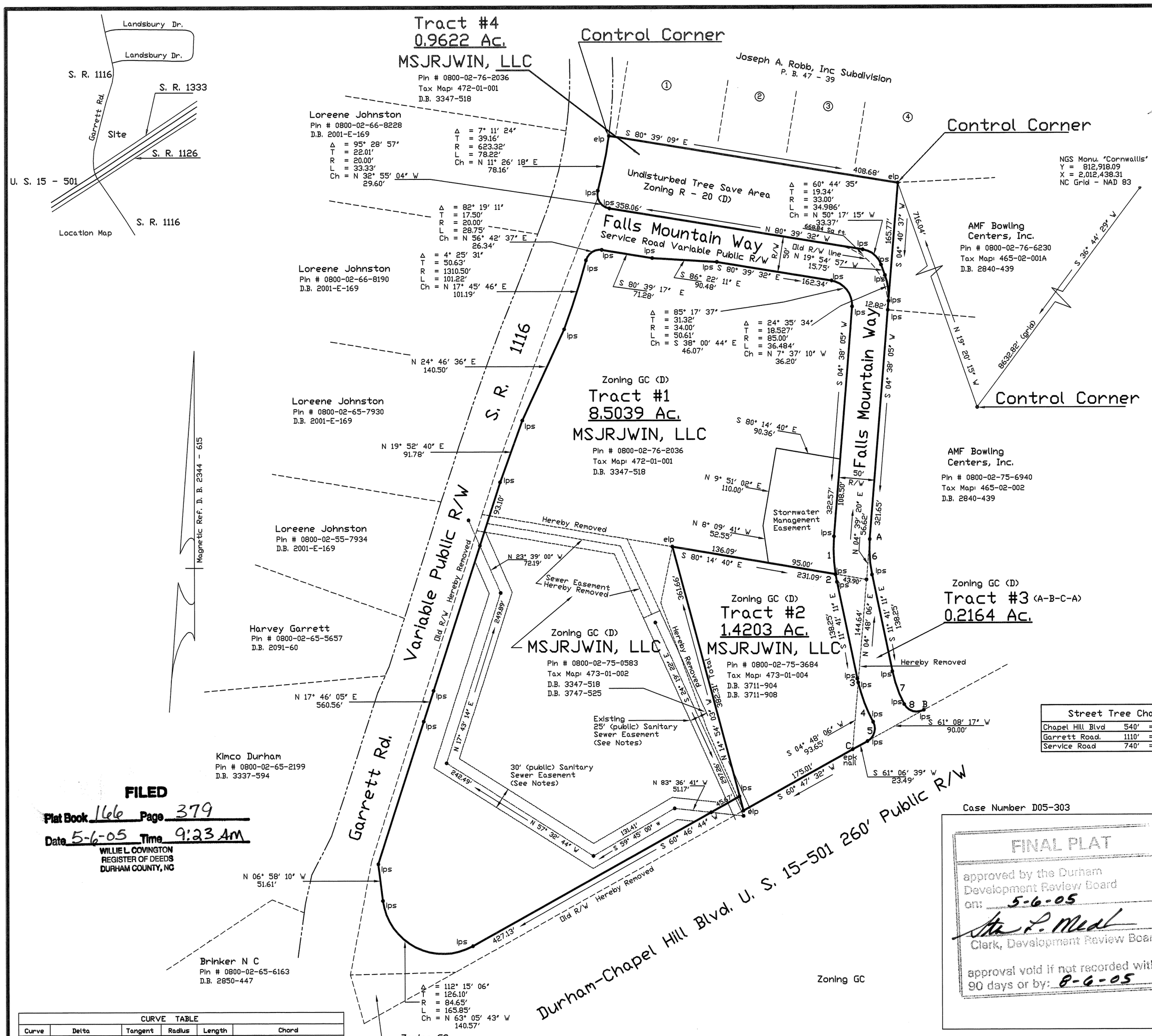

FILED
Plat Book 166 Page 379
Date 5-6-05 Time 9:23 AM
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

CURVE TABLE					
Curve	Delta	Tangent	Radius	Length	Chord
1	13° 32' 47'	26.72'	225.00'	53.20'	S 02° 08' 19' E 53.07'
2	2° 46' 29'	5.45'	225.00'	10.90'	S 10° 17' 56' E 10.89'
3	1° 25' 28'	2.80'	225.00'	5.59'	S 12° 23' 54' E 5.59'
4	15° 00' 58'	29.65'	225.00'	58.97'	S 20° 37' 08' E 58.80'
5	89° 14' 16'	19.74'	20.00'	31.15'	S 16° 29' 31' E 28.10'
6	16° 19' 16'	25.09'	175.00'	49.85'	S 03° 31' 33' E 49.68'
7	16° 00' 50'	24.62'	175.00'	48.91'	S 19° 41' 36' E 48.75'
8	91° 09' 14'	20.41'	20.00'	31.82'	S 73° 16' 37' E 28.57'

LEGEND

ecm	Existing concrete monument
elp	Existing iron pin
ips	Iron pin set
epk	Existing PK nail
pks	PK nail set

Street Tree Chart		
Chapel Hill Blvd	540'	= 18 Trees
Garrett Road.	1110'	= 37 Trees
Service Road	740'	= 25 Trees

Owners 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/Manager — Date 5-6-05

I, Leon Beddingfield, a Notary Public of the County and State aforesaid, certify that MARC SEGSOW, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp of seal, this 6 day of MAY, 2003.

Notary Public — My Commission Expires 5-21-2007

Attorney's Certificate: I, _____, in my capacity as local counsel for _____ do hereby certify that to the best of my knowledge and belief _____ is the owner of record of the tract of land described hereon, and that _____ is the owner/manager authorized to sign the dedication statement pertaining to this recording.

Attorney — Date 5/6/05

I, Leon Beddingfield, a Notary Public of the County and State aforesaid, certify that HOWARD WILLIAMS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp of seal, this 6 day of MAY, 2003.

Notary Public — My Commission Expires 5-21-2007

I, James R. Wilson, Professional Land Surveyor, do hereby certify that this plat is of a survey that creates a subdivision of land within the area of a county of municipality that has an ordinance that regulates parcels of land .

James R. Wilson, P.L.S. No. L-2452 — Date 5-05-05

Notes:

1- Sanitary Sewer Easements: Centerline of 30' (25') foot wide City of Durham Sanitary Sewer Easement. Subject to terms stated in the Declaration in Real Estate Book 1510, Page 958. No structures, fill, embankments, trees of obstructions permitted within the easement except according to those terms.

2-Setbacks: Sides having frontage of streets - 25' Feet
Sides adjacent to residential zones - 25' Feet
Rear - 10' Feet

3- Total impervious area from Site Plan is 323,897 Sq. Ft. = 67%.

4- Zoning for this property is GC (D) and R-20-D.

5- The square footage of new R/W dedication is 83,229.2317 sq. ft. includes addition.

6- FEME map number is 37063C 153G dated Feburary 2, 1996, Zone X.

7- Street trees shall be planted in accordance with Section 10.5, Street Tree Standards. and shall be at least two and one half inches (2 1/2') caliper.

8- Street address for Tract 1 is 4516 Durham - Chapel Hill Blvd. Durham, NC 27707 and the address for Tract 2 is 4512 Durham - Chapel Hill Blvd. Durham, NC 27707.

Case Number D05-303

FINAL PLAT
approved by the Durham
Development Review Board
on: 5-6-05
Clerk, Development Review Board
approval void if not recorded within
90 days or by: 8-6-05

North Carolina
Durham County

I, Judy F Hosford Review Officer of the County aforesaid, certify that the plat to which this certification is affixed meets all statutory requirements for recording .

Review Officer — Date 5-6-05

I, James R. Wilson, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the error of closure as calculated by lattitudes and departures is 1 : 10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book --------, Page --------; that this plat was prepared in accordance with G.S. 47-30 as ammended . Witness my original signature, registration number and seal this 11th day of March, A.D., 2005

Professional Land Surveyor

L-2452
Registration Number

NORTH CAROLINA PROFESSIONAL SEAL L-2452 LAND SURVEYOR JAMES R. WILSON

Recorded in Map Book , Page , Durham Co. Registry.

Survey For: Final Plat for:

MSJRJWIN, LLC a N.C.
Limited Liability Company

Triangle Township

Durham County, North Carolina

Scale: 1' = 100' Date: 03 - 11 - 05 File No.: 2003-091RW

James R. Wilson
Professional Land Surveyor
Main Street - Creedmoor, N.C.
919-528-3184