

SCHEDULE B2 EXCEPTIONS:
The property shown here represents the same property as described in prepared by Old Republic National Title Insurance Company, Commitment No. 01-20025648-011 with an effective date of March 23, 2020.

Item No.

9 TAKE NOTICE IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, RECORDED 06/08/1989, IN BOOK 3667, PAGE 1468, OF THE GUILFORD COUNTY RECORDS.
-NOT SURVEY RELATED.

10 CONSENT JUDGMENT IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, RECORDED 01/02/1991, IN BOOK 3852, PAGE 666, OF THE GUILFORD COUNTY RECORDS.
-NOT SURVEY RELATED.

11 DEED OF EASEMENT IN FAVOR OF THE CITY OF GREENSBORO, RECORDED 05/24/1993, AS BOOK 4074, PAGE 138, OF THE GUILFORD COUNTY RECORDS.
-IS NOT LOCATED ON THE SUBJECT PARCEL.

12 SUBJECT TO COVENANTS, RESTRICTIONS, SET-BACK LINES, EASEMENTS AND RIGHTS OF WAYS SET FORTH ON THE PLAT, RECORDED 05/21/1996, IN BOOK 120, PAGE 57, OF THE GUILFORD COUNTY RECORDS.

NOTE: RELEASE OF EASEMENT, RECORDED 03/17/2005, AS BOOK 6275, PAGE 1531, OF THE GUILFORD COUNTY RECORDS.

NOTE: TERMINATION OF EASEMENT, RECORDED 07/26/2019, AS BOOK 8178, PAGE 1180, OF THE GUILFORD COUNTY RECORDS.
-IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE AND AS SHOWN HEREON.

13 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONEY CREEK VILLAGE, RECORDED 05/21/1996, IN BOOK 4418, PAGE 2024, OF THE GUILFORD COUNTY RECORDS.

NOTE: FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONEY CREEK VILLAGE, RECORDED 06/18/1996, AS BOOK 4433, PAGE 1359, OF THE GUILFORD COUNTY RECORDS.
-IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.

14 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED 10/01/2001, IN BOOK 5326, PAGE 820, OF THE GUILFORD COUNTY RECORDS.
-IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.

15 SUBJECT TO COVENANTS, RESTRICTIONS, SET-BACK LINES, EASEMENTS AND RIGHTS OF WAYS SET FORTH ON THE PLAT, RECORDED 01/12/2005, IN BOOK 158, PAGE 14, OF THE GUILFORD COUNTY RECORDS.

NOTE: RELEASE OF EASEMENT, RECORDED 03/17/2005, AS BOOK 6275, PAGE 1531, OF THE GUILFORD COUNTY RECORDS.

NOTE: TERMINATION OF EASEMENT, RECORDED 07/26/2019, AS BOOK 8178, PAGE 1180, OF THE GUILFORD COUNTY RECORDS.
-IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE AND AS SHOWN HEREON.

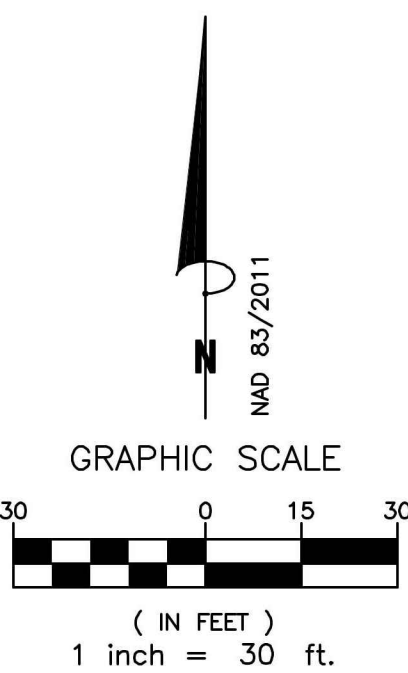
Items not listed above are determined non-survey related items and are not plotted hereon.

LEGEND

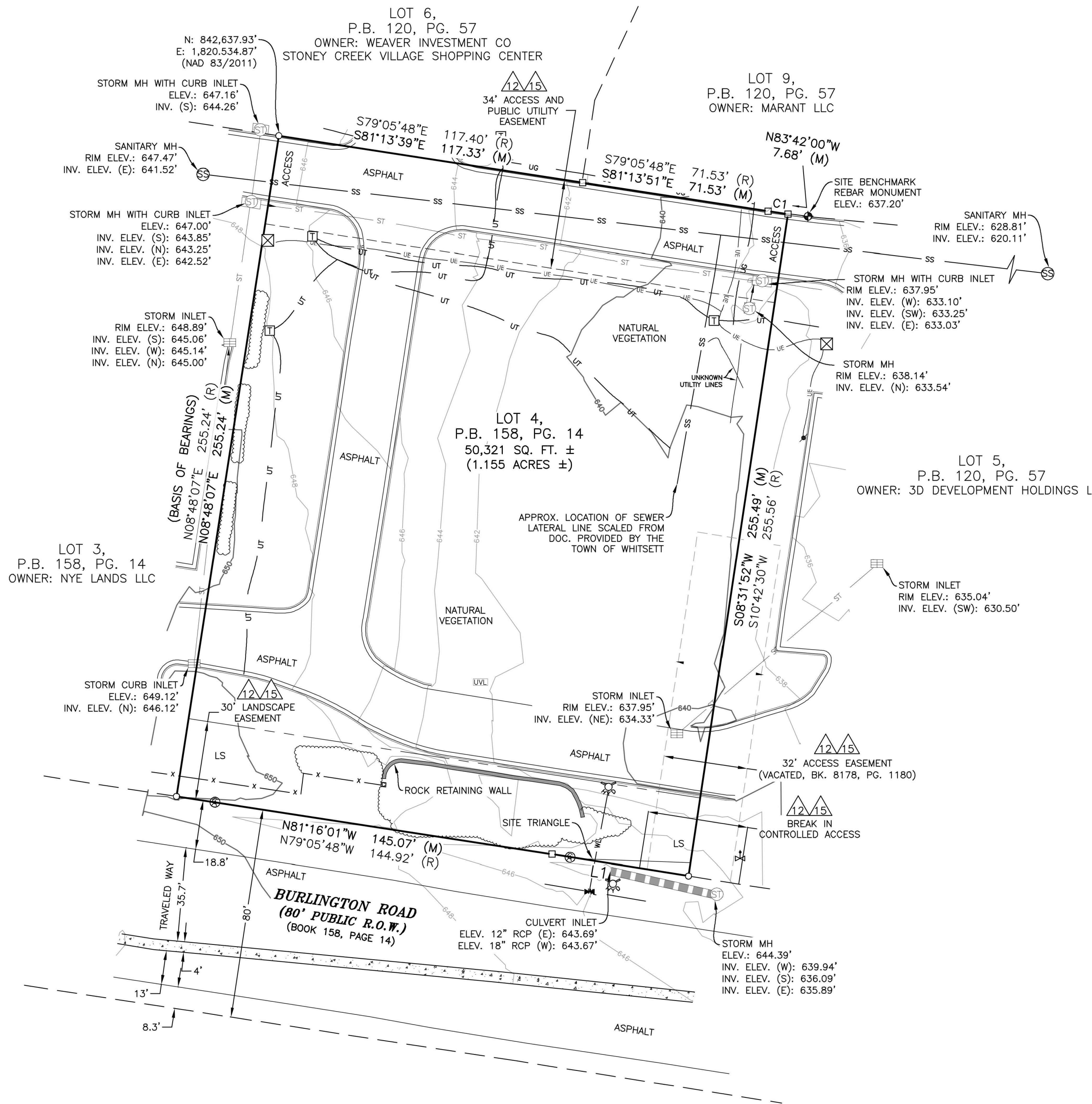
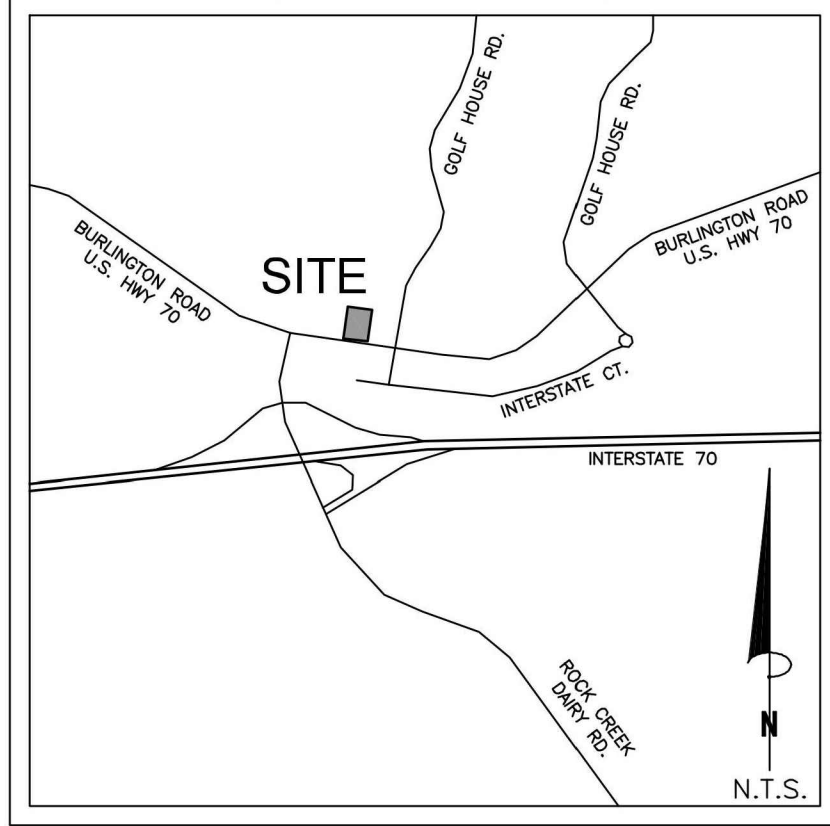
- (N) NORTH
(S) SOUTH
(E) EAST
(W) WEST
PIPE FOUND
PIPE FOUND
REBAR FOUND
(R) RECORD BEARING AND/OR DISTANCE.
(M) MEASURED BEARING AND/OR DISTANCE.
SANITARY MANHOLE
STORM MANHOLE
STORM INLET (RECTANGLE)
FIRE HYDRANT
WATER VALVE
WATER VALVE BOX
ELECTRIC TRANSFORMER
TELEPHONE PEDESTAL
TELEPHONE MARKER
UNKNOWN UTILITY VAULT
LS LANDSCAPED AREA
ST STORM LINE (UNDERGROUND)
CULVERT
SS SANITARY LINE (UNDERGROUND)
WL WATER LINE (UNDERGROUND)
UG GAS LINE (UNDERGROUND)
UT TELEPHONE LINE (UNDERGROUND)
PICKET FENCE
SHRUBBERY
CONCRETE AREA
EXCEPTION NUMBER
CONTROLLED ACCESS

LINE	BEARING	DISTANCE
L1 (M)	N80°57'22"W	52.70'
L1 (R)	N78°35'08"W	52.59'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1 (M)	336.52'	7.71'	S81°53'13"E
C1 (R)	336.50'	7.71'	S79°45'10"E



VICINITY MAP



LEGAL DESCRIPTION:

SITUATED IN THE COUNTY OF GUILFORD, STATE OF NORTH CAROLINA:

ALL OF LOT 4 STONEY CREEK PHASE 16B, AS SHOWN ON THE PLAT THEREOF RECORDED AT PLAT BOOK 158, PAGE 14, IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA.

NOTES:

- Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This site was located by standard RF methods and with GPR locating.
- Base bearing of this survey is the east line of Lot 4, Plat Book 158, Page 14, monumented on both ends by rebar and a measured bearing of N08°48'07"E, a distance of 255.24 feet, said line is referenced to the NC Grid System NAD 83/2011.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published December 2, 2020, referencing Flood Insurance Rate Map, Map Number 3710882400J effective date June 18, 2007, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).
- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, prepared by Old Republic National Title Insurance Company, Commitment No. 01-20025648-011 with an effective date of March 23, 2020.
- The lineal units used in this drawing are U.S. Survey Feet.
- Site Benchmark: Rebar monument, as shown. Elevation: 637.20'
- Elevations are based on NAVD 88 datum.
- The improvements shown hereon are as of the date of field work, November 23, 2020.
- This site is zoned "SC" (SHOPPING CENTER) per Zoning Verification letter from the Guilford County Planning and Development Department, dated July 8, 2020. Building setbacks were not provided to the surveyor at the time of the survey.
- For additional zoning information please contact the Guilford County Planning and Development Department at (336) 641-3334.
- This property contains a calculated area of 50,321 square feet (1.155 acres) more or less by coordinate computation.
- There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.
- Access is obtained indirectly from Burlington Road (U.S. Highway 70) and Gold House Road. The right of way lines of said streets and the boundary lines of subject property are not coterminous and is granted an access easement through Exception 12 and 15.
- Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- This ALTA/NSPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties.
- The subject property is a vacant lot - Not Posted Address: 6405 Burlington Rd., Whitsett, NC.
- There is observable evidence of earth moving work, building construction or building additions within recent months.
- There are no changes in street right of way lines either completed or proposed, per documents provided by title company.
- There is no observable evidence of recent street or sidewalk construction or repairs.
- There is no evidence of potential wetlands observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. No markers were observed at the time of the survey.

AREAS OF CONCERN:

No apparent areas of concern.

SURVEYOR'S CERTIFICATION:

To: McAdams; 3D Development Holdings Limited Liability Company, A Georgia Limited Liability Company; and Old Republic National 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, 5, 7a, 7b1, 8, 9, 11, 13, 16 and 18 of Table A thereof. The field work was completed on November 23, 2020.

Date of Plat or Map: December 3, 2020

that the Global Positioning System (GPS) survey and the following information was used to perform the GPS (GNSS if dual constellations are used) survey:
Class of survey AA
Positional accuracy 95%+
Type of GPS field procedure: RTK networks
Dates of survey:
Datum/Epoch: NAD 83(2011) epoch 2010
Published/Fixed-control use: NCGS CORS Network
Geoid model: geoid12
Combined grid factor(s): 0.999946889539526
Units: US Survey feet

David B. Jordan
North Carolina Professional Land Surveyor No. L-3940
For and on behalf of Clark Land Surveying, Inc.



David B. Jordan
P.L.S. #3940
592 Bowles Farm Road
Statesville, NC, 28625
(704)-838-0028

ALTANSPS LAND TITLE SURVEY

LOT 4, STONEY CREEK PHASE 16B,
PLAT BOOK 158, PAGE 14
TOWN OF WHITSETT, GUILFORD COUNTY, NORTH CAROLINA

Project No. 201256
Drawn By: EJC
Checked By: DBJ
Date: 12/3/2020
Sheet 1 of 1

Revisions

No.	Description	By	Date

Clark Land Surveying, Inc.
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