#### NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. 00000000 DATED OCTOBER 14, 20\_

- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED THEREIN APPEARING OF RECORD IN BOOK 1395, PAGE 691, INTENTIONALLY DELETED, INTENTIONALLY DELETED AND INTENTIONALLY DELETED [YOUR] COUNTY REGISTRY, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (DESCRIPTION BLANKET IN NATURE) (SPECIFIED 30' SETBACK LINE AND 20' PARKING SETBACK LINE) (SHOWN
- EASEMENTS, SETBACK LINES AND ANY OTHER MATTERS SHOWN ON PLATS RECORDED IN PLAT BOOK 136, PAGE 146 AND PLAT BOOK 109, PAGE 80, [YOUR] COUNTY REGISTRY. (AFFECTS SUBJECT PROPERTY) (SHOWN HEREON)
- EASEMENT(S) TO DUKE POWER COMPANY AS RECORDED IN BOOK 147, PAGE 349, BOOK 1923, PAGE 826 AND BOOK 1250, PAGE 665, [YOUR] COUNTY REGISTRY.
  (BOOK 147, PAGE 349 — UNABLE TO LOCATE BOUNDING LANDS) (BOOK 1923, PAGE 826 AND BOOK 1250, PAGE 665 - DOES NOT AFFECT SUBJECT PROPERTY)
- EASEMENT(S) TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AS RECORDED IN BOOK 1226, PAGE 969. [YOUR] COUNTY REGISTRY. (UNABLE TO LOCATE TEMPORARY DRAINAGE EASEMENT WITHOUT HIGHWAY STATION PLANS)
- RIGHTS OF OTHERS IN AND TO NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, SANITARY SEWER AND GENERAL UTILITIES OVER AND ACROSS TRACT 1-A, PLAT BOOK 109, PAGE 80, AND AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED IN BOOK 1241, PAGE 900, [YOUR] COUNTY REGISTRY. (BENEFITS SUBJECT PROPERTY) (SHOWN HEREON)
- RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN BOOK 2169, PAGE 154, [YOUR] COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)
- MEMORANDUM OF ACTION AS RECORDED IN BOOK 1277, PAGE 319, [YOUR] COUNTY REGISTRY (DESCRIPTION BLANKETS SUBJECT PROPERTY)

## **CLIENT PROVIDED**

**SURVEYOR'S CERTIFICATION** 

ERTIFIED TO: [ YOUR ] COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS, [ YOUR ] TITLE INSURANCE

HAT THE FOREGOING SURVEY CORRECTLY SHOWS (I) THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABÓVE PREMISES, AND THAT, EXCEPT AS SHOWN THERE ARE NO VISIBLE OR RECORDED EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES C ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, N PARTY WALLS. NO ENCROACHMENTS ON ADJOINING PREMISES. EASEMENTS. STREETS OR ALLEYS E ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ON SAID REMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES ) THE COURSES AND MEASURED DISTANCES OF THE EXTERIOR PROPERTY LINES OF THE PREMISE AND ANY EASEMENTS LOCATED ON OR AFFECTING THE SAID PREMISES; (III) THE LOCATION ANI IUMBER OF PARKING SPACES AND THE TOTAL SQUARE FOOT AREA OF THE SAID PREMISES; (IV) TH IMENSIONS OF ALL IMPROVEMENTS ON THE SAID PREMISES AT GROUND SURFACE LEVEL AND TH STANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SAID PREMISES AND (V) THE SCALE, THE NORTH DIRECTION, THE BASIS OF BEARINGS, THE BEGINNING POINT, TH STANCE TO THE NEAREST INTERSECTING STREET AND POINT OF REFERENCE FROM WHICH TH REMISES ARE MEASURED, THE WIDTH OF THE STREET OR STREETS ON WHICH THE PREMISES ABUT HE LOT AND BLOCK NUMBER SHOWN ON ANY FILED MAP TO WHICH REFERENCE IS MADE IN THE EGAL DESCRIPTION OF THE PREMISES TOGETHER WITH THE FILING DATE OF SUCH MAP, AND AN ACCURATE REFERENCE TO THE REAL ESTATE RECORDS OF [YOUR] COUNTY, NORTH CAROLINA DENTIFYING ALL EASEMENTS OF RECORD CROSSING OR AFFECTING THE SAID PREMISES. TH INDERSIGNED FURTHER CERTIFIES THAT ALL STREETS ABUTTING THE SAID PREMISES AND ALL MEAN OF INGRESS AND EGRESS FOR THE SAID PREMISES HAVE BEEN COMPLETED, DEDICATED ANI ACCEPTED FOR PUBLIC MAINTENANCE BY THE CITY/COUNTY OF [YOURS]. EXCEPT AS SHOWN, THERE ARE NO BUILDING SETBACK LINES. EXCEPT AS SHOWN, NO PART OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD PLAIN OR FLOOD PRONE AREA OR FLOOD WAY OF ANY BODY OF WATER. NDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASE WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND ITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES HEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT N THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY ROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED HEREIN OR THE MAXIMUM RELATIVE POSITIONAL ACCURACY IS 10,000 FEET].

# ALTA/ACSM LAND TITLE SURVEY

**SURVEYOR'S CERTIFICATION** 

CERTIFIED TO: [ YOUR ] COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS, [ YOUR ] TITLE INSURANCE COMPANY, [ YOUR ] LENDER.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS , 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18 AND 19 OF TABLE HERÉOF. PURSÚANT TO THE ÁCCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND FFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN M $^{\circ}$ PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED

FIELD WORK DATE:  $00/01/20_{-}$ IELD SURVEY: MICHAEL F. FELDBUSCH, PLS



U.S. SURVEYOR

SAMPLE

MICHAEL F. FELDBUSCH, PLS

4929 Riverwind Pointe Drive Evansville, Indiana 47715

"America's Land Surveyor" 1-800- TO SURV



SEAL

L-4451

### **PROJECT LOCATION:**

YOUR COUNTY, STATE OF NORTH CAROLINA

PROJECT ADDRESS: 4602 CENTRAL PARK DRIVE **PROJECT TYPE:** ALTA/ACSM LAND

YOUR CITY, NC 12345 TITLÉ SURVEY

SHEET 1 OF 1

PROMO1.DWG

DATE OF CERTIFICATION 00/01/20\_ **JOB NUMBER:** 

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FLOOD DATA This property is in Zone of the Flood Insurance Rate Map, Community Panel No. 3720074700J

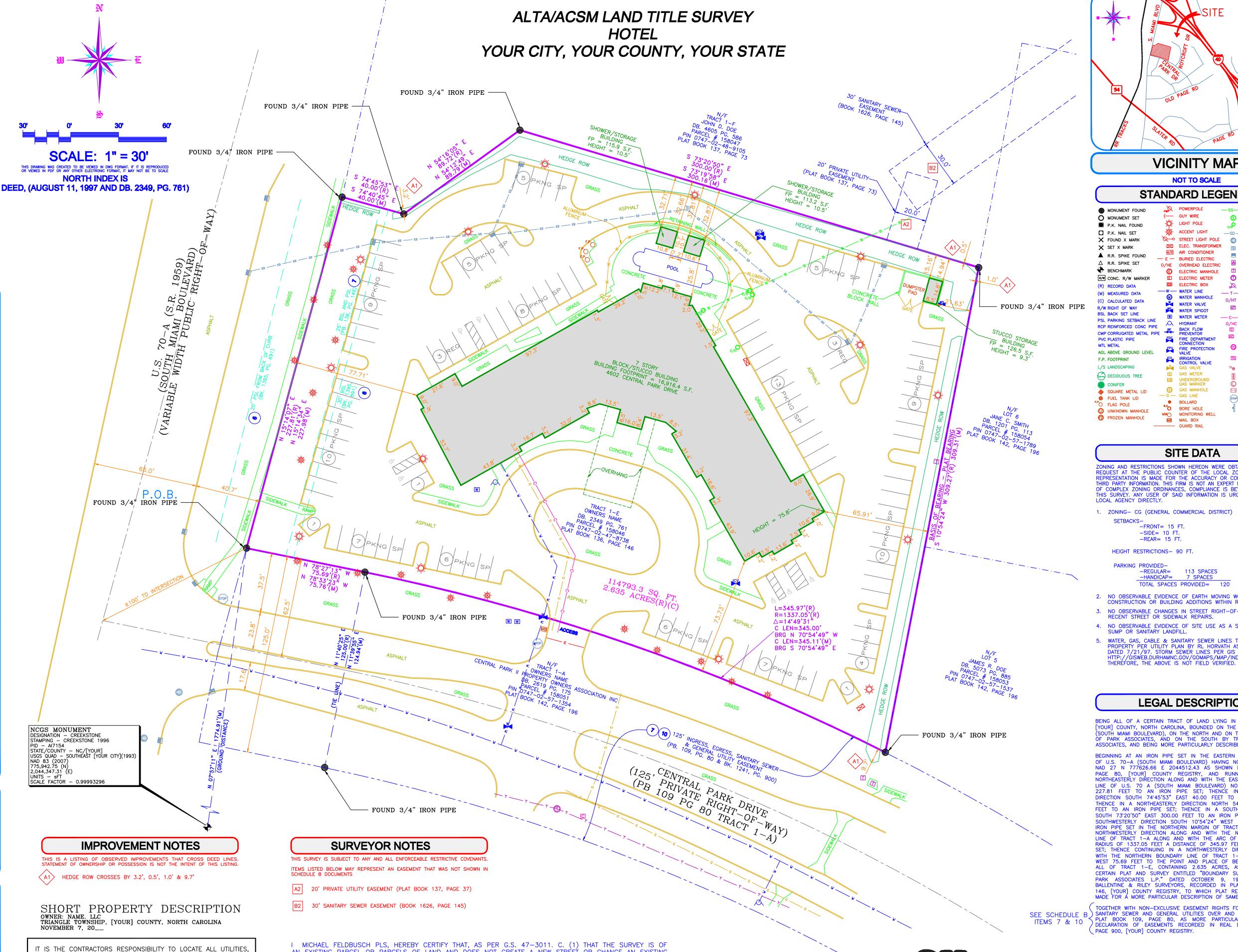
which has an effective date of MAY 2, 2006 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT

OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE

UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY



AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING

STREET; THIS PLAT IS EXEMPT FROM PRESENTATION TO A REVIEW OFFICER (1) THE CERTIFICATE REQUIRED

BY G. S. 47-30 (F) (11) I, MICHAEL F. FELDBUSCH, FURTHER CERTIFY THAT THIS PLAT WAS DRAWN UNDER

MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN

BOOK 2349, PAGE 761); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM

INFORMATION FOUND IN BOOK 2349, PAGE 761; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. I FURTHER CERTIFY THAT

THIS SURVEY WAS FROM AN ACTUAL GPS SURVEY PERFORMED TO CLASS MINIMUM 3RD ORDER CLASS I GPS

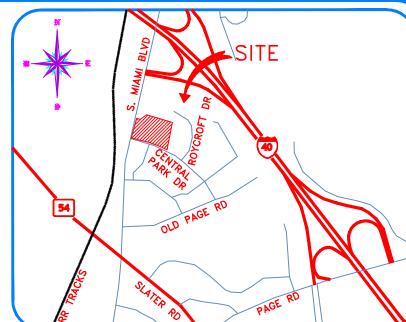
SURVEY, THAT THIS SURVEY WAS PERFORMED USING 2 TOPCON HIPER PRO GPS UNITS. GEODETIC

COORDINATES SHOWN ON THIS PLAT WERE DERIVED FROM PUBLISHED DATA AND TIES AND ALL SURVEY

COLLECTION WAS COMPLETED AS DESCRIBED ABOVE. THIS SURVEY IS NOT A LIS/GIS SURVEY. THIS SURVEY IS

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 11TH DAY OF NOVEMBER, A.D., 20\_\_

A URBAN LAND SURVEY (CLASS A) AND EXCEEDS AN ERROR OF CLOSURE OF 1:10,000



#### **VICINITY MAP**

**NOT TO SCALE** 

#### STANDARD LEGEND

MONUMENT FOUND (--- GUY WIRE S SEWER MANHOLE O MONUMENT SET P.K. NAIL FOUND CLEAN OUT ACCENT LIGHT P.K. NAIL SET —SD — STORM DRAIN LINE X FOUND X MARK STORM DRAIN MANHO SI STORM INLET — E — BURIED ELECTRIC BENCHMARK TELEPHONE BOX R/W CONC. R/W MARKER E ELECTRIC METER TELEPHONE MANHOL TELEPHONE POLE (R) RECORD DATA T TELEPHONE LINE O/HT OVERHEAD TELEPHON WATER VALVE R/W RIGHT OF WAY — C── CABLE TELEVISION PSL PARKING SETBACK LINE O/HC OVERHEAD CABLE RCP REINFORCED CONC PIPE CABLE BOX AGL ABOVE GROUND LEVEL TELECOMMUNICATIONS
PEDESTAL F.P. FOOTPRINT TRAFFIC POLE DECIDUOUS TREE TRAFFIC SIGNAL TRAFFIC MANHOLE G GAS MANHOLE T-S TRAFFIC SIGNAL BOX SQUARE METAL LID −G − GAS LINE S FUEL TANK LID STOP SIGN BOLLARD FLAG POLE BORE HOLE UNKNOWN MANHOLE MWO MONITORING WELL

MB MAIL BOX FROZEN MANHOLE ----- GUARD RAIL

#### SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENER REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAIE THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE

1. ZONING- CG (GENERAL COMMERCIAL DISTRICT) -FRONT= 15 F

> -SIDE= 10 FT. -REAR= 15 FT. HEIGHT RESTRICTIONS- 90 FT.

PARKING PROVIDED--REGULAR= 7 SPACES

2. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

TOTAL SPACES PROVIDED=

- 3. NO OBSERVABLE CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK REPAIRS.
- 4. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP,
- 5. WATER, GAS, CABLE & SANITARY SEWER LINES THAT ENTER PROPERTY PER UTILITY PLAN BY RL HORVATH ASSOCIATES, INC. DATED 7/21/97. STORM SEWER LINES PER GIS MAP AT HTTP://GISWEB.DURHAMNC.GOV/GOMAPS/MAP/INDEX.CFM.

#### **LEGAL DESCRIPTION**

BEING ALL OF A CERTAIN TRACT OF LAND LYING IN TRIANGLE TOWNSHI [YOUR] COUNTY, NORTH CAROLINA, BOUNDED ON THE WEST BY U.S. 70-(SOUTH MIAMI BOULEVARD), ON THE NORTH AND ON THE EAST BY TRACT OF PARK ASSOCIATES, AND ON THE SOUTH BY TRACT 1-A OF PAR ASSOCIATES, AND BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET IN THE EASTERN RIGHT-OF-WAY LIN OF U.S. 70-A (SOUTH MIAMI BOULEVARD) HAVING NC GRID COORDINATE NAD 27 N 777626.66 E 2044512.43 ÁS SHOWN IN PLAT BOOK 10 PAGE 80, [YOUR] COUNTY REGISTRY, AND RUNNING THENCE IN NORTHEASTERLY DIRECTION ALONG AND WITH THE EASTERN RIGHT-OF-WA LINE OF U.S. 70 A (SOUTH MIAMI BOULEVARD) NORTH 15'14'07" EAST 227.81 FEET TO AN IRON PIPE SET; THENCE IN A SOUTHEASTERLY DIRECTION SOUTH 74'45'53" EAST 40.00 FEET TO AN IRON PIPE SET THENCE IN A NORTHEASTERLY DIRECTION NORTH 54'16'05" EAST 89.7 FEET TO AN IRON PIPE SET; THENCE IN A SOUTHEASTERLY DIRECTIO SOUTH 73'20'50" EAST 300.00 FEET TO AN IRON PIPE SET; THENCE I SOUTHWESTERLY DIRECTION SOUTH 10'54'24" WEST 309.27 FEET TO A IRON PIPE SET IN THE NORTHERN MARGIN OF TRACT 1-A; THENCE IN NORTHWESTERLY DIRECTION ALONG AND WITH THE NORTHERN BOUNDAR LINE OF TRACT 1-A ALONG AND WITH THE ARC OF A CURVE HAVING RADIUS OF 1337.05 FEET A DISTANCE OF 345.97 FEET TO AN IRON PIP SET; THENCE CONTINUING IN A NORTHWESTERLY DIRECTION ALONG A WITH THE NORTHERN BOUNDARY LINE OF TRACT 1-A NORTH 78'27'1 WEST 75.69 FEET TO THE POINT AND PLACE OF BEGINNING, AND BEIN ALL OF TRACT 1-E, CONTAINING 2.635 ACRES, AS SHOWN ON THA CERTAIN PLAT AND SURVEY ENTITLED "BOUNDARY SURVEY PROPERTY C PARK ASSOCIATES L.P." DATED OCTOBER 9, 1996, PREPARED B BALLENTINE & RILEY SURVEYORS, RECORDED IN PLAT BOOK 136, PAG 146, [YOUR] COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS, EGRESS SANITARY SEWER AND GENERAL UTILITIES OVER AND ACROSS TRACT 1-A, PLAT BOOK 109, PAGE 80, AS MORE PARTICULARLY SET FORTH IN DECLARATION OF EASEMENTS RECORDED IN REAL ESTATE BOOK 1241, PAGE 900, [YOUR] COUNTY REGISTRY.



1-800-632-4949

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED. THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

	DATE OF ORIGINAL:	
	REVISION:	<b>DATE:</b> , 20
	REVISION:	<b>DATE:</b> , 20
	REVISION:	<b>DATE:</b> , 20
)		