

PROPERTY DESCRIPTION (RECORD)

BEING ALL OF LOT D, CONTAINING 13.5 ACRES, MORE OR LESS, AS SHOWN ON PLAT OF SURVEY ENTITLED "PROPERTY OF VERGIE FERRELL ESTATE, CARR TWSP., DURHAM COUNTY, N.C." DATED AUGUST 23, 1994. PREPARED BY R. LOWELL HARRIS, REG. LAND SURVEYOR, RED OAK, NORTH CAROLINA, AND RECORDED IN

FIRST TRACT, BEGINNING AT A STAKE AND POINTERS ROLAND GOOCH'S CORNER IN DURHAM COUNTY, N.C. ON THE FISH DAM ROAD; THENCE WEST WITH GOOCH'S LINE 120 POLES TO A STAKE AND POINTERS; THENCE NORTH 104 1/2 POLES TO A STAKE: THENCE EAST 123 3/5 POLES TO A STAKE AND THE AFORESAIL ROAD; THENCE WITH THE OLD ROAD AND C. H. GOOCH'S LINE TO WHERE THE OLD BAPTIST ROAD COMES INTO FISH DAM ROAD; THENCE WITH BAPTIST ROAD AND C. H. GOOCH'S LINE, TO FERRELL'S CORNER ON THE FISH DAM ROAD AS IT NOW STANDS; THENCE WITH SAID NEW ROAD AS IT NOW STANDS TO THE BEGINNING EMBRACING ABOUT 7 ACRES THAT JAMES D. CHANDLER BOUGHT OF J. J. FERRELL 1ST DAY OF OCTOBER , 1880, CONTAINING IN ALL EIGHTY-SIX ACRES MORE OR LESS.

SECOND TRACT, BEGINNING AT THE NEW FISH DAM ROAD RUNNING WITH THE OLD BAPTIST ROAD WESTWARD TO THE OLD FISH DAM ROAD TO D. B. NICHOLS' CORNER IN THE OLD FISH DAM ROAD, THENCE NORTHWARD WITH THE OLD FISH DAM ROAD AND D. B. NICHOLS' AND N. C. GOOCH'S LINE TO THE NEW FISH DAM ROAD; THENCE WITH SAID ROAD TO THE BEGINNING, THIS BEING ALL THE LAND OWNED BY D. W. LONG AND WIFE ON THE WEST SITE OF THE NEW FISH DAM ROAD, CONTAINING TWO AND ONE-HALF ACRES MORE

THE ABOVE BEING THE SAME LAND AS DESCRIBED IN DEED BOOK 240 AT PAGE 305, DURHAM COUNTY

THIRD TRACT: BEGINNING AT A STAKE IN SWEET GUM POINTERS IN K. D. NICHOLS' LINE. NORTHWEST CORNER OF THE GARDEN TRACT AND THE SOUTHWEST CORNER OF TRACT NO.4; THENCE WITH THE SOUTH LINE OF TRACT NO 4. SOUTH 86 1/4 DEGREES FAST TO AND WITH D. B. NICHOLS' LINE 233 1/4 POLES TO A STAKE IN THE OLD FISH DAM ROAD AND ON THE WEST SIDE OF THE ROAD, D. B. NICHOLS 'CORNER; THENCE ALONG AND WITH THE FISH DAM ROAD SOUTHWESTWARD 26 4/5 POLES TO A STAKE ON THE WEST SIDE OF THE ROAD, FORMERLY "BLACK JACK" R. E. NICHOLS; THENCE WITH SAID NICHOLS' NORTH LINE 86 1/4 DEGREES WEST 73 POLES TO A STAKE; THENCE SOUTH 4 1/2 DEGREES WEST 27 POLES TO A STAKE AND POINTERS IN SAID LINE, A CORNER OF TRACT NO. 6, NORTH 86 1/2 DEGREES WEST 149 POLES TO A STAKE ON J. E. NICHOLS' LINE; THENCE WITH J. E. NICHOLS' LINE NORTH 3 1/4 DEGREES EAST 50 POLES TO THE POI NT OF BEGINNING, CONTAINING 59 1 /2 ACRES, MORE OR LESS AND BEING TRACT NO. 5, ALLOTTED TO C. E. GOOCH BY J. H. PENNY, L. N. HUSKETH, AND J. C. NICHOLS IN A SPECIAL PROCEEDINGS BROUGHT IN WAKE COUNTY, N.C. ENTITLED "N. C. GOOCH ET ALS, EXPARTE, IN WAKE COUNTY, N.C. REPORT OF IMISSIONERS FILED IN DURHAM COUNTY REGISTRY IN DEED BOOK 167 PAGE 237, ON DECEMBER 2, 1946. SEE DEED BOOK 225 PAGE 15. DURHAM COUNTY REGISTRY.

TRACT FOUR: BEGINNING AT A SWEET GUM IN K. D. NICHOLS' EAST L I NE' AT THE SOUTHWEST CORNER OF TRACT NO. 3 AND RUNNING THENCE ALONG AND WITH THE SOUTH LINE OF SAID TRACT SOUTH 86 DEGREES 15 MIN. EAST 110.5 POLES TO A STAKE IN D. B. NICHOLS' WEST LINE. THENCE ALONG AND WITH HIS WEST LINE SOUTH 3 DEGREES WEST 89 POLES TO A STAKE IN THE NORTH LINE OF TRACT NO. 5, THENCE ALONG AND WITH THE NORTH LINE OF SAID TRACT NORTH 86 DEGREES 15 MINS, WEST 110.5 POLES TO A STAKE AND SWEET GUM POINTERS IN K, D. NICHOLS' EAST LINE, THENCE ALONG AND WITH HIS EAST LINE NORTH 3 DEGREES 30 MINS. EAST 91 POLES TO A STAKE, THE POINT OF BEGINNING, CONTAINING 61 ACRES MORE OR LESS, AND BEING TRACT NO. 4 OF THE CHARLES H. GOOCH ESTATE ALLOT TED TO LILLY FLORENCE GOOCH AS MAY BE SEEN BY REFERENCE TO REPORT OF COMMISSIONERS MADE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN BOOK 167, PAGE 237 TOGETHER WITH A STRIP OF LAND 16 FEET WIDE FRONTING ON THE WEST SIDE OF THE OLD BAPTIST ROAD IN D. A. NICHOLS SOUTHEAST CORNER AND EXTENDING IN A WESTERLY DIRECTION TO A POINT 25 FEET WEST OF THE SOUTHEAST OF TRACT NO. 4 OF HE CHARLES H. GOOCH ESTATE ALLOTTED TO MISS LILLY FLORENCE GOOCH AND SAID STRIP OF LAND SHALL BE AND REMAIN IN A CARTWAY AND DRIVEWAY WHICH SHALL AT ALL TIMES BE UNOBSTRUCTED FOR THE USE AND BENEFIT OF MISS LILLY FLORENCE GOOCH, THE PRESENT OWNER OF TRACT NO. 4, AND HER SUCCESSORS AND ASSIGNS, AND BEING A SMALL PORTION OF TRACT NO, OF THE CHARLES H, GOOCH ATE ALLOTTED TO C. E. GOOCH AS MAY BE SEEN BY REFERENCE TO REPORT OF COMMISSIONERS NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN DEED BOOK 167, PAGE 237.

PROPERTY DESCRIPTION (FIELD)

BEGINNING AT AN EXISTING IRON PIPE LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF BAPTIST ROAD (N.C.S.R. 1807) AND ON THE NORTHERN PROPERTY LINE OF LOT C AS RECORDED IN PLAT BOOK 132, PAGE 106, DURHAM COUNTY REGISTRY AND HAVING NC GRID (NAD '83/2011) COORDINATES N: 815579.3690 FEET E: DISTANCE OF 563.92 FEET, SAID CURVE HAVING A RADIUS OF 830.19 FEET, A CHORD DIRECTION OF NORTH °17'58" EAST AND A CHORD DISTANCE OF 553.14 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAII RIGHT-OF-WAY SOUTH 83°46'59" EAST A DISTANCE OF 153.97 FEET TO A POINT: THENCE NORTH 03°24'10" EAST A DISTANCE OF 63.83 FEET TO A POINT LOCATED ON SAID EASTERN RIGHT-OF-WAY LINE; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 73°18'17" EAST A DISTANCE OF 174.08 FEET TO AN EXISTING IRON PIPE LOCATED ON THE WESTERN PROPERTY LINE OF LOT E AS RECORDED IN SAID PLAT BOOK; THENCE LEAVING SAID RIGHT-OF-WAY ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 45°25'50 T A DISTANCE OF 850.45 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 01°24'11" WEST A DISTANCE OF 95.86 FEET TO AN EXISTING IRON PIPE. THE NORTHWESTERN PROPERTY CORNER OF LOTIF AS RECORDED IN SAID PLAT BOOK; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 01°12'09" WEST A DISTANCE OF 61.42 FEET TO AN EXISTING IRON PIPE, THE NORTHEASTERN PROPERTY CORNER OF SAID LOT C AS RECORDED IN SAID PLAT BOOK; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 76°35'30" WEST A DISTANCE OF 1407.68 FEET THE POINT OF BEGINNING, CONTAINING 11.7385 ACRES.

COMMENCING AT AN EXISTING IRON PIPE LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF BAPTIST ROAD 106 DURHAM COUNTY REGISTRY AND HAVING NC GRID (NAD '83/2011) COORDINATES N. 815579 3690 FEET F 2068388.4470 FEET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 563.92 FEET, SAID CURVE HAVING A RADIUS OF 830.19 FEET, A CHORD DIRECTION OF NORTH 53°17′58″ EAST AND A CHORD DISTANCE OF 553.14 FEET TO AN EXISTING IRON PIPE; THENCE CROSSING SAID RIGHT-OF-WAY NORTH 83°46'59" WEST A DISTANCE OF 130 43 FEET TO AN EXISTING IRON REBAR LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF SAID BAPTIST ROAD (N.C.S.R. 1807), THE POINT OF BEGINNING; THENCE ALONG AND WITH SAID WESTERN RIGHT-OF-WAY ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 391.87 FEET, SAID CURVE HAVING A RADIUS OF 890.19 FEET, A CHORD DIRECTION OF SOUTH 52°25'24" WEST AND A CHORD DISTANCE OF 388.71 FEET TO A POINT AT THE INTERSECTION OF SAID WESTERN RIGHT-OF-WAY LINE AND THE EASTERN RIGHT-OF-WAY LINE OF SANTEE ROAD (N.C.S.R. 1804): THENCE ALONG AND WITH SAID EASTERN RIGHT-OF-WAY NORTH 05°10'24" EAST A DISTANCE OF 54.86 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 216.70 FEET, SAID CURVE HAVING A RADIUS OF 717.57 FEET, A CHORD DIRECTION OF NORTH 00°59'55" WEST AND A CHORD DISTANCE OF 215.88 FEET TO AN EXISTING IRON REBAR. THE SOUTHWESTERN PROPERTY CORNER OF LOT A AS RECORDED IN PLAT BOOK 158, PAGE 293, DURHAM COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY ALONG AND WITH SAID SOUTHERN PROPERTY LINE SOUTH 83°46'59" EAST A DISTANCE OF 308.70 FEET TO THE POINT OF BEGINNING, CONTAINING 0.7835 ACRES.

SAID DESCRIBED TRACTS BEING LOT D AS RECORDED IN PLAT BOOK 132, PAGE 106, DURHAM COUNTY REGISTRY EXCLUDING THE PORTIONS OF PROPERTY WITHIN THE 60' RIGHTS-OF-WAYS OF BAPTIST ROAD (N.C.S.R. 1807) AND SANTEE ROAD (N.C.S.R. 1804)

BEGINNING AT AN EXISTING AXLE LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF BAPTIST ROAD (N.C.S.R. 1807) AND BEING THE NORTHEASTERN PROPERTY CORNER OF PARCEL 2 (PAGE) AS RECORDED IN PLAT BOOK 142, PAGE 123, DURHAM COUNTY REGISTRY AND HAVING NC GRID (NAD '83/2011) COORDINATES I: 814308.4810 FEET E: 2067793.4870 FEET; THENCE LEAVING SAID RIGHT-OF-WAY ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 88°33'49" WEST A DISTANCE OF 1173.46 FEET TO AN EXISTING IRON PIPE: THENCE SOUTH 03°12'03" WEST A DISTANCE OF 442.90 FEET TO AN EXISTING IRON PIPE, A NORTHERN PROPERTY CORNER OF CORRIDOR A (NICHOLS) AS RECORDED IN SAID PLAT BOOK: THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 89°11'11 WEST A DISTANCE OF 1308.60 FEET TO AN EXISTING IRON REBAR. THE NORTHEASTERN PROPERTY CORNER OF PARCEL 2 (NICHOLS) AS RECORDED IN SAID PLAT BOOK, THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 89°03'10" WEST A DISTANCE OF 1135.90 FEET TO A NAIL AT THE BASE OF AN EXISTING IRON PIPE LOCATED ON THE EASTERN PROPERT LINE OF LOT 9 AS RECORDED IN PLAT BOOK 18A, PAGE 173, DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 01°52'10" WEST A DISTANCE OF 229.58 FEET TO AN EXISTING IRON PIPE, THE SOUTHEASTERN PROPERTY CORNER OF LOT 2 AS RECORDED IN PLAT BOOK 152, PAGE 91, DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 00°39'32" EAST A DISTANCE OF 452.99 FEET TO AN EXISTING IRON PIPE, THE SOUTHEASTERN PROPERTY NER OF LOT 1 AS RECORDED IN SAID PLAT BOOK; THENCE ALONG AND WITH SAID EASTERN PROPERT LINE NORTH 00°40'30" EAST A DISTANCE OF 453.16 FEET TO AN EXISTING IRON PIPE. THE SOUTHEASTERN WOODS AS RECORDED IN DEED BOOK 3032, PAGE 464, DURHAM COUNTY REGISTRY: THENCE ALONG AND H SAID EASTERN PROPERTY LINE NORTH 00°29'02" EAST A DISTANCE OF 1193.96 FEET TO AN EXISTING IRON PIPE. THE SOUTHWESTERN PROPERTY CORNER OF LOT 3 AS RECORDED IN PLAT BOOK 185, PAGE 235. URHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE SOUTH 89°00'57 EAST A DISTANCE OF 1821.59 FEET TO AN EXISTING AXLE: THENCE NORTH 00°52'39" WEST A DISTANCE OF 265.72 FEET TO AN EXISTING AXLE; THENCE NORTH 89°37′50" EAST A DISTANCE OF 2133.30 FEET TO A POINT LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF SANTEE ROAD (N.C.S.R. 1804); THENCE ALONG AND WITH SAID WESTERN RIGHT-OF-WAY SOUTH 25°02'18" EAST A DISTANCE OF 20.53 FEET TO A POINT; THENCE SOUTH 24°19'00" EAST A DISTANCE OF 101.93 FEET TO A POINT; THENCE SOUTH 24°32'41" EAST A DISTANCE OF 95.69 FEET TO A POINT; THENCE SOUTH 23°52'22" EAST A DISTANCE OF 96.86 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 147.81 FEET, SAID CURVE HAVING A RADIUS OF 2424.13 FEET, A CHORD DIRECTION OF SOUTH 22°13'23" EAST AND A CHORD DISTANCE OF 147.78 FEET TO A POINT, THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 61.74 FEET, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CHORD DIRECTION OF SOUTH 16°56'20" EAST AND A CHORD DISTANCE OF 61.70 FEET TO A POINT, THENCE SOUTH 13°24'06" EAST A DISTANCE OF 39.20 FEET TO AN EXISTING IRON PIPE, THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY THOMAS BLAKE MATTHEWS & KIEVA PACE AS RECORDED IN DEED BOOK 8422, PAGE 718 AS SHOWN IN PLAT BOOK 133, PAGE 15. DURHAM COUNTY REGISTRY: THENCE LEAVING SAID RIGHT-OF-WAY ALONG AND WITH SAID NORTHERN NORTH 87°17'18" WEST A DISTANCE OF 209.02 FEET TO AN EXISTING IRON REBAR: THENCE SOUTH 25°46'41' WEST A DISTANCE OF 219.43 FEET TO AN EXISTING IRON REBAR; THENCE SOUTH 87°34′12″ EAST A DISTANCE OF 631.44 FEET TO AN EXISTING IRON REBAR LOCATED ON SAID WESTERN RIGHT-OF-WAY LINE OF SANTEE ROAD (N.C.S.R. 1804); THENCE ALONG AND WITH SAID WESTERN RIGHT-OF-WAY LINE SOUTH 05°10'24" WES A DISTANCE OF 156.54 FEET TO A POINT LOCATED AT THE INTERSECTION OF SAID WESTERN RIGHT-OF-WAY LINE AND SAID WESTERN RIGHT-OF-WAY LINE OF BAPTIST ROAD (N.C.S.R. 1807); THENCE ALONG AND WITH SAID WESTERN RIGHT-OF-WAY LINE OF BAPTIST ROAD (N.C.S.R. 1807) ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 157.75 FEET, SAID CURVE HAVING A RADIUS OF 890.19 FEET, A CHORD DIRECTION OF SOUTH 27°12'16" WEST AND A CHORD DISTANCE OF 157.54 FEET TO A POINT, THENCE SOUTH 22°29'12" WEST A DISTANCE OF 289.06 FEET TO A POINT; THENCE SOUTH 22°36'57" WEST A DISTANCE OF 172.37 FEET TO A POINT; THENCE SOUTH 22°47'54" WEST A DISTANCE OF 28.8.33 FEET TO A POINT; THENCE SOUTH 22°51'23" WEST A DISTANCE OF 157.75 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 233.30 FEET, SAID CURVE HAVING A RADIUS OF 3151.17 FEET, A CHORD DIRECTION OF SOUTH 21°00'26" WEST AND A CHORD DISTANCE OF 233.25 FEET TO A POINT; THENCE SOUTH 18°46'44" WEST A DISTANCE OF 142.46 FEET TO THE POINT OF BEGINNING, CONTAINING 209.1905 ACRES AND BEING ALL OF TRACTS 1-4 AS RECORDED IN DEED BOOK 3237, PAGE 161 EXCLUDING THE PORTIONS OF PROPERTY WITHIN THE 60' RIGHTS-OF-WAYS OF BAPTIST ROAD (N.C.S.R. 1807) AND SANTEE ROAD (N.C.S.R. 1804).

| NOT | E: |
|-----|--|
| 1. | AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE. |
| 2. | ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. |

- OTHER INSTRUMENTS OF NO TITLE SEARCH PERFOI
- NO NCGS MONUMENT WI A PORTION OF THE PROPE 3720086100J DATED MAY 2,
- PROPERTY IS ZONED RR. NO ZONING REPORT FURNISHED TO SURVEYOR AT THIS TIME A PORTION OF THE PROPERTY LIES IN THE F/J-A WATERSHED PROTECTION OVERLAY. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS USING DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN (NAD 1983/2011) (CORS 96) POSITIONS AND NAVD 88 (MSL) ELEVATIONS USING THE CONTINUOUSLY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY
- NO WETLANDS DELINEATED OR CREEKS/PONDS LOCATED AT TIME OF SURVEY, PROPERTY MAY BE SUBJECT TO RIPARIAN BUFFERS, CREEKS AND PONDS SHOWN PER DURHAM COUNTY GIS DEED BOOK 3237 PAGE 161 DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE, DEED REFERENCES OF DIROADWAY ALIGNMENTS WHICH ARE NO LONGER VISIBLE, BOUNDARY AREA SHOWN TO EXISTING RIGHTS-OF-WAYS AS EVIDENCED BY FIELD LOCATED MONUMENTATION 8 ROAD CENTERLINES, SURVEYOR ASSUMES BOUNDARIES FOLLOW SAID CURRENT
- RIGHTS-OF-WAYS AS DEEDS FOLLOWED ORIGINAL ALIGNMENTS OF OLD ROADWAYS APPROXIMATE TRACT LINES FROM SAID DEED PLOTTED ON SURVEY, TRACT 2 DEED LINES NOT SHOWN DUE TO LACK OF DESCRIPTION AND VAGUENESS OF DEED.

WOODS JAMES F

WOODS ROSE S

PIN: 0861-03-34-464/

DB. 4937 PG. 503 PB. 152 PG. 91

CEN DURHAM LAND LLC NICHOLS FAMILY

HOLDINGS LLC COCHRAN MARLENE ET AL

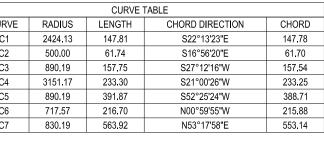
- N01°52'10"W 229.58'

FALLS VILLAGE DEVELOPMENT LLC

PIN: 0861-03-43-4711 DB. 2599 PG, 638

| GEOMETRY UNLESS SHOWN OTHERWISE. | | LINE TABLE | | |
|---|------|-------------|--|--|
| RIZONTAL GROUND DISTANCES. | LINE | DIRECTION | | |
| C RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE. | L1 | S13°24'06"E | | |
| F RECORD MAY AFFECT THIS PROPERTY. | L2 | S05°10'24"W | | |
| DRMED FOR THIS SURVEY. ITHIN 2.000 FEET OF PROPERTY. | L3 | S83°46'59"E | | |
| PERTY LIES IN A FEMA FLOOD HAZARD AREA PER FIRM NUMBER | L4 | N05°10'24"E | | |
| 2, 2006. PROPERTY LIES IN ZONE "X" & ZONE "AE". | L5 | N83°46'59"W | | |
| . NO ZONING REPORT FURNISHED TO SURVEYOR AT THIS TIME. | 16 | S83°46'59"F | | |

| CURVE TABLE | | | | |
|-------------|---------|--------|-----------------|--------|
| CURVE | RADIUS | LENGTH | CHORD DIRECTION | CHOR |
| C1 | 2424.13 | 147.81 | S22°13'23"E | 147.78 |
| C2 | 500.00 | 61.74 | S16°56'20"E | 61.70 |
| C3 | 890.19 | 157.75 | S27°12'16"W | 157.54 |
| C4 | 3151.17 | 233.30 | S21°00'26"W | 233.2 |
| C5 | 890.19 | 391.87 | S52°25'24"W | 388.7 |
| C6 | 717.57 | 216.70 | N00°59'55"W | 215.88 |
| C7 | 830.19 | 563.92 | N53°17'58"E | 553.14 |





REFERENCES:

DB. 3237 PG. 161 DB. 2080 PG. 914

PB. 132 PG. 106

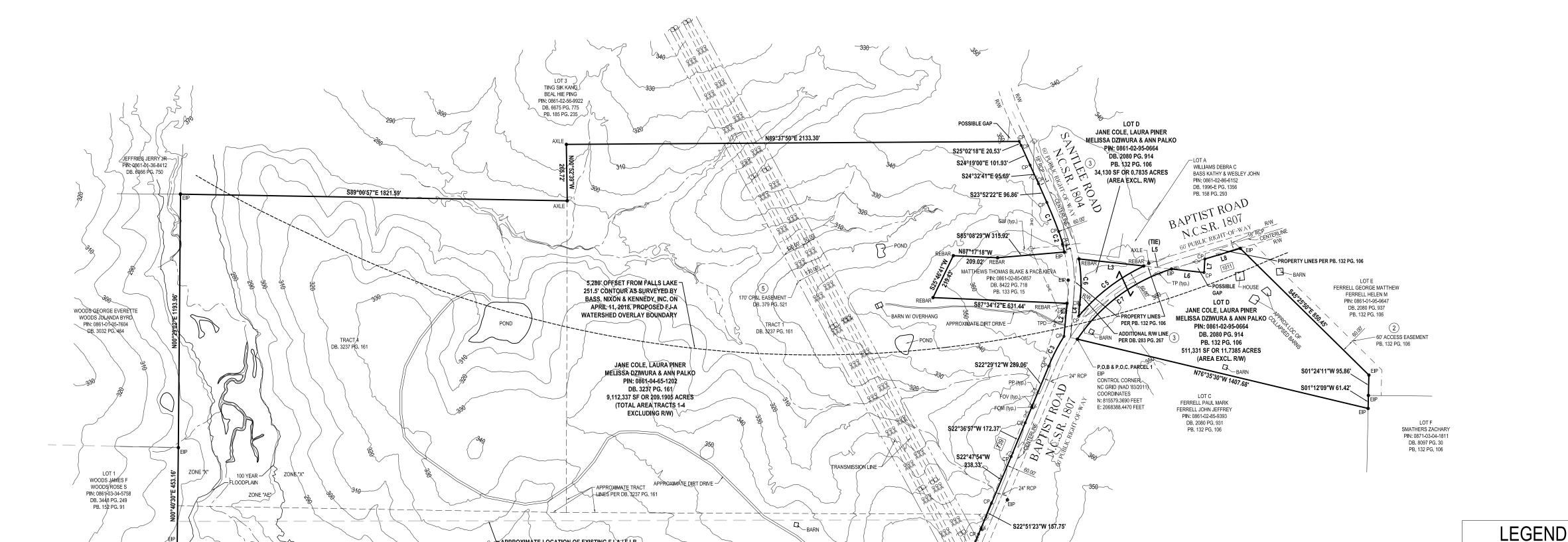
FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO.: 18-NC-24056 EFFECTIVE DATE: MAY 31, 2008 AT 12:00 AM

SCHEDULE B - SECTION II EXCEPTIONS

- (2) BUILDING RESTRICTION LINES, EASEMENTS, RIGHTS OF WAY OR ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 132, PAGE 106 AND PLAT BOOK 133, PAGE 15, DURHAM COUNTY REGISTRY. (SHOWN ON SURVEY)
- (3) RIGHT OF WAY AGREEMENTS IN FAVOR OF THE STATE HIGHWAY COMMISSION RECORDED IN BOOK 283, PAGE 263 AND BOOK 283, PAGE 267, DURHAM COUNTY REGISTRY. (EXISTING SANTEE ROAD (NCSR 1804) RIGHT-OF-WAY SHOWN ON SURVEY)
- (4) RIGHT OF WAY EASEMENT IN FAVOR OF GENERAL TELEPHONE CO. OF THE SOUTHEAST RECORDED IN BOOK 314, PAGE 153, DURHAM COUNTY REGISTRY, (BLANKET EASEMENT, NOT PLOTTABLE)
- (5) RIGHT OF WAY GRANT IN FAVOR OF CAROLINA POWER & LIGHT COMPANY AS RECORDED IN BOOK 379, PAGE 521, DURHAM COUNTY REGISTRY. (SHOWN ON SURVEY)
- (6) EASEMENT IN FAVOR OF CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 170, PAGE 397, DURHAM COUNTY REGISTRY. (ORIGINAL 70' EASEMENT NOT PLOTTED AS IT WAS EXTENDED TO 170' PER DB. 379, PG. 521)
- (7) EASEMENT FOR CARTWAY AND DRIVEWAY AS GRANTED IN DEED RECORDED IN BOOK 330, PAGE 121, DURHAM COUNTY REGISTRY. (DOES NOT AFFECT PROPERTY)
- (8) RIGHT OF FIRST REFUSAL AS CONTAINED IN ESTATE FILE 92-E-176 IN THE OFFICE OF THE DURHAM COUNTY CLERK OF COURT.

161; AND DEED BOOK 2080, PAGE 914, DURHAM COUNTY REGISTRY) (NOT A MATTER OF SURVEY)

(9) ANY MARITAL INTEREST, IF ANY, OF PAUL MARK FERRELL, JOHN JEFFREY FERRELL, JANIE P. SANFORD, (DEED BOOK 3237, PAGE



S18°46'44"W 142.46'-

/P.O.B. PARCEL 2 -

COORDINATES

W: 814308.4810 FEET

E 2067793 4870 FEET

FALLS VILLAGE DEVELOPMENT'S

PIN: 0861-04-73-2911

DB: 2599 PG: 638

PB. 142 PG. 123

PIN: 0861-04-73-0206

PB. 142 PG. 123

ALKO HOLLY SPRINGS, NC 27540

SCALE: 1" = 300'

| OWNER: |
|---------------------------|
| JANE COLE, LAURA PINER |
| MELISSA DZIWURA & ANN PAI |
| 6201 POWELL RIDGE RD |
| HOLLY SERINGS NC 27540 |

● EIP = EXISTING IRON PIPE

→ TP = TELEPHONE POLE

GW = GUY WIRE

○ PP = POWER POLE

☐ TPD = TELEPHONE PEDESTAL

FOV = FIBER OPTIC VAULT

● FOM = FIBER OPTIC MARKER

P.O.C. = POINT OF COMMENCEMENT

OVERHEAD TELEPHONE — TEL — TEL

DEVELOPMENT TIER BOUNDARY ------

CP = CALCULATED POINT

P.O.B. = POINT OF BEGINNING

R/W = RIGHT-OF-WAY

STORM PIPE

XXXX DENOTES ADDRESS

| SURVEYOR'S CERTIFICATE |
|--|
| TO: SOUTH WAKE ALLIANCE GROUP, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY; |

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 6, 2018.

DAN GREGORY L-5240

DATE OF PLAT OR MAP: __

-APPROXIMATE LOCATION OF EXISTING FJ-ATFJ-B

DB. 3237 PG. 161

LLS VILLAGE REH LLC

PIN: 0861-04-53-3148

PB. 142 PG. 123