

NOTES

1. UNLESS OTHERWISE NOTED, HORIZONTAL GROUND DISTANCES SHOWN HEREON.
2. AREA BY THE CO-ORDINATES METHOD.
3. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE, ENCUMBRANCES AFFECTING TITLE TO THE SUBJECT PROPERTY MAY EXIST BUT ARE NOT NECESSARILY DEPICTED BY THIS SURVEY.
4. NO GEODETIC MONUMENTATION FOUND WITHIN 2,000' OF SITE. NC GRID VALUES BASED ON PB 195 PG 229.
5. ALL FEMA FLOOD ZONE RELATED FEATURES SHOWN DIGITIZED FROM DURHAM GIS- NOT FIELD VERIFIED.
6. THERE IS NO CERTIFICATION AS TO THE PRESENCE OF UNDERGROUND UTILITIES ON THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

I, PHILLIP W. RILEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 7335, PAGE 809; THAT THE ERROR OF CLOSURES AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN REFERENCES AS NOTED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_, 2022

SURVEYOR  
L-3066  
REGISTRATION NUMBER

- I, PHILLIP W. RILEY, P.L.S. L-3066, FURTHER CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED BY AN "X":
- ☒ A. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ B. THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ C. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
  2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
  3. THAT THE SURVEY IS A CONTROL SURVEY.
- ☐ D. THIS SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

STATE OF NORTH CAROLINA  
COUNTY OF DURHAM

\_\_\_\_\_, REVIEW OFFICER OF  
DURHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO  
WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY  
REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER  
HAS RESPONSIBILITY AS APPROVED BY LAW.

DATE OF CERTIFICATION

REVIEW OFFICER  
DURHAM COUNTY LAND RECORDS/QIS

OWNER'S CERTIFICATE OF DEDICATION

THE UNDERSIGNED OWNER LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION 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.

BY: \_\_\_\_\_

NORTH CAROLINA  
\_\_\_\_\_, COUNTY

I, \_\_\_\_\_, A NOTARY PUBLIC  
FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY  
AND ACKNOWLEDGED THE DUE EXECUTION OF THE  
FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20 \_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

VICINITY MAP NTS

ALL PROPOSED AND FUTURE DEVELOPMENT WITHIN THE FLOODWAY OR NON-ENCROACHMENT AREA OR FLOODWAY FRINGE AND NON-ENCROACHMENT AREA FRINGE, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, MANUFACTURED HOUSING, STORAGE OF MATERIALS AND STORAGE OF TOXIC OR FLAMMABLE SUBSTANCES, IS PROHIBITED EXCEPT AS PROVIDED BY APPLICABLE FLOOD HAZARD REGULATIONS OF UDO SECTION 3.22 AND 8.4. DEVELOPMENT WITHIN THIS SITE IS SUBJECT TO THE FOLLOWING FLOOD SOURCES AS NOTED AND SHOWN ON:

FIRM PANEL(S): 3720074200J  
EFFECTIVE DATE(S): 5/02/2006  
FEMA STREAM NAME: STIRRUP IRON CREEK BASIN 18 STREAM 13  
BFE(S): 326.5 & 323.2 (EFFECTIVE)  
BFE(S): 325.5, 324.2 & 323.2 (PRELIMINARY)(SHOWN)

LINE	BEARING	DISTANCE
L1	S 32°22'28" W	65.60'
L2	S 32°21'16" W	35.89'
L3	S 32°21'16" W	23.63'
L4	S 64°40'10" E	74.76'
L5	S 52°25'30" E	44.15'
L6	S 09°23'27" E	36.90'
L7	S 32°20'50" E	18.64'
L8	S 65°05'25" E	82.40'
L9	S 41°50'41" E	41.37'
L10	S 33°43'05" E	45.32'
L11	S 62°49'20" E	44.82'
L12	S 30°53'51" E	32.35'
L13	S 54°47'02" E	16.83'
L14	S 81°26'03" E	62.97'
L15	S 62°23'31" E	34.17'
L16	S 75°21'10" E	98.84'
L17	S 82°21'12" E	78.39'
L18	S 82°21'12" E	78.18'
L19	S 64°51'22" E	57.44'
L20	S 66°51'05" E	62.78'
L21	S 82°38'30" E	160.68'

CROWN SLATER ASSOCIATES, LLC  
DB 6113 PG 197  
PB 188 PG 73  
PID 157996

ZONING: IP

LIBERTY PROPERTY, LP  
DB 7509 PG 17  
PB 144 PG 99  
PID 157983

ZONING: IP

CPUS SHILOH, LP  
DB 9315 PG 492  
PB 182 PG 364  
PID 157990

ZONING: CG

BAMBOO THERAPEUTICS, INC.  
DB 8753 PG 849  
PB 197 PG 186  
PID 157991

ZONING: IL

LEGEND

- COMPUTED POINT
- EXISTING IRON PIPE(SIZE)
- SET IRON PIPE(5/8")
- CONCRETE R/W MONUMENT
- UTILITY POLE
- OVERHEAD UTILITY LINE
- BARBED WIRE FENCE
- PUBLIC ROAD R/W
- NEW PROPERTY LINE
- PROPERTY LINE
- PROPERTY LINE LOCATED WITH MONUMENTATION
- ADJOINER PROPERTY LINE NOT SURVEYED
- 50' NEUSE RIVER BUFFER
- PRIVATE UTILITY EASEMENT
- TOP OF CREEKBANK
- CP&L TRANSMISSION R/W
- AT&T R/W AND EASEMENT
- FEMA ZONE "AE" LIMITS (APPROX.)
- FEMA FUTURE CONDITIONS (APPROX.)
- FEMA FLOODWAY (APPROX.)

COD CASE # S PID: 219423

PRELIMINARY PLAT  
NOT FOR RECORDATION,  
CONVEYANCES OR SALES

MINOR SUBDIVISION  
OF

LOT 1B AS RECORDED IN PLAT BOOK 195 PAGE 229

PROPERTY OF

E.C. PERRY

OWNER'S CURRENT ADDRESS: 100 WHISPERING OAKS, TALLADEGA, AL 35160-8392

TRIANGLE TOWNSHIP  
DURHAM COUNTY, NC

100 50 0 100 200 300  
SCALE: 1"= 100' SCALE IN FEET FEBRUARY 22, 2022

SITE DATA  
ZONING: IL  
TIER: SUBURBAN  
WATERSHED: NONE  
SITE AREA: 11.469 AC.  
PIN: 0747-71-80-1781  
RIVER BASIN: NEUSE  
PID: 219423

RILEY SURVEYING, P.A.  
3326 DURHAM CHAPEL HILL BLVD. STE B-100  
DURHAM, N.C. 27707  
919-667-0742 C-1281 philr@rileysurveyingpa.com