Exhibit B Site Y

PAGE _____

PREPARED: REGIONAL LAND SURVEYORS, 8642 W. MARKET ST. SUITE 100, GREENSBORO, NC 27409

Surveyor's Certificate:

I, GALE M. BROWN, certify that this plat was drawn under my supervision from an actual survey made under my supervision, from deed description recorded in Book 6589, Page 3087; that the boundaries not surveyed are clearly indicated as drawn from information found in Book 6589, Page 3087; that the ratio of precision as calculated is 1:10,000+; that the plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 8th day of JANUARY, A.D. 2008.

Gale Brown
Surveyor

L-2948
License Number

NORTH CAROLINA PROFESSIONAL SEAL L-2948 LAND SURVEYOR GALE M. BROWN

Purpose of this plat:

(a). That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Certificate stating no approval is required by NCDOT Division of Highways:

This plat does not require a certificate of approval by the Division of Highways as provided in G. S. 136-102.6, subsection (g).

Planning Director Date

Approval for Recordation

Approved for recordation by the City of Greensboro, North Carolina on the _____ day of _____, 2008, pursuant to the Greensboro Development Ordinance.

Planning Director

Review Officer Certification:
State of North Carolina
County of Guilford

I, _____ Review Officer for City of Greensboro, Guilford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer Date

OWNERSHIP AND DEDICATION

The undersigned hereby acknowledge(s) ownership of the property shown and described hereon and hereby adopts this plat and statement to be a true act and deed and hereby dedicate(s) to public use as streets, playgrounds, parks, drainage way and open space, and easements forever all area as shown or indicated on said plat, and authorize(s) the City of Greensboro to record this plat in the Office of the Register of Deeds of Guilford County, N.C.

Liberty Property Limited Partnership
Liberty Property Trust, Sole General Partner

John C. Brandon, Vice President, Development

Witness

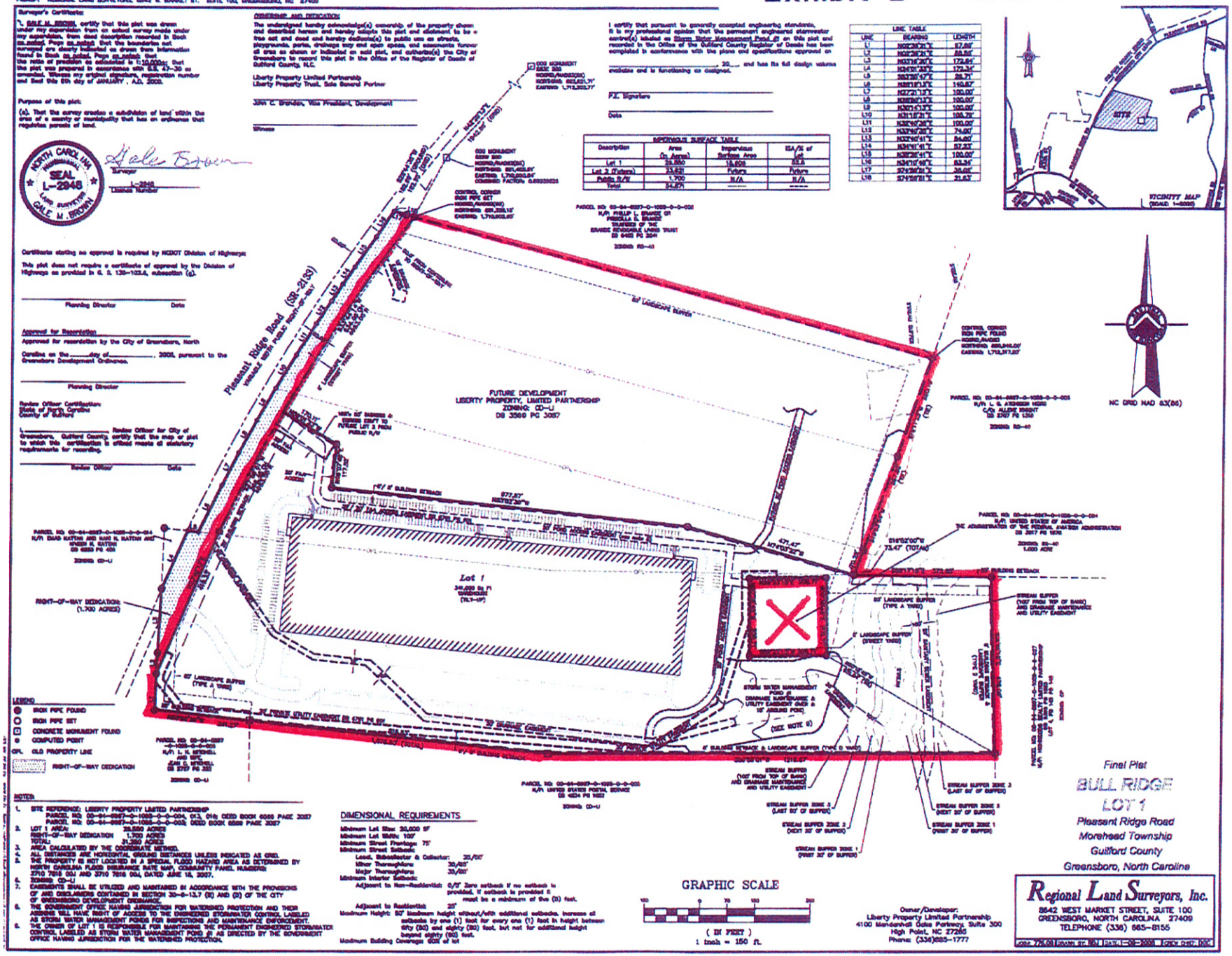
I certify that pursuant to generally accepted engineering standards, it is my professional opinion that the permanent engineered stormwater control(s) labeled as Storm Water Management Pond #1 on this plat and recorded in the Office of the Guilford County Register of Deeds has been completed in conformance with the plans and specifications approved on _____ 20____, and has its full design volume available and is functioning as designed.

P.E. Signature

Date

IMPERVIOUS SURFACE TABLE			
Description	Area (In Acres)	Impervious Surface Area	ISA/% of Lot
Lot 1	34.500	18.605	53.9
Lot 2 (Future)	33.621	Future	Future
Public R/W	1.700	N/A	N/A
Total	69.871		

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°26'31"E	57.66'
L2	N02°26'31"E	88.88'
L3	N03°16'30"E	172.46'
L4	N34°01'35"E	172.34'
L5	S83°26'47"E	28.71'
L6	N38°18'13"E	140.87'
L7	N22°21'13"E	100.00'
L8	N38°03'13"E	100.00'
L9	N30°51'13"E	100.00'
L10	N31°18'31"E	108.29'
L11	N32°40'30"E	100.00'
L12	N33°50'30"E	74.00'
L13	N33°40'41"E	84.60'
L14	N34°11'41"E	57.93'
L15	N38°26'41"E	100.00'
L16	N34°11'41"E	83.34'
L17	S74°36'31"E	38.00'
L18	S74°36'31"E	21.63'



NOTES:

1. SITE REFERENCE: LIBERTY PROPERTY LIMITED PARTNERSHIP
   PARCEL NO: 00-04-0007-0-1005-0-0-004, 013, 016; DEED BOOK 6589 PAGE 3087
   PARCEL NO: 00-04-0007-0-1005-0-0-003; DEED BOOK 6589 PAGE 3087
2. LOT 1 AREA: 33.500 ACRES
   RIGHT-OF-WAY DEDICATION 1.700 ACRES
   TOTAL: 34.200 ACRES
3. AREA CALCULATED BY THE COORDINATE METHOD.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS INDICATED AS GRID.
5. THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY NORTH CAROLINA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 3710 7816 00J AND 3710 7816 00L, DATED JUNE 16, 2007.
6. ZONING: CD-U
7. EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-6-13.7 (B) AND (D) OF THE CITY OF GREENSBORO DEVELOPMENT ORDINANCE.
8. THE GOVERNMENT OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION AND THEIR ASSIGNS WILL HAVE RIGHT OF ACCESS TO THE ENGINEERED STORMWATER CONTROL LABELED AS STORM WATER MANAGEMENT POND#1 FOR INSPECTIONS AND MAINTENANCE ENFORCEMENT.
9. THE OWNER OF LOT 1 IS RESPONSIBLE FOR MAINTAINING THE PERMANENT ENGINEERED STORMWATER CONTROL LABELED AS STORM WATER MANAGEMENT POND #1 AS DIRECTED BY THE GOVERNMENT OFFICE HAVING JURISDICTION FOR THE WATERSHED PROTECTION.

DIMENSIONAL REQUIREMENTS

Minimum Lot Size: 30,000 SF
Minimum Lot Width: 100'
Minimum Street Frontage: 75'
Minimum Street Setback:
Local, Subcollector & Collector: 20/50'
Minor Thoroughfare: 30/50'
Major Thoroughfare: 35/50'
Minimum Interior Setback:
Adjacent to Non-Residential: 0/8' Zero setback if no setback is provided. If setback is provided it must be a minimum of five (5) feet.
Adjacent to Residential: 20'
Maximum Height: 50' Maximum height allowed with additional setbacks. Increase of setbacks by one (1) foot for every one (1) foot in height between fifty (50) and eighty (80) feet, but not for additional height beyond eighty (80) feet.
Maximum Building Coverage: 60% of lot

GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.

Owner/Developer:
Liberty Property Limited Partnership
4100 Mendenhall Oaks Parkway, Suite 300
High Point, NC 27265
Phone: (336)885-1777

Final Plat

BULL RIDGE
LOT 1

Pleasant Ridge Road
Morehead Township
Guilford County
Greensboro, North Carolina

Regional Land Surveyors, Inc.
8642 WEST MARKET STREET, SUITE 100
GREENSBORO, NORTH CAROLINA 27409
TELEPHONE (336) 665-8155

JOB# 776.08 | DRAWN BY: BDJ | DATE: 1-08-2008 | CHECK BY: GMB