

LINE	LENGTH	BEARING
L1	113.73'	N 89°59'20" W
L2	28.95'	N 26°25'28" W
L3	143.08'	N 41°09'10" E
L4	19.00'	N 89°05'48" E
L5	228.97'	N 00°00'49" W
L6	62.95'	S 89°58'33" E
L7	198.59'	N 00°03'30" W
L8	49.97'	S 88°25'41" E
L9	269.92'	S 00°05'03" E
L10	178.97'	S 89°58'27" E
L11	79.24'	S 00°00'24" W
L12	57.83'	S 89°53'44" E
L13	83.52'	S 00°02'46" E
L14	51.84'	N 89°59'58" W
L15	380.46'	S 00°00'02" E
L16	19.25'	S 89°32'48" E
L17	141.89'	S 00°05'41" E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	273.50'	53.30'	26.73'	53.22'	S 84°21'57" E	11°09'57"
C2	310.60'	285.69'	153.84'	275.73'	S 52°28'32" E	52°41'32"
C3	97.00'	50.37'	25.77'	49.80'	N 41°03'00" W	29°45'03"

P.B. 8-130



**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, 11, 13 & 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 5-9-2017.

DATE OF PLAT OR MAP: 5-15-2017

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN (TITLE COMMITMENT # 3020-805036).

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

**NORTH CAROLINA CERTIFICATE:**

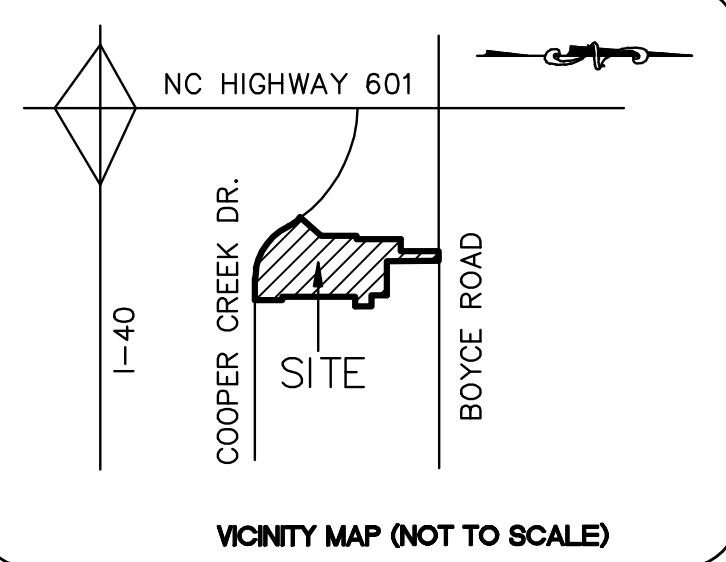
I, JAMES R. FREELAND, CERTIFY THAT THE BOUNDARY SURVEY WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 1007, PAGE 621 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000;

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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

SIGNED \_\_\_\_\_

JAMES R. FREELAND NO. L2836



**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) 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.
- 4) 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.

**NOT FOR RECORDATION**

**CURRENT OWNER:**

COMMONWEALTH GROUP-MOCKSVILLE PARTNERS, LP  
500 HENLEY STREET SUITE 200  
KNOXVILLE, TN 37905

**POSSIBLE PROJECTIONS:**

NONE OBSERVED

**LAND AREA:**  
243,194 SQ.FT.  
5.582 ACRES

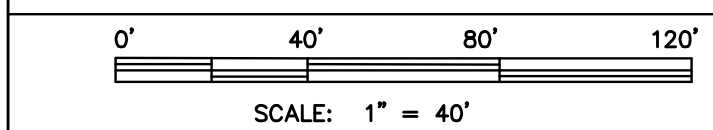
**BASIS OF BEARINGS:**

BASIS OF BEARINGS BASED ON PLAT BOOK 8-130



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:	MVA
REF. PLAT BOOK:	8-130				
REF. DEED BOOK:	1007-621				
TAX MAP:	5729-95-4994				
DATE OF SURVEY:	5-9-2017				
DATE DRAWN:	5-15-2017				
DRAWING NO.:	68344				
DATE OF LAST REVISION:					

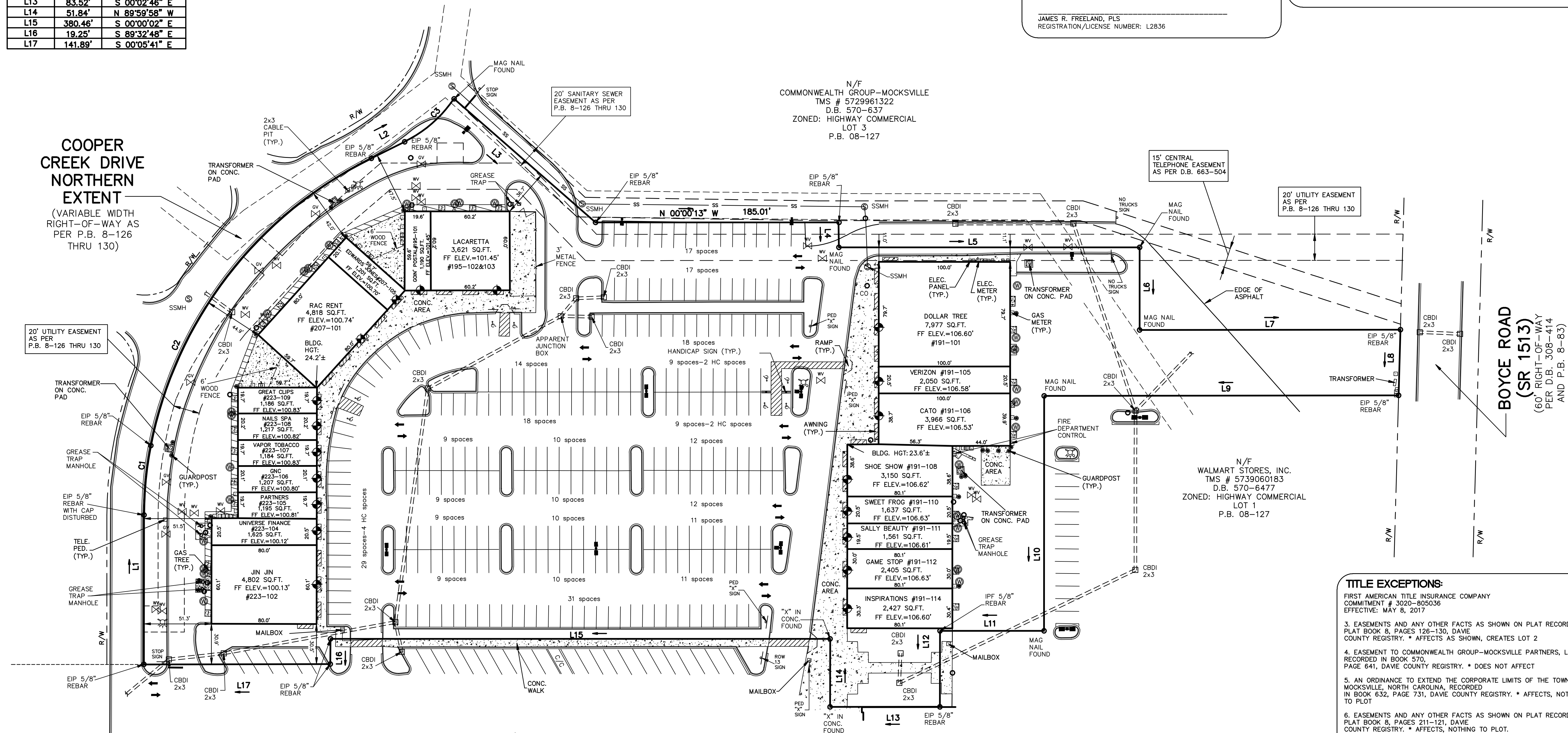


**FOR REVIEW**  
5-17-2017  
PLS: JAMES R. FREELAND  
NO. L2836  
COA: C-0478

**STATE OF NORTH CAROLINA**  
**DAVE COUNTY**  
**MOCKSVILLE TOWNSHIP**  
**ALTA/NSPS LAND TITLE**  
**SURVEY FOR**  
**RIVERCREST REALTY**  
**ASSOCIATES, LLC**

SITE ADDRESS:  
191,195,207 AND 223  
COOPER CREEK DRIVE  
MOCKSVILLE, NC 27028

**COOPER CREEK DRIVE NORTHERN EXTENT**  
(VARIABLE WIDTH RIGHT-OF-WAY AS PER P.B. 8-126 THRU 130)



- LEGEND:**
- NEW IRON PIN (5/8" REBAR)
  - EXISTING IRON PIN
  - RIGHT-OF-WAY
  - POWER POLE
  - ELECTRIC METER
  - ELECTRIC PANEL
  - GAS METER
  - 1 HEAD LIGHT STANDARD
  - 2 HEAD LIGHT STANDARD
  - 3 HEAD LIGHT STANDARD
  - WATER VALVE
  - WATER METER
  - FIRE HYDRANT
  - CATCH BASIN DROP INLET
  - SANITARY SEWER MANHOLE
  - GREASE MANHOLE
  - CLEANOUT
  - GAS VALVE
  - TELEPHONE PEDESTAL
  - CABLE PEDESTAL
  - CABLE PIT
  - GUARD POST
  - SON
  - STORM DRAIN PIPE
  - FENCE
  - SANITARY SEWER LINE
  - YELLOW LINE



**PARKING INFORMATION**  
284 REGULAR SPACES  
8 HANDICAP SPACES  
292 SPACES TOTAL

**ZONING INFORMATION:**  
SUBJECT PROPERTY IS ZONED "C1" AS PER PLAT BOOK 8, PAGE 125-130 AND LETTER FROM THE TOWN OF MOCKSVILLE DATED JULY 26, 2004 ALLOWING "C1" WITH ADDITIONAL USES. SETBACK LINES SHOWN HEREON ARE BASED ON THE ZONING ABOVE.

**FLOOD INFORMATION:**  
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"  
PER NFIP FIRM COMMUNITY PANEL NO. 3710572900J  
EFFECTIVE DATE: 9-17-2008.

**TITLE DESCRIPTION:**

LYING AND BEING IN THE MOCKSVILLE TOWNSHIP, DAVE COUNTY, MOCKSVILLE, NORTH CAROLINA.  
COMMENCING FROM AN EXISTING 5/8" REBAR BEING LOCATED IN THE SOUTHERN RIGHT-OF-WAY BOYCE ROAD (SR 1513) N 88-22'39" W, 122.51 FEET TO A POINT, THENCE CONTINUING WITH SAID RIGHT-OF-WAY N 88-25'47" W, 0.97 FEET TO AN IRON REBAR SET (5/8"), SAID REBAR HAVING NORTH CAROLINA GRID COORDINATES (NAD 83/2011) OF N: 796,624.17 FEET, E: 1,529,501.13 FEET AND BEING THE POINT OF BEGINNING; THENCE WITH COMMON LINE OF WAL-MART STORES, INC. (DEED BOOK 570, PAGE 647) THE FOLLOWING NINE (9) CALLS: (1) S 00-04'-20" E, 269.93 FEET TO AN EXISTING PK NAIL; (2) S 89-59'13" E, 179.00 FEET TO AN EXISTING PK NAIL; (3) S 00-00'46" W, 79.31 FEET TO AN EXISTING 5/8" REBAR; (4) S 89-59'18" E, 57.83 FEET TO AN EXISTING 5/8" REBAR; (5) 00-03'34" E, 83.52 FEET TO AN EXISTING CHISELED "X" IN CONCRETE SIDEWALK; (6) N 89-57'45" E, 51.88 FEET TO AN EXISTING CHISELED "X" IN CONCRETE SIDEWALK; (7) S 00-00'02" E, 380.52 FEET TO AN EXISTING 5/8" REBAR; (8) S 89-38'20" E, 193.00 FEET TO AN EXISTING 5/8" REBAR; (9) S 00-04'05" E, 141.88 FEET TO AN EXISTING 5/8" REBAR IN THE NORTHERN RIGHT-OF-WAY OF COOPER CREEK DRIVE (NORTHERN EXTENT); THENCE CONTINUING WITH SAID RIGHT-OF-WAY THE FOLLOWING CALLS: (1) N 89-59'03" W, 113.67 TO AN EXISTING 5/8" REBAR; (2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 273.50 FEET AND AN ARC LENGTH OF 53.32 FEET, A CHORD BEARING AND DISTANCE OF N 84-23'56" W, 53.24 TO AN IRON REBAR SET (5/8"); (3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 310.60 FEET AND AN ARC LENGTH OF 285.69 FEET AND A CHORD BEARING AND DISTANCE OF N 52-28'00" W, 275.72 FEET TO AN EXISTING 5/8" REBAR; (4) N 28-10'51" E, 28.28 FEET TO AN EXISTING 5/8" REBAR; (5) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 97.00 FEET AND AN ARC LENGTH OF 50.51 AND A CHORD BEARING AND DISTANCE OF N41-12'22" W, 49.95 FEET TO AN EXISTING PK NAIL BEING A COMMON CORNER OF COMMONWEALTH GROUP-MOCKSVILLE (DEED BOOK 570, PAGE 637) THE FOLLOWING SIX (6) CALLS: (1) N 41-10'16" E, 143.17 FEET TO AN EXISTING 5/8" REBAR; (2) N 00-00'43" W, 185.24 FEET TO AN EXISTING 5/8" REBAR; (3) N 89-44'02" E, 18.89 FEET TO AN EXISTING PK NAIL; (4) N 00-00'44" E, 228.89 FEET TO AN EXISTING PK NAIL; (5) N 89-58'48" E, 62.95 FEET TO AN EXISTING PK NAIL; (6) N 00-04'31" E, 198.50 FEET TO AN IRON REBAR SET (5/8") IN THE SOUTHERN RIGHT-OF-WAY OF BOYCE ROAD (SR 1513); THENCE WITH SAID RIGHT-OF-WAY S 88-25'47" E, 50.02 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING AN AREA OF 243,161 SQUARE FEET OR 5.682 ACRES AND BEING THE SAME AS LOT #2 AS RECORDED IN PLAT BOOK 08, PAGE 130, DAVE COUNTY REGISTRY. FOR REFERENCE SEE PROJECT "PA150903" BY ALLIED ASSOCIATES, PA, DATED OCTOBER 25, 2015.  
PROPERTY IS BEING TRANSFERRED TOGETHER WITH, AND SUBJECT TO, THE TERMS AND PROVISIONS OF: (A) THAT CERTAIN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED AT BOOK 570, PAGE 651 AND RE-RECORDED IN BOOK 576, PAGE 245, IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVE COUNTY, NORTH CAROLINA (THE "ECR"); (B) THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR INDUSTRIAL TECHNOLOGY CENTER, RECORDED IN BOOK 308, PAGE 404, AS AMENDED/SUPPLEMENTED BY DOCUMENTS RECORDED IN BOOK 570, PAGE 588 AND BOOK 570, PAGE 584; AND A SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR INDUSTRIAL TECHNOLOGY CENTER, RECORDED IN BOOK 916, PAGE 409 ALL IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVE COUNTY, NORTH CAROLINA (THE "DECLARATION"); AND (C) EASEMENTS RECORDED IN DEED BOOK 308, PAGE 414, DEED BOOK 308, PAGE 426 AND DEED BOOK 341, PAGE 943.