

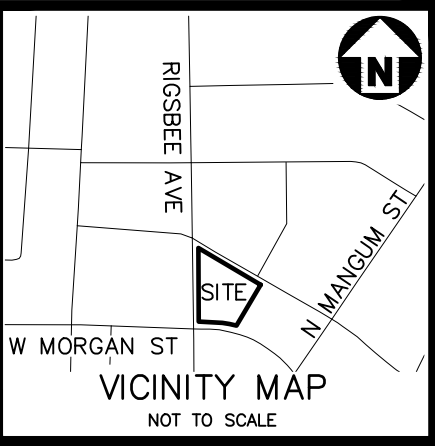
EXHIBIT A
SHEET 1



NC GRID (NAD83)

GPS METADATA

- (1) CLASS OF SURVEY: A
- (2) POSITIONAL ACCURACY: HORIZONTAL 0.067' VERTICAL 0.027'
- (3) TYPE OF GPS FIELD PROCEDURE: RTK NETWORK
- (4) DATES OF SURVEY: 03-17/2022
- (5) DATUM/EPOCH: NAD83 (2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NCGS CHARLES
- (7) GEOID MODEL: 18
- (8) COMBINED GRID FACTOR(S): 0.99994402
- (9) UNITS: U.S. FEET



NOTE: THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

W. SEMINARY STREET
46' PUBLIC R/W
P.B. 164, PG. 151

GENERAL NOTES

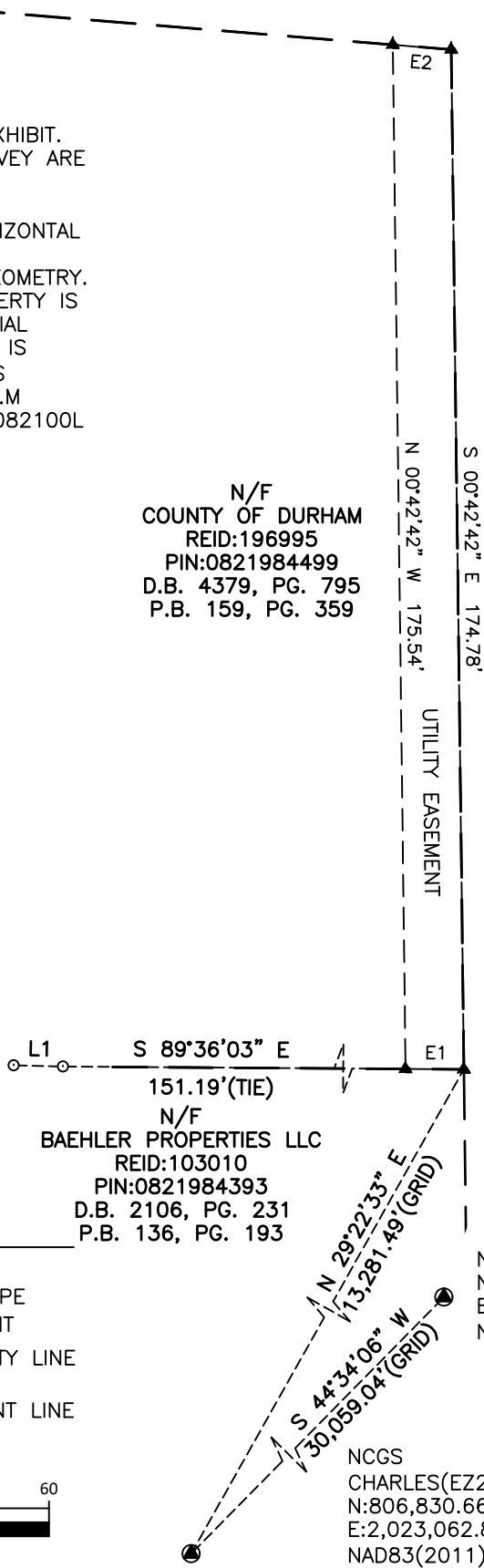
1. THIS IS AN EASEMENT EXHIBIT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. AREA BY COORDINATE GEOMETRY.
5. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL 3720082100L DATED 10/19/2018.
6. REFERENCES: AS SHOWN

N/F
COUNTY OF DURHAM
REID:196995
PIN:0821984499
D.B. 4379, PG. 795
P.B. 159, PG. 359

RIGSBEE AVENUE
50' PUBLIC R/W
P.B. 159, PG. 359

ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
E1	N 89°37'13" W	10.00'
E2	S 85°17'49" E	10.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°36'28" E	8.45'



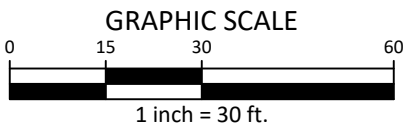
N/F
BAEHLER PROPERTIES LLC
REID:103010
PIN:0821984393
D.B. 2106, PG. 231
P.B. 136, PG. 193

NCGS GULF(FY2131)
N:828,245.11
E:2,044,157.08
NAD83(2011)

NCGS CHARLES(EZ2748)
N:806,830.66
E:2,023,062.84
NAD83(2011)

LEGEND

- NCGS MONUMENT
- EXISTING IRON PIPE
- ▲ CALCULATED POINT
- PROPERTY LINE
- - - TIE LINE
- - - EASEMENT LINE



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Durham, NC 27713

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fax 919.361.2269
license number: C-0293, C-187

www.mcadamsco.com

APPROXIMATE LOCATION OF DISTRIBUTION
RIGHT OF WAY ACROSS THE PROPERTY OF:
COUNTY OF DURHAM
215 W. SEMINARY STREET
CITY OF DURHAM, DURHAM COUNTY,
NORTH CAROLINA

PLAN INFORMATION

PROJECT NO. TRG22001
FILENAME TRG22001-E1
CHECKED BY JBT
DRAWN BY DJM
SCALE 1"=30'
DATE 02.13.2024

EXHIBIT A
SHEET 1

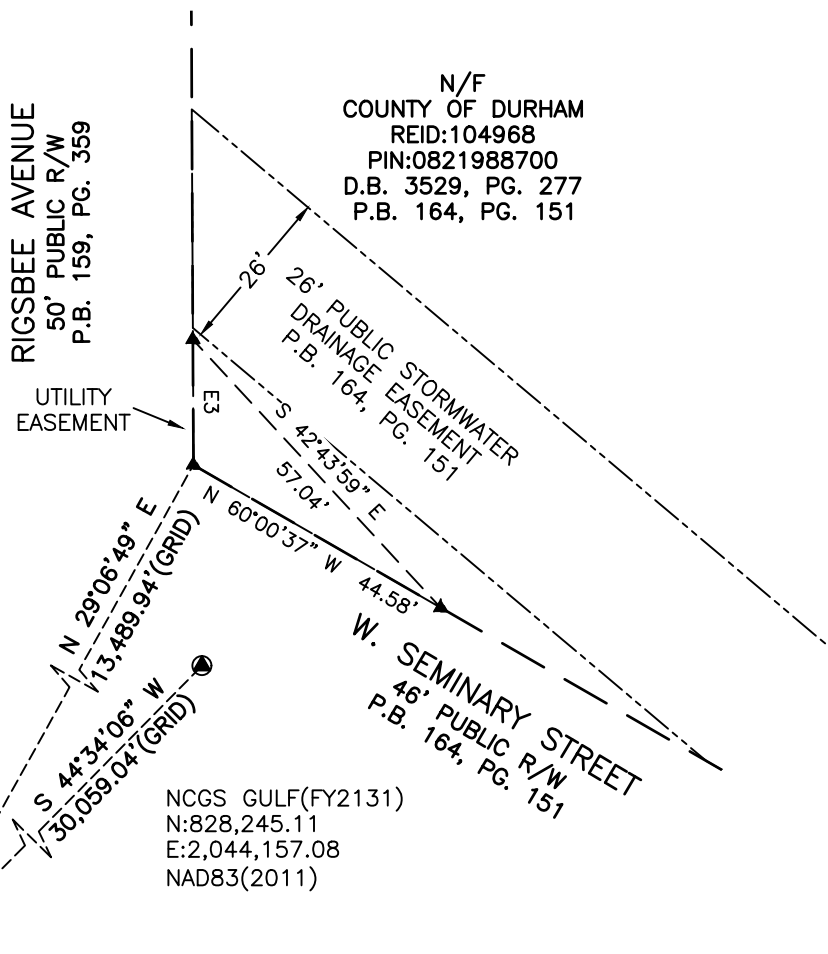
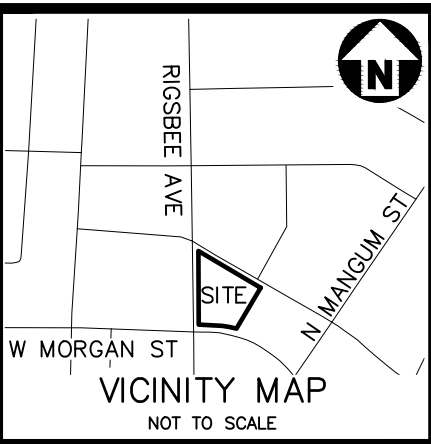


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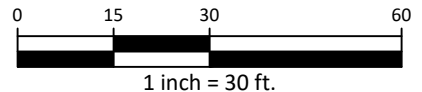
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- — — — — PROPERTY LINE
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GRAPHIC SCALE



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