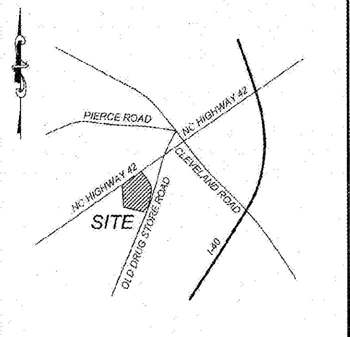


VICINITY MAP

NTS

UTILITY NOTE

NOTE TO CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW/IF THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

ALTA SURVEY CERTIFICATION

TO THE BECKETT COMPANY, L.L.C., A NORTH CAROLINA LIMITED LIABILITY COMPANY, GLOBAL PROPERTIES AND DEVELOPMENT, L.L.C., A NORTH CAROLINA LIMITED LIABILITY COMPANY, ROCK VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND FIDELITY 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 1,2,3,4,5,6,7(a),7(b)(1),7(c),8,9,11,13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 22, 2019.

DATE OF PLAT OR MAP: 4/30/19

PRINTED NAME: W. BRIAN BURCHETT

LICENSE NUMBER: L-4214

SIGNATURE: [signature]

PROPERTY DESCRIPTION

LYING AND BEING SITUATE IN THE TOWN OF GARNER, JOHNSTON COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS LOT 1 ON A PLAT RECORDED IN PLAT BOOK 80, PAGE 399, JOHNSTON COUNTY REGISTRY.

SCHEDULE B - SECTION II

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: RA19002638
COMMITMENT DATE: MARCH 28, 2019 @ 5:00 PM

SCHEDULE B - SECTION II
EXCEPTIONS

(3) BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON MAP OR PLAT RECORDED IN PLAT BOOK 61, PAGE 353; PLAT BOOK 67, PAGE 251; PLAT BOOK 75, PAGE 35 AND PLAT BOOK 80, PAGE 399. (AFFECT SUBJECT PROPERTY AS SHOWN HEREON).

(5) EASEMENT(S) OR RIGHT(S)-OF-WAY IN FAVOR OF CAROLINA POWER AND LIGHT COMPANY RECORDED IN BOOK 715, PAGE 6; BOOK 1110, PAGE 17 AND BOOK 2214, PAGE 887. (AFFECTS SUBJECT PROPERTY).

(6) EASEMENT(S) OR RIGHT(S)-OF-WAY IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 2926, PAGE 572. (DOES NOT AFFECT SUBJECT PROPERTY).

(11) RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN ROWAN ASSET COMPANY, LLC AND SOUTHEASTERN CONSORTIUM PROPERTIES, LLC RECORDED IN BOOK 3836, PAGE 610. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON).

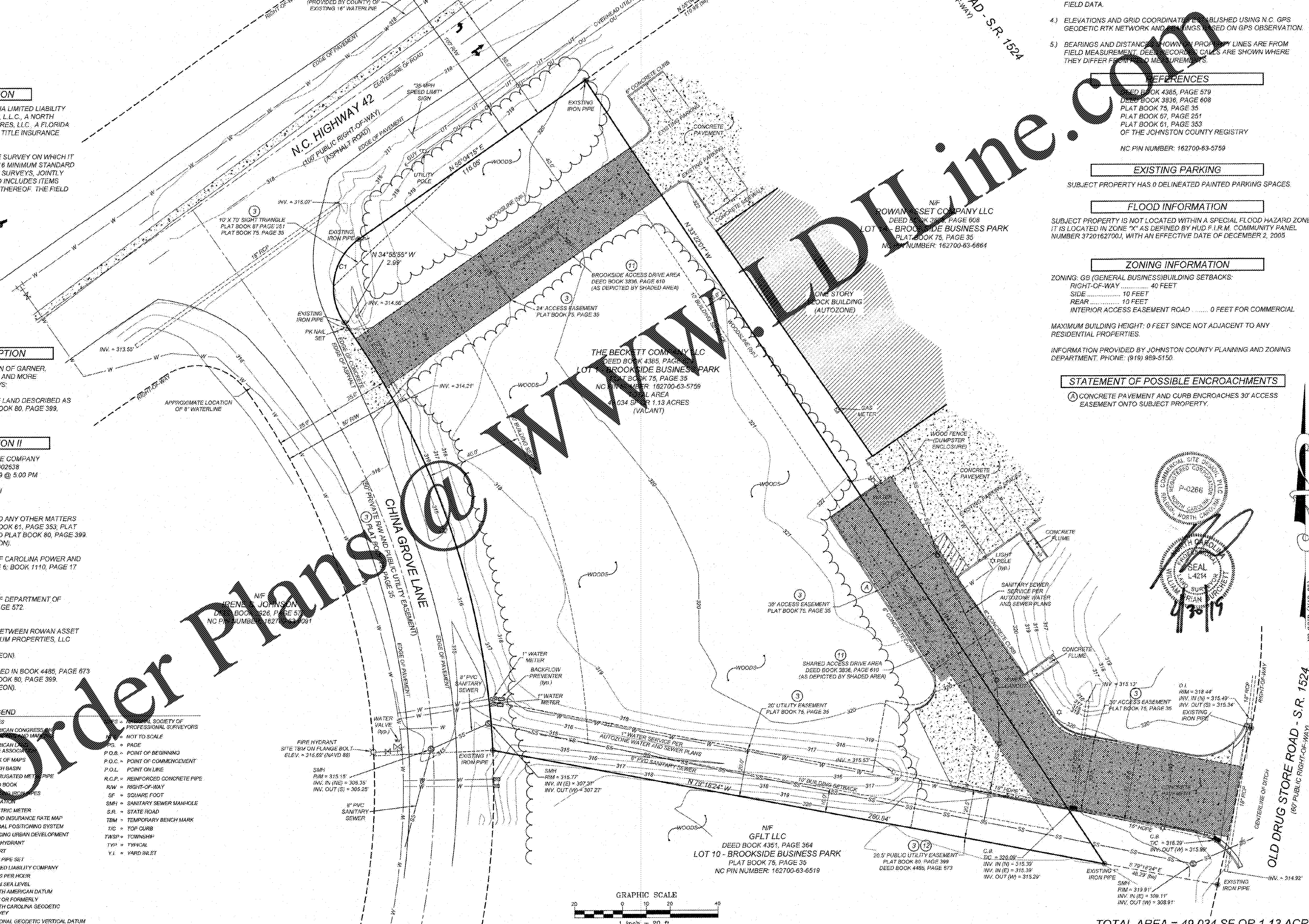
(12) PUBLIC UTILITY EASEMENT, 20.5' WIDE, RECORDED IN BOOK 4485, PAGE 673 AND AS SHOWN ON PLAT RECORDED IN PLAT BOOK 80, PAGE 399. (AFFECTS SUBJECT PROPERTY AS SHONW HEREON).

LEGEND

CALCULATED POINT
EXISTING IRON PIPE
IRON PIPE SET
BORE HOLE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER VALVE
WATER METER
FIRE HYDRANT
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
ELECTRIC BOX
LIGHT POLE
POWER POLE
CURB INLET
STORM DRAINAGE MANHOLE
YARD INLET
STORM DRAIN
OU — OVERHEAD UTILITIES
UE — UNDERGROUND ELECTRIC
UT — UNDERGROUND TELEPHONE
W — WATER LINE
SS — SANITARY SEWER LINE
G — GAS LINE
X — FENCE LINE

AC = ACRES
ACSM = AMERICAN CONGRESS ON SURVEYING AND MAPPING
ALTA = AMERICAN LAND TITLE ASSOCIATION
B.M. = BOOK OF MAPS
CB = CATCH BASIN
CMP = CORRUGATED METAL PIPE
D.B. = DEED BOOK
EIP = EXISTING IRON PIPES
ELEV = ELEVATION
E.M. = ELECTRIC METER
FIRM = FLOOD INSURANCE RATE MAP
GPS = GLOBAL POSITIONING SYSTEM
HUD = HOUSING URBAN DEVELOPMENT
HYD = FIRE HYDRANT
INV = INVERT
IPS = IRON PIPE SET
LLC = LIMITED LIABILITY COMPANY
MPH = MILES PER HOUR
MSL = MEAN SEA LEVEL
NAD = NORTH AMERICAN DATUM
N/F = NOW OR FORMERLY
NCGS = NORTH CAROLINA GEODETIC SURVEY
NGVD = NATIONAL GEODETIC VERTICAL DATUM

NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NTS = NOT TO SCALE
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.L. POINT ON LINE
R.C.P. = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SF = SQUARE FOOT
SMH = SANITARY SEWER MANHOLE
S.R. = STATE ROAD
TBM = TEMPORARY BENCH MARK
T/C = TOP CURB
TWSP = TOWNSHIP
TYP = TYPICAL
Y.I. = YARD INLET



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	39.27'	25.00'	25.00'	35.35'	N 10°04'57" E	89°59'44"
C2	189.39'	335.00'	97.30'	186.88'	N 18°44'08" W	32°23'32"

GENERAL NOTES

1.) THE ALTA/NSPS LAND TITLE SURVEY SHOWN HEREON DOES NOT MEET ALL OF THE REQUIREMENTS AS SET FORTH BY LOCAL AND STATE GOVERNMENT AGENCIES AND IS NOT FOR RECORDATION.

2.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.

3.) ALL AREAS COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.

4.) ELEVATIONS AND GRID COORDINATES ESTABLISHED USING N.C. GPS GEODETIC RTK NETWORK AND BEARINGS BASED ON GPS OBSERVATION.

5.) BEARINGS AND DISTANCES SHOWN ON PROPERTY LINES ARE FROM FIELD MEASUREMENT. DEED RECORDED CALLS ARE SHOWN WHERE THEY DIFFER FROM FIELD MEASUREMENTS.

REFERENCES

DEED BOOK 4385, PAGE 579
DEED BOOK 3836, PAGE 608
PLAT BOOK 75, PAGE 35
PLAT BOOK 67, PAGE 251
PLAT BOOK 61, PAGE 353
OF THE JOHNSTON COUNTY REGISTRY

NC PIN NUMBER: 162700-63-5759

EXISTING PARKING

SUBJECT PROPERTY HAS 0 DELINEATED PAINTED PARKING SPACES.

FLOOD INFORMATION

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 3720162700J, WITH AN EFFECTIVE DATE OF DECEMBER 2, 2005.

ZONING INFORMATION

ZONING: GB (GENERAL BUSINESS)BUILDING SETBACKS:
RIGHT-OF-WAY .... 40 FEET
SIDE .... 10 FEET
REAR .... 10 FEET
INTERIOR ACCESS EASEMENT ROAD .... 0 FEET FOR COMMERCIAL

MAXIMUM BUILDING HEIGHT: 0 FEET SINCE NOT ADJACENT TO ANY RESIDENTIAL PROPERTIES.

INFORMATION PROVIDED BY JOHNSTON COUNTY PLANNING AND ZONING DEPARTMENT. PHONE: (919) 989-5150.

STATEMENT OF POSSIBLE ENCROACHMENTS

(A) CONCRETE PAVEMENT AND CURB ENCROACHES 30' ACCESS EASEMENT ONTO SUBJECT PROPERTY.

COMMERCIAL SITE DESIGN CORPORATE SEAL P-0266
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4214 WILLIAM BRIAN BURCHETT
4/30/19

TOTAL AREA = 49,034 SF OR 1.13 ACRES

REVISIONS			
NO.	DATE	DESCRIPTION	BY

COMMERCIAL SITE DESIGN
8312 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27613
(919) 848-6121, FAX: (919) 848-3741
WWW.CSITEDESIGN.COM

CLIENT:
BGE, INC.
121 WEST TRADE STREET
SUITE 1030
CHARLOTTE, NC 28202
TELEPHONE: (980) 220-2322

PROPERTY OF:
THE BECKETT COMPANY LLC
LOT 1 - BROOKSIDE BUSINESS PARK
5845 NC HIGHWAY 42
CLEVELAND TWSP., JOHNSTON CO., NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY

PROJECT NO.	SUR-1918
FILENAME	SUR1918-AT
DRAWN BY:	RCN
SCALE:	1" = 20'
DATE:	4-24-19
SHEET NO.	1 of 1

Order Plans @ WWW.LDILine.com

K:\SUR - Surveys\1918 - Lot 1 of Brookside Business Park Johnston Co. NC\CAD\SURVEY\SUR1918-ATX.dwg, 4/30/2019 2:21:24 PM, joeyf