

REID: 191084
UNITED STATES
OF AMERICA
PROPERTY OF
ARTHUR A. TILLEY
ET AL
TRACT #1614
D.B. 1024 - 199

REID: 193082
RONALD JOHN ZULA, TRUSTEE
JEAN ELIZABETH PRESNALL ZULA, TRUSTEE
THE ZULA REVOCABLE TRUST
TRACT 2, ARTHUR TILLEY
& MARSHALL TILLEY
D.B. 10188 - 468 (TRACT 5)
P.B. 160 - 29
P.B. 184 - 29
P.B. 91 - 68
P.B. 97 - 15

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	941.99'	358.72'	356.56'	S 26°32'23" W	21°49'08"
C2	1691.37'	169.50'	169.43'	S 12°38'20" W	5°44'31"

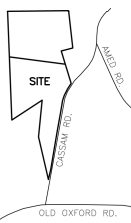
LINE	BEARING	DISTANCE
L1	S 10°27'12" W	62.51'
L2	S 10°23'54" W	127.22'

- Notes
- 1) This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.
 - 2) All distances are horizontal ground distances, unless otherwise noted. All areas by coordinate computation.
 - 3) No encroachments, conflicts, or visible or apparent easements were observed during this survey, except as shown on this plat.
 - 4) A portion of property REID 193095 is in Flood Zone AE (100-year flood) and Zone X (1% Future Conditions) as shown on FIRM Panel 0856, Map Number 3720085600K, Panel Effective Date 12/6/2019. Property REID 193094 is not in any Special Flood Hazard Areas or Future Conditions Flood Hazard Areas, as shown on FIRM Panel 0856, Map Number 3720085600K, Panel Effective Date 12/6/2019 and FIRM Panel 0857, Map Number: 3720085700K, Panel Effective Date 10/19/2018.
 - 5) Flood Hazard lines shown hereon are approximate and have been digitized from NC FRIS (Flood Risk Information System).
 - 6) State Plane coordinates, bearings basis, and elevations by a Spectra SP85 GPS antenna with the NC Real-Time Network.
 - 7) Parcel REID 193095 may be subject to right-of-way granted to Duke Power Company recorded at D.B. 283-26 per P.B. 99-128.
 - 8) Streams shown hereon based on current survey.
 - 9) Stream buffer should be verified with local zoning authority prior to development.

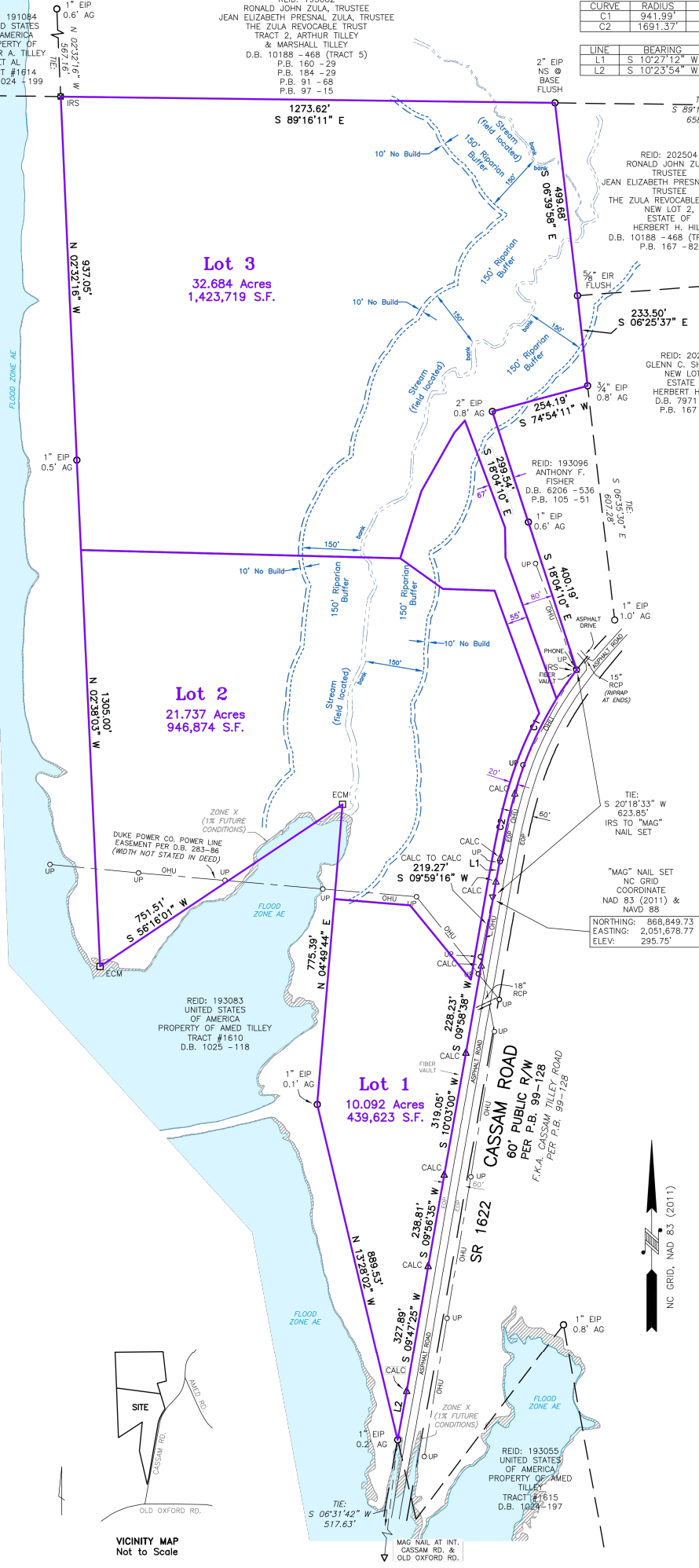
SITE DATA TABLE
(per Durham County GIS)

REID: 193094, 193095
PIN Reference: 0857102433, 0856192155
Zoning District: RR
Development Tier: Rural
Stormwater Regulatory Basin (Watershed): Falls Lake
Watershed Protection Overlay: Falls of the Neuse / Jordan Lake Critical Area (F/J-A)
River Basin: Neuse
Jurisdiction for Review: County
FIRM Panel Number: 0856
Effective Date: 12/6/2019
FIRM Panel Number: 0857
Effective Date: 10/19/2018

- LEGEND
- EIP ○ EXISTING IRON PIPE
 - IR ○ EXISTING IRON ROD
 - IRS ○ IRON ROD SET
 - (6" REBAR TYP.)
 - CALC △ CALCULATED POINT
 - NAIL ▲ NAIL
 - NS ○ NAIL SET
 - ECM □ EXISTING CONCRETE
 - MONUMENT □ MONUMENT
 - AG ○ ABOVE GRADE
 - BG ○ BELOW GRADE
 - UP ○ UTILITY POLE
 - RCP ○ REINFORCED CONCRETE PIPE
 - EDG ○ EDGE OF PAVEMENT
 - INT. ○ INTERSECTION
 - FLOOD ZONE AE (100-YEAR FLOOD)
 - ZONE X (1% FUTURE CONDITIONS)



VICINITY MAP
Not to Scale



PRELIMINARY PLAT - NOT FOR
RECORDATION, CONVEYANCES
OR SALES

TOTAL AREA:
64.514 Acres
2,810,216 S.F.

EXEMPT SUBDIVISION EXHIBIT

PROPERTY OF
JOEL CHASE ROGERS

PROPERTY ADDRESS: 6511 CASSAM RD
P/O TRACT 2, CHARLES H. TILLEY
AND LACY D. TILLEY
REID: 193094
DEED REFERENCE: 9329-565 (TRACT II)
PLAT REFERENCES: 99-128; 105-51

PROPERTY ADDRESS: 6509 CASSAM RD
TRACT 1, CHARLES H. TILLEY
AND LACY D. TILLEY
REID: 193095
DEED REFERENCE: 9329-565 (TRACT I)
PLAT REFERENCE: 99-128

MANCUM TOWNSHIP
DURHAM COUNTY
NORTH CAROLINA

SUBDIVISION EXHIBIT REV DATE: JULY 12, 2026
SUBDIVISION EXHIBIT REV DATE: JULY 8, 2026
SUBDIVISION EXHIBIT DATE: JUNE 19, 2026
PLAT REV DATE: APRIL 17, 2026
STREAM SURVEY DATE: APRIL 15, 2026
PLAT DATE: APRIL 9, 2026
SURVEY DATE: MARCH 31, 2026

