

VICINITY MAP NOT TO SCALE

- NOTES:
- RAW ERROR OF CLOSURE 1:10,000+, MIS-CLOSURE WAS DISTRIBUTED BY COMPASS RULE.
  - AREA DETERMINED BY COORDINATE COMPUTATIONS.
  - DASHED LINES REPRESENT INFORMATION TAKEN FROM DEED OR PLAT.
  - CURRENT PROPERTY ZONING: AG - MINIMUM SETBACKS: FRONT=45', SIDE=20' AND REAR=50'-MAXIMUM HEIGHT = 40' RS=40' MINIMUM SETBACKS: FRONT=35', SIDE=10' AND REAR=40' LI & LI-S MINIMUM SETBACKS: FRONT=20', SIDE=05/12 AND REAR=20'
  - DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
  - THIS PROPERTY IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE 500 - YEAR FLOODPLAIN, ACCORDING TO FIRM MAP NO. 371086300K AND PANEL NO. 6863K EFFECTIVE DATE: 03/16/2009
  - NC GRID CONTROL SHOWN HEREON TAKEN FROM AN OPUS SESSION ON SEPTEMBER 21, 2018. HORIZONTAL DATUM (NAD 83/2011) AND VERTICAL DATUM (NAVD 88).

- REFERENCES:
- PLAT ENTITLED: "WALLBURG PROPERTY GROUP, LLC PHASE TWO" RECORDED IN PLAT BOOK 58, PAGE 147 ON MAY 9, 2011, FORTH COUNTY REGISTRY
  - ALL DEEDS AND MAPS SHOWN HEREON.

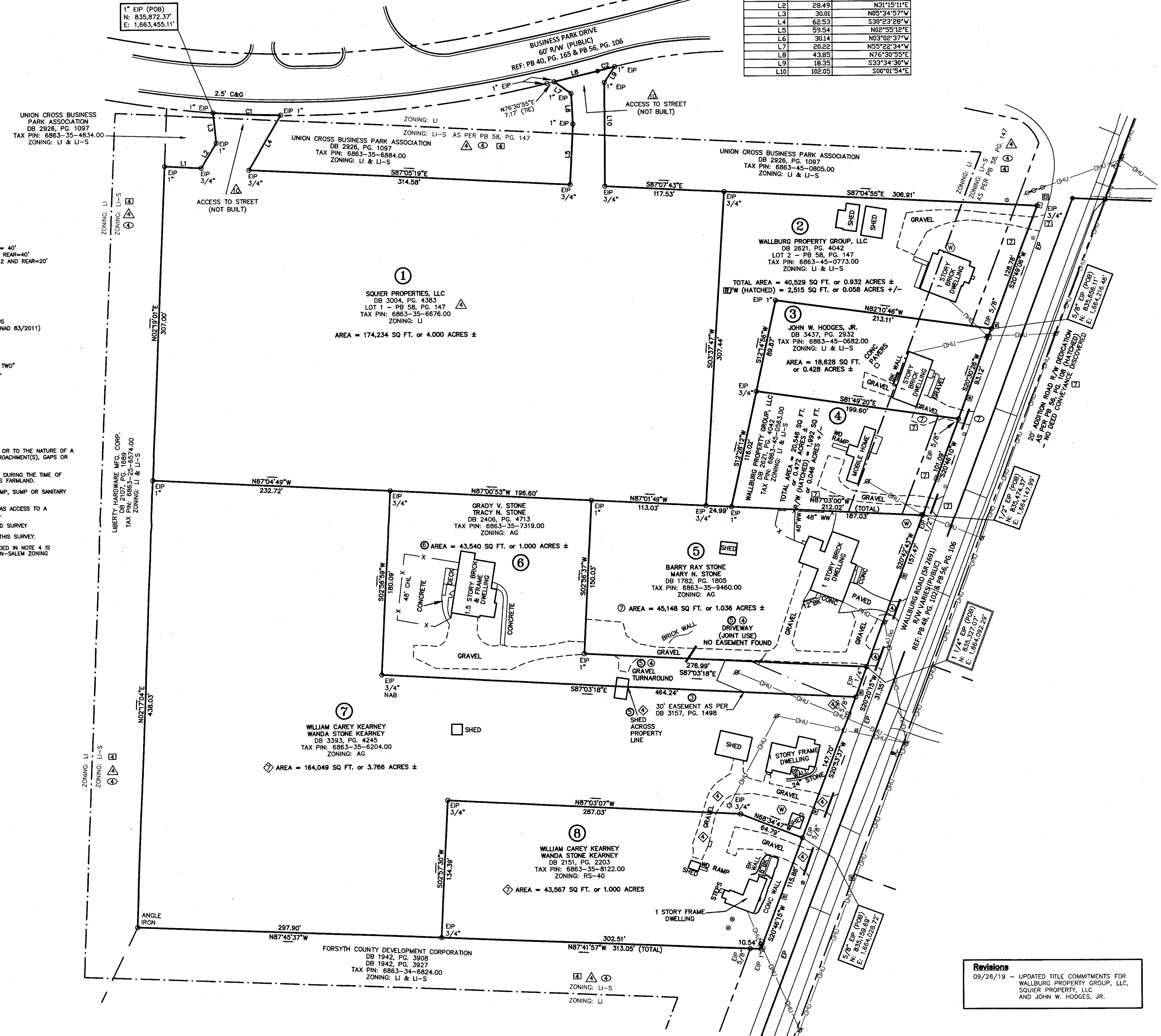
- SURVEYOR OBSERVATIONS:
- WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR TO THE NATURE OF A POTENTIAL ENCROACHMENT, THERE ARE NO APPARENT ENCROACHMENT(S), GAPS OR CORRS AS PER THE EVIDENCE SHOWN ON THIS SURVEY.
  - THERE WAS NO EARTH MOVING (CONSTRUCTION) OBSERVED DURING THE TIME OF OUR FIELD SURVEY. CURRENT PROPERTY IS BEING USED AS FARMLAND.
  - NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL DURING THE TIME OF OUR FIELD SURVEY.
  - AS SHOWN HEREON THIS PLAT, THE SUBJECT PROPERTY HAS ACCESS TO A PRIMARY ACCESSWAY - WALLBURG ROAD, A PUBLIC ROAD.
  - NO WETLAND MARKERS WERE OBSERVED DURING OUR FIELD SURVEY.
  - CURRENT RECORD LEGAL DESCRIPTION IS NOT BASED ON THIS SURVEY.
  - NO ZONING LETTER WAS PROVIDED - ZONING DATA PROVIDED IN NOTE 4 IS BASED ON INFORMATION TAKEN FROM THE CITY OF WINSTON-SALEM ZONING REQUIREMENTS.

- LEGEND
- EXISTING IRON PIN
  - EXISTING REBAR
  - NO POINT SET
  - IRON REBAR SET
  - TABLE PEDESTAL
  - TELEPHONE MANHOLE
  - LIGHT POLE
  - UTILITY POLE
  - BUY WIRE
  - IGN
  - FIRE HYDRANT
  - WATER MANHOLE
  - WATER METER
  - WATER VALVE
  - WELL
  - SEWER CLEAN OUT
  - MAILBOX
  - RIGHT-OF-WAY
  - CONCRETE MONUMENT
  - CHORD
  - POINT OF BEGINNING
  - DEED BOOK
  - PLAT BOOK
  - CURB AND GUTTER
  - C&G
  - BOUNDARY LINE
  - RIGHT-OF-WAY LINE
  - UNSURVEYED PROPERTY LINE
  - FENCE LINE
  - EDGE OF GRAVEL
  - EDGE OF PAVEMENT
  - OVERHEAD UTILITY
  - EASEMENT
  - ZONING LINE
  - 12" RCP (DRIVEWAY PIPE)

AREA WITHIN RIGHT-OF-WAY

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	66.65	1063.52	S87°41'21"E	66.64
C2	17.29	511.55	N75°40'32"E	17.29

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.27	S87°06'32"E
L2	28.49	N31°15'11"E
L3	30.01	N05°34'57"W
L4	62.53	S30°23'28"W
L5	59.54	N02°05'12"E
L6	30.14	N03°02'37"W
L7	20.22	N53°22'34"W
L8	43.85	N76°30'55"E
L9	18.35	S33°34'38"W
L10	102.05	S00°01'54"E



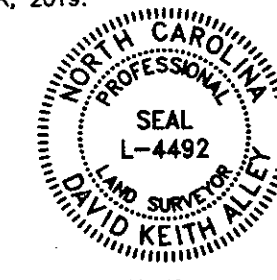
CERTIFICATE OF ACCURACY OF MAPPING

I, DAVID K. ALLEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS IN DEED BOOK 3437, PAGE 2932 AND DEED BOOK 2621, PAGE 4042 AND DEED BOOK 1782, PAGE 1805 AND DEED BOOK 3393, PAGE 4245 AND DEED BOOK 2406, PAGE 4713 AND DEED BOOK 2151, PAGE 2203 AND DEED BOOK 3004, PAGE 4383); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS LISTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES FOR LAND SURVEYING AS OUTLINED BY THE NC ADMINISTRATIVE CODE, TITLE 21, CHAPTER 56.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30TH DAY OF SEPTEMBER, 2019.

L-4492  
LICENSE NO.

PROFESSIONAL LAND SURVEYOR



SURVEYOR'S CERTIFICATE (ALTA/NSPS)

The undersigned, being a Professional Land Surveyor of the State of North Carolina certifies to Front Street-Wallburg, LLC their successors and assigns and First American Title Insurance Company as follows:

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, 6(b) (7a), 7b, 7c, 8, 9, 11, 13, 14, 16, 17 and 18 of Table A thereof, and this survey meets the requirements for an Urban Survey as defined therein.

The survey was made on the ground on August 29 to September 4, 2019 and correctly shows the area of the subject property, the location and type of all buildings, structures, and other improvements situated on the subject property.

Date of Plat or Map: September 11, 2019 - revised September 26, 2019

Surveyor's Name: David K. Alley  
License Number: L-4492

Signed: *David K. Alley*

SEE SHEET 2 of 2 FOR  
LEGAL DESCRIPTIONS AND  
TITLE COMMITMENT  
EXCEPTIONS

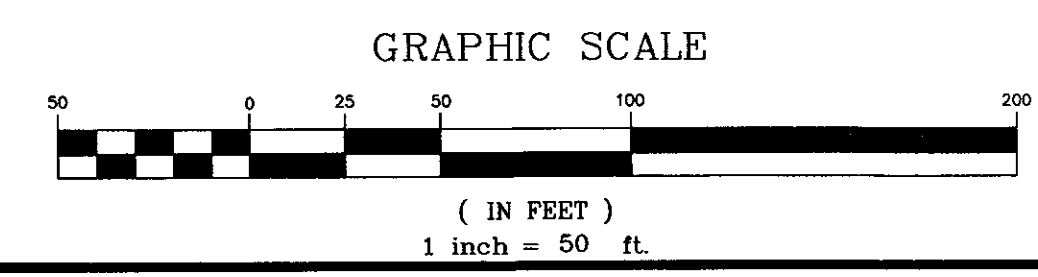
TOTAL AREA=  
12.634 ACRES ±

SHEET 1 of 2

ALTA/NSPS LAND TITLE SURVEY FOR:  
FRONT STREET - WALLBURG, LLC

- |   |  |   |
|---|--|---|
| OWNER:<br>JOHN W. HODGES, JR.<br>1484 HAMPTON PLAZA DRIVE<br>KERNERSVILLE, NC 27284<br>TAX PIN: 6863-45-0682.00<br>DEED BOOK 3437, PAGE 2932<br>0.428 ACRES +/- (TOTAL)             | OWNER:<br>WALLBURG PROPERTY GROUP, LLC<br>2152 STONE RIDGE PLACE<br>WINSTON-SALEM, NC 27107<br>TAX PIN: 6863-45-0563.00<br>DEED BOOK 2621, PAGE 4042<br>0.932 ACRES +/- (TOTAL)      | OWNER:<br>WALLBURG PROPERTY GROUP, LLC<br>2152 STONE RIDGE PLACE<br>WINSTON-SALEM, NC 27107<br>TAX PIN: 6863-45-0773.00<br>DEED BOOK 2621, PAGE 4042<br>0.332 ACRES +/- (TOTAL) |
| OWNER:<br>BARRY RAY AND MARY N. STONE<br>4068 WALLBURG ROAD<br>WINSTON-SALEM, NC 27107<br>TAX PIN: 6863-35-9460.00<br>DEED BOOK 1782, PAGE 1805<br>1.036 ACRES +/- (TOTAL)          | OWNER:<br>WILLIAM CAREY AND WANDA STONE KEARNEY<br>4074 WALLBURG ROAD<br>WINSTON-SALEM, NC 27107<br>TAX PIN: 6863-35-6204.00<br>DEED BOOK 3393, PAGE 4245<br>3.766 ACRES +/- (TOTAL) | OWNER:<br>GRADY V. AND TRACY M. STONE<br>4070 WALLBURG ROAD<br>WINSTON-SALEM, NC 27107<br>TAX PIN: 6863-35-7319.00<br>DEED BOOK 2406, PAGE 4713<br>1.000 ACRES +/- (TOTAL)      |
| OWNER:<br>WILLIAM CAREY AND WANDA STONE KEARNEY<br>4074 WALLBURG ROAD<br>KERNERSVILLE, NC 27284<br>TAX PIN: 6863-35-8122.00<br>DEED BOOK 2151, PAGE 2203<br>1.000 ACRES +/- (TOTAL) | OWNER:<br>SQUIER PROPERTIES, LLC<br>121 SHIELDS PARK DRIVE<br>KERNERSVILLE, NC 27284<br>TAX PIN: 6863-35-6676.00<br>DEED BOOK 3004, PAGE 4383<br>4.000 ACRES +/- (TOTAL)             | OWNER:<br>JOHN W. HODGES, JR.<br>1484 HAMPTON PLAZA DRIVE<br>KERNERSVILLE, NC 27284<br>TAX PIN: 6863-45-0682.00<br>DEED BOOK 3437, PAGE 2932<br>0.428 ACRES +/- (TOTAL)         |

Revisions  
09/26/19 - UPDATED TITLE COMMITMENTS FOR WALLBURG PROPERTY GROUP, LLC, SQUIER PROPERTIES, LLC AND JOHN W. HODGES, JR.



Allied Associates, P.A.  
4720 KESTER MILL ROAD PHONE (336) 765-2377  
WINSTON-SALEM, N.C. 27103 FAX 760-8886  
Website: www.alliedappa.com NC LICENSE JC-2198

SCALE TOWNSHIP COUNTY STATE DATE  
1" = 50' ABBOTTS CREEK FORSYTH NORTH CAROLINA 09/11/19

SURVEYED: MAPPED: JOB NO. MAP NO. TDS  
EG AH DA PA190807 FSC\_ALTA.dwg FSC

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