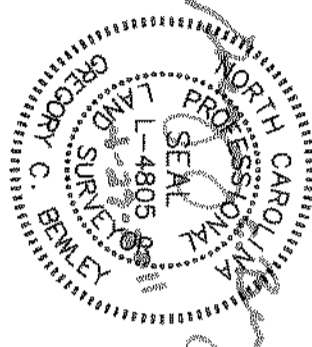


VICINITY MAP
NOT TO SCALE

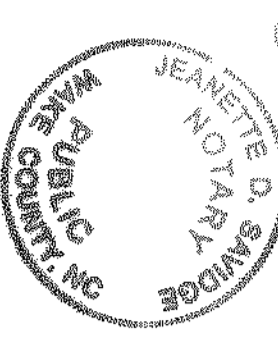
PN# 0757-01-09-0355, 0757-01-09-0791, AND 0757-01-08-7983
CERTIFICATE OF OWNER: Gregory C. Bewley
I HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THEY HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, DEDICATE ALL PUBLIC STREETS, ALLEYS, EASEMENTS AND OTHER OPEN SPACES SO DESIGNATED HEREON TO THE PUBLIC AND GRANT TO THE PUBLIC THE RIGHTS AND INTERESTS SHOWN UPON THIS PLAN ARE HEREBY GRANTED FOR THE USES AS STIPULATED.



BY: James H. Nantz
LOCAL COUNSEL FOR Old Page Road LLC
DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF Old Page Road LLC IS THE OWNER OF RECORD OF THE TRACT OF LAND DESCRIBED HEREON, AND THAT Old Page Road LLC IS THE OWNER'S AGENT AUTHORIZED TO SIGN THE DEDICATION STATEMENT PERTAINING TO THIS RECORDING AS OF THIS DATE.

NORTH CAROLINA
DUHAM COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID CERTIFY THAT James H. Nantz PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 1st DAY OF April 2011.



State of North Carolina
County of Durham
I, Jay V. Miller, Review Officer of Durham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Jay V. Miller
Review Officer
Date

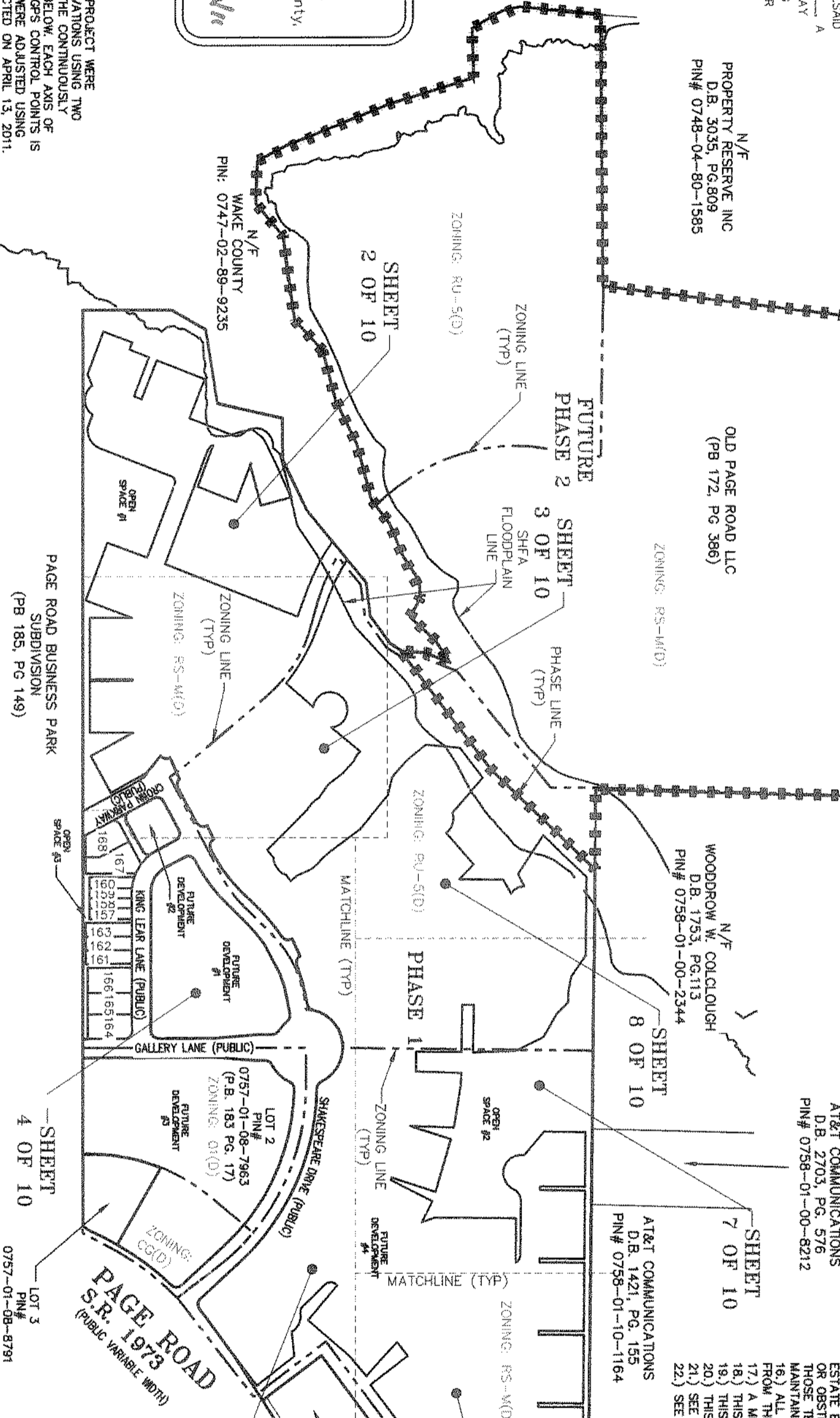
1. GREGORY C. BEWLEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE NOTED: THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED, AND DRAWN FROM INFORMATION FOUND IN BOOK AS NOTED: THAT THE PLAT OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS 1st DAY OF April, A.D., 2011.
GREGORY C. BEWLEY, P.L.S. L-4805

FOR PLATS WITHIN SPECIAL FLOOD HAZARD AREAS: A separate Floodplain Development Permit may be required from the Inspections Department prior to issuance of a building permit.
FOR SITES CONTAINING WETLANDS: State and federal permit authorization may be required from the NC DENR, NC DWR, and the U.S. Army Corps of Engineers prior to the commencement of any land disturbing activities in or near a lake, stream, creek, tributary, or any unimproved body of water and its adjacent wetlands (UDO Section 8.3.2).
UNDISTURBED LANDSCAPE BUFFERS: 12 foot wide undisturbed landscape buffer. No clearing or grading other than selective thinning and ordinary maintenance of existing vegetation permitted.
CONSTRUCTION IN PRESERVED TREE COVERAGE AREAS (UDO SECTION 8.3.10.5):
a. Preserved tree coverage areas shall not be used for active recreational purposes, except for walking paths and foot trails constructed with minimal disturbance of the roots and existing vegetation to minimize erosion. No tree over 10 inches shall be removed for the construction of any structure.
b. All utility lines shall be installed in a trench or vaulted structure to be installed within the tree coverage area. Utility lines shall be installed in a trench or vaulted structure to be installed within the tree coverage area. Utility lines shall be installed in a trench or vaulted structure to be installed within the tree coverage area.
c. Utilities of any type shall be installed in a trench or vaulted structure to be installed within the tree coverage area. Utilities shall be installed in a trench or vaulted structure to be installed within the tree coverage area.

FILED
Plot Book 101 Page 388
Time 9:18am
WILLIE L. CONINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC



DURHAM COUNTY RECORDATION STAMP



FINAL PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECOMBINATION BY THE DURHAM COUNTY ENGINEERING DEPARTMENT
DATE: 5-2-2011
DRAWN BY: STH/EM
SCALE: 1"=300'
DATE: MARCH 02, 2011

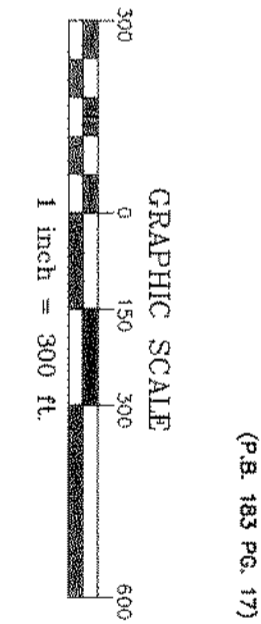
DURHAM FILE #S1100034
NEW COMMUNICATIONS OF THE CAROLINAS INC
D.B. 6516, PG. 579
PIN# 0758-01-10-5055
LEVERETT CHARLES CLAUD
0757-01-19-5209
P.B. 180 PG. 172

GENERAL NOTES

- 1) THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.
- 2) THIS IS A SUBDIVISION AND EASEMENT DEDICATION PLAT.
- 3) BEARINGS FOR THIS SURVEY ARE BASED ON NAD 83 (SEE GPS NOTE).
- 4) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- 5) ALL COORDINATE GEOMETRIES ARE LISTED IN A SPECIAL FLOOD HAZARD AREA DATED MAY 2, 2006. THE REMAINING AREA IS LOCATED IN ZONE "X".
- 6) THE PLAT IS FILED IN PLAT BOOK NO. 101 PAGE 388.
- 7) REFERENCES: DURHAM COUNTY REGISTRY:
PN# 0757-01-09-0355, 0757-01-09-0791, 0757-01-08-7981;
PN# 0757-01-08-7983, PN# 185, PG. 149
- 8) THIS SURVEY WAS PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE INSURANCE POLICY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY FACTS AND EASEMENTS NOT SHOWN ON THIS PLAT.
- 9) ZONING: RS-4 (D) (GDD), (OD) & RU-5(D).
SERBACKS: RS-5(D) - SEE DETACHED UNITS.
STREET YARD: 20' (25' IF FRONTS COLLECTOR; OR GREATER)
SIDES: 6' SIDE (TOTAL); 15' REAR; 25'
- 10) SERBACKS: RS-4 (D) (GDD)
STREET YARD (IF FRONT ACCESS): 20/12' STREET SIDE IF FRONTS NON-COLLECTOR.
STREET YARD (IF REAR ACCESS): 5'
REAR: 20' SHARED PARKING SETBACK: 12'
BUILDING SEPARATION: 10'
- 11) THE SURVEYOR DOES NOT CERTIFY TO OR ASSUME ANY LIABILITY IN REGARD TO THE ACCURACY OF THE SURVEY DATA OR THE REQUIREMENTS OF DURHAM ORDINANCES SUCH AS STREET TREE REQUIREMENTS. IMPROVED SURFACE AREAS AND LAND DISTURBANCE THESE ORDINANCES ARE SUBJECT TO CHANGE AT ANY TIME AND THE SURVEYOR HAS NO CONTROL AS TO CONFORMANCE TO THESE ORDINANCES AND REQUIREMENTS.
- 12) STREETS SHALL BE PLANNED IN ACCORDANCE WITH SECTION 10.5, STREET TREE STANDARDS, AND SHALL BE PLACED AT AN AVERAGE OF 1 EVERY 50 FEET ALONG THE STREET FRONTAGE AND SHALL BE AT LEAST TWO (2) FEET WIDE.
- 13) ALL CONSTRUCTION, EXCEPT GRADING, MUST BE SET BACK 10' FROM STREAM BUFFER.
- 14) 50-FOOT WIDE UNDISTURBED STREAM BUFFER, MEASURED FROM TOP OF BANK, EACH SIDE OF STREAM, NO CLEARING OR GRADING OTHER THAN SELECTIVE THINNING AND ORDINARY MAINTENANCE OF EXISTING VEGETATION PERMITTED, EXCEPT IN ACCORDANCE WITH 15A N.C.A.C. 02B.233 (G) VEGETATION MANAGEMENT. NO STRUCTURES OR FEATURES REQUIRING GRADING OR CONSTRUCTION MAY BE BUILT WITHIN THE 10 FOOT STREAM BUFFER SETBACK. CONSTRUCTION SHALL BE LIMITED TO THE AMOUNT OF INTRUSION INTO THE STREAM BUFFER AND TO MINIMIZE CLEARING, GRADING, EROSION AND WATER QUALITY DEGRADATION. (UDO SECTION 8.5.5 B, C AND E).
- 15) CITY STORM DRAINAGE EASEMENTS: VARIABLE WIDTH PUBLIC STORM WATER DRAINAGE EASEMENT, OWNERSHIP OF AND RESPONSIBILITY FOR EASEMENT REMAINS WITH THE GRANTEE. IF THE PROPERTY IS WITHIN OR ADJACENT TO THE CITY, THE EASEMENT AND ACCESS POINTS TO THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE GRANTEE. IF THE PROPERTY IS WITHIN THE EASEMENT AREA OF THE CITY AND THE GRANTEE IS THE GRANTEE OF THE EASEMENT, THE GRANTEE SHALL BE RESPONSIBLE FOR THE EASEMENT. THE GRANTEE SHALL BE RESPONSIBLE FOR THE EASEMENT. THE GRANTEE SHALL BE RESPONSIBLE FOR THE EASEMENT.
- 16) ALL DRIVEWAYS ARE TO BE A MINIMUM OF 20' IN LENGTH, MEASURED FROM THE PUBLIC RIGHT OF WAY.
- 17) A MINIMUM 2' BUILDING SETBACK FROM ALL EASEMENTS TO BE PROVIDED.
- 18) THIS SITE IS NOT IN A WATERSHED OVERLAY DISTRICT.
- 19) THIS SITE IS NOT IN A WATERSHED OVERLAY DISTRICT.
- 20) THIS SITE IS NOT IN A WATERSHED OVERLAY DISTRICT.
- 21) SEE SHEET 9 OF 10 FOR STREET TREE DATA TABLE.
- 22) SEE SHEET 9 OF 10 FOR LOT IMPROVEMENT SURFACE DATA TABLE.

GPS NOTE:
THE STATE PLANE COORDINATES (SPC) FOR THIS PROJECT WERE TWO PRODUCED WITH STATIC DIFFERENTIAL GPS OBSERVATIONS USING A TRIMBLE VRS RECEIVER AND PROCESSING USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) LISTED BELOW. EACH AXIS OF THE 95% CONFIDENCE LEVEL ERROR ELLIPSE FOR GPS CONTROL POINTS IS LESS THAN 0.05 FEET (CLASS A). THE VECTORS WERE ADJUSTED USING THE FOLLOWING CORRECTIONS:
THE FOLLOWING CORRS WERE USED:
RID: DESIGNATION
AZ2913 RALEIGH CORRS ARP (RALR)
DS4667 RALEIGH DOT CORRS ARP (NCRD)
DS6759 LILLINGTON 2004 CORRS ARP (NCLJ)
HORIZONTAL POSITIONS AND BEARINGS FOR THIS SURVEY ARE REFERENCED TO NAD83/CORS96.
COMBINED SCALE FACTOR = 0.99992335

OVERALL FOR ILLUSTRATIVE PURPOSES ONLY



McADAMS ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL
RESEARCH TRIANGLE PARK • CHARLOTTE
2905 Meridian Parkway, Durham NC 27713
800-733-5646 • www.johrmcadams.com • License No. C-0293

REVISIONS:
2011-03-28 TOWN COMMENTS

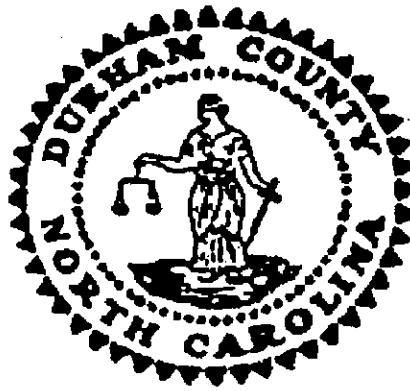
FINAL SUBDIVISION PLAT SHEET 1 OF 10

SURVEY BY: GREGORY C. BEWLEY L-4805

OWNER: OLD PAGE ROAD LLC, 4288 WHITE CHAPEL WAY, RALEIGH, NC 27615, (919) 544-0166

PROJECT: OPB-11000
FILE: OPB11000-F1
DRAWN BY: STH/EM
SCALE: 1"=300'
DATE: MARCH 02, 2011

FOUR SEASONS AT RENAISSANCE PHASE 1
RECOMBINATION, SUBDIVISION AND EASEMENT DEDICATION PLAT
TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA



WILLIE L. COVINGTON
REGISTER OF DEEDS, DURHAM COUNTY
DURHAM COUNTY COURTHOUSE
200 E. MAIN STREET
DURHAM, NC 27701

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and/or cancellation.

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Recorder: SHARON A DAVIS



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