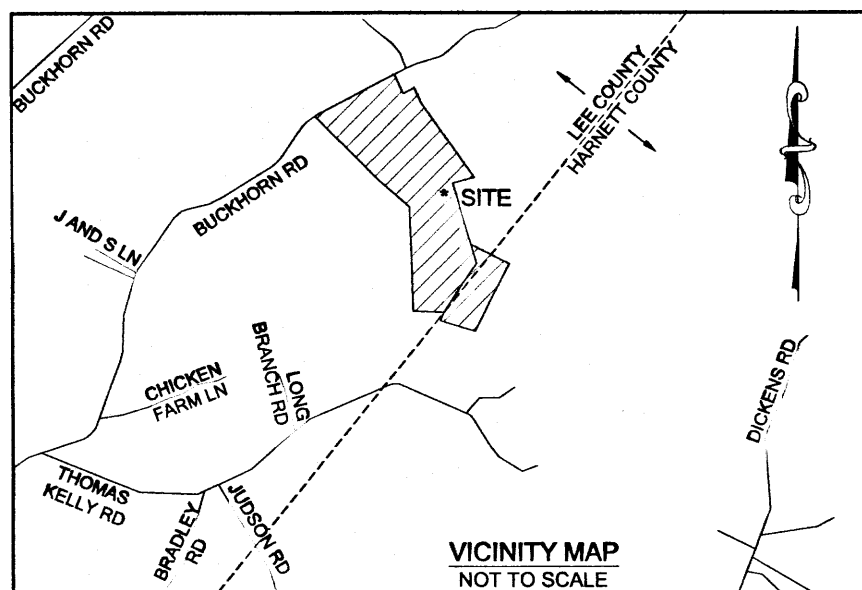




LINE#	DIRECTION	LENGTH
L1	N53° 52' 48"E	116.10'
L2	N55° 42' 46"E	47.12'
L3	N57° 12' 37"E	47.50'
L4	N58° 46' 26"E	45.72'
L5	N60° 23' 39"E	46.72'
L6	N61° 14' 40"E	32.61'
L7	N61° 41' 38"E	43.36'
L8	N62° 43' 31"E	110.93'
L9	N63° 07' 54"E	56.87'
L10	N63° 19' 31"E	53.18'
L11	N63° 11' 41"E	55.42'
L12	N63° 30' 52"E	50.91'
L13	N63° 08' 18"E	111.07'
L14	N63° 15' 26"E	87.49'
L15	N63° 26' 45"E	80.61'
L16	N63° 18' 18"E	92.56'
L17	N63° 12' 47"E	60.89'
L18	N63° 08' 38"E	100.19'
L19	N63° 23' 10"E	187.67'
L20	N63° 25' 26"E	109.90'
L21	N63° 26' 43"E	76.76'
L22	N63° 01' 44"E	87.05'
L23	N63° 13' 36"E	60.39'
L24	N63° 15' 10"E	59.65'
L25	N63° 17' 20"E	70.57'
L26	N63° 07' 22"E	69.94'
L27	N63° 18' 02"E	89.42'
L28	N63° 14' 17"E	50.00'
L29	S26° 13' 11"E	425.44'
L30	N63° 19' 20"E	205.07'
L31	N63° 19' 20"E	100.10'
L32	S26° 14' 05"E	472.29'
L33	S35° 32' 57"E	324.49'
L34	S35° 39' 03"E	324.54'
L35	S77° 00' 47"W	533.14'
L36	S14° 41' 04"E	113.30'
L37	S14° 36' 58"E	256.12'
L38	S14° 36' 58"E	211.60'
L39	S14° 38' 39"E	158.78'
L40	N46° 34' 17"W	209.54'
L41	S26° 41' 58"E	50.00'
L42	N63° 18' 02"E	89.00'
L43	S26° 13' 11"E	319.07'
L44	N63° 19' 20"E	148.88'
L45	S71° 27' 23"E	70.44'
L46	S26° 14' 05"E	375.69'
L47	S35° 32' 57"E	324.81'
L48	S35° 39' 03"E	199.51'
L49	S20° 40' 52"W	55.45'
L50	S77° 00' 47"W	352.16'
L51	S14° 41' 04"E	113.53'
L52	S14° 36' 58"E	256.12'
L53	S14° 36' 58"E	211.60'
L54	S14° 38' 39"E	183.10'
L55	S65° 37' 03"E	64.09'
L56	S28° 58' 00"E	42.00'
L57	S61° 02' 00"W	37.55'
L58	N28° 58' 00"W	42.00'
L59	N61° 02' 00"E	37.55'

EXEMPT PLAT CERTIFICATION
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS EXEMPT FROM SUBDIVISION REGULATIONS AS SET FORTH IN N.C.G.S. § 47-30(F)(1) AND § 160D-802 AND COMPLIES WITH ALL OTHER APPLICABLE STANDARDS FOUND IN THE SANFORD/LEE COUNTY/BROADWAY UNIFIED DEVELOPMENT ORDINANCE. THIS PLAT HAS BEEN APPROVED FOR RECORDATION IN WITH THE LEE COUNTY REGISTER OF DEEDS.
Joshua R. Davidson PLANNER
DATE: 03/24/2024

PLAT REVIEW OFFICER CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF LEE
I, *Victoria Day*, REVIEW OFFICER OF LEE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Victoria Day REVIEW OFFICER
DATE: 4/18/2026

REGISTER OF DEEDS CERTIFICATE
NORTH CAROLINA, LEE COUNTY
PRESENTED FOR REGISTRATION ON THE 8th DAY OF April 2026 AT 0:39 AM AND RECORDED IN PLAT CABINET 2026 SLIDE 74
Kelli V. Gunter by Kayla R. Freeman
KELLI V. GUNTER
REGISTER OF DEEDS

CERTIFICATE OF OWNERSHIP & DEDICATION (PIN: 9693-65-8486-00)
I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL PUBLIC SEWER AND/OR WATER LINES TO THE (CITY OF SANFORD/TOWN OF BROADWAY).
Joshua R. Davidson 4-2-26
OWNER DATE

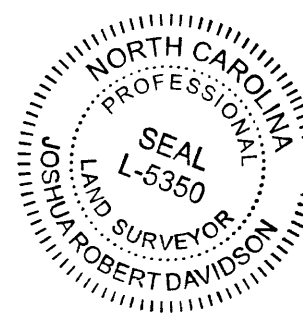
CERTIFICATE OF OWNERSHIP & DEDICATION (PIN: 9693-82-7311-00)
WE HEREBY CERTIFY THAT WE ARE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, WE DEDICATE ALL PUBLIC SEWER AND/OR WATER LINES TO THE (CITY OF SANFORD/TOWN OF BROADWAY).
Joshua R. Davidson 4/1/2026
OWNER DATE

- NOTES:**
1. PROPERTY LIES IN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #3710968200K, DATED 10/03/2006.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON PLAT CABINET 2022 SLIDE 51, UNLESS OTHERWISE SHOWN.
 3. SITE ZONED "RA" FOR LEE COUNTY PER LEE COUNTY GIS AND "RA-30" FOR HARNETT COUNTY PER HARNETT COUNTY GIS. COUNTY LINE IMPORTED FROM LEE COUNTY OPEN DATA PORTAL.
 4. AREAS COMPUTED BY THE COORDINATE METHOD.
 5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF JOSHUA R. DAVIDSON, PLS.
 6. SURVEY HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 7. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS BY THIS FIRM.
 8. BOUNDARY CORNERS SET ARE 3/4" IRON PIPES UNLESS OTHERWISE STATED.
 9. THE SOLE PURPOSE OF THIS PLAT IS TO DESIGNATE THE 290,332 SF THAT WAS TRANSFERRED VIA PLAT CABINET 2025 PAGE 232 (LEE COUNTY REGISTRY) & PLAT BOOK 2025 PAGE 688 (HARNETT COUNTY REGISTRY) AS "ISENGARD LANE".

I, JOSHUA R. DAVIDSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION(S) RECORDED SHOWN IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; THAT THE POSITIONAL ACCURACY IS < 0.10 AT A 95% CONFIDENCE LEVEL; 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 March, A.D., 2026.

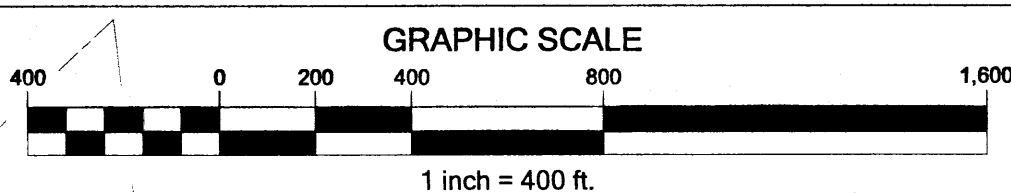
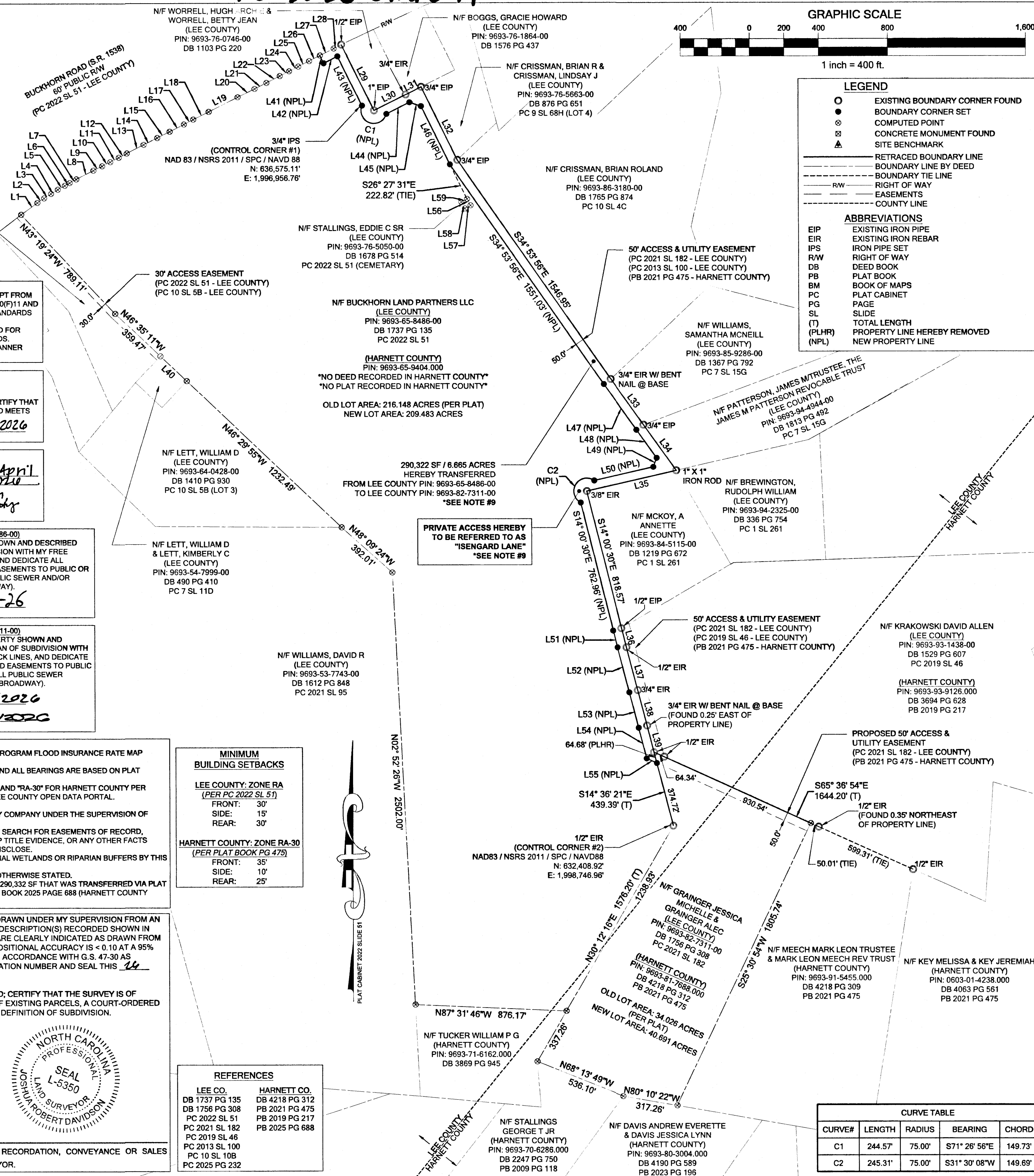
I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-F-11-D; CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Joshua R. Davidson 03/24/2024
JOSHUA R. DAVIDSON, PLS
NC LICENSE NO. L-5350
DATE
THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.



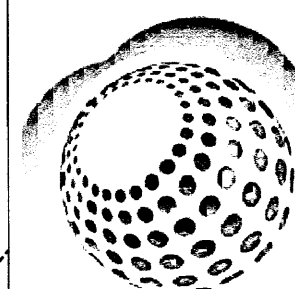
MINIMUM BUILDING SETBACKS	
LEE COUNTY: ZONE RA (PER PC 2022 SL 51)	
FRONT:	30'
SIDE:	15'
REAR:	30'
HARNETT COUNTY: ZONE RA-30 (PER PLAT BOOK PG 475)	
FRONT:	35'
SIDE:	10'
REAR:	25'

REFERENCES	
LEE CO. DB 1737 PG 135 DB 1756 PG 308 PC 2022 SL 51 PC 2021 SL 182 PC 2019 SL 46 PC 2013 SL 100 PC 10 SL 108 PC 2025 PG 232	HARNETT CO. DB 4218 PG 312 PB 2021 PG 475 PB 2019 PG 217 PB 2025 PG 688



LEGEND	
○	EXISTING BOUNDARY CORNER FOUND
●	BOUNDARY CORNER SET
⊙	COMPUTED POINT
⊗	CONCRETE MONUMENT FOUND
△	SITE BENCHMARK
---	RETRACED BOUNDARY LINE
---	BOUNDARY LINE BY DEED
---	BOUNDARY TIE LINE
---	RIGHT OF WAY
---	EASEMENTS
---	COUNTY LINE
ABBREVIATIONS	
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REBAR
IPS	IRON PIPE SET
R/W	RIGHT OF WAY
DB	DEED BOOK
PB	PLAT BOOK
BM	BOOK OF MAPS
PC	PLAT CABINET
PG	PAGE
SL	SLIDE
(T)	TOTAL LENGTH
(PLHR)	PROPERTY LINE HEREBY REMOVED
(NPL)	NEW PROPERTY LINE

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378



PROPERTY OWNERS
BUCKHORN LAND PARTNERS LLC
10305 PENNY RD
RALEIGH NC 27606
ALEC & JESSICA-MICHELLE GRAINGER
208 ASHLAND HILL DR
HOLLY SPRINGS NC 27540

RECOMBINATION PLAT
PARCEL ID NUMBER(S): 9693-65-8486-00 & 9693-82-7311-00
AS RECORDED IN DEED BOOK 1735 PAGE 135
& DEED BOOK 1756 PAGE 308
& AS SHOWN IN PLAT CABINET 2022 SLIDE 51
& PLAT CABINET 2021 SLIDE 182
TOWNSHIP 3, CAPE FEAR - LEE COUNTY - NORTH CAROLINA

REVISIONS	
1.	
2.	
FIELD CREW:	CF
DRAWN BY:	BMN
CHECKED BY:	JRD
SCALE:	1" = 400'
DATE:	02/21/2026
DRAWING #:	250965
SHEET 1 OF 1	

CURVE TABLE				
CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	244.57'	75.00'	S71° 26' 56"E	149.73'
C2	245.31'	75.00'	S31° 30' 08"W	149.69'