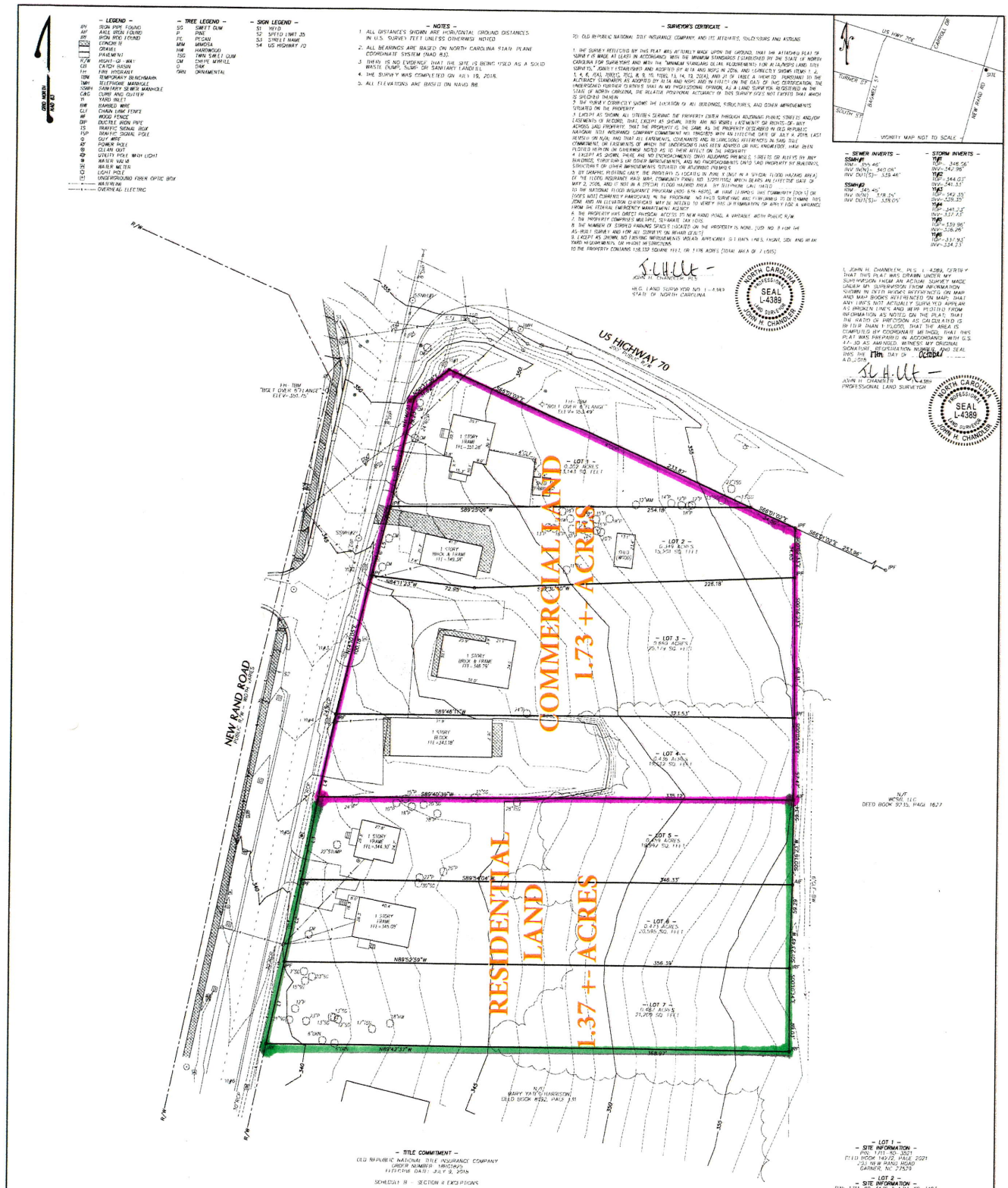

— LEGEND —

IPF	IRON PIPE FOUND
AIF	AXLE IRON FOUND
IRF	IRON ROD FOUND
CF	CONCRETE
	GRAVEL
	PAVEMENT
R/W	RIGHT-OF-WAY
CB	CATCH BASIN
FH	FIRE HYDRANT
TBM	TEMPORARY BENCHMARK
TMH	TELEPHONE MANHOLE
SSMH	SANITARY SEWER MANHOLE
C&G	CURB AND GUTTER
YI	YARD INLET
BW	BARBED WIRE
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
DIP	DUCTILE IRON PIPE
TS	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
G	GUY WIRE
EP	POWER POLE
CO	CLEAN OUT
LP	UTILITY POLE WITH LIGHT
WV	WATER VALVE
WM	WATER METER
LP	LIGHT POLE
UFB	UNDERGROUND FIBER OPTIC BOX
	WATERLINE
	OVERHEAD ELECTRIC

— TREE LEGEND —

SG	SWEET GUM
P	PINE
PC	PECAN
MM	MIMOSA
HW	HARDWOOD
TSG	TWIN SWEET GUM
CM	CRape MYRTLE
O	OAK
TWN	ORNAMENTAL

— SIGN LEGEND —

S1	YIELD
S2	SPEED LIMIT 35
S3	STREET NAME
S4	US HIGHWAY 70

— NOTES —

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED
2. ALL BEARINGS ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83).
3. THERE IS NO EVIDENCE THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. THE SURVEY WAS COMPLETED ON 10-11-2018.
5. ALL ELEVATIONS ARE BASED ON NAVD 88.

— SURVEYOR'S CERTIFICATE —

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND ITS AFFILIATES, SUBSIDIARIES AND ASSIGNS

1. THE SURVEY REFLECTED BY THIS PLAT WAS ACTUALLY MADE UPON THE GROUND, THAT THE ATTACHED PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE STATE OF NORTH CAROLINA FOR SURVEYORS AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(B), 13, 14, 16, 20(A), AND 21 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY 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 THEREIN.
2. THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS SITUATED ON THE PROPERTY.
3. EXCEPT AS SHOWN, ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD, THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY across, and/or adjacent THE PROPERTY, THAT THE PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. FNG2018-1 WITH AN EFFECTIVE DATE OF JULY 9, 2018, LAST REVISED ON N/A, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, OR EASEMENTS OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR AFFECT ON THE PROPERTY.
4. EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS ONTO ADJOINING PRIVATE STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO SAID PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
5. BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS LOCATED IN ZONE X (NOT IN A SPECIAL FLOOD HAZARD AREA) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3720171600J, WITH A EFFECTIVE DATE OF MAY 2, 2006, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA BY TELEPHONE CALL DATED 10/08/2018 THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) BETA PORTAL WE HAVE LEARNED THIS COMMUNITY (TOWN OF GARNER) WILL CURRENTLY HAVE NO FIRM PANELS IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS INFORMATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO NEW RAND ROAD, A VARIABLE WIDTH PUBLIC R/W.
7. THE PROPERTY COMPRISES MULTIPLE, SEPARATE TAX LOTS.
8. THE NUMBER OF STRIPED PARKING SPACES LOCATED ON THE PROPERTY IS NONE. (USE NO. 8 FOR THE AS-BUILT SURVEY AND FOR ALL SURVEYS ON WHICH DEALT)
9. EXCEPT AS SHOWN, NO EXISTING IMPROVEMENTS VIOLATE APPLICABLE SETBACK LINES, FRONT, SIDE AND REAR YARD REQUIREMENTS, OR HEIGHT RESTRICTIONS.

THE PROPERTY CONTAINS 1.58.133 SQUARE FEET, OR 1.176 ACRES (TOTAL AREA OF 2 LOTS)

J. LUKE HAYES, JR.
N.C. LAND SURVEYOR REG. NO. L-4389
STATE OF NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL L-4389 LAND SURVEYOR JOHN H. CHANDLER

JOHN H. CHANDLER, PLS L-4389, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS WITH NOTES ON MAP AND MAP BOOKS REFERENCED ON MAP; THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE 11th DAY OF October, A.D., 2018.

JOHN H. CHANDLER
PROFESSIONAL LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-4389 LAND SURVEYOR JOHN H. CHANDLER

— SEWER INVERTS —

SSMH#1
RIM=344.46'
INV IN(N)=340.08'
INV OUT(S)= 339.46'

SSMH#2
RIM=345.45'
INV IN(N)= 338.24'
INV OUT(S)= 338.05'

— STORM INVERTS —

YI#1
TOP= 346.56'
INV=342.96'

YI#2
TOP= 344.03'
INV=341.33'

YI#3
TOP= 342.35'
INV=339.25'

YI#4
TOP= 341.23'
INV=337.73'

YI#5
TOP= 339.86'
INV=336.26'

YI#6
TOP= 337.93'
INV=334.23'

— TITLE COMMITMENT —

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ORDER NUMBER: FNG2018-1
EFFECTIVE DATE: JULY 9, 2018

SCHEDULE B – SECTION II EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS DIRECTED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I – REQUIREMENTS ARE MET
(NOTHING TO PLOT)

2. TAXES FOR THE YEAR 2018, AND SUBSEQUENT YEARS ARE NOT YET DUE AND PAYABLE.
(NOT A SURVEY ISSUE)

3. BUILDING RESTRICTION LINES, EASEMENTS AND ANY OTHER FACTS SHOWN ON PLAT(S) RECORDED IN MAP BOOK 1986, PAGE 23, WAKE COUNTY REGISTRY. (TRACTS 1,2,3&4)
(NOTHING TO PLOT)

4. BUILDING RESTRICTION LINES, EASEMENTS AND ANY OTHER FACTS SHOWN ON PLAT(S) RECORDED IN MAP BOOK 1990, PAGE 80, WAKE COUNTY REGISTRY. (TRACTS 5&6)
(NOTHING TO PLOT)

5. DEED OF TRUST TO TRUSTEE(S) FOR PATRIOT STATE BANK, RECORDED IN BOOK 13318, PAGE 2139, WAKE COUNTY REGISTRY. (TRACTS 4,5,6&8)
(NOT A SURVEY ISSUE)

6. STATUTORY MARITAL RIGHTS, IF ANY, OF THE SPOUSE(S) OF JUNIUS GUILLEY, JOHN J. ALLEN AND JOHN H. WILLIAMS
(NOT A SURVEY ISSUE)

7. THE COMPANY DOES NOT INSURE THE EXACT AMOUNT OR ACREAGE OR SQUARE FOOTAGE OF THE LAND DESCRIBED IN SCHEDULE A HEREOF.
(NOTHING TO PLOT)

8. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THIS EXCEPTION WILL BE DELETED OR AMENDED IN ACCORDANCE WITH THE FACTS DISCLOSED THEREBY UNDER COVERED RISK 2(a), UPON RECEIPT OF A CURRENT SURVEY AND SURVEYOR'S REPORT. THIS EXCEPTION WILL BE DELETED OR AMENDED IN ACCORDANCE WITH THE FACTS DISCLOSED THEREBY.
(NOTHING TO PLOT)

— LOT 1 —
– SITE INFORMATION –
PIN: 1711-82-3021
DEED BOOK 14472, PAGE 2021
231 NEW RAND ROAD
GARNER, NC 27529

— LOT 2 —
– SITE INFORMATION –
PIN: 1711-82-3431
DB 14472, PG 2021 & DB 12117, PG 2445
225 NEW RAND ROAD
GARNER, NC 27529

— LOT 3 —
– SITE INFORMATION –
PIN: 1711-82-4420
DEED BOOK 13084, PAGE 1002
207 NEW RAND ROAD
GARNER, NC 27529

— LOT 4 —
– SITE INFORMATION –
PIN: 1711-82-2341
DEED BOOK 12966, PAGE 166
209 NEW RAND ROAD
GARNER, NC 27529

— LOT 5 —
– SITE INFORMATION –
PIN: 1711-82-3255
DEED BOOK 12966, PAGE 978
211 NEW RAND ROAD
GARNER, NC 27529

— LOT 6 —
– SITE INFORMATION –
PIN: 1711-82-3159
DEED BOOK 13543, PAGE 1345
213 NEW RAND ROAD
GARNER, NC 27529

— LOT 7 —
– SITE INFORMATION –
PIN: 1711-82-3133
DEED BOOK 12775, PAGE 1509
NEW RAND ROAD
GARNER, NC 27529

— OWNER INFORMATION —
LINTHICUM PROPERTIES
NANCY I. LINTHICUM
4795 LANDSDOWNE DRIVE
DALLAS, NC 28052

— LINE TABLE —

LINE	BEARING	LENGTH
L1	N72°35'54"E	58.26'
L2	N13°13'30"E	58.08'
L3	N17°27'03"E	58.18'
L4	N17°27'03"E	58.18'
L5	N14°47'06"E	58.74'

DATE	REVISION	INITIAL

SCALE: 1" = 30'
0 15 30 60 90

chandler land surveying
83 Adams Point Drive, Garner, North Carolina, 27529
Phone: 919-291-9163

NORTH CAROLINA PROFESSIONAL SEAL L-4389 LAND SURVEYOR JOHN H. CHANDLER
DATE: 10-17-18

ALTA/ACSM LAND TITLE SURVEY
OF
LINTHICUM PROPERTIES
NEW RAND ROAD, GARNER, NC

SCALE: 1" = 30'
DATE: JULY 19, 2018
ST. MARYS TOWNSHIP WAKE COUNTY NORTH CAROLINA

PROJECT # 10-18-15
SURVEYED BY JHC/TGM
DRAWN BY JHC
DRAWING NAME 2018-15-1
SHEET NUMBER 1 OF 1