

PARCEL ID# 6804-58-1220.00
N/F
JONESTOWN RETAIL INVESTMENT
D.B. 2660-3973
MAP# 600846
ZONED: HB-S

PARCEL ID# 6804-48-8305.00
N/F
419 JONESTOWN ROAD, LLC
D.B. 2957-2699
MAP# 600846
ZONED: HB

PARCEL ID# 6804-48-9521.00
N/F
BURGER KING CORPORATION
D.B. 2165-2845
MAP# 600846
ZONED: HB

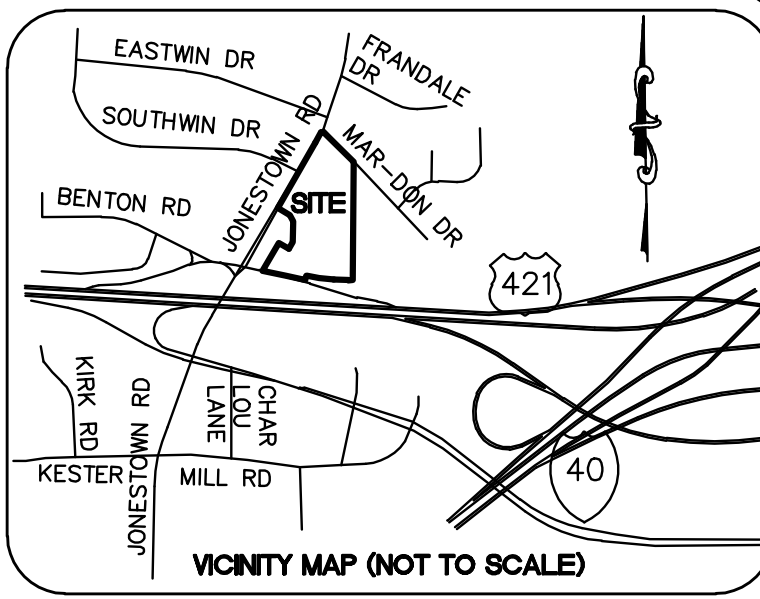
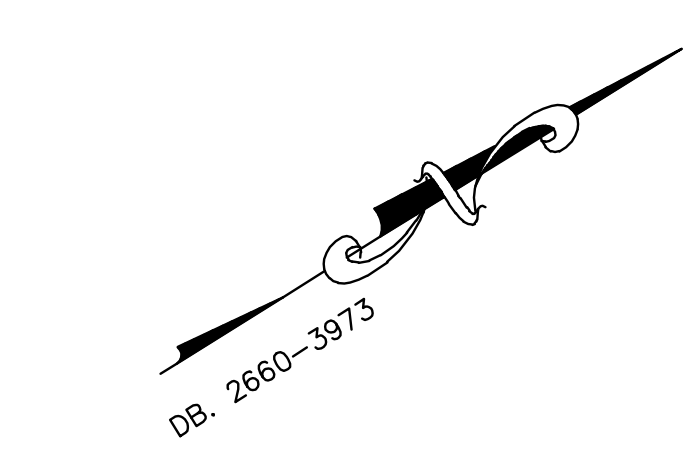
PARCEL ID# 6804-58-1386.00
N/F
401 JONESTOWN, LLC
D.B. 3176-1189
MAP# 600846
ZONED: HB-S

PARCEL ID# 6804-58-6453.00
N/F
DUKE POWER COMPANY, LLC
D.B. 2651-258
MAP# 600846
ZONED: RS 9

PARCEL ID# 6804-58-5746.00
N/F
CLINT F. BODFORD
D.B. 1645-2289
MAP# 600846
ZONED: RS 9

BUILDING BOUNDARY
53,180 SQ.FT.
1.220 ACRES

BUILDING
FF 993.31
HEIGHT 24.72'
HEIGHT AT PEAK 28.4'
51,914 SQ.FT.



SURVEYOR'S NOTES:

- 1) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY. TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- 2) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- 3) HEIGHT AND DIMENSIONS OF OVERHEAD ELECTRIC LINES ESTABLISHED BY TRIANGULATION METHODS USING ELECTRONIC SURVEYING EQUIPMENT. ALL HEIGHTS AND DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR OR LOCAL ELECTRIC COMPANY BEFORE CONSTRUCTION BEGINS.
- 4) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 5) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

POSSIBLE PROJECTIONS:
NONE OBSERVED

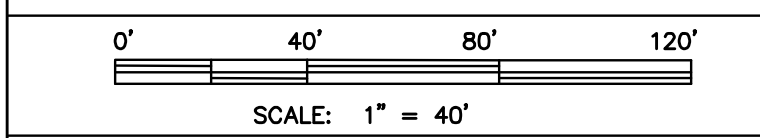
TOTAL LAND AREA:
400,451 SQ.FT.
9.193 ACRES

NET LAND AREA:
347,271 SQ.FT.
7.973 ACRES

FREELAND
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
523 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL: (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: BEC PARTY CHIEF: GA CHECKED: ?
REF. PLAT BOOK: ?
REF. DEED BOOK: 2660-3973
TAX MAP: 6804-58-1220.00
DATE OF SURVEY: 03-30-2015
DATE DRAWN: 04-02-2015
DRAWING NO: 65918-ALTA



STATE OF NORTH CAROLINA
FORSYTH COUNTY

ALTA/ACSM LAND TITLE
SURVEY FOR
RIVERCREST REALTY
ASSOCIATES, LLC.

SITE ADDRESS: 305 JONESTOWN ROAD
WINSTON SALEM, NC

- LEGEND:**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - TM TEMPORARY BENCHMARK
 - NEW IRON PIN (5/8" REBAR)
 - EXISTING IRON PIN
 - RIGHT-OF-WAY
 - POWER POLE
 - ELECTRIC METER
 - ELECTRIC MANHOLE
 - 1 HEAD LIGHT STANDARD
 - 2 HEAD LIGHT STANDARD
 - 4 HEAD LIGHT STANDARD
 - IRRIGATION CONTROL VALVE
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - STORM DRAIN MANHOLE
 - CATCH BASIN DROP INLET
 - REINFORCED CONCRETE PIPE
 - CORRUGATED METAL PIPE
 - SANITARY SEWER MANHOLE
 - GREASE MANHOLE
 - CLEANOUT
 - GAS VALVE
 - GAS METER
 - TELEPHONE MANHOLE
 - TELEPHONE PEDESTAL
 - GUARD POST
 - SIGN
 - OVERHEAD ELECTRIC LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - GAS LINE
 - OVERHEAD TELEPHONE LINE
 - UNDERGROUND TELEPHONE LINE
 - WHITE LINE
 - DASHED WHITE LINE
 - YELLOW LINE
 - DOUBLE YELLOW LINE
 - STORM DRAIN PIPE
 - FENCE

PARKING INFORMATION

361 REGULAR SPACES
8 HANDICAP SPACES
369 SPACES TOTAL

ZONING INFORMATION:

ZONED: HB-S AND HB

SETBACK LINE:
FRONT:
SIDE:
BACK:
MAXIMUM BUILDING HEIGHT -

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"

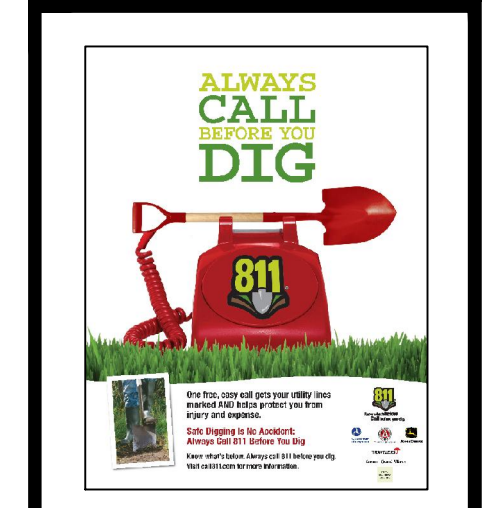
(AREAS OF MINIMAL FLOODING)
THE LOCATION OF THE 100 YEAR FLOOD PER NFP FIRM COMMUNITY PANEL NO. 37106B0400J
EFFECTIVE DATE: JANUARY 2, 2009

LINE TABLE

LINE	LENGTH	BEARING
L1	17.31'	N 81°56'12" E
L2	29.99'	N 89°06'12" W
L3	28.00'	S 13°59'43" W
L4	78.69'	S 57°32'21" E
L5	52.46'	N 32°01'43" E
L6	48.16'	N 23°55'22" W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1354.39'	100.13'	50.09'	100.11'	S 86°06'15" E	414°09'
C2	1354.39'	99.97'	50.01'	99.94'	S 81°56'33" E	413°44'
C3	1354.39'	88.31'	44.17'	88.30'	S 77°51'06" E	3°44'09"
C4	1330.00'	79.40'	39.71'	79.39'	N 30°20'09" E	3°25'14"



EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR DRIVING A SIGN. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THE PEOPLE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL CONTRACTOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

NOT FOR RECORDATION

NGS MONUMENT
"W34-NEILL"
GRID N: 11937.616
GRID E: 13931.490
LATITUDE: 33°36'12.245"
LONGITUDE: -85°31'30.877"

JONESTOWN RAMP
(D.B. 775-PC-72)

30' ACCESS AND EGRESS EASEMENT
D.B. 1655-4030
D.B. 2060-3973

25' ACCESS EASEMENT
D.B. 1655-4030
D.B. 1655-4051
D.B. 1654-7123
D.B. 1613-1894

PARKING EASEMENT
D.B. 1613-1894

20' WATERLINE EASEMENT
D.B. 1640-1112
P.B. 1631-2819

2686.01'
N 35°35'57" E

EIP 1" OPEN TOP

EIP 5/8" REBAR

EIP 3/4" OPEN TOP

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