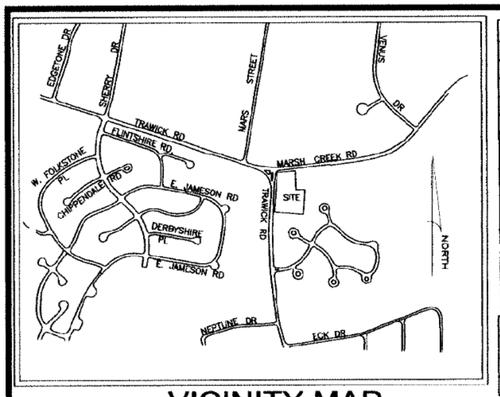

VICINITY MAP
NOT TO SCALE

REFERENCES:

PIN:1725.14-42-7803
ZONING : R-10 CUD
DB. 11050, PG. 429
BM. 2001, PG. 1520 (RECOMBINATION SURVEY)

Property is not located in a flood-hazard area, according to Flood Insurance Rate Map # 3718300361, effective March 3, 1992

City of Raleigh Inspections Department Demolition Permit Number # 40831

This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on this map or plat and any accompanying sheets subject to the exceptions on record, having acquired the property in fee simple by deed(s) recorded in the office of the Register of Deeds of Wake County, North Carolina, or otherwise, as shown below and as such, has (have) the right to convey the property in fee simple, and that the dedicator(s) will warrant and defend the title against lawful claims of all persons whomsoever unless excepted herein and that by submission of this plat or map for approval I (we) do dedicate to the City of Raleigh for public use all streets, easements, rights of way, parks, and greenways (as these interests are defined in the City Code) and as the same may be shown thereon for all lawful purposes to which the City may devote or allow the same to be used and upon acceptance thereof in accordance with all City policies, ordinances, regulations or conditions of the City of Raleigh for the benefit of the public, said dedication shall be irrevocable; provided, any dedication of easements for storm drainage are not made to the City of Raleigh but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit subject to conditions of subsections (b), (c), (d) and (f) of Section 1 and Section 4 of the "City Storm Drainage Policy" (Resolution 1970-742 as the same may be from time to time amended).

Herndon + Herndon Enterprises LLC
Book Page
by: Treshell Mayo, president

Signature(s) of property owner(s)

NORTH CAROLINA WAKE COUNTY

I, Cheryll L. Bruner a Notary Public of the County and State aforesaid, certify that Treshell Mayo, president personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 7 day of April, 2006

Notary Public Cheryll L Bruner
My commission expires: 1-25, 2010

CHERYLL L. BRUNER NOTARY PUBLIC URHE COUNTY, NC

I, the undersigned Planning Director of the City of Raleigh, and Review Officer for Wake County, do hereby certify that this map or plat meets all the statutory requirements for recording and that the City of Raleigh, as provided by its City Code, on the 25 day of April in the year of 2006 approved this plat or map and accompanying sheets and accepted for the City of Raleigh the dedications as shown thereon, but on the further condition that the City assumes no responsibility to open or maintain the same until in the discretion and opinion of the governing body of the City of Raleigh, it is in the public interest to do so.

Michael Silver
Planning Director/Wake County Review Officer
4/19/06

THIS PLAT NOT TO BE RECORDED AFTER 5 DAY OF May 06
1 COPY TO BE RETAINED FOR THE CITY
THIS PLAT IS ~~IN~~ OUT OF THE CITY LIMITS.

This survey creates a subdivision and dedicates right of way.
I, Robert T. Newcomb, III, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision as calculated is greater than 1:10,000; that this plat was prepared in accordance with NCGS 47-30 as amended.

Witness my original signature, registration number and seal this 7 day of APRIL, 2006

NORTH CAROLINA PROFESSIONAL L-2444 LAND SURVEYOR ROBERT T. NEWCOMB III

Professional Land Surveyor (L-2444)

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	S03°33'15"E
L2	20.00	S03°33'15"E
L3	20.00	S03°33'15"E
L4	20.00	S03°33'15"E
L5	20.00	S03°33'15"E
L6	20.00	S03°33'15"E
L7	20.00	S03°33'15"E
L8	20.00	N03°33'15"W
L9	20.00	N03°33'15"W
L10	20.00	N03°33'15"W
L11	20.00	N03°33'15"W
L12	20.00	N03°33'15"W
L13	20.00	N03°33'15"W
L14	20.00	N03°33'15"W
L15	20.00	S87°31'17"E
L16	20.00	S87°31'17"E
L17	20.00	S87°31'17"E
L18	20.00	N87°31'17"W
L19	20.00	N87°31'17"W
L20	20.00	N87°31'17"W
L21	20.00	N87°31'17"W
L22	20.00	N87°31'17"W
L23	20.00	N87°31'17"W
L24	20.00	N87°31'17"W
L25	20.00	S87°31'17"E
L26	20.00	S87°31'17"E
L27	20.00	S87°31'17"E
L28	20.00	N87°31'17"W
L29	20.00	N87°31'17"W
L30	20.00	N87°31'17"W
L31	20.00	N87°31'17"W
L32	20.00	N87°31'17"W
L33	20.00	S87°31'17"E
L34	20.00	S87°31'17"E
L35	20.00	S87°31'17"E
L36	20.00	S87°31'17"E
L37	2.40	S00°40'15"E
L38	9.20	S01°19'05"W
L39	5.58	S01°23'30"W
L42	15.00	S87°29'33"E
L43	20.00	S02°30'27"W
L44	15.00	N87°29'33"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CH.BEARING
C1	35.10	25.00	32.29	S42°43'57"W

SAN. SEWER LINE TABLE		
LINE	LENGTH	BEARING
L40	23.12	N86°56'21"E
L41	3.66	S03°28'18"E

NOTES:
1. All density allowances from the roadway dedication for Trawick Rd. & Marsh Creek Rd. has been used or waived and that without rezoning the property or adding addtional land to the development the maximum number of dwelling units allowed is 18 on this site per 10-2074(b) & 10-2074(a)(1).
2. Within the sight triangles shown on this plat, no obstruction between 2 feet and 8 feet in height above the curb line elevation shall be located in whole or part. Obstruction include but are not limited to any berm, foliage, fence, wall, sign, or parked vechile.
3. There are no drainage easements on this site. All storm drainage is within the common open space.

NCGRID NORTH (NAD 83)

LEGEND
- EIP - EXISTING IRON PIPE
- IPS - IRON PIPE SET
- ADDRESS
- CONCRETE MONUMENT
- WATER VALVE
- SEWER MANHOLE
- POWER POLE
- ADJOINING LOT LINES

SITE DATA TABLE
OF LOTS : 18
TOTAL ACREAGE OF EACH LOT: 0.02 AC.
TOTAL ACREAGE OF DEDICATED PRIVATE R/W: 0.12 AC.

TOTAL ACREAGE ENTIRE TRACT:
74,368SF=1.70AC

TOTAL ACREAGE OF SUBDIVIDED LOTS:
15,681SF= 0.36AC

COMMON OPEN SPACE AREA
58,687SF=1.35AC

JACKIE E. TEDDER
PIN: 1725.14-42-9836
DB. 2961, PG. 119
BM. 1980, PG. 1074

PAUL & SARAH NELSON
PIN: 1725.14-42-9730
DB. 8363, PG. 2105
BM. 1985, PG. 1420

CURTIS E. SOLOMON
PIN: 1725.14-42-9521
DB. 9766, PG. 776
BM. 1985, PG. 1420

JOHN T. & KAY FRANCES DUPREE
PIN: 1725.14-42-8835
DB. 1107, PG. 585
BM. 2001, PG. 1520

ABRAHAM ORTIZ
PIN: 1725.14-42-8437
DB. 11480, PG. 714
BM. 1985, PG. 1420

JESSE CALVIN & LINDA S. JONES
PIN: 1725.14-42-7476
DB. 10636, PG. 1956
BM. 1985, PG. 1420

MICHEAL LINDSEY BUNCH
PIN: 1725.14-42-7405
DB. 4707, PG. 692
BM. 1985, PG. 1420

MARSH CREEK ROAD (PUBLIC R/W)

HERNDON OAKS WAY (PRIVATE STREET)

SUNNY MADISON LANE (PRIVATE STREET)

TRAWICK ROAD (PUBLIC R/W)

Lot (3530) (3) 1.35ac

Herndon Oaks WAY

EXISTING 20' SANITARY SEWER EASEMENT (BM 1985, PG 1420)

20' CITY OF RALEIGH SAN. SEWER EASEMENT

30' STORM DRAINAGE EASEMENT

30' MINOR THOROUGHFARE BUFFER

SIGHT TRIANGLE

TREE SAVE AREA

COMMON OPEN SPACE

20' SLOPE EASEMENT

15' X 20' TRANSIT EASEMENT

10' RIGHT OF WAY DEDICATION

10' NATURAL PROTECTIVE YARD

15' TREE YARD

30' PROTECTIVE YARD

20' NATURAL PROTECTIVE YARD

CONTROL CORNER
North Carolina State Plane Coordinates
N(y)=753,104.84 usft.
E(x)=2,124,570.62 usft.
(unadjusted) (ground distances)

NCGS "KWIK"
North Carolina State Plane Coordinates
N(y)=753,363.89 usft.
E(x)=2,123,547.69 usft.

WAKE COUNTY, NC 27
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/21/2006 AT 08:57:35

BOOK:BM2006 PAGE:00750

RECORDED IN BOOK 2006 PAGE 0750 WAKE COUNTY REGISTRY

SUBDIVISION/RIGHT OF WAY DEDICATION

HERNDON OAKS TOWNHOMES

HERNDON & HERNDON ENTERPRISES, LLC.

ST. MATTHEWS TOWNSHIP WAKE COUNTY NORTH CAROLINA

30' 15' 0 30' 60'
SCALE: 1"= 30'

RA03669

S-95-04

JOB NO.:043220
FILE NAME:RW_SUB_DED-RW
PLOT DATE:12/01/05;02-01-06; 04-06-06

NEWCOMB land surveyors, Llc, 246 West Millbrook Road, Raleigh, NC 27609, (919) 847-1800, (919) 847-1804 (fax)