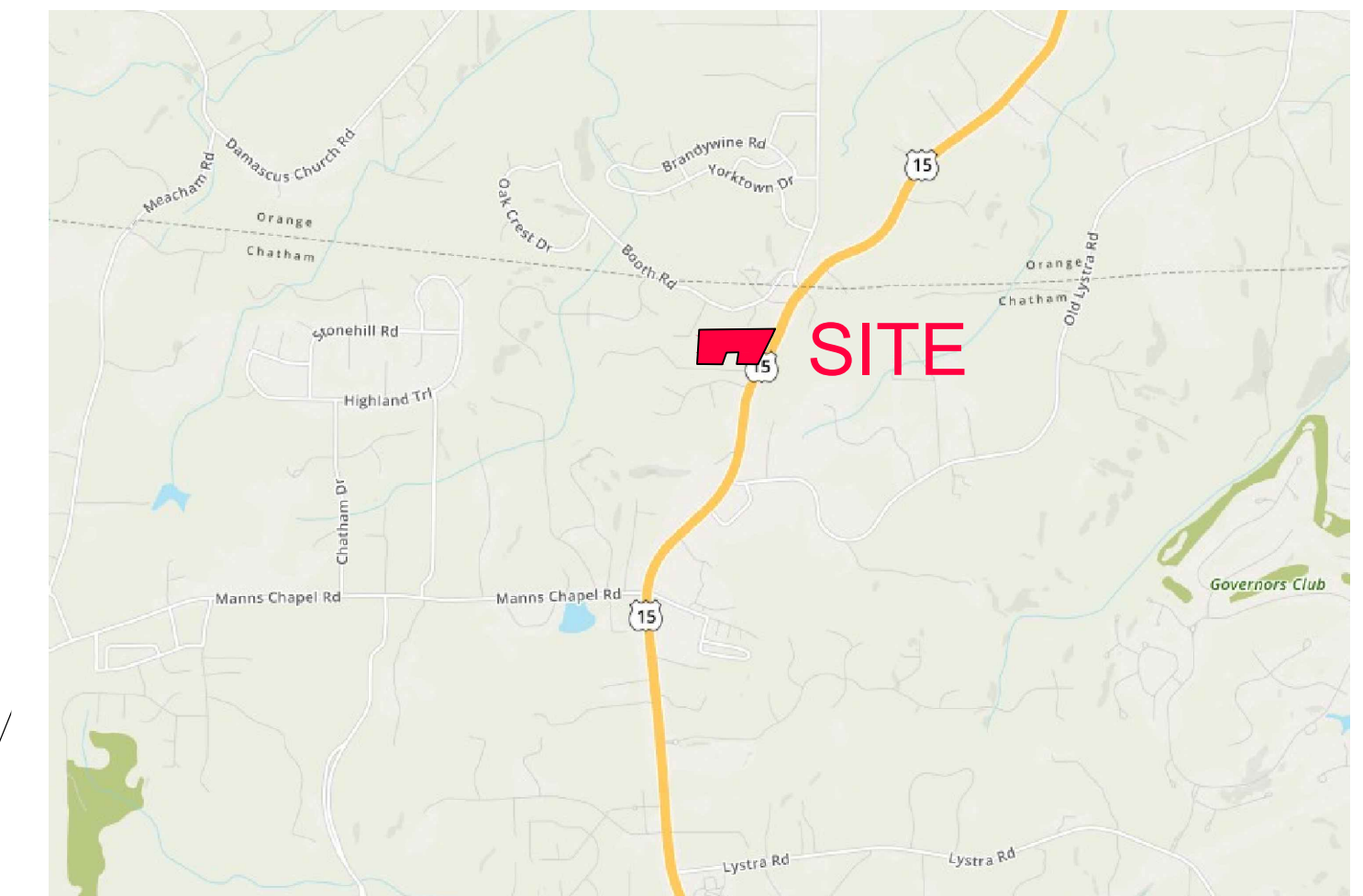


# EXISTING CONDITIONS EXHIBIT FOR 72 MARVIN EDWARDS LN CHATHAM COUNTY, NORTH CAROLINA JULY 2, 2020

## SITE DATA

**EXISTING SITE:**  
TOTAL PROPERTY ACREAGE: ± 17.64 ACRES  
PROPERTY OWNER: MAURICE E. STONE  
AKPAR: 3080  
ADDRESS: 72 MARVIN EDWARDS LN  
CHAPEL HILL, NORTH CAROLINA  
R-2  
EXISTING ZONING: WS-II BW, WS-IV PA  
WATERSHED DISTRICT:

**NOTE:**  
NO FLOODPLAIN, WETLANDS,  
OR STREAMS ARE ON SITE



**VICINITY MAP**  
NTS  
NORTH

### GENERAL NOTES

- PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY EFFECT THESE PROPERTIES.
- THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M).
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED. GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID",
- AREAS CALCULATED BY THE COORDINATE METHOD.
- NO NCMS MONUMENT WAS FOUND WITHIN 2000 FEET OF THE SITE.
- THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
- ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET (IPS) FLUSH WITH EXISTING GROUND UNLESS OTHERWISE NOTED.
- ALL PROPERTY CORNERS FOUND AND SHOWN HEREON WITHOUT A DESCRIPTION ARE 5/8" IRON REBAR FOUND FLUSH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED.

### SURVEY REFERENCES

PLAT BOOK 4 PAGE 14  
PLAT BOOK 5 PAGE 31  
PLAT BOOK 8 PAGE 63  
PLAT BOOK 89 PAGE 66  
PLAT BOOK 89 PAGE 228  
PLAT BOOK 89 PAGE 277  
PLAT BOOK 2017 PAGE 360  
DEED BOOK 651 PAGE 839  
DEED BOOK 738 PAGE 80  
DEED BOOK 838 PAGE 476  
DEED BOOK 845 PAGE 105  
DEED BOOK 999 PAGE 464  
DEED BOOK 1359 PAGE 231  
DEED BOOK 1568 PAGE 808  
DEED BOOK 2047 PAGE 972  
DEED BOOK 356 PAGE 782 (CURRENT)  
DEED BOOK 361 PAGE 303 (CURRENT)  
DEED BOOK 2047 PAGE 975 (CURRENT)

### ABBREVIATIONS

AC ACRES  
AG ABOVE GROUND  
BG BELOW GROUND  
C&T CAP AND TACK  
DB DEED BOOK  
IBF IRON BAR FOUND  
IPF IRON PIPE FOUND  
IRF IRON ROD FOUND  
NBS NO BUILD SETBACK  
NIF NOW OR FORMERLY  
PB PLAT BOOK  
PG PAGE  
R/W RIGHT-OF-WAY  
SF SQUARE FEET  
TYP TYPICAL  
W WITH

### FLOOD CERTIFICATION

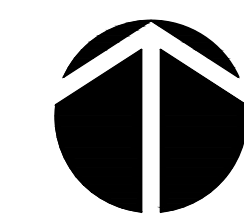
UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 9776 OF COMMUNITY NUMBER 370299 (CHATHAM COUNTY), BEARING MAP # 3710977600K, DATED 11/17/2017, THE SUBJECT PROPERTY LIES IN ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

### SYMBOL LEGEND

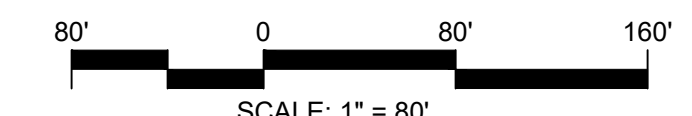
●	COMPUTED POINT
○	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET
■	CONCRETE MONUMENT FOUND
⊙	POWER POLE
⊙	POWER POLE WITH LIGHT
⊙	POWER POLE WITH DROP
—	STREET SIGN

### LINE LEGEND

---	EASEMENT LINE
---	PROPERTY LINE
---	PROPERTY LINE NOT SURVEYED
R/W	RIGHT OF WAY
---	OVERHEAD POWER LINE



NORTH



SCALE: 1" = 80'

**PRELIMINARY**  
FOR REVIEW ONLY  
NOT RELEASED  
FOR CONSTRUCTION



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