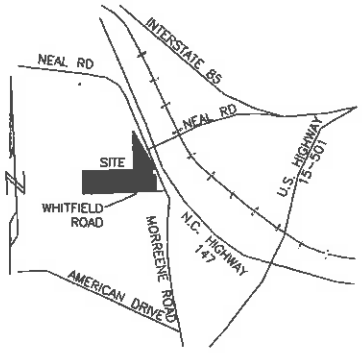


VICINITY MAP NTS

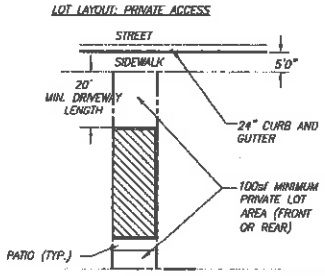
ZONING RS-M(O)
RIVER BASIN CAPE FEAR RIVER
TIER SUBURBAN
OVERLAY DISTRICT NONE
SETBACKS FRONT 25'
FRONT (FROM ROW) 12' (REDUCED)
FRONT (FROM ALLEY) 5'
SIDE 10'
REAR 20'
BUILDING SEPARATION–10' MIN.
SHARED PARKING SETBACK 12'

I, Jeffrey P. Williams certify that this plat was drawn under my supervision from an actual survey performed under my supervision (references as shown), any boundaries not surveyed are clearly indicated as drawn from references shown and/or drawn with a broken line; that the Global Positioning System (GPS) observations were performed to the Geospatial Positioning Accuracy Standards, Part 2: Standards for Geodetic Networks at the 2cm accuracy classification (95% confidence) using OPUS and traditional traverse) and that the relative positional accuracy is 0.007m and that the ratio of precision exceeds 1:10,000.
That this plat was prepared in accordance with G.S. 47-30 as amended.
That this plat meets the requirement of G.S. 47-30 section F-11-c. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature and seal this the 7th day of Nov, 2012.

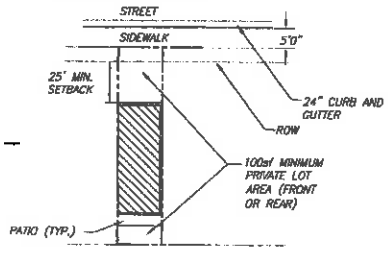
NORTH CAROLINA PROFESSIONAL SEAL L-4204 LAND SURVEYOR JEFFREY P. WILLIAMS

LOT LAYOUT: PRIVATE ACCESS



— TYPICAL LOT LAYOUT —

LOT LAYOUT: PUBLIC STREET



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/GIS

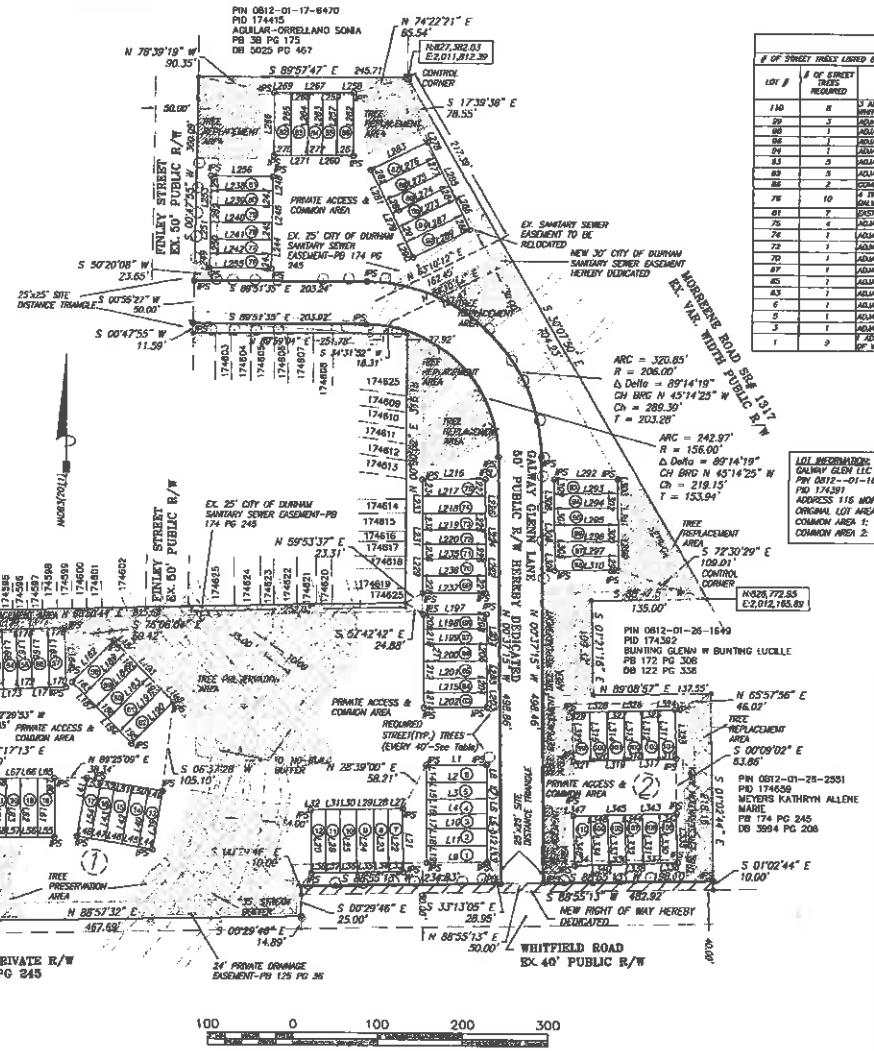
LEGEND

Existing Iron Bar (1/2" unless noted otherwise)	●
Existing Iron Pipe (3/4" unless noted otherwise)	○
1/2" Iron Pipe Set	○ IPS
Existing PK Nail	⊕ PK
PK Nail Set	⊕ PKS
Computed Point	△
Concrete Monument	▣
Sanitary Sewer	SS
Sanitary Sewer Manhole	Ⓢ
Required Street Trees	○

STREET TREE TABLE

OF STREET TREES LISTED BELOW SHALL BE PLANTED BEFORE A C.O. IS ISSUED FOR THE RESPECTIVE LOT

LOT #	# OF STREET TREES REQUIRED	LOCATION (ALL TREES ARE LOCATED WITHIN COMMON AREAS OF THE SUBDIVISION)
110	8	3 ADJACENT TO LOT ALONG EAST SIDE OF GALWAY GLENN LANE & 5 ON NORTH SIDE OF WHITFIELD ROAD, EAST OF GALWAY GLENN LANE
99	3	ADJACENT TO LOT ALONG EAST SIDE OF GALWAY GLENN LANE
98	1	ADJACENT TO LOT FRONTAGE ALONG EAST SIDE OF GALWAY GLENN LANE
96	1	ADJACENT TO LOT FRONTAGE ALONG EAST SIDE OF GALWAY GLENN LANE
94	1	ADJACENT TO LOT FRONTAGE ALONG EAST SIDE OF GALWAY GLENN LANE
83	5	ADJACENT TO LOT ALONG EAST SIDE OF GALWAY GLENN LANE, NORTH TO C/L OF STREAM
89	5	ADJACENT TO LOT ALONG NORTH SIDE OF GALWAY GLENN LANE, SOUTH TO C/L OF STREAM
86	2	COMMON AREA ADJACENT TO PARKING ALONG NORTH SIDE OF GALWAY GLENN LANE
78	10	4 TREES ADJACENT LOT ON NORTH SIDE OF GALWAY GLENN LANE & 6 TREES ON SOUTH SIDE OF GALWAY GLENN LANE EAST TO PROPERTY CORNER
81	7	EAST SIDE OF FINLEY STREET
75	4	ADJACENT TO LOT ALONG WEST SIDE OF GALWAY GLENN LANE, NORTH TO PROPERTY LINE
74	1	ADJACENT TO LOT FRONTAGE ALONG WEST SIDE OF GALWAY GLENN LANE
72	1	ADJACENT TO LOT FRONTAGE ALONG WEST SIDE OF GALWAY GLENN LANE
70	1	ADJACENT TO LOT FRONTAGE ALONG WEST SIDE OF GALWAY GLENN LANE
67	1	ADJACENT TO LOT FRONTAGE ALONG WEST SIDE OF GALWAY GLENN LANE
65	1	ADJACENT TO LOT FRONTAGE ALONG WEST SIDE OF GALWAY GLENN LANE
63	1	ADJACENT TO LOT FRONTAGE ALONG WEST SIDE OF GALWAY GLENN LANE
6	1	ADJACENT TO LOT FRONTAGE ALONG WEST SIDE OF GALWAY GLENN LANE
5	1	ADJACENT TO LOT FRONTAGE ALONG WEST SIDE OF GALWAY GLENN LANE
3	1	ADJACENT TO LOT FRONTAGE ALONG WEST SIDE OF GALWAY GLENN LANE
1	9	7 ADJACENT TO LOT FRONTAGE ALONG WEST SIDE OF GALWAY GLENN LANE & 2 ON NORTH SIDE OF WHITFIELD ROAD, WEST OF GALWAY GLENN LANE



LOT INFORMATION:
GALWAY GLEN LLC
PIN 0812--01-16-6744
PID 174391
ADDRESS 116 MORREENE ROAD
ORIGINAL LOT AREA: 580,072.25 SF (13.3166 ACRES)
COMMON AREA 1: 359,686.20 SF (8.2572 ACRES)
COMMON AREA 2: 156,646.15 SF (3.6237 ACRES)

FILED
Plat Book 190 Page 381
Date 11-7-12 Time 1:28pm
Register of Deeds
Durham County, NC

NOTES
1) THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE THERE MAY EXIST ENCUMBRANCES TO TITLE OF THE SUBJECT PROPERTIES NOT ADDRESSED BY THIS SURVEY.
2) AREAS BY THE COORDINATE METHOD.
3) HORIZONTAL GROUND DISTANCES SHOWN.
4) THIS SITE IS NOT IN A FLOOD HAZARD ZONE PER FEMA PANEL 3720081200J DATED MAY 2, 2006.
5) UTILITIES SHOWN AS MARKED BY THEIR RESPECTIVE AGENTS AND PUBLIC RECORD DOCUMENTS.
6) NC GRID COORDINATES DERIVED FROM STATIC GPS OBSERVATIONS AND POST PROCESSED BY OPUS.
7) NO HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2000'.
8) 50 FOOT WIDE UNDISTURBED STREAM BUFFER, MEASURED FROM TOP OF BANK, EACH SIDE OF STREAM, NO CLEARING OR GRADING OTHER THAN SELECTIVE THINNING AND ORDINARY MAINTENANCE OF EXISTING VEGETATION PERMITTED, EXCEPT IN ACCORDANCE WITH 15A NCAC 02B.233 (8) VEGETATION MANAGEMENT. NO STRUCTURES OR FEATURES REQUIRING GRADING OR CONSTRUCTION MAY BE BUILT WITHIN THE 10 FOOT STREAM BUFFER SETBACK. ANY USE ALLOWED BY SECTION 8.5.4 OF THE UDO SHALL BE DESIGNED AND CONSTRUCTED TO MINIMIZE THE AMOUNT OF INTRUSION INTO THE STREAM BUFFER AND TO MINIMIZE CLEARING, GRADING, EROSION AND WATER QUALITY DEGRADATION. (UDO SECTION 8.5.4 B, C & D)
9) STREET TREES MEETING THE REQUIREMENTS OF SECTION 9.6.4 OF THE UDO SHALL BE PLANTED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED, UNLESS THE PLANTING HAS BEEN POSTPONED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 9.11.2, EXTENSIONS FOR ALL OTHER DEVELOPMENT.
10) A) THE STREETS ARE PRIVATE AND WILL NOT BE PUBLICLY MAINTAINED; B) THE STREETS ARE TO REMAIN PRIVATE SINCE THE DESIGN DOES NOT MEET CITY DESIGN CRITERIA AND WILL NOT BE MADE PUBLIC NOR MAINTAINED BY THE CITY; C) THE SELLER IS REQUIRED TO NOTIFY THE BUYER OF ITEMS A. AND B. ABOVE.

Drawn By	JPW
Checked By	JPW
Scale	1"=100'
Project No.	1337
Date	Oct. 16, 2012
Survey Date	Aug. 28, 2012
Sheet No.	2 of 2

Other References:

FINAL RIGHT OF WAY DEDICATION PLAT OF PROPERTY OF
GALWAY GLEN LLC
CITY-OUT TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA
Owner Address: 8341 Bradford West Ste. 7 Raleigh NC 27615
SURVEY FOR
GALWAY GLEN LLC

Coulter | Jewell | Thames PA
ENGINEERING-LAND SURVEYING-LANDSCAPE ARCHITECTURE
111 West Main Street Durham, North Carolina 27701
p919.682.0368 f919.688.5648
LIC. #1209