



VICINITY MAP  
NOT TO SCALE

FILED

Plot Book \_\_\_\_\_ Page \_\_\_\_\_  
Date \_\_\_\_\_ Time \_\_\_\_\_

WILLE 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 JAN 21, 2015 AND RECORDED ON 20150202047, IN DEED BOOK 215, PAGE 88-173 OF THE DURHAM COUNTY REGISTRY, GATEWAY TERRACE PARTNERS, LLC, AND MAM GATEWAY TERRACE RE, LLC, 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.

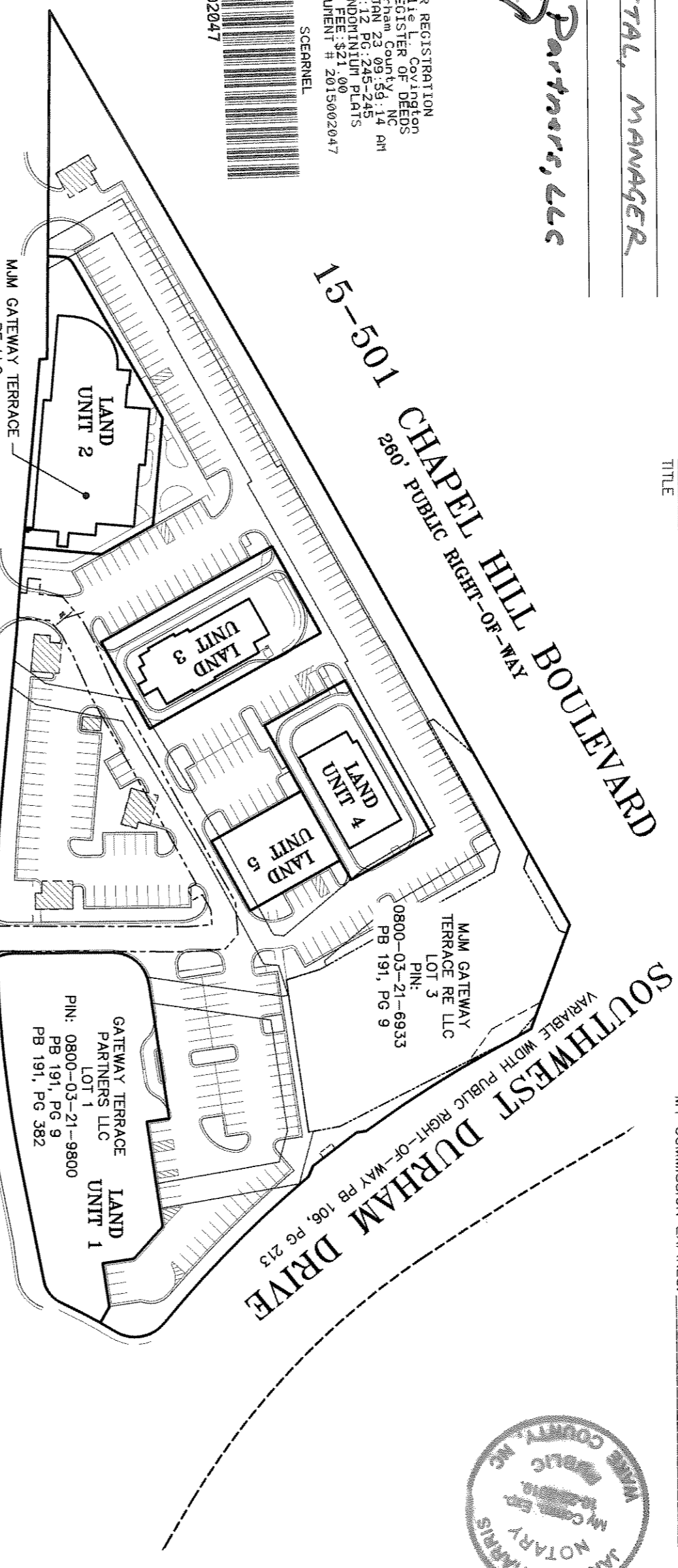
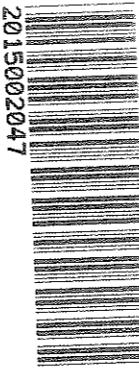
MAM GATEWAY TERRACE RE, LLC.  
BY: [Signature]  
DATE: JAN 21, 2015

TITLE: ANUJ N. MITTAL, MANAGER

By: [Signature]  
Title: Manager  
Date: 1/14/15



FOR REGISTRATION  
LISTED OFFICE OF DEEDS  
Durham County, NC  
2015 JAN 23 09:52:14 AM  
CONDOMINIUM PLATS  
FEE: \$21.00  
INSTRUMENT #: 20150202047  
SCERANSEL



HONEYCUTT DRIVE  
50' PUBLIC RIGHT-OF-WAY

LOT 2  
RE: LLC  
PIN: 0800-03-21-3861  
PB 191, PG 382

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

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



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 IDENTIFIED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNLESS 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:  
DATE: Jan 21 2015

PRINTED NAME: Janet W. Harris, NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-22-19

I, ERIC M. MANTURUK, A REGISTERED PROFESSIONAL ENGINEER UNDER THE PROVISIONS OF CHAPTER 89C OF THE GENERAL STATUTES CERTIFY THAT THIS PLAT FULLY AND ACCURATELY DEPICTS LAYOUT, LOCATION, LOWEST GRADE ELEVATION, LOWEST SUBGRADE ELEVATION, UPPER ELEVATION, UNIT NUMBERS, AND DIMENSIONS OF THE UNITS AS BUILT, BASED ON A FIELD SURVEY PERFORMED BY THE JOHN R. McADAMS COMPANY DECEMBER 22, 2014, REFER TO DECLARATIONS, ANY AMENDMENTS, AND ARCHITECTURAL DOCUMENTS AND CERTIFICATION FOR PROPOSED UNITS.

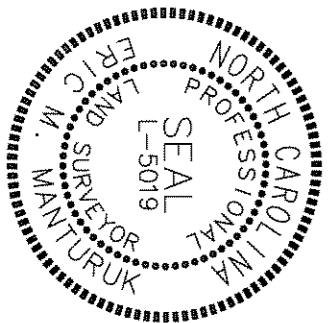
ERIC M. MANTURUK, PLS L-5019  
DATE OF January A.D. 2015.

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

ERIC M. MANTURUK, PLS L-5019  
DATE: 01/14/15

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  
JANUARY 14, 2015



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 (D).
- 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. F.I.R.M. COMMUNITY PANEL #372008000K DATED FEBRUARY 2, 2007.
- REFERENCES: PB 190, PG 299, PB 192, PG 273, PG 191, PG 9; PB 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 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.
- DEVELOPMENT TER: SUBURBAN
- CAPE FEAR RIVER BASIN
- DECLARATION OF GATEWAY TERRACE CONDOMINIUM, DB \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE DURHAM COUNTY REGISTRY.

CERTIFICATE OF OWNER: (GATEWAY TERRACE PARTNERS, LLC.)

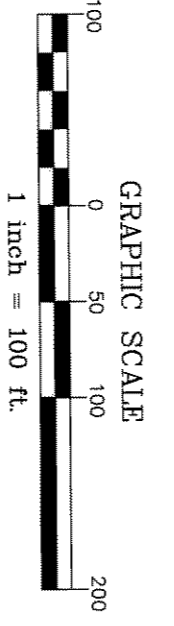
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY IDENTIFIED AS PRIVATE, AND THAT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

BY: GATEWAY TERRACE PARTNERS, LLC.  
OWNER SIGNATURE: [Signature] DATE: January 20 2015  
OWNER NAME: Virginia M. Burrows  
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:  
DATE: January 20 2015

PRINTED NAME: Virginia M. Burrows, NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9-9-2015



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. S14002410

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

NC GRID (NAD 83)

	<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>GATEWAY TERRACE LAND CONDOMINIUM CONDOMINIUM PLAT TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA</p>
<p>OWNER: MAM GATEWAY TERRACE RE LLC 5720 CREEDMOOR ROAD, SUITE 205 RALEIGH, NORTH CAROLINA 27612 (919) 848-9969</p>	<p>GATEWAY TERRACE PARTNERS LLC 5720 CREEDMOOR ROAD, SUITE 205 RALEIGH, NORTH CAROLINA 27612 (919) 848-9969</p>
<p>PROJECT: MRE-11020 TITLE: MRE-11020-F5 DRAWN BY: EMM SCALE: 1"=100' DATE: 10-06-2014</p>	<p>McADAMS</p>