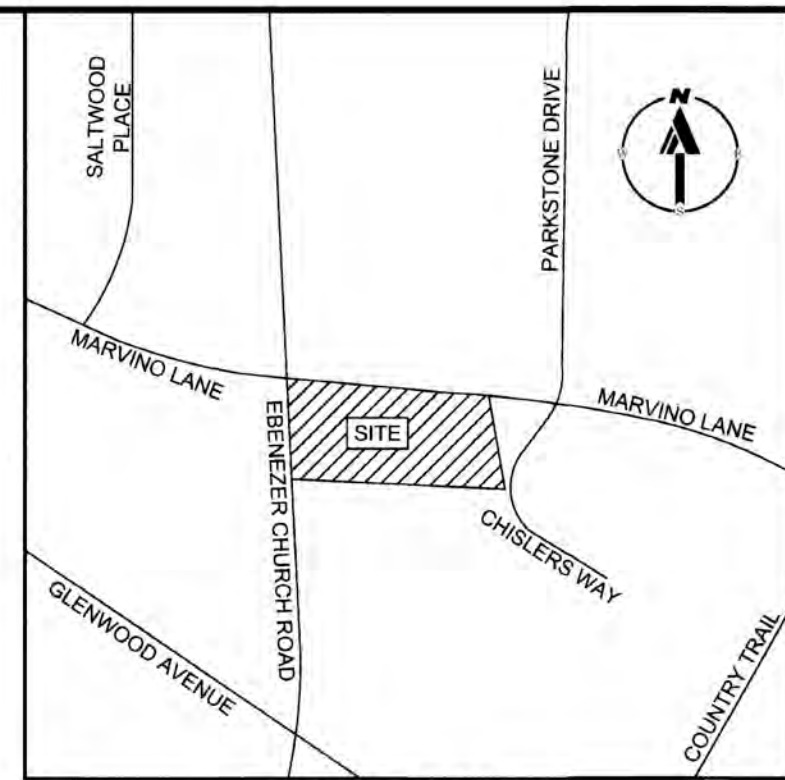
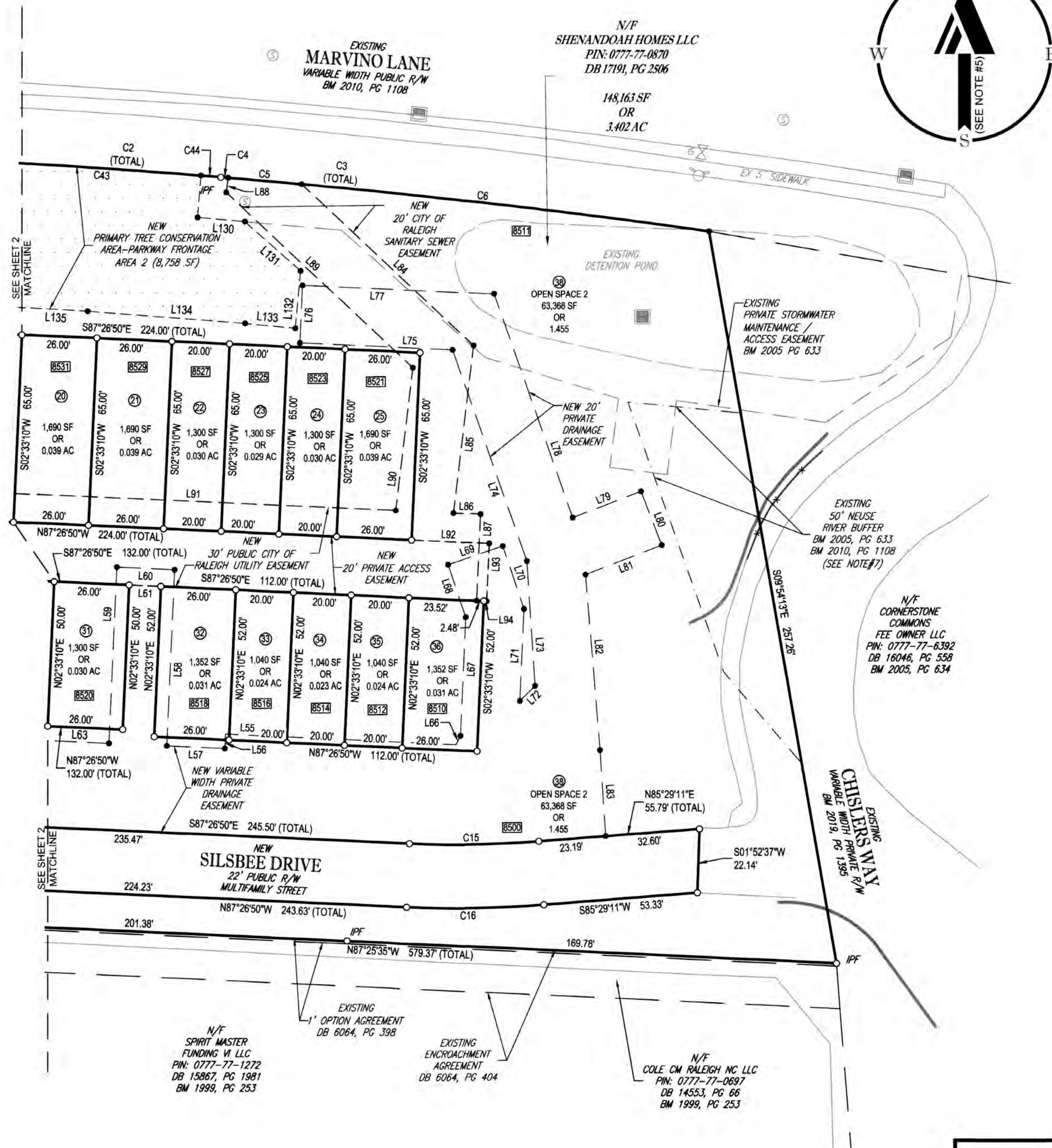
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|-----------------------|--------------------|--------------------------|-------------------|-------------|--------------------|-----------------|-----------------|--------------------|
| FILE NO.<br>NSR182093 | DATE<br>05/11/2021 | FIELD DATE<br>01/17/2020 | CREW CHIEF<br>BPS | DRAWN<br>JT | REVIEWED<br>TET/JT | APPROVED<br>TET | SCALE<br>1"=30' | DWG. NO.<br>2 OF 5 |
|-----------------------|--------------------|--------------------------|-------------------|-------------|--------------------|-----------------|-----------------|--------------------|

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RCMP-0276-2020  
S-67-16

NOTES:

- THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
- AREAS COMPUTED BY COORDINATE METHOD.
- PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
- ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- BASIS OF BEARING SHOWN HEREON IS PER A BOUNDARY AND TOPOGRAPHIC SURVEY, EXCLUSIVELY FOR: SHENANDOAH HOMES, 8511, 8531, & 8511 MARVINO LANE, BY BATEMAN CIVIL SURVEY COMPANY, SIGNED BY STEVEN P. CARSON, PLS, DATED: 09/02/16.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720077700J, PANEL 0777 EFFECTIVE DATE 05/02/06.
- PER NCDWQ PROJECT # 03-1529 / U.S. ARMY CORP OF ENGINEERS PROJECT # 200420321 - NATIONWIDE PERMIT NUMBER 39, THE STREAM AND ASSOCIATED BUFFER IN THIS AREA WERE REDUCED SO THAT THEIR LIMITS NO LONGER EXTEND BEYOND THE EASTERN MARGIN OF CHISLERS WAY. AS SUCH, LOT 204 IS NO LONGER ENCUMBERED BY THIS BUFFER AREA, REFERENCED FROM BOOK OF MAPS 2010, PAGE 1108 IN THE WAKE COUNTY REGISTRY.



LOCATION MAP  
NOT TO SCALE

REFERENCES:  
DB 17191, PG 2506  
DB 6064, PG 398  
DB 6064, PG 404  
DB 9108, PG 2289  
DB 14553, PG 66  
DB 15867, PG 1981  
DB 16046, PG 558  
BM 1999, PG 253  
BM 2005, PG 633  
BM 2005, PG 634  
BM 2010, PG 1108  
BM 2019, PG 1395



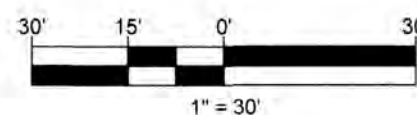
LEGEND

- LINE SURVEYED
- - - LINE NOT SURVEYED
- IRON PIPE SET
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- COMPUTED POINT
- ⊗ LOT NUMBER
- XX NEW TREE CONSERVATION AREA
- XX LOT ADDRESS

\*SEE SHEET 1 FOR LINE TABLES\*

\*SEE SHEET 2 FOR CURVE TABLES\*

\*SEE SHEETS 4 & 5 FOR NEW UTILITY PLACEMENT EASEMENTS, NEW SIDEWALK EASEMENTS, NEW MAINTENANCE EASEMENTS & NEW PUBLIC ACCESS EASEMENTS\*



WAKE COUNTY, NC 16  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
05/25/2021 10:19:50  
BOOK:BM2021 PAGE:00957

RCMP-0276-2020  
S-67-16

ARLINGTON HEIGHTS TOWNHOMES RIGHT-OF-WAY  
DEDICATION, EASEMENTS AND TREE CONSERVATION PLAT

OWNER: SHENANDOAH HOMES, LLC  
PIN: 0777-77-0870

DB 17191, PG 2506 & BM 2005, PG 633-634

CITY OF RALEIGH, LEESVILLE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

NCBELS: P-1132

FILE NO.  
NSR182093

DATE  
05/11/2021

FIELD DATE  
01/17/2020

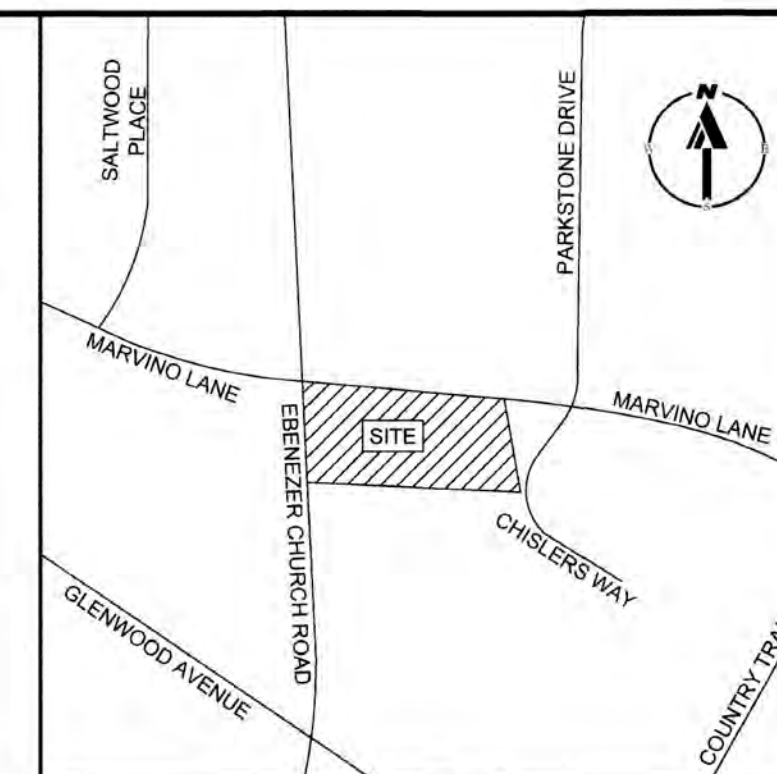
**BOHLER** //  
4130 PARKLAKE AVENUE, SUITE 130  
RALEIGH, NORTH CAROLINA 27612-9195  
27612-9195.78.9000  
www.bohlerengineering.com

■ UPTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA ■ SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA  
■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

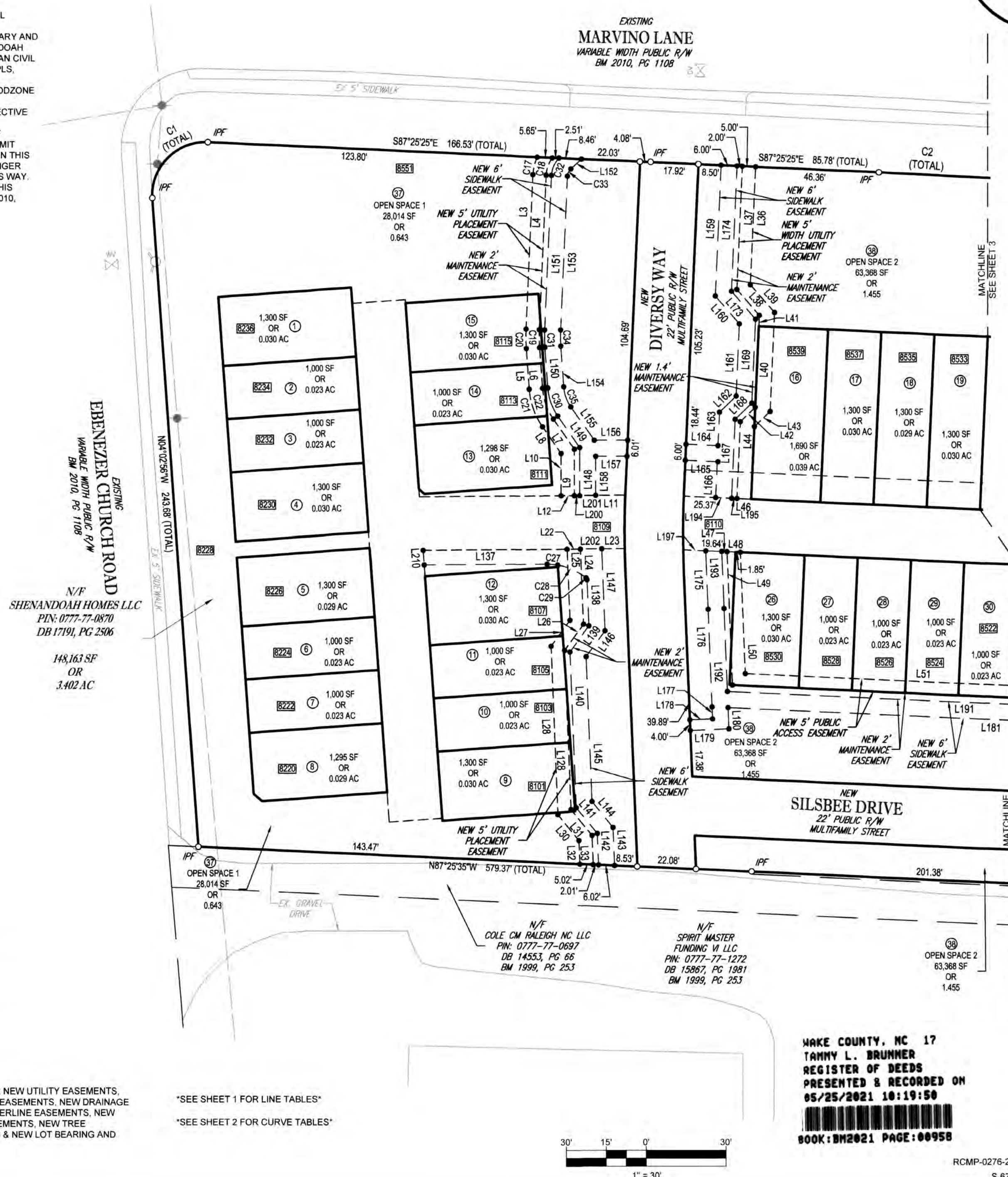
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|-------------------|-------------|--------------------|-----------------|-----------------|--------------------|
| CREW CHIEF<br>BPS | DRAWN<br>JT | REVIEWED<br>TET/JT | APPROVED<br>TET | SCALE<br>1"=30' | DWG. NO.<br>3 OF 5 |
|-------------------|-------------|--------------------|-----------------|-----------------|--------------------|

## NOTES:

1. THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. BASIS OF BEARING SHOWN HEREON IS PER A BOUNDARY AND TOPOGRAPHIC SURVEY, EXCLUSIVELY FOR: SHENANDOAH HOMES, 8511, 8531, & 8511 MARVINO LANE, BY BATEMAN CIVIL SURVEY COMPANY, SIGNED BY STEVEN P. CARSON, PLS, DATED: 09/02/16.
6. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720077700J, PANEL 0777 EFFECTIVE DATE 05/02/06.
7. PER NCDWQ PROJECT # 03-1529 / U.S. ARMY CORP OF ENGINEERS PROJECT # 200420321 - NATIONWIDE PERMIT NUMBER 39, THE STREAM AND ASSOCIATED BUFFER IN THIS AREA WERE REDUCED SO THAT THEIR LIMITS NO LONGER EXTEND BEYOND THE EASTERN MARGIN OF CHISLERS WAY. AS SUCH, LOT 204 IS NO LONGER ENCUMBERED BY THIS BUFFER AREA, REFERENCED FROM BOOK OF MAPS 2010, PAGE 1108 IN THE WAKE COUNTY REGISTRY.

LOCATION MAP  
NOT TO SCALE

REFERENCES:  
DB 17191, PG 2506  
DB 6064, PG 398  
DB 6064, PG 404  
DB 9108, PG 2289  
DB 14553, PG 66  
DB 15867, PG 1981  
DB 16046, PG 558  
BM 1999, PG 253  
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BM 2010, PG 1108  
BM 2019, PG 1395



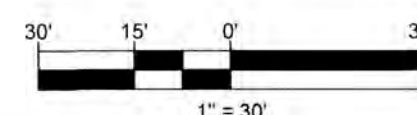
## LEGEND

|               |                            |
|---------------|----------------------------|
| ---           | LINE SURVEYED              |
| ---           | LINE NOT SURVEYED          |
| ○             | IRON PIPE SET              |
| ○ IPF         | IRON PIPE FOUND            |
| ○ IRF         | IRON REBAR FOUND           |
| •             | COMPUTED POINT             |
| (X)           | LOT NUMBER                 |
| [Hatched Box] | NEW TREE CONSERVATION AREA |
| [XX]          | LOT ADDRESS                |

\*SEE SHEETS 2 & 3 FOR NEW UTILITY EASEMENTS, NEW PRIVATE ACCESS EASEMENTS, NEW DRAINAGE EASEMENTS, NEW WATERLINE EASEMENTS, NEW SANITARY SEWER EASEMENTS, NEW TREE CONSERVATION AREAS & NEW LOT BEARING AND DISTANCES\*

\*SEE SHEET 1 FOR LINE TABLES\*

\*SEE SHEET 2 FOR CURVE TABLES\*



WAKE COUNTY, NC 17  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
05/25/2021 10:19:50  
BOOK: BM2021 PAGE: 00958

RCMP-0276-2020  
S-67-16

ARLINGTON HEIGHTS TOWNHOMES RIGHT-OF-WAY  
DEDICATION, EASEMENTS AND TREE CONSERVATION PLAT

OWNER: SHENANDOAH HOMES, LLC  
PIN: 0777-77-0870

DB 17191, PG 2506 & BM 2005, PG 633-634

CITY OF RALEIGH, LEESVILLE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

NCBELS: P-1132

FILE NO.  
NSR182093

DATE  
05/11/2021

FIELD DATE  
01/17/2020

**BOHLER** ENGINEERING, P.C.  
4130 PARKLAKE AVENUE, SUITE 130  
RALEIGH, NORTH CAROLINA 27612-9155/8.9000  
www.bohlerengineering.com

DATE  
05/11/2021

FIELD DATE  
01/17/2020

CREW CHIEF  
BPS

DRAWN  
JT

REVIEWED  
TET/JT

APPROVED  
TET

SCALE  
1"=30'

DWG. NO.  
4 OF 5

# NOTES:

- THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
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- PER NCDWQ PROJECT # 03-1529 / U.S. ARMY CORP OF ENGINEERS PROJECT # 200420321 - NATIONWIDE PERMIT NUMBER 39, THE STREAM AND ASSOCIATED BUFFER IN THIS AREA WERE REDUCED SO THAT THEIR LIMITS NO LONGER EXTEND BEYOND THE EASTERN MARGIN OF CHISLERS WAY. AS SUCH, LOT 204 IS NO LONGER ENCUMBERED BY THIS BUFFER AREA, REFERENCED FROM BOOK OF MAPS 2010, PAGE 1108 IN THE WAKE COUNTY REGISTRY.

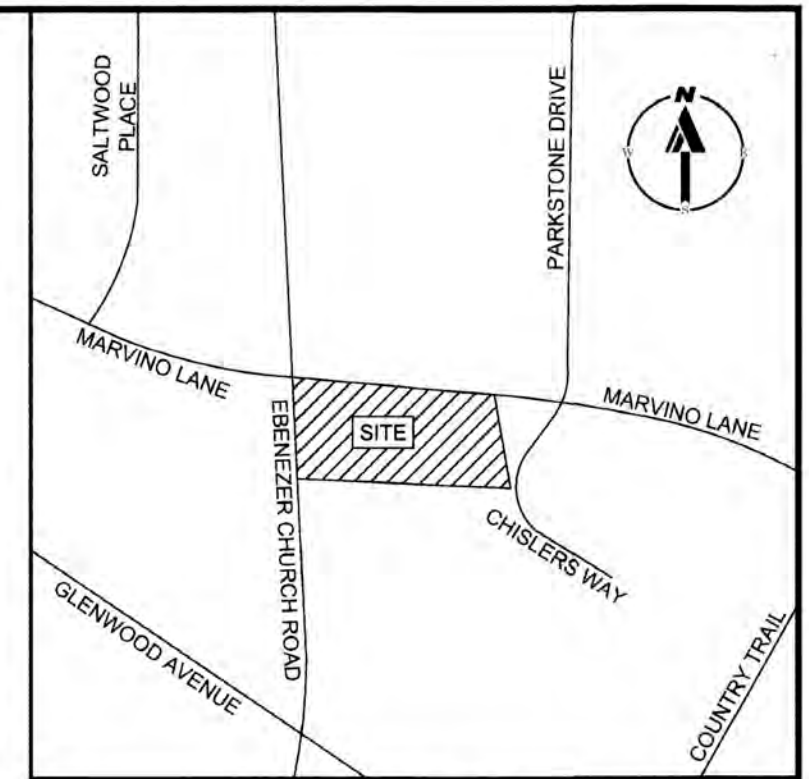
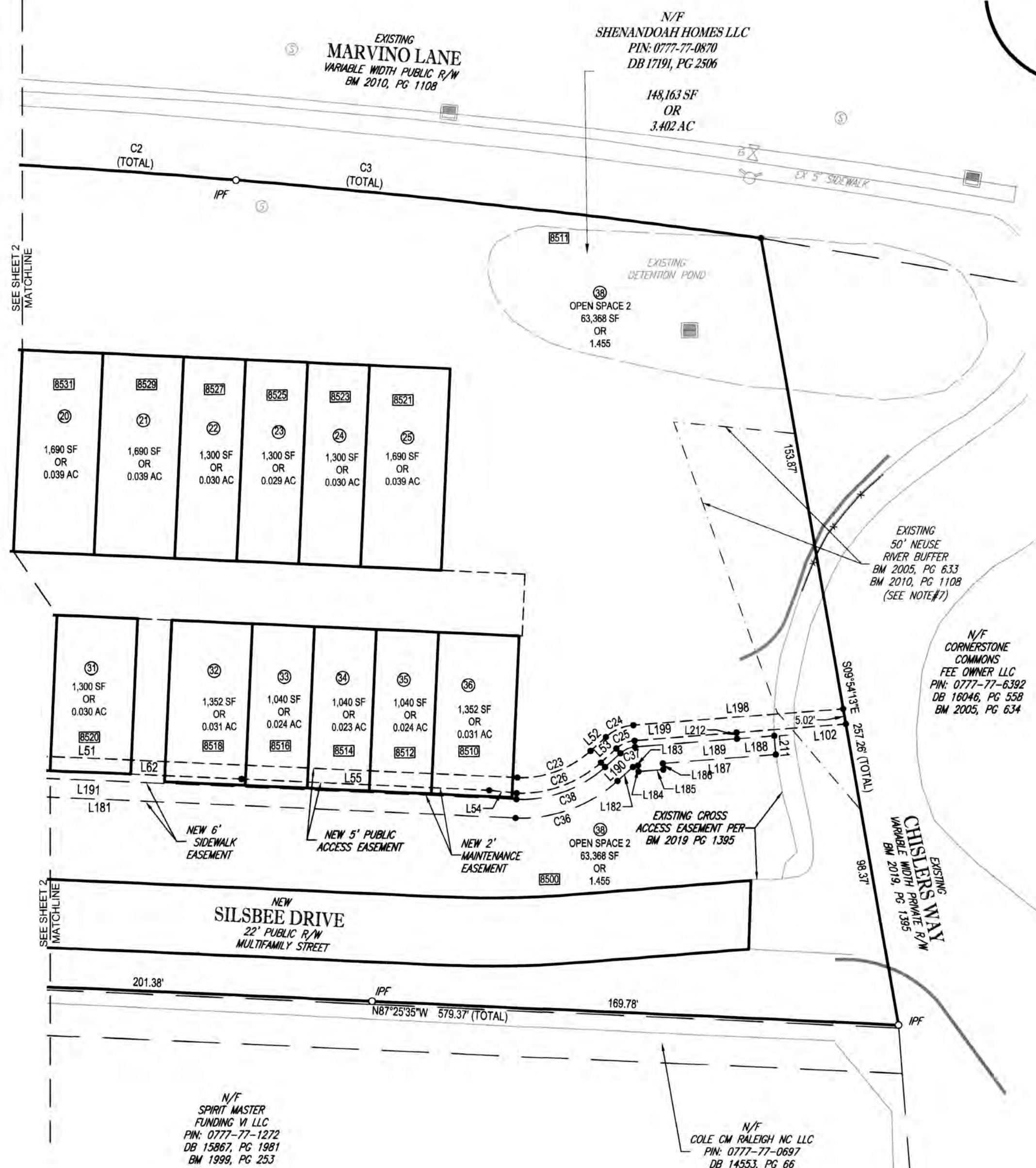
\*SEE SHEET 1 FOR LINE TABLES\*

\*SEE SHEET 2 FOR CURVE TABLES\*

\*SEE SHEETS 2 & 3 FOR NEW UTILITY EASEMENTS, NEW PRIVATE ACCESS EASEMENTS, NEW DRAINAGE EASEMENTS, NEW WATERLINE EASEMENTS, NEW SANITARY SEWER EASEMENTS, NEW TREE CONSERVATION AREAS & NEW LOT BEARING AND DISTANCES\*

## LEGEND

|        |                            |
|--------|----------------------------|
| —      | LINE SURVEYED              |
| - - -  | LINE NOT SURVEYED          |
| ○      | IRON PIPE SET              |
| ○ IPF  | IRON PIPE FOUND            |
| ○ IRF  | IRON REBAR FOUND           |
| ●      | COMPUTED POINT             |
| (X)    | LOT NUMBER                 |
| XXXXXX | NEW TREE CONSERVATION AREA |
| XX     | LOT ADDRESS                |



LOCATION MAP  
NOT TO SCALE

### REFERENCES:

DB 17191, PG 2506  
DB 6064, PG 398  
DB 6064, PG 404  
DB 9108, PG 2289  
DB 14553, PG 66  
DB 15867, PG 1981  
DB 16046, PG 558  
BM 1999, PG 253  
BM 2005, PG 633  
BM 2005, PG 634  
BM 2010, PG 1108  
BM 2019, PG 1395



### ARLINGTON HEIGHTS TOWNHOMES RIGHT-OF-WAY DEDICATION, EASEMENTS AND TREE CONSERVATION PLAT

OWNER: SHENANDOAH HOMES, LLC  
PIN: 0777-77-0870

DB 17191, PG 2506 & BM 2005, PG 633-634

CITY OF RALEIGH, LEESVILLE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

NCBELS: P-1132

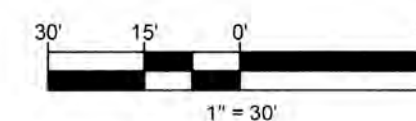
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NSR182093

DATE  
05/11/2021

FIELD DATE  
01/17/2020

|                   |                 |                                                                                                         |
|-------------------|-----------------|---------------------------------------------------------------------------------------------------------|
| <b>BOHLER</b>     |                 | 4130 PARKLAKE AVENUE, SUITE 130 RALEIGH, NORTH CAROLINA 27612 919.578.9000<br>www.bohlerengineering.com |
| CREW CHIEF<br>BPS | DRAWN<br>JT     | REVIEWED<br>TET/JT                                                                                      |
| APPROVED<br>TET   | SCALE<br>1"=30' | DWG. NO.<br>5 OF 5                                                                                      |

WAKE COUNTY, NC 18  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
05/25/2021 10:19:50  
BOOK: BM2021 PAGE: 00959



RCMP-0276-2020  
S-67-16

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