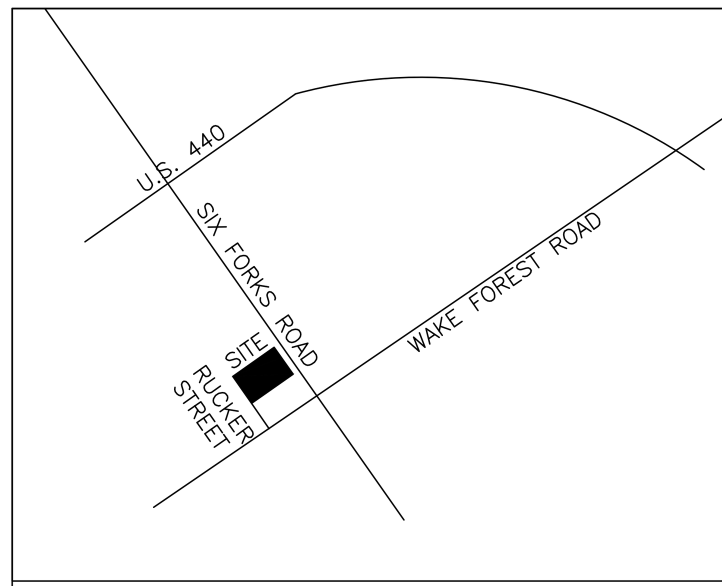
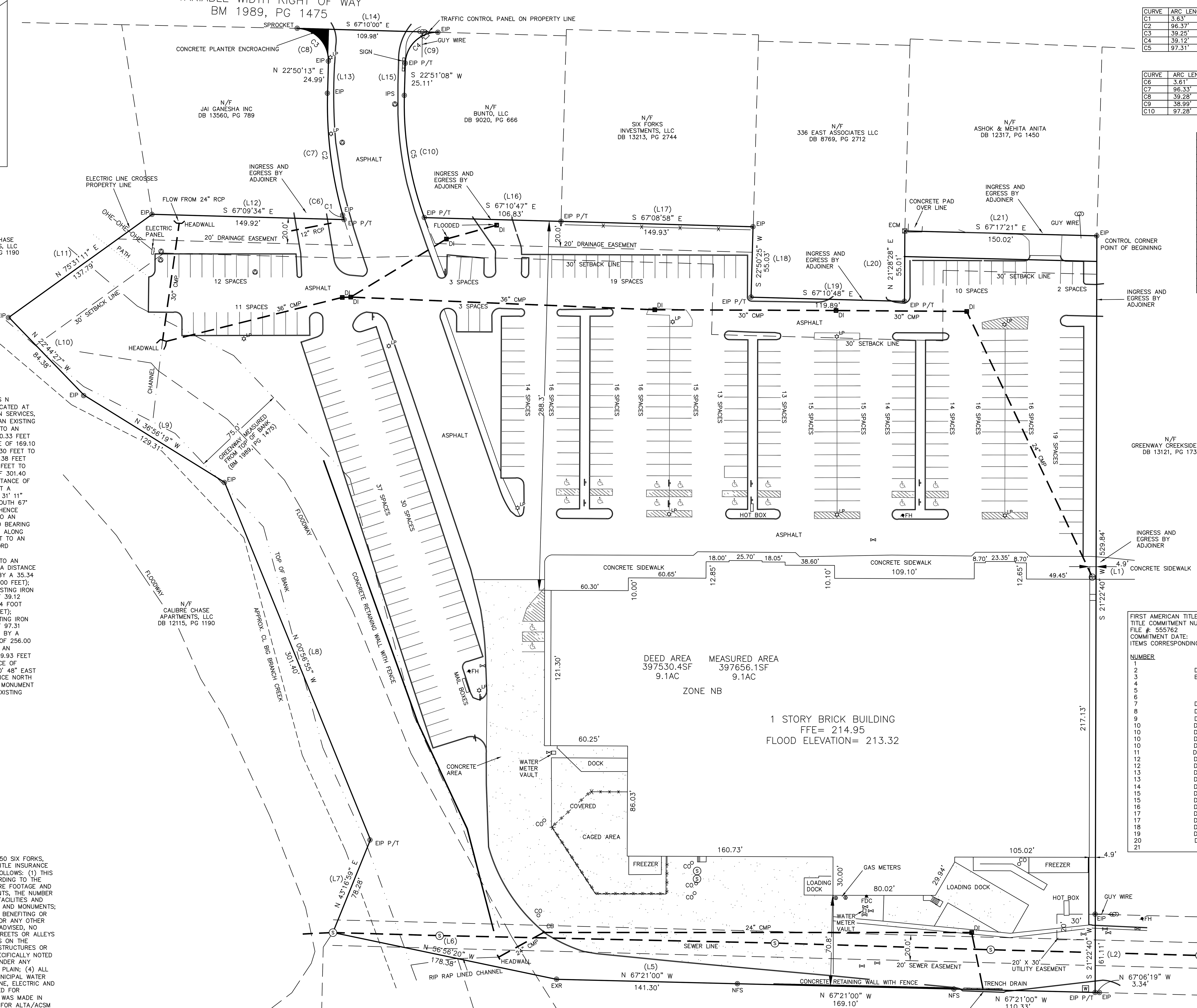


VICINITY MAP
NOT TO SCALE



DEED CALLS

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	3.63'	316.00'	S 05°04'46" W	3.63'
C2	96.37'	316.00'	S 14°08'43" W	95.99'
C3	39.25'	25.00'	N 22°12'47" W	35.34'
C4	39.12'	25.00'	S 67°55'28" W	35.24'
C5	97.31'	256.00'	S 11°59'47" W	96.73'

MEASURED CALLS

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C6	3.61'	316.00'	S 04°14'12" W	3.61'
C7	96.33'	316.00'	S 14°08'51" W	95.96'
C8	39.28'	25.00'	N 22°11'58" W	35.36'
C9	38.99'	25.00'	S 67°46'49" W	35.28'
C10	97.28'	256.00'	S 11°58'34" W	96.69'

MEASURED CALLS

LINE	BEARING	DISTANCE
L1	N 21°23'29" E	529.78'
L2	N 21°16'10" E	61.14'
L3	S 67°21'58" E	110.33'
L4	S 67°21'00" E	169.10'
L5	S 67°18'07" E	141.19'
L6	S 56°58'59" E	178.38'
L7	S 43°02'04" W	77.84'
L8	S 00°52'54" E	301.47'
L9	S 37°04'19" E	129.21'
L10	S 22°42'44" E	84.62'
L11	S 75°31'48" W	138.05'
L12	N 67°12'36" W	149.99'
L13	S 22°51'05" W	25.05'
L14	N 67°08'46" W	109.91'
L15	N 22°54'31" E	25.13'
L16	N 67°09'48" W	106.78'
L17	N 67°08'14" W	150.03'
L18	N 22°53'48" E	54.99'
L19	N 67°11'32" W	119.84'
L20	S 21°30'52" W	54.98'
L21	N 67°16'58" W	150.00'

NC GRID NAD 27 ADOPTED (BM 1989, PG 1475)

LEGEND:
- SEWER MANHOLE
- STORM MANHOLE
- FH FIRE HYDRANT
- WV WATER VALVE
- SIGN
- DI DROP INLET
- MONITOR WELLS
- OHE OVERHEAD ELECTRIC
- CHAINLINK FENCE
- POWER POLE
- W WATER METER
- CO CLEANOUTS

REFERENCES:
DB 14194, PAGE 2713
MAP BOOK 1989, PAGE 1475 (BOUNDARY AND EASEMENTS)
DEED BOOK 1641, PAGE 499 (EASEMENTS)
DEED BOOK 2813, PAGE 365 (CP&L BLANKET EASEMENT)
DEED BOOK 945, PAGE 179 (CP&L BLANKET EASEMENT)
DEED BOOK 1016, PAGE 94 (CP&L BLANKET EASEMENT)
DEED BOOK 4619, PAGE 914 (CP&L BLANKET EASEMENT)
DEED BOOK 1105, PAGE 176 (GUY WIRE EASEMENT)
CITY OF RALEIGH RESOLUTION #488 (CLOSING OF SELBY DRIVE AND PART OF RUCKER STREET)
DEED BOOK 4620, PAGE 741 (SEWER EASEMENT AND USE OF PRIVATE ROAD RUCKER STREET)
DEED BOOK 4723, PAGE 793 (CROSS-ACCESS EASEMENT)
DEED BOOK 4836, PAGE 905 (ENCROACHMENT AGREEMENT FOR GREENWAY EASEMENT)
DEED BOOK 8815, PAGE 1660 (ENCROACHMENT AGREEMENT)
DEED BOOK 4723, PAGE 816 (GREENWAY EASEMENT)
OTHERS AS NOTED

LEGAL DESCRIPTION (DB 14194, PG 2713):
BEGINNING AT THE CONTROL CORNER NORTH CAROLINA GRID COORDINATES N 753,535.93 (Y) AND E 2,110,619.47 (X), ALSO AN EXISTING IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF THE LOT NOW OR FORMERLY OWNED BY EDEN SERVICES, INC.;THENCE SOUTH 21° 22' 40" WEST A DISTANCE OF 529.84 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 21° 22' 40" WEST A DISTANCE OF 61.11 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 67° 21' 00" WEST A DISTANCE OF 110.33 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 67° 21' 00" WEST A DISTANCE OF 169.10 FEET TO A POINT; THENCE NORTH 67° 21' 00" WEST A DISTANCE OF 141.30 FEET TO A NEW IRON PIPE; THENCE NORTH 56° 56' 20" WEST A DISTANCE OF 178.38 FEET TO A MANHOLE; THENCE NORTH 43° 16' 59" EAST A DISTANCE OF 78.28 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 00° 56' 55" WEST A DISTANCE OF 301.40 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 36° 56' 19" WEST A DISTANCE OF 129.31 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 22° 44' 27" WEST A DISTANCE OF 84.38 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 75° 31' 11" EAST A DISTANCE OF 137.79 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 67° 09' 34" EAST A DISTANCE OF 149.92 FEET TO AN EXISTING IRON PIPE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 3.63 FEET TO AN EXISTING IRON PIPE (SAID ARC BEING SUBTENDED BY A 3.63 FOOT CHORD BEARING OF NORTH 05° 04' 46" EAST HAVING A RADIUS OF 316.00 FEET); THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT A DISTANCE OF 96.37 FEET TO AN EXISTING IRON PIPE (SAID ARC BEING SUBTENDED BY A 95.99 FOOT CHORD BEARING NORTH 14° 08' 43" EAST HAVING A RADIUS OF 316.
00 FEET); THENCE NORTH 22° 50' 13" EAST A DISTANCE OF 24.99 FEET TO AN EXISTING IRON PIPE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 39.25 FEET TO AN EXISTING P-K NAIL (SAID ARC BEING SUBTENDED BY A 35.34 FOOT CHORD BEARING NORTH 22° 12' 47" WEST HAVING A RADIUS OF 25.00 FEET); THENCE SOUTH 67° 10' 00" EAST A DISTANCE OF 109.98 FEET TO AN EXISTING IRON PIPE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 39.12 FEET TO AN EXISTING IRON PIPE (SAID ARC BEING SUBTENDED BY A 35.24 FOOT CHORD BEARING SOUTH 67° 55' 28" WEST HAVING A RADIUS OF 25.00 FEET); THENCE SOUTH 22° 51' 08' WEST A DISTANCE OF 25.11 FEET TO AN EXISTING IRON PIPE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 97.31 FEET TO AN EXISTING CONCRETE MONUMENT (SAID ARC BEING SUBTENDED BY A 96.73 FOOT CHORD BEARING SOUTH 11° 59' 47" WEST HAVING A RADIUS OF 256.00 FEET); THENCE SOUTH 67° 10' 47" EAST A DISTANCE OF 106.83 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 67° 08' 58" EAST A DISTANCE OF 149.93 FEET TO AN EXISTING IRON PIPE ; THENCE SOUTH 22° 50' 25" WEST A DISTANCE OF 55.03 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE SOUTH 67° 10' 48" EAST A DISTANCE OF 119.89 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NORTH 21° 28' 28" EAST A DISTANCE OF 55.01 FEET TO AN EXISTING CONCRETE MONUMENT ; THENCE SOUTH 67° 17' 21" EAST A DISTANCE OF 150.02 FEET TO AN EXISTING IRON PIPE WHICH MARKS THE POINT OF BEGINNING.

FIRST AMERICAN TITLE INSURANCE COMPANY'S
TITLE COMMITMENT NUMBER: 555762NC
FILE #: 555762
COMMITMENT DATE:
ITEMS CORRESPONDING TO SCHEDULE B:

NUMBER	RECORD DATA	AFFECTS	SHOWN	COMMENT
1	NONE	NO	NO	DID NOT ADDRESS
2	DB 4604, PG 611	YES	NO	COVENANTS
3	BM 1989, PG 1475	YES	YES	BUILDING SETBACKS
4	NONE	NO	NO	DID NOT ADDRESS
5	NONE	NO	NO	FLOOD RESTRICTIONS
6	NONE	NO	NO	DID NOT ADDRESS
7	DB 1641, PG 499	NO	NO	FOOTING EASEMENT
8	DB 4604, PG 637	YES	NO	ACCESS/PARKING AGREEMENTS
9	DB 4620, PG 741	YES	YES	SEWER/ACCESS EASEMENT
10	DB 2813, PG 916	YES	NO	CP&L BLANKET EASEMENT
10	DB 945, PG 179	YES	NO	CP&L BLANKET EASEMENT
10	DB 1016, PG 94	YES	NO	CP&L BLANKET EASEMENT
10	DB 4619, PG 914	YES	NO	CP&L BLANKET EASEMENT
11	DB 1105, PG 176	YES	NO	GUY WIRE EASEMENT
12	DB 4619, PG 916	YES	YES	SEWER & UTILITY EASEMENT
12	DB 4653, PG 484	YES	YES	SEWER & UTILITY EASEMENT
13	DB 4620, PG 741	YES	NO	RUCKER STREET CLOSING
13	DB 4602, PG 156	YES	NO	SELBY DRIVE CLOSING
14	DB 4620, PG 741	YES	YES	40' SEWER EASEMENT
15	DB 4723, PG 793	YES	NO	NOT PLOTTABLE
15	DB 8191, PG 2051	YES	NO	ACCESS DRIVEWAY EASEMENT FOR CROWN
16	DB 4723, PG 807	YES	YES	GREENWAY EASEMENT
17	DB 6050, PG 946	NO	NO	LEASE
17	DB 6308, PG 261	NO	NO	DID NOT ADDRESS
18	DB 4836, PG 905	YES	NO	ENCROACHMENT INTO GREENWAY EASEMENT
19	DB 8815, PG 1660	YES	NO	NOT PLOTTABLE
20	DB 4723, PG 816	YES	YES	GREENWAY EASEMENT
21	NONE	YES	YES	ENCROACHMENTS NOTED ON SURVEY

WITH RESPECT TO THIS SURVEY, THE UNDERSIGNED CERTIFIES TO 350 SIX FORKS, LLC, AMERICAN NATIONAL INSURANCE COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AS FOLLOWS: (1) THIS SURVEY WAS ACTUALLY MADE ON THE GROUND, IS CORRECT ACCORDING TO THE RECORD DESCRIPTION OF THE LAND, CORRECTLY SHOWS THE SQUARE FOOTAGE AND LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS, THE NUMBER AND LAYOUT OF ALL LOADING DOCKS AND PARKING SPACES AND FACILITIES AND THE LOCATION OF ALL WATER COURSES, WATER BODIES, LOT LINES AND MONUMENTS; (2)EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE EASEMENTS BENEFITING OR BURDENING THE PREMISES OR RIGHTS OF WAY ACROSS THE LAND OR ANY OTHER EASEMENT OF RIGHT OF WAY WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS UPON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF THE BUILDINGS. STRUCTURES, OR OTHER IMPROVEMENTS ON THE PREMISES AND NO ENCROACHMENTS ON THE LAND BY BUILDINGS, STRUCTURES OR IMPROVEMENTS SITUATED ON ADJOINING PREMISES; (3) UNLESS SPECIFICALLY NOTED HEREON, THE PREMISES DO NOT LIE WITHIN ANY AREA DESIGNED UNDER ANY FEDERAL, STATE OR MUNICIPAL LAW OR REGULATIONS AS A FLOOD PLAIN; (4) ALL ACCESS TO AND EGRESS FROM THE PREMISES ARE SHOWN; (5) MUNICIPAL WATER SERVICE, STORM SEWER, SANITARY SEWER FACILITIES AND TELEPHONE, ELECTRIC AND GAS SERVICES ARE AVAILABLE TO THE PREMISES WITHOUT THE NEED FOR EASEMENTS ACROSS THE LAND OF OTHERS; AND (6) THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA,ACSM AND NSPS AND INCLUDES ITEMS 1-4,8,9,11,13 OF TABLE A, PURSUANT TO THE ACCURACY STANDARDS OF AN URBAN SURVEY; AND (7) AS OF THE DATE HEREOF, THE PROPERTY SURVEYED IS LOCATED WITHIN THE CITY OF RALEIGH AND IS ZONED NB.

____
SURVEYOR#(MICHAEL P. TUTT, L-4443)

____
DATE

NOTE:
1. THIS PROPERTY IS WITHIN AN FEMA FLOOD ZONE BASED ON FEMA MAP # 3720171500J EFFECTIVE DATED MAY 2, 2006.
2. VERTICAL DATUM IS NAVD 88.
3. COORDINATE METHOD USED TO DETERMINE AREA.
4. ALL DASHED LINES HAVE NOT BEEN SURVEYED.
5. THIS SITE IS GREATER THAN 2000' FROM A NCGS MONUMENT.
6. THIS PROPERTY IS WITHIN A FEMA FLOOD ZONE.
7. MALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
8. PIN# 1715.13-03-3465.
9. ADDRESS FOR PROPERTY POSTED ON BUILDING.

STATEMENT OF ENCROACHMENTS:
1. OVER HEAD ELECTRICAL LINE CROSSES THE PROPERTY LINE NEAR THE NORTHWEST CORNER OF SUBJECT PROPERTY.
2. CONCRETE PAD ENCROACHES FROM THE NORTHEASTERN ADJOINER.
3. CURB AND GUTTER CROSSES THE PROPERTY LINE NEAR THE SOUTHEAST ADJOINER.
4. TRAFFIC CONTROL PANEL AND CONCRETE PAD ENCROACH ALONG THE RIGHT OF WAY WITH SIX FORKS ROAD.

ANGLE RIGHT
LAND SURVEYING, PLLC
SURVEYING THE PAST AND THE FUTURE TODAY
919-810-4324
603 HARDING STREET RALEIGH, NC 27604

ALTA/ACSM LAND TITLE SURVEY FOR 350 SIX FORKS, L.L.C.

DRAWN	DATE	SITE LOCATION:
MPT	10/31/11	350 SIX FORKS RD. RALEIGH, NC 27604
APPROVED	SURVEY DATE 10/22-10/31/11	
SCALE 1"=40'	SHEET 10F1	PROJECT NO. 11_147_ALTA