

FINAL PLAT

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT

ON: 8-21-2009

Planning Director or Designer

Null and void if not recorded within 180 days, or by 2-21-2010

DURHAM CASE NO. S0900068

* IMPERVIOUS AREA 48,588 SF
 * IMPERVIOUS AREA (48,588/77,940): 62.3%

* IMPERVIOUS AREA CALCULATIONS TAKEN FROM DRB APPROVED PLANS D08-048 APPROVAL DATE 07-20-07.

- REFERENCES:**
1. Plat Book 84, Page 188 Durham County Registry
 2. Plat Book 87, Page 9 Durham County Registry
 3. Plat Book 100, Page 148 Durham County Registry
 4. Plat Book 106, Page 153 Durham County Registry
 5. Plat Book 126, Page 34 Durham County Registry
 6. Plat Book 164, Page 34 Durham County Registry
 7. Durham County Register of Deeds NCDOT Highway Maps Volume 1, Page 24 Plan Sheet 9 Project 8.1410801
 8. Deed Book 426, Page 418 Durham County Registry
 9. Deed Book 439, Page 112-115 Durham County Registry
 10. Deed Book 1916, Page 475 Durham County Registry
 11. Deed Book 3633, Page 878 Durham County Registry
 12. Deed Book 3888, Page 770 Durham County Registry
 13. Deed Book 5789, Page 541 Durham County Registry
 14. Plat Book 180, Page 130 Durham County Registry

ATTORNEY'S CERTIFICATION

I, Timothy E. Bowes, in my capacity as local counsel for 98-Sherron Road Partners, LLC, do hereby certify that the plat is a true and correct copy of the original plat as recorded in the public records of the County of Durham, North Carolina. I am duly licensed to practice law in the State of North Carolina and am duly admitted to practice law in the County of Durham, North Carolina. I am duly qualified to act as a Notary Public in and for the County of Durham, North Carolina. I have reviewed the plat and the accompanying documents and certify that the plat is a true and correct copy of the original plat as recorded in the public records of the County of Durham, North Carolina. I have also reviewed the accompanying documents and certify that they are a true and correct copy of the original documents as recorded in the public records of the County of Durham, North Carolina. I have also reviewed the accompanying documents and certify that they are a true and correct copy of the original documents as recorded in the public records of the County of Durham, North Carolina.

ATTORNEY'S NOTARY

(State) North Carolina, a Notary Public of the County and State aforesaid, certify that I am duly licensed to practice law in the State of North Carolina and am duly admitted to practice law in the County of Durham, North Carolina. I have reviewed the plat and the accompanying documents and certify that the plat is a true and correct copy of the original plat as recorded in the public records of the County of Durham, North Carolina. I have also reviewed the accompanying documents and certify that they are a true and correct copy of the original documents as recorded in the public records of the County of Durham, North Carolina.

SANITARY SEWER EASEMENT NOTE

City of Durham Sanitary Sewer Easement(s) as shown. Subject to terms stated in the Declaration in Real Estate Book 1510, page 98. No structures, fill, embankments, trees or obstructions permitted within the easement except according to those terms.

STORMWATER DRAINAGE EASEMENT NOTE

Ownership of 18 foot wide public storm water drainage easement. Ownership of and responsibility for improvement and maintenance of storm water facilities in this easement remains with the current owner. If the property is sold or becomes a part of the City, the easement and access provided in this easement are subject to the terms and provisions of the "Storm Water Management Facility Easement" recorded in Real Estate Book 2298, page 208, which document is incorporated herein. The easement and Revised Declaration do not create the obligation to provide public maintenance. No structures, fill, embankments, trees or obstructions permitted within the easement except according to those terms.

FLOOD INFORMATION

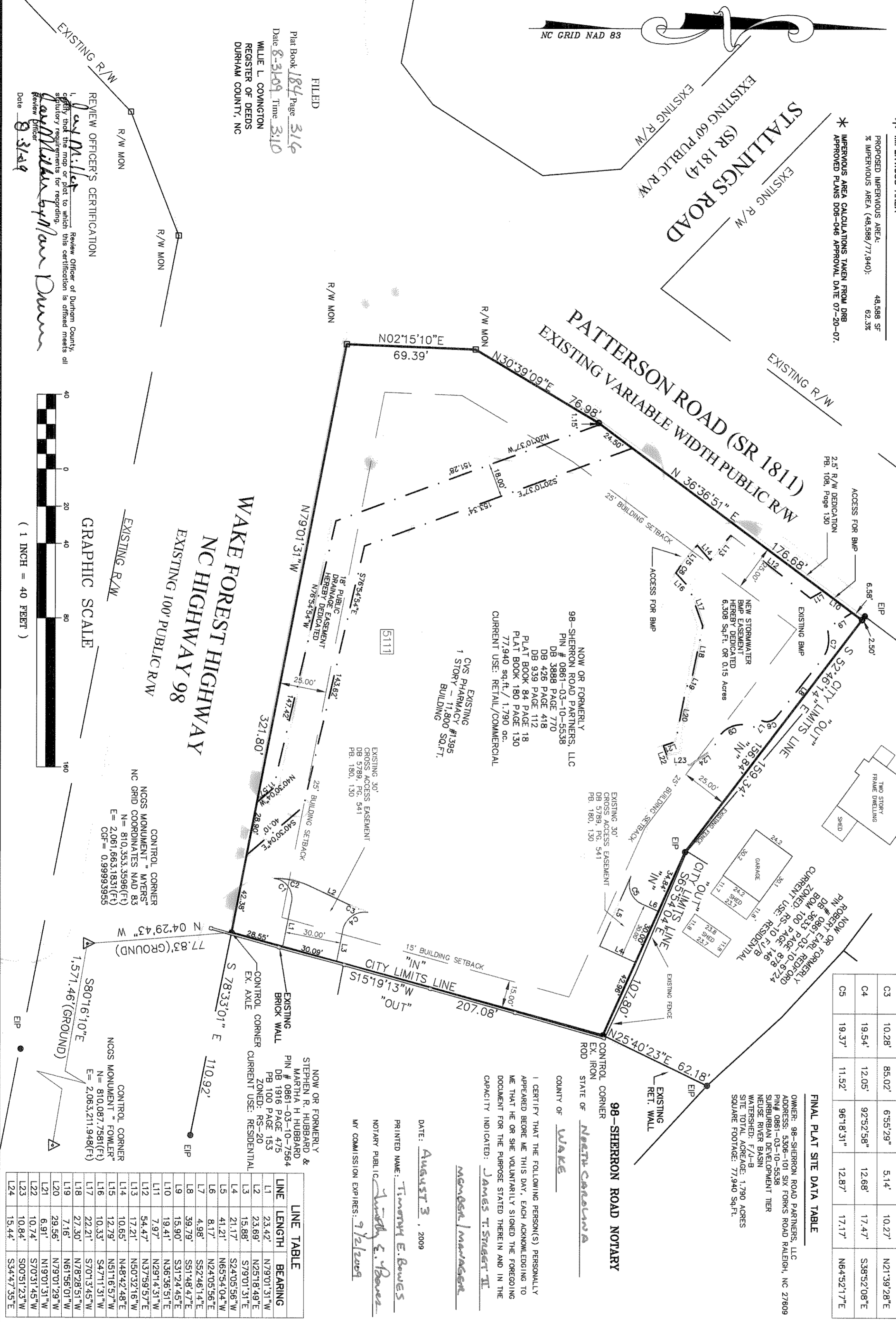
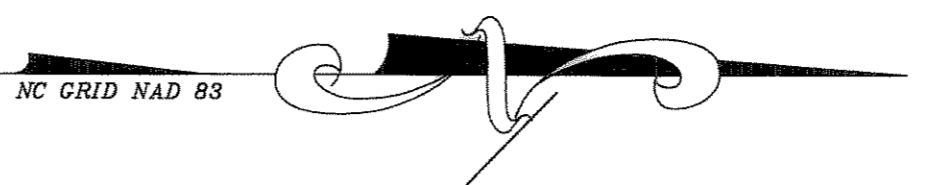
ZONE X
 FLOODWAY: NO
 FIRM NUMBER: 08851
 EFFECTIVE DATE: MAY 2, 2006

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH. BEARING
C1	18.85'	10.59'	101°58'28"	13.07'	16.46'	S56°01'41"W
C2	20.03'	43.00'	26°41'20"	10.20'	19.85'	N11°58'09"E
C3	10.28'	85.02'	6°55'29"	5.14'	10.27'	N21°38'28"E
C4	19.54'	12.05'	92°52'58"	12.68'	17.47'	S38°52'08"E
C5	19.37'	11.52'	96°18'31"	12.87'	17.17'	N64°52'17"E

FINAL PLAT SITE DATA TABLE

OWNER: 98-SHERRON ROAD PARTNERS, LLC
 ADDRESS: 5306-101 SIX FORKS ROAD RALEIGH, NC 27609
 PIN# 0861-03-10-5538
 PLAT BOOK 180, PAGE 130
 NEUSE RIVER BASIN
 WATERSHED: F/A-B
 SITE TOTAL AREA: 1,790 ACRES
 SQUARE FOOTAGE: 77,940 SQ.FT.



FILED
 Plat Book 184 Page 314
 Date 8-31-09 Time 3:10
 WILLIE L. CONINGTON
 REGISTER OF DEEDS
 DURHAM COUNTY, NC

REVIEW OFFICER'S CERTIFICATION
 I, W. M. H. H., 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 8-31-09

GRAPHIC SCALE
 (1 INCH = 40 FEET)

CONTROL CORNER
 NCGS MONUMENT - MYERS
 NC GRID COORDINATES NAD 83
 N = 810,353,3598(F)
 E = 2,061,663,1831(F)
 CGF = 0.999939355

CONTROL CORNER
 NCGS MONUMENT - FOWLER
 N = 810,087,7881(F)
 E = 2,083,211,948(F)

CONTROL CORNER
 BRICK WALL
 PIN # 0861-03-10-7954
 DB # 1916 PAGE 475
 PLAT BOOK 180
 CURRENT USE: RESIDENTIAL

CONTROL CORNER
 EX. AXLE
 PIN # 0861-03-10-7954
 DB # 1916 PAGE 475
 PLAT BOOK 180
 CURRENT USE: RESIDENTIAL

CONTROL CORNER
 EX. IRON ROD
 STATE OF NORTH CAROLINA

COUNTY OF WAKE

I CERTIFY THAT THE 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: JAMES T. STAGT II
General Manager

DATE: AUGUST 3, 2009

PRINTED NAME: Timothy E. Bowes

NOTARY PUBLIC Timothy E. Bowes

MY COMMISSION EXPIRES: 7/2/2009

98-SHERRON ROAD NOTARY

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
 G.S. 42-20 (1)(11)(d). This survey is of another category, such as a preliminary survey, or other exception to the definition of subdivision.

Signed: Timothy E. Bowes Seal: L-3465

FINAL PLAT OWNERS CERTIFICATE

The undersigned owner(s) of the property lying within the attached plat and subdivision hereby certify 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.

Signed (property owner(s)) 98-sherron road partners, LLC
 a North Carolina limited liability company,
 By: James T. Stagt II
 Name: James T. Stagt II
 Title: General Manager

407 Gamma St.
 Suite 101
 Raleigh, North Carolina 27607
 919.833.7336
 Fax: 919.833.7337
 www.jbbm.com

BBM
 DESIGNERS
 ENGINEERS
 SURVEYORS
 ASSOCIATES, INC.
 EST. 1999

5111 WAKE FOREST HIGHWAY (NC 98)
 98-SHERRON ROAD PARTNERS, LLC
 5306-101 SIX FORKS ROAD
 RALEIGH, NC 27609
 OAK GROVE TWP. CITY OF DURHAM
 DURHAM COUNTY, N. CAROLINA

LEGEND

04/06/09 SCALE: 1"=40'

CONCRETE MONUMENT
 IRON PIPE SET (3/4" O.D.)
 EXISTING IRON PIPE
 CONTROL CORNER
 LINES SURVEYED
 LINES NOT SURVEYED

DATE: 04/06/09
 REVISIONS: DRAWN BY TEB
 5/22/09
 CHECKED BY TEB
 5/22/09
 SHEET # 1
 PROJECT: SRR001.000
 OF 1

