

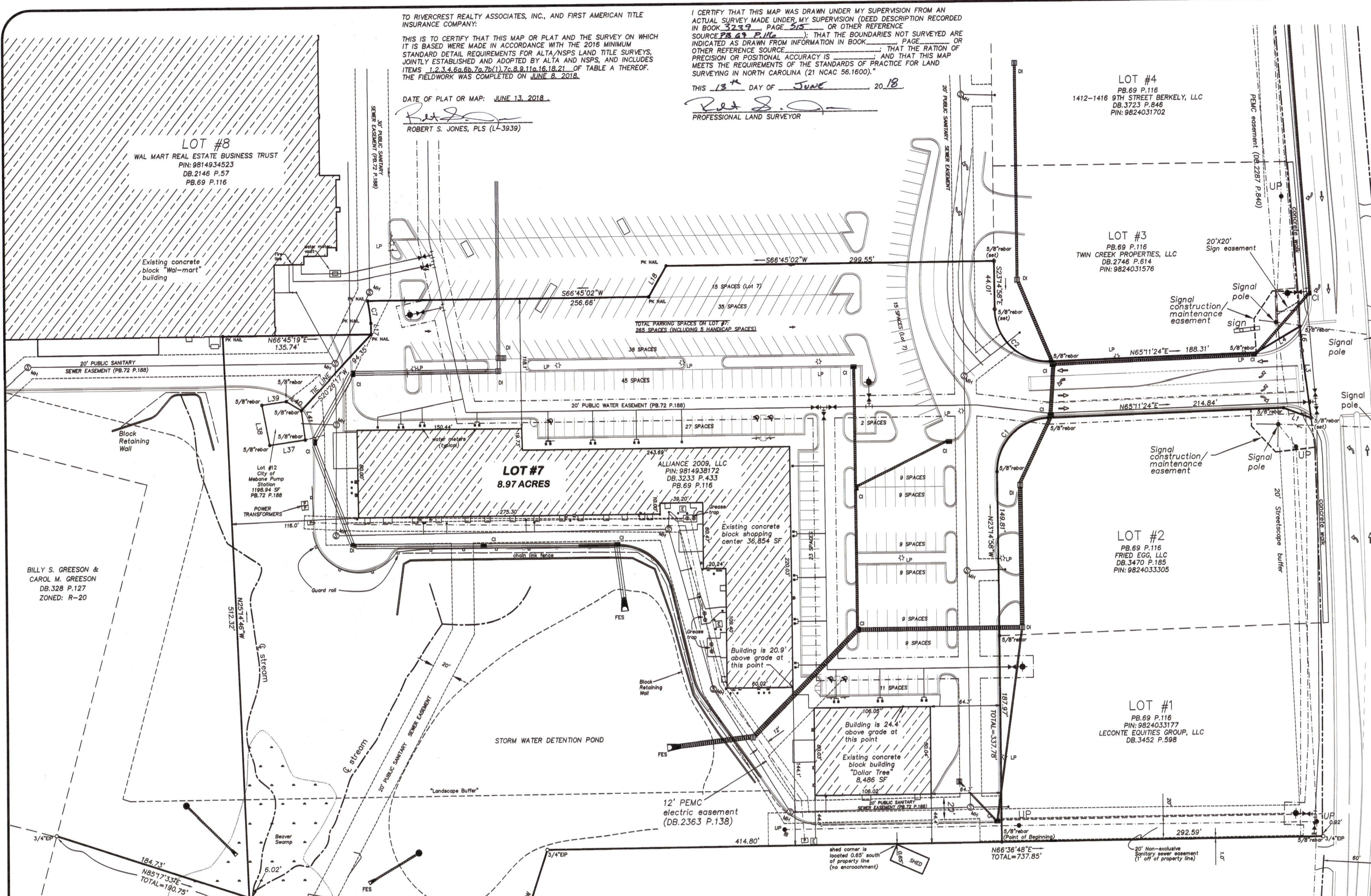
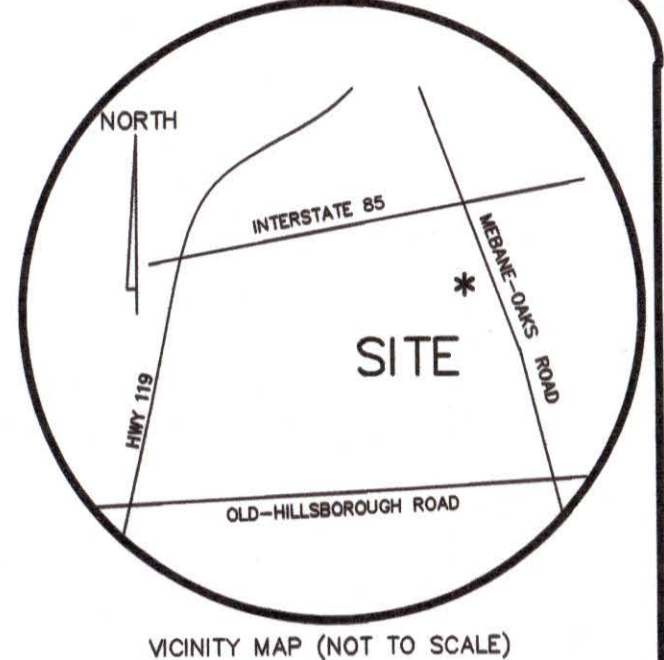
TO RIVERCREST REALTY ASSOCIATES, INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY:

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, 2, 3, 4, 6, 6b, 7a, 7b(1), 7c, 8, 9, 11a, 16, 18, 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 8, 2018.

DATE OF PLAT OR MAP: JUNE 13, 2018
 ROBERT S. JONES, PLS (L-3939)

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3239, PAGE 215 OR OTHER REFERENCE SOURCE PB 69 P.116); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OF OTHER REFERENCE SOURCE _____; THAT THE RATION OF PRECISION OR POSITIONAL ACCURACY IS _____; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 13th DAY OF JUNE 2018
 PROFESSIONAL LAND SURVEYOR



- TITLE COMMITMENT EXCEPTIONS:**
- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER: 3020-907264
 COMMITMENT DATE: MAY 18, 2018 AT 8:00 AM
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NOT PLOTTABLE)
 - TAXES FOR THE YEAR 2018, WHICH ARE A LIEN, BUT NOT YET DUE AND PAYABLE, AND ALL SUBSEQUENT YEARS. (NOT PLOTTABLE)
 - EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 69, PAGE 116 AND PLAT BOOK 72, PAGE 188, ALAMANCE COUNTY REGISTRY. (AS SHOWN ON PLAT)
 - EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND WITH RIGHTS OF OTHERS THEREIN RECORDED IN BOOK 2146, PAGE 61; AS MODIFIED IN BOOK 2944, PAGE 197; AS AFFECTED BY INSTRUMENTS RECORDED IN BOOK 2376, PAGE 94; BOOK 2611, PAGE 643; AND BOOK 2654, PAGE 237, ALAMANCE COUNTY REGISTRY. (NOT PLOTTABLE)
 - RIGHT(S) OF WAY TO PEDMONT ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION RECORDED IN BOOK 126, PAGE 398; BOOK 462, PAGE 179; AND BOOK 479, PAGE 383, ALAMANCE COUNTY REGISTRY.
 - EASEMENT TO DUKE POWER COMPANY RECORDED IN BOOK 151, PAGE 208, ALAMANCE COUNTY REGISTRY. (BLANKET EASEMENT, NOT PLOTTABLE)
 - EASEMENT TO DUKE POWER COMPANY RECORDED IN BOOK 332, PAGE 94, ALAMANCE COUNTY REGISTRY. (BLANKET EASEMENT, NOT PLOTTABLE)
 - RIGHT(S) OF WAY TO PEDMONT ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 2287, PAGE 840, ALAMANCE COUNTY REGISTRY. (AS SHOWN ON PLAT)
 - RIGHT(S) OF WAY TO PEDMONT ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 2363, PAGE 138, ALAMANCE COUNTY REGISTRY. (AS SHOWN ON PLAT)
 - EASEMENT TO PUBLIC SERVICE COMPANY OF NORTH CAROLINA, INCORPORATED, A SOUTH CAROLINA CORPORATION, DBA PSNC ENERGY RECORDED IN BOOK 2345, PAGE 293; AND AS AMENDED IN BOOK 2346, PAGE 732, ALAMANCE COUNTY REGISTRY. (AS SHOWN ON PLAT)
 - EASEMENT TO DEPARTMENT OF TRANSPORTATION, A NORTH CAROLINA AGENCY RECORDED IN BOOK 2427, PAGE 739, ALAMANCE COUNTY REGISTRY. (AS SHOWN ON PLAT)
 - TERMS AND PROVISIONS OF THAT CERTAIN UNRECORDED LEASE EXECUTED BY THE COMMONWEALTH-MEBANE PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP TO THE CATO CORPORATION, A DELAWARE CORPORATION DATED MARCH 6, 2006 AS EVIDENCED BY A MEMORANDUM OF WHICH IS RECORDED IN BOOK 2409, PAGE 656, ALAMANCE COUNTY REGISTRY. (NOT PLOTTABLE)
 - EASEMENT TO COMMONWEALTH-MEBANE PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP RECORDED IN BOOK 2191, PAGE 925, ALAMANCE COUNTY REGISTRY. (OFF SITE, NOT PLOTTABLE)
 - RIGHTS OF PARTIES IN POSSESSION AS TENANTS ONLY, UNDER UNRECORDED LEASE(S) OR RENTAL AGREEMENT(S). (NOT PLOTTABLE)

REFERENCES:
 PB.69 P.116
 DB.2145 P.974
 PB.72 P.188
 DB.3233 P.430
 DB.3239 P.515

OWNER(S):
 CAMDEN MEBANE ASSOCIATES, LLC
 500 HENLY STREET, SUITE 200
 KNOXVILLE, TN 37902

LOT ZONED CU-B-2 (CONDITIONAL USE):
 MINIMUM BUILDING SETBACKS:
 FRONT: 40'
 SIDE: 0' AND 5'
 REAR: 30'
 MAX. HEIGHT: 70'

- LEGEND**
- EIP EXISTING IRON PIPE
 - EIR EXISTING IRON ROD
 - ⊙ IPS IRON PIPE SET
 - ⊙ NS PK NAIL SET
 - ⊙ CP COMPUTED POINT
 - ⊙ R/W RIGHT OF WAY
 - LIGHT POLE
 - HYDRANT
 - YARD/CURB INLET
 - TELEPHONE PEDESTAL
 - WATER METER
 - ELECTRIC BOX
 - LIGHT POLE
 - UP UTILITY POLE
 - GUY WIRE
 - WATER VALVE
 - OVERHEAD ELECTRIC TELEPHONE
 - MH SANITARY SEWER MANHOLE
 - JB STORM SEWER JUNCTION BOX
 - DI DRAINAGE INLET
 - CURB INLET

- NOTES:**
- ALL AREAS BY COORDINATE COMPUTATION.
 - NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - ALL DISTANCE ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - PROPERTY IS NOT ON A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM MAP.
 - COMMUNITY ID: 370001 PANEL: 9814 MAP NUMBER: 3710981400K, EFFECTIVE DATE: NOVEMBER 17, 2017.
 - THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO.3020-907264 WITH AN EFFECTIVE DATE OF MAY 18, 2018 AT 8:00 AM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR AFFECT ON THE SUBJECT PROPERTY.

LINE TABLE

LINE	LENGTH	BEARING
L1	27.03	N87°21'4"E
L2	27.20	S30°02'31"E
L3	61.46	S30°02'31"E
L4	46.70	N36°43'39"E
L6	22.27	N27°01'57"W
L17	10.18	N231°5'00"W
L18	32.33	N08°45'02"E
L37	32.88	N88°51'53"E
L38	37.26	S33°38'17"E
L39	22.43	S88°10'4"W
L40	16.14	N81°32'32"W
L41	26.94	N30°19'07"W

CURVE TABLE

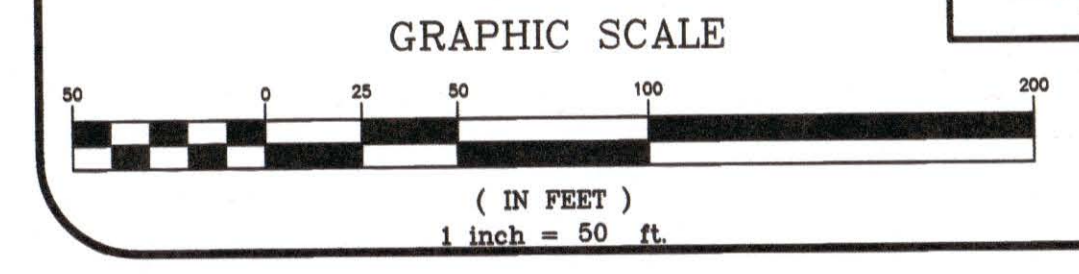
CURVE	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD BEARING	CHORD
C1	48.50	89°26'22"	74.86	47.20	S20°58'13"W	67.65
C2	48.50	91°33'58"	77.50	49.84	S69°01'42"E	69.52
C7	180.46	6°33'29"	20.66	10.34	N30°32'22"W	20.64

LEGAL DESCRIPTION

BEING ALL OF LOT #7 OF GARRETT CROSSING, CONTAINING 9.0 ACRES, AS SHOWN ON PLAT ENTITLED: "FINAL PLAT GARRETT CROSSING", AS RECORDED IN PB.69 P.116, ALAMANCE COUNTY REGISTER OF DEEDS OFFICE.

LESS AND EXCEPT:
 ALL OF THAT CERTAIN LOT CONTAINING 1198.94 SQ. FT. AND BEING ALL OF LOT # 12, THE CITY OF MEBANE PUMP STATION LOT, ON SURVEY ENTITLED "FINAL PLAT GARRETT CROSSING SEWER AND WATER EASEMENTS" BY R.S. JONES & ASSOCIATES, INC. DATED JANUARY 9, 2006 AND REVISED APRIL 5, 2006, AND RECORDED IN PB.72 P.188, ALAMANCE COUNTY REGISTER OF DEEDS.

LOT #7 BEGINNING AT A 5/8" REBAR THE SOUTHWESTERN CORNER OF LOT # 1 GARRETT CROSSING AND IN THE NORTHERN PROPERTY LINE OF JAMES R. GREESON, THENCE WITH SAID GREESON S 66°36'48" W 414.80' TO A 3/4" EXISTING IRON PIPE "EIP", THENCE S 05°00'47" E 123.28' TO A "3/4" EIP" CORNER WITH SAID GREESON, THENCE S 84°59'56" W 240.65' TO A COMPUTED POINT, THENCE S 85°17'33" W 6.02' TO A COMPUTED POINT A CORNER WITH LOT # 8 OF GARRETT CROSSING, THENCE WITH LOT # 8 N 25°14'46" W 512.32' TO A PK NAIL, THENCE N 66°45'19" E 135.74' TO A PK NAIL, THENCE N 23°15'00" W 10.18' TO A PK NAIL, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.46' AND A CHORD OF N 30°33'22" W 20.64' TO AN PK NAIL, THENCE N 66°45'02" E 256.66' TO A PK NAIL, THENCE N 06°45'02" E 32.33' TO A PK NAIL, THENCE N 66°45'02" E 299.55' TO A 5/8" REBAR IN THE WESTERN PROPERTY LINE OF LOT # 3, THENCE ALONG SAID LOT # 3 S 23°14'58" E 44.01' TO A 5/8" REBAR, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 48.50' AND A CHORD OF S 69°01'47" E 69.52' TO A 5/8" REBAR, THENCE CONTINUING ALONG LOT # 3 N 65°11'24" E 188.31' TO A 5/8" REBAR, THENCE N 36°43'39" E 46.70' TO A 5/8" REBAR IN THE R/W OF SAID S.R. 1007, THENCE WITH R/W S 27°01'57" E 22.27' TO A REBAR, THENCE N 88°10'4"W 22.43' TO A 5/8" REBAR IN THE R/W OF SAID S.R. 1007, THENCE WITH R/W S 27°01'57" E 22.27' TO A 5/8" REBAR, THENCE S 30°02'31" E 61.46' TO A 5/8" REBAR A CORNER WITH LOT # 2 OF GARRETT CROSSING, THENCE ALONG LOT # 2 S 87°22'14" W 27.03' TO A 5/8" REBAR, THENCE S 65°11'24" W 214.84' T TO A 5/8" REBAR, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 48.50' AND A CHORD OF S 20°58'13" W 67.65' TO A 5/8" REBAR, THENCE ALONG THE WESTERN PROPERTY LINE OF LOT # 1 AND # 2 OF GARRETT CROSSING S 23°14'58" E 337.78' TO A 5/8" REBAR, THENCE THE PLACE AND POINT OF BEGINNING.



"ALTA/NSPS LAND TITLE SURVEY" FOR
RIVERCREST REALTY ASSOCIATES, INC.

SCALE: 1" = 50'
 MELVILLE TOWNSHIP - ALAMANCE COUNTY, N.C.
 DATE: JUNE 4, 2018

R.S. JONES & ASSOCIATES, INC.
 LAND SURVEYORS
 LICENSE NO.: C-2565
 201 WEST CLAY STREET
 MEBANE, N.C. 27302
 PH: (919)563-3623 FAX: (919)563-0086