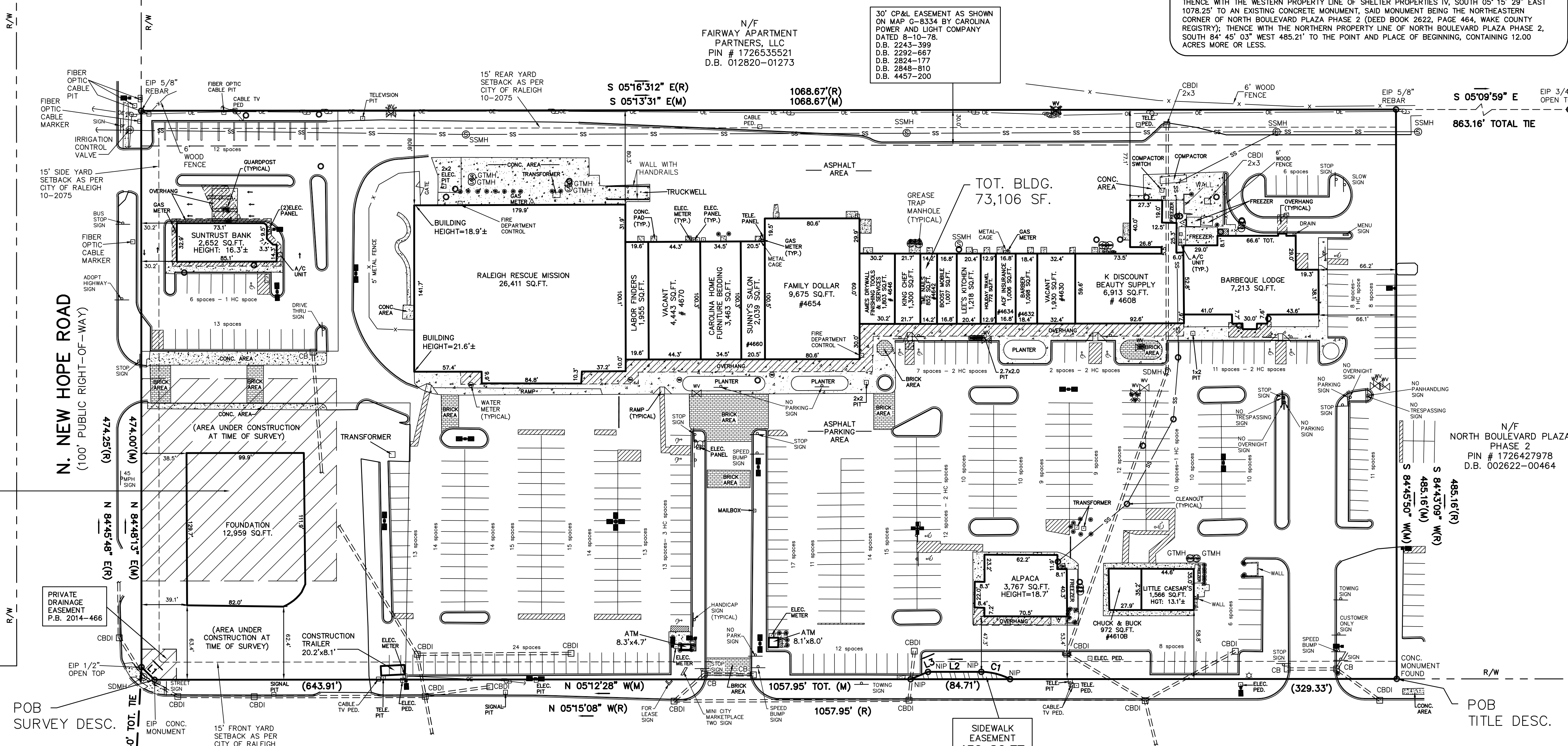


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	51.00'	25.51'	13.03'	25.24'	N 09°06'49" E	28°39'25"

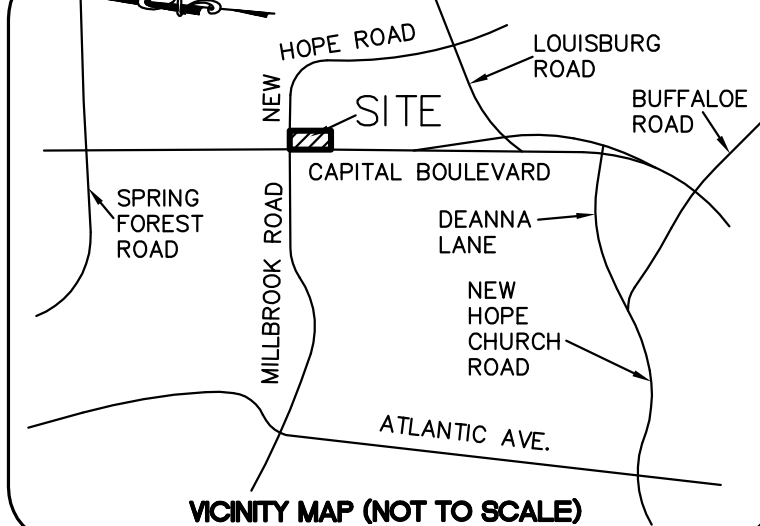
LINE TABLE		
LINE	LENGTH	BEARING
L1	15.48'	N 39°12'34" E
L2	45.41'	N 05°11'42" W
L3	16.09'	N 28°00'07" W

- LEGEND:**
- NIP NEW IRON PIN (5/8" REBAR)
  - EIP EXISTING IRON PIN
  - R/W RIGHT-OF-WAY
  - PP POWER POLE
  - EM ELECTRIC METER
  - 1 HEAD LIGHT STANDARD
  - 2 HEAD LIGHT STANDARD
  - 4 HEAD LIGHT STANDARD
  - WATER VALVE
  - WATER METER
  - SMH STORM DRAIN MANHOLE
  - CBDI CATCH BASIN DROP INLET
  - RCF REINFORCED CONCRETE PIPE
  - OMP CORRUGATED METAL PIPE
  - SSMH SANITARY SEWER MANHOLE
  - GMH GREASE MANHOLE
  - CO CLEANOUT
  - GA5 GAS METER
  - T-FED TELEPHONE FEDESTAL
  - FOMKMR FIBER OPTIC CABLE MARKER
  - GUARD POST
  - SIGN
  - OE OVERHEAD ELECTRIC LINE
  - SS SANITARY SEWER LINE
  - 1' CONTOUR
  - STORM DRAIN PIPE
  - FENCE



**SURVEY DESCRIPTION:**  
Beginning at a concrete monument located at the right of way intersection of the east right of way of Capital Blvd. (US HWY. 1) and the south right of way of North New Hope Road and running along North New Hope Road N 39-12-34 E for 15.48 feet to an iron pin; thence N 84-48-13 E for 474.00 feet to an iron pin; thence leaving said right of way and following the common line of Fairway Apartment Partners (DB. 012820-01273) S 05-13-31 E for 1068.67 feet to an iron pin; thence along the common line of North Boulevard Plaza Phase 2 (DB. 2622-464) S 84-45-50 W for 485.16 feet to a concrete monument located on the east right of way of Capital Blvd. (US HWY. 1); thence along said right of way N 05-12-28 W for 1057.95 feet to the Point of Beginning. Said tract contains 11,899 acres or 518,324 square feet more or less.

**TITLE DESCRIPTION:**  
COMMENCING AT NORTH CAROLINA GRID SYSTEM (NGS) MONUMENT "MONEY", SAID MONUMENT HAVING GRID COORDINATES (NAD 83) OF NORTH: 766,344.4948, EAST: 2,124,067.2605; THENCE SOUTH 05° 27' 52" EAST 1778.83' TO A NORTH CAROLINA GRID SYSTEM (NGS) MONUMENT "CITIZEN", SAID MONUMENT HAVING GRID COORDINATES (NAD 83) OF NORTH: 764,574.2585, EAST: 2,124,237.5131; THENCE SOUTH 12° 33' 01" EAST 1199.21' TO AN EXISTING CONCRETE MONUMENT LOCATED ON THE EASTERN RIGHT-OF-WAY MARGIN OF CAPITAL BOULEVARD (U.S. HIGHWAY 1), SAID MONUMENT BEING THE TRUE AND CORRECT POINT OF BEGINNING; THENCE FROM SAID BEGINNING POINT AND WITH THE EASTERN RIGHT-OF-WAY MARGIN OF CAPITAL BOULEVARD, NORTH 05° 12' 28" WEST 1057.66' TO AN EXISTING CONCRETE MONUMENT, THENCE NORTH 37° 27' 03" EAST 29.16' TO AN EXISTING CONCRETE MONUMENT LOCATED ON THE SOUTHERN RIGHT-OF-WAY MARGIN OF NEW HOPE ROAD, THENCE WITH THE SOUTHERN RIGHT-OF-WAY MARGIN OF NEW HOPE ROAD, NORTH 84° 51' 17" EAST 484.51' TO AN EXISTING IRON PIPE, SAID PIPE BEING THE NORTHWESTERN CORNER OF SHELTER PROPERTIES IV (DEED BOOK 3105, PAGE 372, WAKE COUNTY REGISTRY); THENCE WITH THE WESTERN PROPERTY LINE OF SHELTER PROPERTIES IV, SOUTH 05° 15' 28" EAST 1078.25' TO AN EXISTING CONCRETE MONUMENT, SAID MONUMENT BEING THE NORTHEASTERN CORNER OF NORTH BOULEVARD PLAZA PHASE 2 (DEED BOOK 2622, PAGE 464, WAKE COUNTY REGISTRY); THENCE WITH THE NORTHERN PROPERTY LINE OF NORTH BOULEVARD PLAZA PHASE 2, SOUTH 84° 45' 03" WEST 485.21' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 12.00 ACRES MORE OR LESS.



- SURVEYOR'S NOTES:**
- ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY. TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
  - SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
  - 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.
  - 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 SERVICES AND METERS. CONTRACTOR SHALL CALL LOCAL SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
  - I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:10000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY DMD METHOD.
  - THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY.
  - THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
  - THERE IS NO OBSERVED EVIDENCE OR EVIDENCE FROM APPROPRIATE AUTHORITIES THAT THERE ARE WETLAND AREAS LOCATED ON THE PROPERTY.
  - THE PROPERTY HAS DIRECT ACCESS TO CAPITAL BLVD. AND N. NEW HOPE ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.
  - THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-3020-828019V44, DATED DECEMBER 8, 2016.
  - TOTAL BUILDING SQUARE FOOTAGE INCLUDING FOUNDATION IS 95,022.

**TOTAL LAND AREA:**  
518,324 SQ.FT.  
11.899 ACRES

**BASIS OF BEARINGS AND BENCHMARK:**  
BASIS OF BEARINGS AND ELEVATIONS BASED ON GPS "RTK" OBSERVATION OF NCGS MONUMENT "GREENPOINT" AND "GENERAL" NAD 83 (2007)  
COMBINED SCALE FACTOR: 0.99991707

**FREELAND**  
SURVEYORS • ENGINEERS

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

DRAWN:	CF	PARTY CHIEF:	CB	CHECKED:	JCC
REF. PLAT:	BM2013-923				
REF. DEED BOOK:	8530-1087				
TAX MAP:	1726436986				
DATE OF SURVEY:	1-10-2017				
DATE DRAWN:	1-15-2017				
DRAWING NO.:	67902-1				
DATE OF LAST REVISION:	2-2-2017	COMMENTS:			

**PRELIMINARY**

PLS: JAMES R. FREELAND  
NO: L2836  
COA: C-0478

SEAL L-2836

**STATE OF NORTH CAROLINA**  
NEUSE TOWNSHIP  
CITY OF RALEIGH  
WAKE COUNTY  
ALTA/NSPS LAND TITLE  
SURVEY FOR  
RIVERCREST REALTY  
ASSOCIATES, LLC

SITE ADDRESS:  
4600 CAPITAL BOULEVARD  
RALEIGH, NC 27604

- TITLE EXCEPTIONS:**
- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 3020-829769 DATED: JANUARY 3, 2017
  - EASEMENT TO CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2243, PAGE 399, \*AFFECTS AS SHOWN
  - EASEMENT TO CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2292, PAGE 667, \*AFFECTS AS SHOWN
  - EASEMENT TO CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2729, PAGE 354, \*BLANKET, UNABLE TO PLOT
  - EASEMENT TO CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2824, PAGE 177, \*AFFECTS AS SHOWN
  - EASEMENT TO CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2848, PAGE 810, \*AFFECTS AS SHOWN
  - EASEMENT TO CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 4457, PAGE 200, \*AFFECTS AS SHOWN
  - MEMORANDUM OF ACTION BY AND BETWEEN BOARD OF TRANSPORTATION, AS PLAINTIFF AND NORTH BOULEVARD PLAZA, PARTNERSHIP, AS DEFENDANTS RECORDED IN BOOK 2476, PAGE 37, \* DOES NOT AFFECT
  - TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AS PROVIDED IN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS, RECORDED IN BOOK 2612, PAGE 268, \*AFFECTS, NOTHING TO PLOT
  - TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AS PROVIDED IN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS, RECORDED IN BOOK 2726, PAGE 882, \*AFFECTS, NOTHING TO PLOT
  - DEED OF EASEMENT BY AND BETWEEN NORTH BOULEVARD PLAZA, A NORTH CAROLINA GENERAL PARTNERSHIP AND NORTH BOULEVARD ASSOCIATES, A NORTH CAROLINA GENERAL PARTNERSHIP RECORDED IN BOOK 2755, PAGE 630, \* BENEFITS SUBJECT PROPERTY FOR DRAINAGE, NOTHING TO PLOT
  - NOTICE OF DRY-CLEANING SOLVENT REMEDIATION RECORDED IN BOOK 14322, PAGE 958, \*AFFECTS AS SHOWN
  - EASEMENT TO DUKE ENERGY PROGRESS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY RECORDED IN BOOK 1650, PAGE 1892, \*AFFECTS, 10 EASEMENTS AFFECTING ELECTRIC LINES SERVICING SUBJECT PROPERTY
  - EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2011, PAGE 340, \*AFFECTS, REMEDIATION AREA SHOWN
  - EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2013, PAGE 923, \*AFFECTS NEW/CURRENT PROPERTY LINE SHOWN
  - EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2014, PAGE 466, \* PRIVATE DRAINAGE EASEMENT AFFECTING

**NOT FOR RECORDATION**

**POSSIBLE PROJECTIONS:**  
"NONE"

**PARKING INFORMATION:**  
394 REGULAR SPACES  
14 HANDICAP SPACES  
408 SPACES TOTAL

**ZONING INFORMATION:**  
ZONED: CX-3-PL  
SETBACK LINE:  
FRONT: 15'  
SIDE: 15'  
BACK: 15'

**FLOOD INFORMATION:**  
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"

PER NFIP FIRM COMMUNITY PANEL NO. 3720172600J  
EFFECTIVE DATE: MAY 2, 2006.



**ALTA/NSPS CERTIFICATE:**

TO: RIVERCREST REALTY ASSOCIATES, LLC and 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 1-4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 11, 13, 14, 16-20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1-10-2017.

DATE OF PLAT OR MAP: 1-15-2017

THE PROPERTY SHOWN HEREIN IS THE SAME AS SET FORTH IN (TITLE COMMITMENT #3020-829766).

JAMES R. FREELAND, PLS  
REGISTRATION/LICENSE NUMBER: L2836

**NORTH CAROLINA CERTIFICATE:**

I, JAMES R. FREELAND, CERTIFY THAT THE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, AND THE HORIZONTAL AND VERTICAL CONTROL WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 8530, PAGE 1087; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A, OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000;

POSITIONAL ACCURACY: 0.05 FEET TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC DATE(S) OF SURVEY: 1-10-2017 DATUM/EPOCH: HORIZONTAL (NAD83); VERTICAL (NAVD 88) GEOID MODEL: GEOID 1999 UNITS: US SURVEY FOOT PUBLISHED/FIXED CONTROL MONUMENTS USED: NCGS "GREENPOINT" AND NCGS "GENERAL"

AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 56.1600).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 15th DAY OF JANUARY, 2017.

SIGNED \_\_\_\_\_  
JAMES R. FREELAND NO. L2836