FINAL PLAT
(GATEWAY CENTER)
409 SOUTH ROXBORO STREET
PARCEL ID 103374
DEED BOOK 2129 PAGE 762
DURHAM TOWNSHIP, CITY OF DURHAM, DURHAM COUNTY, NORTH CAROLINA

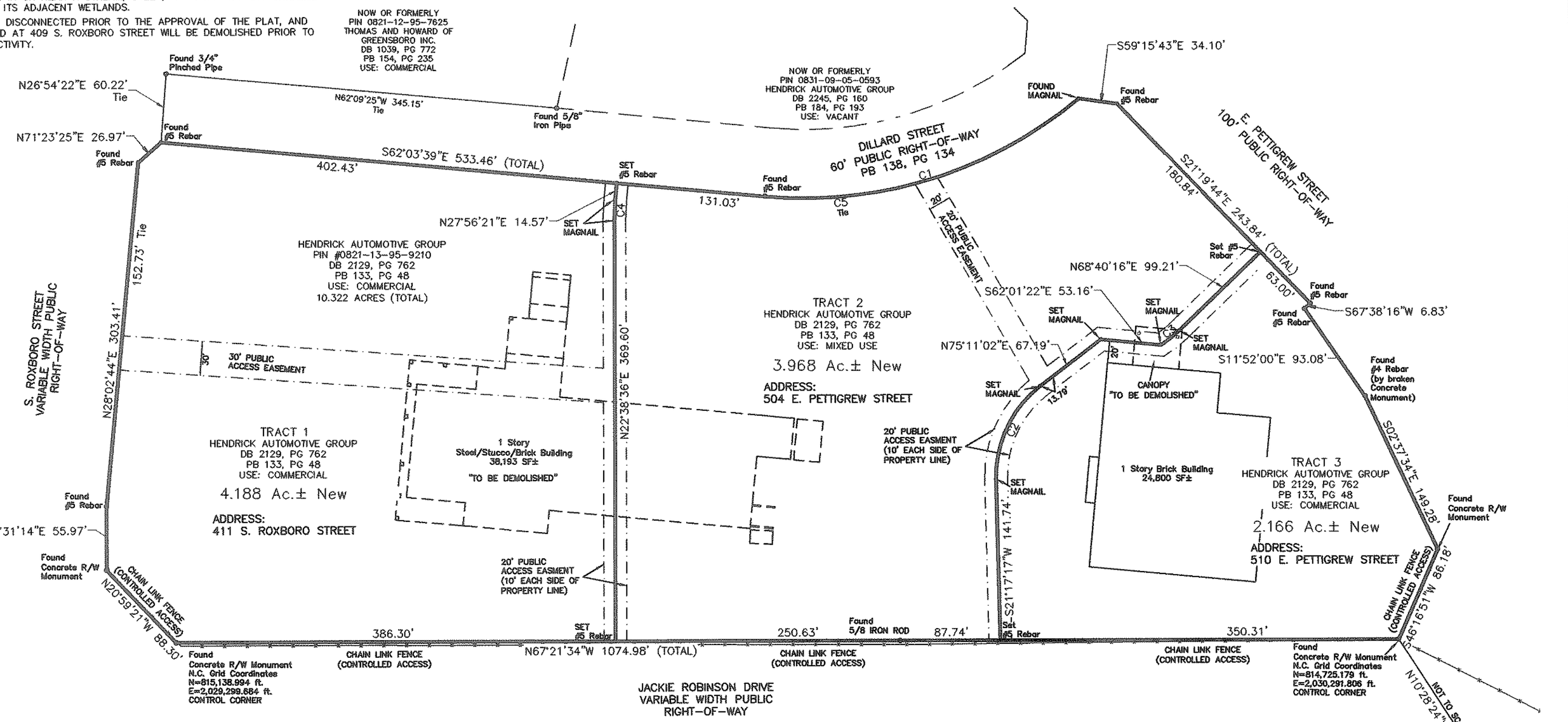
FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 JUN 29 12:42:24
BK:194 PG:383-383
PLAT
FEE:$21.00
INSTRUMENT # 2015020681
SCEARNEL
2015020681

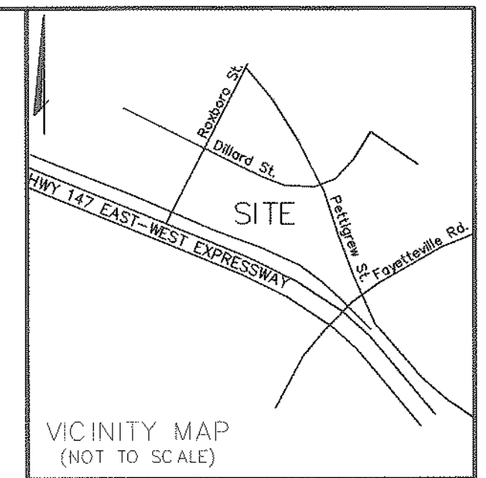
SURVEYOR'S NOTES

1. ALL DISTANCES ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED. AREA CALCULATIONS WERE COMPUTED USING THE COORDINATE METHOD.
2. BOUNDARY INFORMATION BASED ON DEED BOOK 2129 PAGE 762 AND PLAT BOOK 133, PAGE 48 AS RECORDED IN THE DURHAM COUNTY REGISTER OF DEEDS.
   PIN #0821-13-95-9210
3. FIELD DATE OF SURVEY: OCTOBER 8, 2014.
4. THE CURRENT ZONING OF THE SUBJECT PROPERTY IS DD-C PER DURHAM COUNTY GIS. NO ZONING REQUIREMENTS WERE PROVIDED.
5. THE PROPERTY IS LOCATED WITHIN ZONE X PER F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANELS 3720083100J, DATED MAY 2, 2006 AND 3720082100 1K, DATED AUGUST 2, 2007. ZONE X IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. THIS PROPERTY MAY BE SUBJECT TO ANY OTHER EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD.
7. THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN A MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
8. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL ID 103374 INTO 3 PARCELS AS SHOWN HEREON.
9. THIS MAP WAS DRAWN WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
10. THIS SITE IS LOCATED IN THE CAPE FEAR RIVER BASIN
11. THIS SITE IS NOT LOCATED IN A WATERSHED OVERLAY
12. THIS SITE IS LOCATED IN THE DOWNTOWN DEVELOPMENT TIER.
13. STATE AND FEDERAL PERMIT AUTHORIZATION MAY BE REQUIRED FROM THE DEHNR AND THE U.S. CORPS OF ENGINEERS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES IN OR NEAR A STREAM, CREEK, TRIBUTARY OR ANY UNNAMED BODY OF WATER AND ITS ADJACENT WETLANDS.
14. ALL UTILITIES WILL BE DISCONNECTED PRIOR TO THE APPROVAL OF THE PLAT, AND THE BUILDING LOCATED AT 409 S. ROXBORO STREET WILL BE DEMOLISHED PRIOR TO ANY DEVELOPMENT ACTIVITY.

AREA TABLE

OLD TRACT	= 10.322 AC.
NEW TRACT 1	= 4.188 AC.
NEW TRACT 2	= 3.993 AC.
NEW TRACT 3	= 2.141 AC.
TOTAL	10.322 AC.





VICINITY MAP
(NOT TO SCALE)

PROPERTY OWNER DATA:

HENDRICK AUTOMOTIVE GROUP
6000 MONROE ROAD, SUITE 100
CHARLOTTE, NC 28212

LEGEND
R/W = Right-of-Way
COS = Common Open Space
= Not to Scale
= Property Line

GRAPHIC SCALE
0 40 80 160
1 inch = 80 feet

PREPARED FOR:

WOODFIELD ACQUISITIONS, LLC
11425 HORSEMAN TRAIL
RALEIGH, NC 27613
PH: 919.349.4822
Contact: Mike Underwood

PREPARED BY:

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
301 McCullough Dr., Ste. 109, Charlotte, NC 28262
Phone: 704.548.0333 Toll Free: 888.775.3648
M C M X X V I

FIRM: F-1016

Curve Table					
Curve Number	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	45°06'31"	376.41'	296.34'	S84°32'38"E	288.75'
C2	53°53'45"	100.00'	94.07'	S48°14'10"W	90.64'
C3	11°41'18"	100.00'	20.40'	N74°30'55"E	20.36'
C4	5°17'45"	200.00'	18.49'	S25°17'28"W	18.48'

OWNER CERTIFICATE

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE, AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED.

OWNER — DATE 6-9-15

STATE OF North Carolina
Union COUNTY
I, Natalie L Stricklin
A NOTARY PUBLIC FOR SAID COUNTY CERTIFY THAT Edward Brown PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS THE 9 DAY OF June 2015.
Natalie L Stricklin
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02-24-2018

NATALIE L STRICKLIN NOTARY PUBLIC UNION COUNTY, NC

NORTH CAROLINA PROFESSIONAL SEAL L-4821 LAND SURVEYOR T. MICHAEL GREEN, JR.

I, T. MICHAEL GREEN, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES DRAWN FROM INFORMATION SHOWN HEREON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS, MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL; THIS 1st DAY OF June, 2015.

THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND,

T. MICHAEL GREEN, JR., NCPLS-4821

CERTIFICATION OF EXPRESS DEDICATION FOR PUBLIC USE

THE PUBLIC ACCESS EASEMENTS DEPICTED IN THIS PLAT ARE EXPRESSLY DEDICATED TO USE BY THE GENERAL PUBLIC. UPON CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS IN CONFORMANCE WITH ALL APPLICABLE REQUIREMENTS, CITY COUNCIL MAY ACCEPT THE INFRASTRUCTURE IMPROVEMENTS FOR MAINTENANCE BY THE CITY OF DURHAM ("CITY"). ACCEPTANCE OF THE INFRASTRUCTURE IMPROVEMENTS BY CITY COUNCIL CONVEYS THE RIGHT IN, OVER, UNDER, AND THROUGH THE INFRASTRUCTURE IMPROVEMENTS, NECESSARY FOR THE CITY AND ITS AGENTS AND CONTRACTORS, TO MAINTAIN AND REPAIR THE INFRASTRUCTURE IMPROVEMENTS IN THE CITY'S SOLE DISCRETION. THE RIGHT OF INGRESS/EGRESS TO THE INFRASTRUCTURE IMPROVEMENTS FROM THE PUBLIC RIGHT OF WAY IS ALSO GRANTED TO THE CITY SO THE CITY CAN MAINTAIN AND REPAIR THE INFRASTRUCTURE IMPROVEMENTS AFTER ACCEPTANCE. THE CITY IN ITS SOLE DISCRETION HAS THE RIGHT TO DETERMINE THE POINTS OF INGRESS AND EGRESS FROM THE PUBLIC RIGHT OF WAY NECESSARY TO PERFORM MAINTENANCE OR REPAIR AFTER ACCEPTANCE.

SIGNATURE OF SUBDIVIDER

REVIEW OFFICER CERTIFICATION

I, Judy F Hosford REVIEW OFFICER OF DURHAM, COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER — DATE 6-29-15

CASE # S1500078

FINAL PLAT

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT ON: 6/29/2015

PLANNING DIRECTOR OR DESIGNEE

NULL AND VOID IF NOT RECORDED WITHIN 180 DAYS OR BY 12/26/2015

FINAL PLAT
(GATEWAY CENTER)
409 S. ROXBORO STREET
PARCEL ID 103374
DURHAM TOWNSHIP,
CITY OF DURHAM, DURHAM COUNTY
NORTH CAROLINA

REVISIONS

DATE	DESCRIPTION
4/29/15	ADDRESS DURHAM DEVELOPMENT REVIEW COMMENTS
5/29/15	ADD ADDRESSES

Date	Job No.
MARCH 30, 2015	2014-1534
Scale	Sheet
1" = 80'	1 OF 1

J:\2014153\DWG\SHEETS\PLAT\ACAD-20141532 - PLAT_PRELIM3_031415.DWG plotted by GREEN, MICHAEL on 6/1/2015 10:45:03 AM last saved by TOREEN on 6/1/2015 10:26:16 AM
Xrefs: AS-REFR-ALDWG