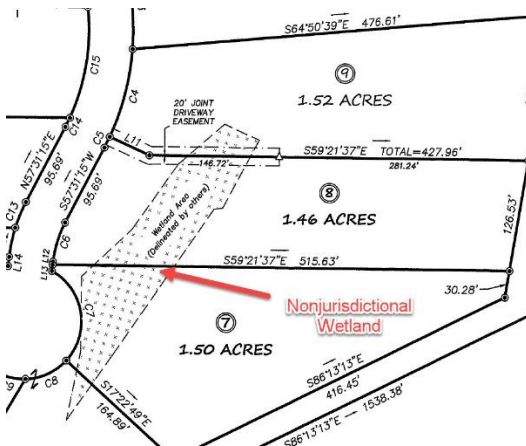


Array Facts

- 54 Acre Neighborhood
- Array Drive is ½ mile long gravel road. The gravel is 18' wide with grass on each side for a total of 50' in width.
- It will remain gravel because Array was developed in accordance with Orange County's Low Impact Development (LID) standards.
- 56% of neighborhood is held in open space
- LID Stds – Because 56% of the neighborhood is being kept in open space, the neighborhood does not have stormwater management devices. Because there are no stormwater management devices, the entire neighborhood and each buildable lot has specific impervious surface allotments. See below for further explanation.
- Duke Energy is the electric provider. Power lines are installed underground.
- There will be 8 streetlights along Array drive.
- High Speed Internet – Orange County is bringing HIS throughout the County and Array is on the list. Lumos will complete the project in 6 phases by the end of 2024. We do not know which phase includes Array.
- Neighbors are currently using Starlink, HughesNet and ATT DSL.
- All houses will be built – at a minimum – to the National Green Building Standards and have active solar. Working with the builder and Southern Energy Management, the homes will be modeled to determine the size solar array needed to hit net-zero.
- 12 Lots
 - Lots range in size from 1.3 acres to 2.2 acres
 - All lots back to open space that will never be built on.
 - All lots are flat
 - Lots have individual well and septic
 - All lots perk for 5 bedrooms
 - All perk sites are in the rear of the lots
 - Lots are approximately 125' wide and 450' deep
 - Lot Set Backs
 - 30' from the front
 - 15' on the sides and rear
- Minimum square footage: 1,200 sq ft
- Design specifications: transitional to contemporary
- You can work with our builder and use one of our designs. You can modify the design or go custom. You can bring your own builder as well.
- Accessory Dwelling Units (ADUs) are allowed
- There is no time frame for when you have to start building
- Neighborhood Amenities
 - Pond with docks and fish
 - Neighborhood Gathering Place (with stone fireplace and covered area. This area will have furniture in front of the fireplace, a 6 or 8 seat table and chairs, Adirondack chairs by the pond and a few benches around the pond.
 - Community Garden
 - 2.5 miles of walking trails – soft trails in the woods (to be installed in 2023)
- HOA Dues - \$600 annually

- Impervious Surface Limits
 - 4,000 sq. ft. of roof, including garages, porches and screened porches
 - 2,400 sq. ft. for driveways
 - 1,000 sq. ft. for hardscaping (patios and walkways)
 - If you need additional impervious surface, you will need to install a stormwater management device. The stormwater device/approach will require annual inspections.
- Chickens are allowed (no roosters)
- Available Lots
 - Lot 4 \$210,000
 - Lot 5 \$210,000
 - Lot 7 \$210,000
 - Lot 8 \$200,000
 -
- Lots 7, 8 and 9
- There is a pond in the front of lots 7 and 8 and it touches a corner of lot 9



- The driveway has been put in for Lot 7.
- There is a large shared driveway for Lots 8 and 9.
 - Important Facts
 - Because the driveway is shared, each house will get additional points from the National Green Building Standards for having a lower impact driveway



DATE OF SURVEY _____ SIGNATURE _____ REGISTRATION NUMBER AND SEAL THIS _____ IN

1024

FOR RECORD

PROFESSIONAL LAND SURVEYOR _____

L-3939

REGISTRATION NUMBER

SEAL

NORTH CAROLINA
PROFESSIONAL
LAND SURVEYOR
L-3939

CURVE DATA TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	89.38'	285.00'	17°58'00"	S134°23'3"E	89.01'
C2	92.94'	285.00'	17°58'00"	S234°36'3"E	92.51'
C3	100.41'	285.00'	20°11'11"	S240°58'W	99.89'
C4	102.75'	285.00'	20°39'21"	S44°28'14"W	102.19'
C5	13.54'	285.00'	2°43'20"	S56°09'34"W	13.54'
C6	46.31'	125.00'	21°34'44"	S46°52'23"W	46.05'
C7	117.65'	125.00'	103°24'00"	S20°45'59"W	102.24'
C8	51.85'	65.00'	45°52'04"	N84°31'47"W	50.48'
C9	36.96'	65.00'	32°34'44"	N45°32'33"W	36.46'
C10	53.50'	65.00'	47°09'23"	N05°31'19"W	52.00'
C11	97.13'	65.00'	85°31'57"	N69°15'17"E	88.54'
C12	33.44'	175.00'	105°70'00"	N41°46'00"E	33.39'
C13	31.40'	175.00'	106°16'44"	N52°22'52"E	31.35'
C14	11.66'	235.00'	2°50'34"	N56°05'58"E	11.66'
C15	127.94'	235.00'	31°11'39"	S03°30'45"E	126.37'
C16	464.23'	235.00'	131°31'36"	S13°08'58"E	392.58'
C17	66.35'	125.00'	30°24'47"	N72°53'45"E	65.58'
C18	417.78'	625.00'	38°17'59"	N76°50'21"E	410.05'
C19	144.92'	150.00'	35°21'12"	S56°20'04"E	139.34'
C20	82.86'	100.00'	47°03'17"	S52°34'1"E	80.91'
C21	92.94'	102.25'	51°42"	S73°03'04"E	92.91'
C22	285.00'	525.00'	31°06'11"	S55°23'07"E	281.51'
C23	239.41'	275.00'	49°52'52"	S64°46'27"E	231.92'
C24	333.36'	285.00'	67°01'07"	S56°12'20"E	314.68'
C25	282.94'	405.00'	32°52'11"	N64°46'37"W	274.09'
C26	257.85'	475.00'	31°06'11"	N55°23'07"W	254.70'
C27	88.41'	975.00'	51°42"	N73°32'04"W	88.37'
C28	124.29'	150.00'	47°28'27"	S52°23'41"W	120.76'
C29	96.61'	105.00'	52°11'12"	S62°05'04"W	91.90'
C30	384.36'	381.00'	35°50'11"	S72°25'45"W	377.24'
C31	92.89'	175.00'	30°24'47"	N72°53'45"W	91.81'

I HEREBY CERTIFY THAT THE LOTS SHOWN ON THIS PLAT
HAVE BEEN APPROVED BY THE _____ SCHOOL SYSTEM
FOR RECORDATION PRIOR TO _____ IN ACCORDANCE
WITH THE SCHOOLS ADEQUATE PUBLIC FACILITIES
ORDINANCE.

PLANNING DIRECTOR OR AUTHORIZED AGENT _____ DATE _____

CHAIR	DATE
SECRETARY ATTEST SEAL	DATE

OWNER _____ DATE _____

NORTH CAROLINA _____ COUNTY

I, _____, A NOTARY PUBLIC OF THE
COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ ME THIS
_____ DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF
_____, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ALISON B. ARTER
DB.4408 P.377
PB.87 P.93

MCLEAN FAMILY LIMITED PARTNERSHIP
DB.2023 P.96
(PB.68 P.132)

EQUITY TRUST
COMPANY CUSTODIAN
FBO ANDRE GERARD
RISTAINO IRA.
DB.6647 P.1122
PB.94 P.64

"RECOMBINATION SURVEY
FOR: CIRCULAR DESIGN
CONSTRUCTION, LLC"
PB.124 P.109

FRANK TONNESON
20-E-482

RACHEL L. TONNESON
& DAVID L. BAILEY
DB.5905 P.502
PB.113 P.68

MICHAEL M. HUGHES
AND DALE A. MORGAN
DB.6745 P.1314
PB.94 P.77

MICHAEL M. HUGHES
AND DALE A. MORGAN
DB.6741 P.1153
PB.84 P.133

LEONARD B. SHAFFER, TRUSTEE
AND
TANGA W. RADFORD TRUSTEE
DB.1431 PG.540

TROLLINGER
AND
TROLLINGER
81 PG.7

LEONARD B. SHAFFER, TRUSTEE
AND
TANGA W. RADFORD TRUSTEE
DB.1431 PG.540

These standard symbols will be found in the drawing.

UTILITY POLE.....♂
EXISTING IRON ROD.....●
PK NAIL.....⦿
EXISTING IRON PIPE.....⊙
5/8" REBAR SET.....⊙
STONE FOUND.....■
CONCRETE MONUMENT.....□
COMPUTED POINT.....Δ
OVERHEAD ELECTRIC.....— E — E — E — E —
RIGHT OF WAY.....



NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. REFERENCED MATERIALS ONLY USED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT AFFECT THIS PROPERTY.
3. NO ATTEMPT MADE TO LOCATE CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES, OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.
4. ALL AREAS BY COORDINATE COMPUTATION.
5. NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

REFERENCES
DB.6738 P.2316
PB.120 P.85
PB.122 P.128
PB.124 P.109
PARENT PIN: 9840-43-5352

CURRENT OWNER:
CIRCULAR DESIGN
CONSTRUCTION, LLC
112 EMERYWOOD PLACE
CHAPEL HILL, NC 27516

SURVEY OF:
ARRAY

SCALE: 1" = 200'
BINGHAM TOWNSHIP - ORANGE COUNTY, NC
DATE: SEPTEMBER 28, 2022

R.S. JONES &
ASSOCIATES, INC.

LAND SURVEYORS
LICENSE NO.: C-2565

201 WEST CLAY STREET MEBANE, N.C. 27302
PH.: (919)563-3623