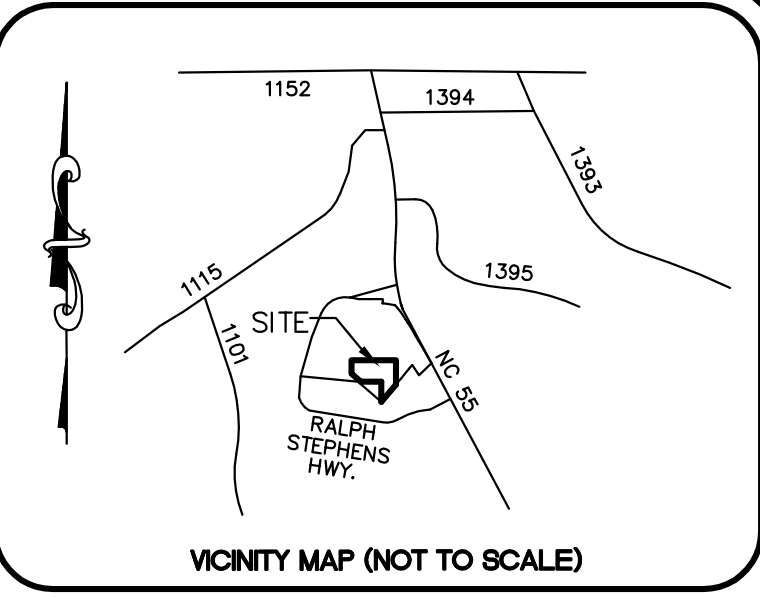


- LEGEND:**
- ICV IRRIGATION CONTROL VALVE
 - ☆ LIGHT POLE
 - PP POWER POLE
 - WM WATER METER
 - SDMH STORM DRAIN MANHOLE
 - CB CATCH BASIN
 - SSMH SANITARY SEWER MANHOLE
 - GV GAS VALVE
 - TP TELEPHONE PEDESTAL
 - PH FIRE HYDRANT
 - NIIP NEW IRON PIN (5/8" REBAR)
 - EIIP EXISTING IRON PIN
 - OE OVERHEAD ELECTRIC LINE
 - UE UNDERGROUND ELECTRIC LINE
 - SS SANITARY SEWER LINE
 - WL WATER LINE
 - UG GAS LINE
 - OT OVERHEAD TELEPHONE LINE
 - UT UNDERGROUND TELEPHONE LINE
 - C.O. CLEANOUT
 - RCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - DS DOWN SPOUT
 - TWO HEADED LIGHT STANDARD



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) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

PARKING INFORMATION:

REGULAR SPACES 211
 HANDICAP SPACES 6
 SPACES TOTAL 217

BASIS OF BEARINGS AND BENCHMARK:

HORIZONTAL DATA BASED ON NCGS MONUMENTS "HOLLY SPRINGS" AND "HILLSPRING" BY USING GPS RTK METHODS (NAD 83)
 VERTICAL DATUM BASED ON NCGS MONUMENT "HOLLY SPRINGS" (NAVD 88)

SITE ADDRESS:

RALPH STEPHENS ROAD
 HOLLY SPRINGS, NC

ZONING INFORMATION:

ZONED: COMMUNITY BUSINESS

SETBACK LINE:
 NC 55: 50'
 LOCAL STREET: 50'
 SIDE: 10'
 BACK: 10'
 MAXIMUM BUILDING HEIGHT - 45'

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) PER WAKE COUNTY FIRM COMMUNITY PANEL NO. 37183C0606E EFFECTIVE DATE: MARCH 3, 1992

LAND AREA:

288,403 SQ.FT.
6.620 ACRES

NOT FOR RECORDATION

SHOPS			
#	ADDRESS	SQ.FT.	TENANT
1	7280	2400	MICHELANGELO'S
2	7276	1400	PIZZERIA
3	7272	1400	9 ROUNDS
			GREEK
			BASMA
4	7268	1400	FANTASTIC SAM'S
5	7264	1400	MATHNASIUM
6	7260	1400	HAPPY NAILS SPA
7	7256	5000	LOS POS MEXICAN RESTAURANT
8	7252	4000	SNINSKI & SCHMITT FAMILY DENTISTRY
9	7248	5000	VACANT
10	7244	3000	THRIFT PLACE
13	7232	4000	THE TUMBLE GYM
14	7224	2400	SKRIMP SHACK
15	7220	1600	GAMESTOP
16	7216	1600	SCRUBS AND SHOES
17	7212	2000	MED MART
18	7208	1200	STATE FARM
19	7204	1200	#1 TOBACCO

PARCEL DESCRIPTION:

SHOPS TRACT

COMMENCING AT THE NCGS MONUMENT "HOLLY SPRINGS" N 692052.7000, E 2049732.3800; THENCE WITH A TIE LINE S 02-16-38 E FOR 5761.20 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING; THENCE S 00-00-00 W FOR 396.23 FEET TO AN IRON PIN; THENCE S 39-54-31 W FOR 370.22 FEET TO A CONCRETE MONUMENT; THENCE ALONG THE COMMON LINE OF WAL-MART STORES EAST, L.P. N 00-00-00 E FOR 330.70 FEET TO AN IRON PIN; THENCE N 90-00-00 W FOR 336.59 FEET TO AN IRON PIN; THENCE N 49-09-03 W FOR 199.78 FEET TO AN IRON PIN; THENCE N 00-03-59 E FOR 218.83 FEET TO AN IRON PIN; THENCE N 90-00-00 E FOR 725.00 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING. SAID TRACT CONTAINS 288,403 SQ. FT. OR 6.620 ACRES, MORE OR LESS.

PIN# 0648950812
 N/F
 ELIZABETH Y. BARNES
 PATSY Y. EDWARDS
 D.B. 16147-705

PIN# 0648962587
 N/F
 WAL-MART REAL ESTATE
 BUSINESS TRUST
 D.B. 12815-318

288,403 SQ.FT.
6.620 ACRES

PIN# 0658052674
 N/F
 COLLINS PARK-HOLLY SPRINGS, LLC
 D.B. 16060-689

ALTA/NSPS CERTIFICATE:

TO: RIVERCREST REALTY

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, 11, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11-06-2018.

DATE OF PLAT OR MAP: 11-12-2018

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

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

NORTH CAROLINA CERTIFICATE

NOTE: THIS PROPERTY IS LOCATED WITHIN 2000 FEET OF A NCG HORIZONTAL CONTROL MONUMENT, AS SHOWN ON GEODETIC CONTROL INDEX MAP. THEREFORE, SAID PROPERTY IS TIED TO HOLLY SPRINGS MONUMENT AS REQUIRED BY G.S. 47-30.

NORTH CAROLINA
 WAKE COUNTY

I, JAMES R. FREELAND, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION THAT THE RATIO OF PRECISION AS CALCULATED BY COORDINATE COMPUTATION IS 1/10,000±, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 12TH DAY OF NOVEMBER, 2018.

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

JAMES R. FREELAND
 PLS # 2836

TITLE COMMITMENT

DRAWN: BA/CF PARTY CHIEF: GRA CHECKED: JCC
 REF. PLAT BOOK: N/A
 REF. DEED BOOK: 12100-353
 TAX MAP #: 0648966048
 DATE OF SURVEY: 11-6-2018
 DATE DRAWN: 11-12-2018
 DRAWING NO: 70498
 DATE OF LAST REVISION:

0' 40' 80' 120'
 SCALE: 1" = 40'

FOR REVIEW ONLY
 11-19-2018

PLS: JAMES R. FREELAND
 NO: L-2836

STATE OF NORTH CAROLINA
 WAKE COUNTY
 HOLLY SPRINGS TOWNSHIP
 TOWN OF HOLLY SPRINGS
 ALTA/ACSM LAND TITLE
 SURVEY FOR
 RIVERCREST REALTY
 (SHOPS TRACT)