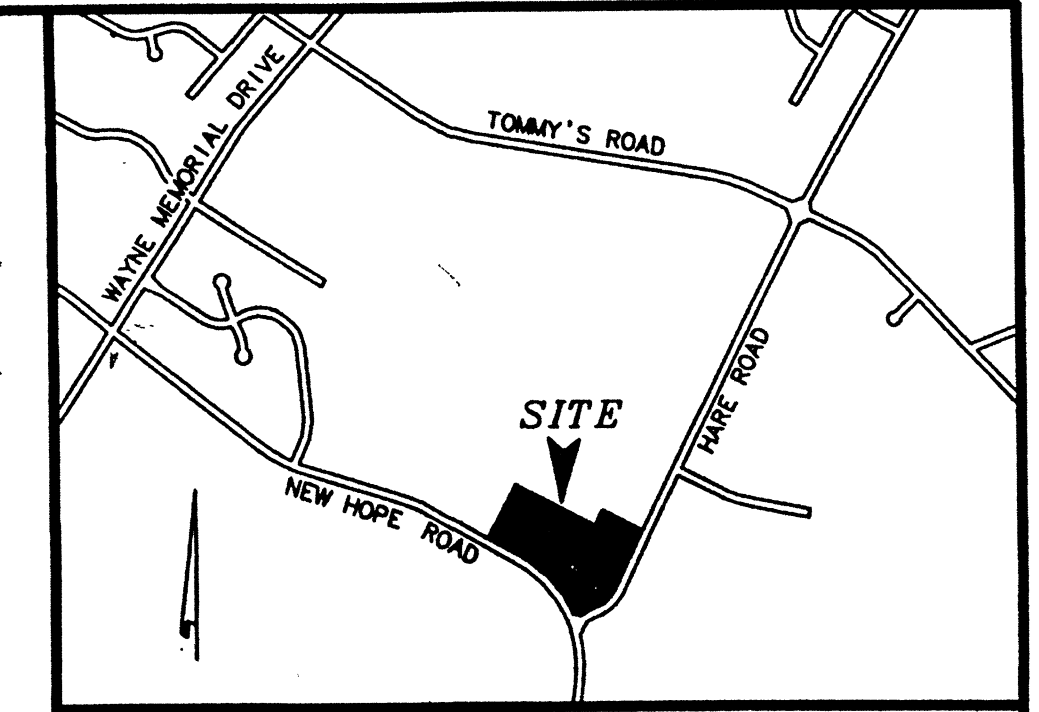


N63F

NCGS TIE DATA			
FROM	BEARING	DISTANCE	TO
CMS "A" NAD83(86)	N 11°19'31"E	2778.32' (GRID)	NCGS HEZEKIAH NAD83(86)
N = 604,030.9899 FT.	N 11°19'31"E	2778.66' (GROUND)	N = 606,755.2104 FT.
E = 2,318,919.6053 FT.	COMBINED FACTOR = 0.9998760		E = 2,319,465.2101 FT.
NCGS HEZEKIAH NAD83(86)	S 66°47'09"E	1289.64' (GRID)	NCGS BELL NAD83(86)
N = 606,755.2104 FT.	S 66°47'09"E	1289.80' (GROUND)	N = 606,246.8748 FT.
E = 2,319,465.2101 FT.	COMBINED FACTOR = 0.9998760		E = 2,320,650.4407 FT.

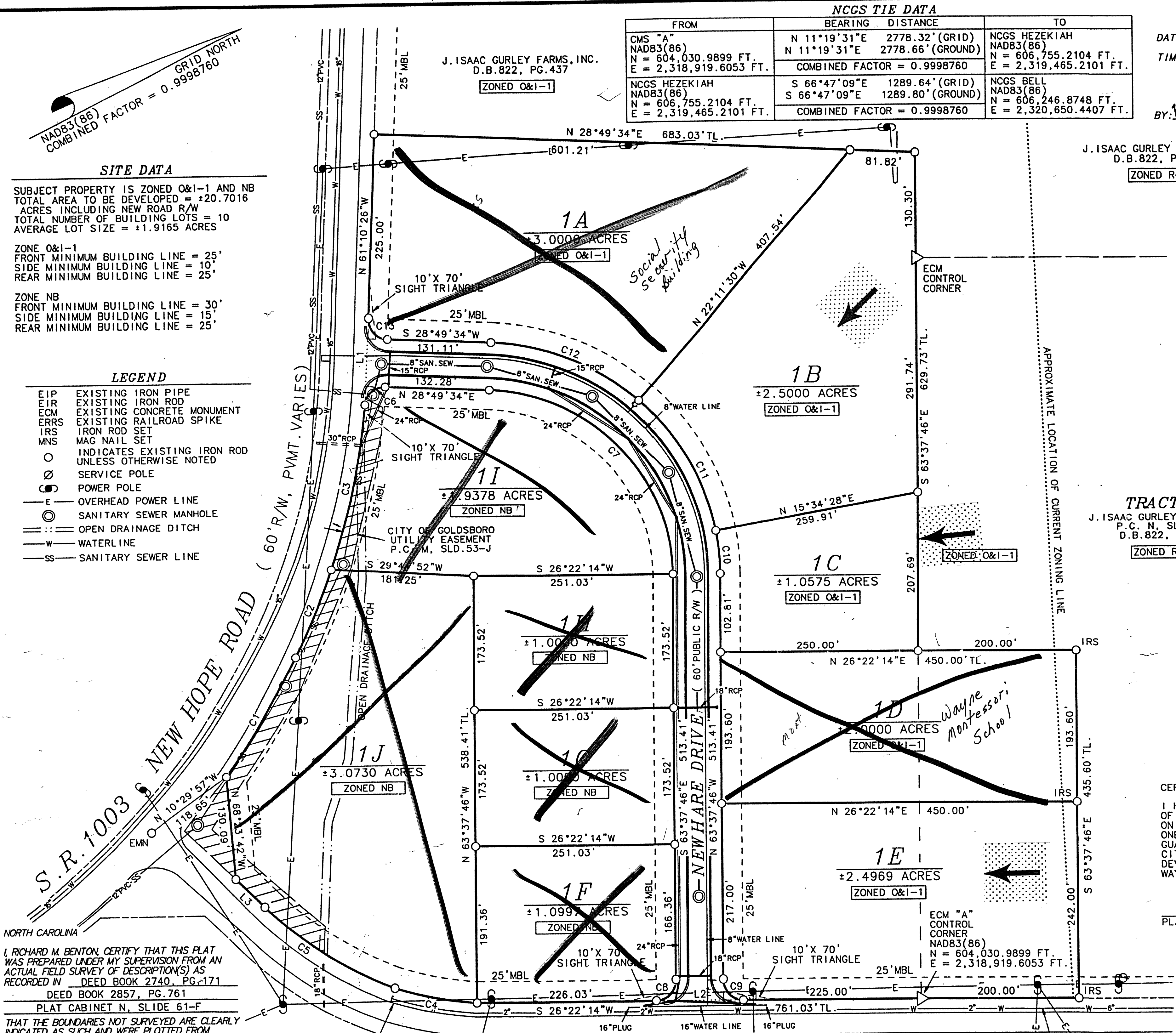
PRESENTED FOR REGISTRATION
 DATE: 6-15-2011
 TIME: 04:32:15 PM
 LOIS J. MOORING
 REGISTER OF DEEDS
 WAYNE COUNTY, NC
 BY: [Signature] DEPUTY, ASSISTANT



SITE DATA
 SUBJECT PROPERTY IS ZONED O&I-1 AND NB
 TOTAL AREA TO BE DEVELOPED = ±20.7016 ACRES INCLUDING NEW ROAD R/W
 TOTAL NUMBER OF BUILDING LOTS = 10
 AVERAGE LOT SIZE = ±1.9165 ACRES
 ZONE O&I-1
 FRONT MINIMUM BUILDING LINE = 25'
 SIDE MINIMUM BUILDING LINE = 10'
 REAR MINIMUM BUILDING LINE = 25'
 ZONE NB
 FRONT MINIMUM BUILDING LINE = 30'
 SIDE MINIMUM BUILDING LINE = 15'
 REAR MINIMUM BUILDING LINE = 25'

LEGEND

EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
ECM	EXISTING CONCRETE MONUMENT
ERRS	EXISTING RAILROAD SPIKE
IRS	IRON ROD SET
MNS	MAG NAIL SET
○	INDICATES EXISTING IRON ROD UNLESS OTHERWISE NOTED
○	SERVICE POLE
○	POWER POLE
—E—	OVERHEAD POWER LINE
—S—	SANITARY SEWER MANHOLE
—O—	OPEN DRAINAGE DITCH
—W—	WATERLINE
—SS—	SANITARY SEWER LINE



LINE	BEARING	DISTANCE
L1	N 60°34'39"W	108.67'
L2	S 26°22'14"W	110.00'
L3	S 69°41'27"W	50.29'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	09°58'06"	1011.21'	175.93'	88.19'	175.71'	N 33°24'28"W
C2	06°55'54"	1011.21'	122.33'	61.24'	122.26'	N 41°51'28"W
C3	12°27'26"	998.84'	217.17'	109.01'	216.74'	N 51°52'49"W
C4	12°16'36"	494.10'	105.87'	53.14'	105.67'	S 36°30'55"W
C5	25°18'39"	438.20'	193.58'	98.39'	192.01'	S 58°05'39"W
C6	86°56'06"	25.00'	37.93'	23.70'	34.40'	N 14°38'29"W
C7	87°32'40"	240.00'	366.70'	229.93'	332.06'	N 72°35'54"E
C8	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 18°37'46"E
C9	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 71°22'14"W
C10	10°47'46"	300.00'	56.53'	28.35'	56.44'	N 69°01'39"W
C11	37°45'58"	300.00'	197.74'	102.61'	194.18'	S 86°41'29"W
C12	38°58'56"	300.00'	204.11'	106.18'	200.20'	S 48°19'02"W
C13	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 73°49'34"W

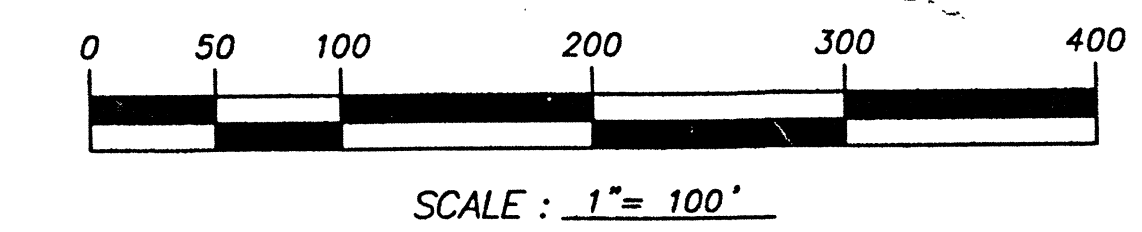
TRACT 2
 J. ISAAC GURLEY FARMS, INC.
 P.C. N., SLD. 29-G
 D.B. 822, PG. 437
 ZONED R-12

TOTAL AREA
 ±20.7016 ACRES

GENERAL NOTES
 THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PER WAYNE COUNTY FIRM 3720361000J, DATED DECEMBER 02, 2005.
 THE DRAINAGE DITCH SHOWN HEREON IS INDICATED AS A BLUE LINE DITCH ON THE 1983 NORTHEAST GOLDSBORO, NC QUADRANGLE MAP 35077-DB-TM-024. HOWEVER, THIS DITCH WAS EVALUATED BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL HEALTH AND NATURAL RESOURCES ON APRIL 22, 2009 AND DEEMED TO BE A FARM DITCH NOT SUBJECT TO A 50' RIPARIAN BUFFER.
 SIDEWALKS SHALL BE PROVIDED ALONG ONE SIDE OF NEWHARE DRIVE. SIDEWALKS ALONG NEW HOPE ROAD AND HARE ROAD WILL BE INSTALLED AS THE LOTS ARE DEVELOPED.
 ALL LOTS THAT FRONT ON NEWHARE DRIVE SHALL BE SERVED INTERNALLY.
 LEFT TURN LANES SHALL BE DESIGNED AND CONSTRUCTED FOR BOTH PROPOSED DRIVEWAYS IN ACCORDANCE WITH THE CURRENT NCDOT STANDARDS.
 STREET TREES SHALL BE INSTALLED AS INDIVIDUAL LOTS ARE DEVELOPED.

CERTIFICATE OF APPROVAL
 I HEREBY CERTIFY THAT ALL THE STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF GOLDSBORO'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR COMPLETION (WITHIN ONE YEAR AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF AN IMPROVEMENT GUARANTEE AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN COMPLIANCE WITH THE CITY OF GOLDSBORO'S UNIFIED DEVELOPMENT ORDINANCE. THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR HAS APPROVED THIS PLAT, SUBJECT TO ITS RECORDING IN THE WAYNE COUNTY REGISTRY WITHIN SIXTY DAYS OF THE DATE BELOW.

[Signature]
 PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR
 DATE: 6-15-11



I, RICHARD M. BENTON, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN DEED BOOK 2740, PG. 171 DEED BOOK 2857, PG. 761 PLAT CABINET N, SLIDE 61-F

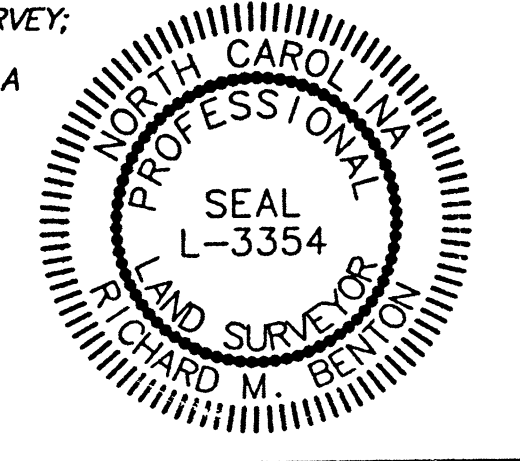
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY BEFORE ADJUSTMENTS WAS 10,000+ THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.0600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I SIGN MY HAND AND SEAL THIS 15 DAY OF JUNE A.D. 2011

[Signature]
 PROFESSIONAL LAND SURVEYOR

I, RICHARD M. BENTON, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 CHIP CRUMPLER
 I, CHIP CRUMPLER, REVIEW OFFICER OF WAYNE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

[Signature]
 REVIEW OFFICER
 DATE: 6/15/2011

REVISION MADE 06/15/2011:
 ADDED PARCEL DESCRIBED IN DEED BOOK 2857, PAGE 761 AND INCREASED THE SIZE OF LOTS 1D AND 1E



CERTIFICATE OF OWNERSHIP AND DEDICATION FOR CORPORATIONS
 THIS IS TO CERTIFY THAT I, THE (OFFICER) OF THE CORPORATION, BY AUTHORITY OF THE BOARD OF DIRECTORS AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT I (WE) ADOPT THIS SUBDIVISION PLAN WITH MY (OUR) FREE CONSENT. I (WE) ACKNOWLEDGE THE LAND AS SHOWN IS WITHIN THE SUBDIVISION JURISDICTION OF THE CITY OF GOLDSBORO.
 BALBOA PROPERTIES, LLC
 CORPORATION
 BY: [Signature]
 DATE: JUNE 15, 2011

STORMWATER CERTIFICATE
 IN REFERENCE TO THE STORMWATER CALCULATIONS, INDIVIDUAL LOTS ARE NOT EXEMPT FROM THE CITY OF GOLDSBORO STORMWATER CALCULATIONS, EVEN IF THE INDIVIDUAL DISTURBED AREA IS LESS THAN 0.5 ACRE. ONCE THE TOTAL DISTURBED AREA EXCEEDS 0.5 ACRES DURING THE CONSTRUCTION PHASE FOR ALL LOTS COLLECTIVELY, THEN ALL THE REMAINING DISTURBED AREAS ARE SUBJECT TO THE CITY OF GOLDSBORO PRE-POST RUNOFF CALCULATIONS AND NITROGEN REQUIREMENTS.
 OWNER: [Signature]
 DATE: JUNE 15, 2011

REVISION OF FINAL PLAT FOR
BALBOA PROPERTIES, LLC
 BEING ALL OF THOSE CERTAIN TRACTS OF LAND AS DESCRIBED IN DEED BOOK 2740, PAGE 171 AND DEED BOOK 2857, PAGE 761 WAYNE COUNTY REGISTRY
 STONEY CREEK TOWNSHIP WAYNE COUNTY NORTH CAROLINA
 BENTON & ASSOCIATES
 LAND SURVEYING AND MAPPING
 119 E WALNUT STREET GOLDSBORO, NC
 PHONE (919) 735-0440 FAX 735-0840
 APPROVED RMB DATE 06/15/11
 SURVEYOR JHL DRAFTER RMB
 FILE NUMBER 11-009RV

COPY

N63F