



VICINITY MAP
NOT TO SCALE

FILED

Plot Book _____ Page _____
Date _____ Time _____

WILIE L. CONNINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

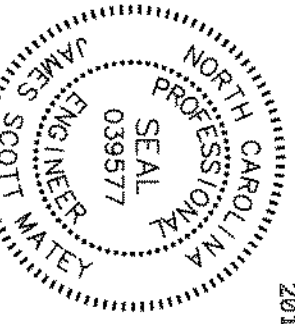
DURHAM COUNTY RECORDATION STAMP

IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION CREATING UNIT OWNERSHIP AND ESTABLISHING RESTRICTIONS, COVENANTS, AND CONDITIONS FOR GATEWAY TERRACE LAND CONDOMINIUM ("DECLARATION"), DATED JANUARY 21, 2015, AND RECORDED ON _____ IN DEED BOOK _____, PAGE _____ OF THE DURHAM COUNTY REGISTRY, GATEWAY TERRACE PARTNERS, LLC, AND MAM GATEWAY TERRACE RE, LLC, HEREBY COMMIT THE LAND AND IMPROVEMENTS IDENTIFIED HEREON TO A PLAN OF CONDOMINIUM OWNERSHIP UNDER THE PROVISIONS OF CHAPTER 47C OF THE NORTH CAROLINA GENERAL STATUTES (THE "CONDOMINIUM ACT"). THE CONDOMINIUM SHALL BE KNOWN AS GATEWAY TERRACE LAND CONDOMINIUM, AND IS COMPRISED OF FIVE LAND CONDOMINIUM UNITS, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS. LIMITED COMMON ELEMENTS ARE DESCRIBED IN THE DECLARATION, AND IDENTIFIED ON THE PLANS.

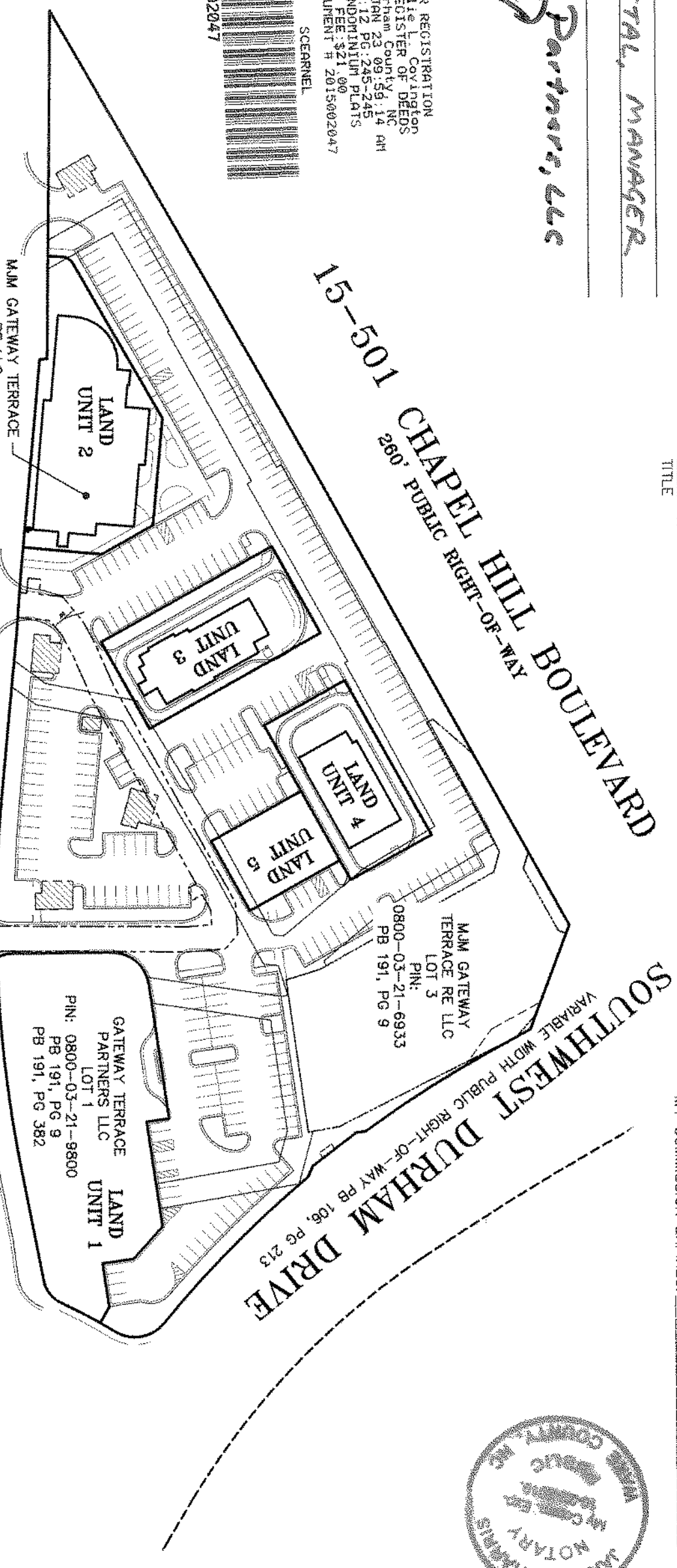
PURSUANT TO SECTION 4.7 OF THE DECLARATION, MAM GATEWAY TERRACE RE, LLC, RESERVES THE RIGHT TO CREATE ADDITIONAL UNITS AND LIMITED COMMON ELEMENTS AS MORE FULLY SET FORTH IN THE DECLARATION.

MAM GATEWAY TERRACE RE, LLC.
BY: [Signature]
DATE: JAN 21, 2015

TITLE: ANUJ N. MITTAL, MANAGER
DATE: JAN 21, 2015
By: [Signature]
Title: Manager
Date: [Signature]



FOR REGISTRATION
LISTED OFFICE OF DEEDS
DURHAM COUNTY, NC
2015 JAN 23 09:55:44 AM
CONDOMINIUM PLATS
FEE: \$21.00
INSTRUMENT # 2015002047
SCERENEL



HONEYCUTT DRIVE
50' PUBLIC RIGHT-OF-WAY

WATKINS ROAD S.R. 1110
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

SOUTHWEST DURHAM DRIVE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PB 106, PG 213

I, ERIC M. MANTURUK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM THE INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:60,000; AND 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 January, A.D. 2015.

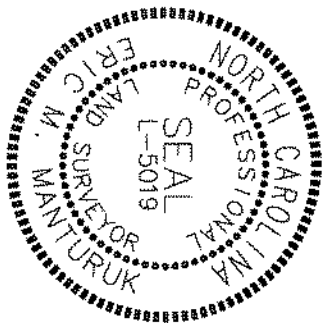
ERIC M. MANTURUK PLS L-5019

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
G.S. 47-30 (1)(1)(c)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE IN EXISTING STREET.

ERIC M. MANTURUK PLS L-5019

I, ERIC M. MANTURUK, A LICENSED LAND SURVEYOR LICENSED UNDER THE PROVISIONS OF CHAPTER 89C OF THE NORTH CAROLINA GENERAL STATUTES, DO HEREBY CERTIFY THAT THIS PLAT CONTAINS ALL OF THE INFORMATION REQUIRED BY CHAPTER 47C-2-109 OF THE NORTH CAROLINA GENERAL STATUTES, SAID PLAT ACCURATELY DEPICTS THE LEGAL BOUNDARIES AND THE PHYSICAL LOCATION OF THE UNITS AND OTHER IMPROVEMENTS RELATIVE TO THOSE BOUNDARIES.

ERIC M. MANTURUK PLS L-5019



CERTIFICATE OF OWNER: (GATEWAY TERRACE PARTNERS, LLC.)
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

BY: GATEWAY TERRACE PARTNERS, LLC.
OWNER SIGNATURE: [Signature]
DATE: January 21, 2015
OWNER NAME: GATEWAY TERRACE PARTNERS, LLC
TITLE: MANAGER

CERTIFICATE OF OWNER: (MAM GATEWAY TERRACE RE, LLC.)
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

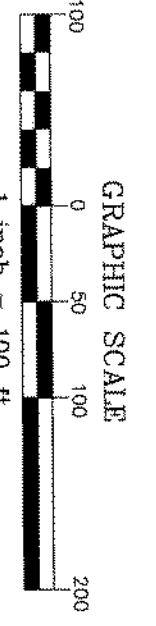
BY: MAM GATEWAY TERRACE RE, LLC.
OWNER SIGNATURE: [Signature]
DATE: JAN 21, 2015
OWNER NAME: ANUJ N. MITTAL
TITLE: MANAGER

STATE OF North Carolina
COUNTY OF Wake
I CERTIFY THAT THEY FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: [Signature]
DATE: Jan 21, 2015

PRINTED NAME: [Signature], NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-22-19

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A CONDOMINIUM PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON NAD 83.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: CG (O).
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DENIED BY F.E.M.A. FIRM COMMUNITY PANEL #572008000K DATED FEBRUARY 2, 2007. REFERENCES: PB 190, PG 299, PG 192, PG 273; PG 191, PG 382; DB 7075, PG 724
- OF THE DURHAM COUNTY REGISTRY. PIN: 0800-03-21-6933 & 0800-03-21-9800.
- UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- NO DEVELOPMENT TIER: SUBURBAN
- CAPE FEAR RIVER BASIN
- DECLARATION OF GATEWAY TERRACE CONDOMINIUM, DB _____ PAGE _____ OF THE DURHAM COUNTY REGISTRY.



LAND UNIT #	AREA
LAND UNIT #1	0.68 AC.
LAND UNIT #2	0.41 AC.
LAND UNIT #3	0.28 AC.
LAND UNIT #4	0.24 AC.
LAND UNIT #5	0.12 AC.
LIMITED COMMON ELEMENT	0.06 AC.
COMMON ELEMENT	4.10 AC.
TOTAL AREA	5.89 AC.

DURHAM CASE NO. S14002419

This plot has been certified for recordation as an exempt subdivision pursuant to § 153A-335 and § 160A-376 of the North Carolina General Statutes.

[Signature]
Durham City-County Planning Department
(date) 1-21-15

	<p>THE JOHN R. McADAMS COMPANY, INC. 2905 Meridian Parkway Durham, North Carolina 27713 License No.: C-0293 (800) 733-5646 • McAdamsCo.com</p>
	<p>REVISIONS: 2014-12-23 CLIENT COMMENTS 2015-01-13 TOWN COMMENTS</p>
<p>SURVEY BY: ERIC M. MANTURUK L-5019</p>	<p>OWNER: MAM GATEWAY TERRACE RE LLC 5720 CREEDMOOR ROAD, SUITE 205 RALEIGH, NORTH CAROLINA 27612 (919) 848-9969</p>
<p>PROJECT: MRE-11020</p>	<p>OWNER: GATEWAY TERRACE PARTNERS LLC 5720 CREEDMOOR ROAD, SUITE 205 RALEIGH, NORTH CAROLINA 27612 (919) 848-9969</p>
<p>DATE: 10-06-2014</p>	<p>SCALE: 1"=100'</p>
<p>DRAWN BY: EMM</p>	<p>TITLE: MRE-11020-F5</p>
<p>PROJECT: MRE-11020</p>	<p>TITLE: GATEWAY TERRACE LAND CONDOMINIUM CONDOMINIUM PLAT</p>