TITLE DESCRIPTION PIN 6864-94-9224.00

BEGINNING AT AN IRON STAKE IN THE CENTER OF THE UNION CROSS - KERNERSVILLE ROAD, THE N. E. CORNER OF THE WITHIN DESCRIBED TRACT AND RUNNING THENCE WITH THE CENTER OF SAID ROAD S. 5° 30' W. 755 FT. TO AN IRON STAKE; THENCE CONTINUING WITH CENTER OF THE SAID ROAD S. 15° W. 573 FT. TO AN IRON STAKE; THENCE A NEW LINE WESTWARDLY 2810 FT., MORE OR LESS, TO AN IRON STAKE IN THE OLD LINE OF CHARLES TUCKER AND PINK SMITH; THENCE N. 2° E. 910 FT. TO AN IRON STAKE; THENCE S. 83° E. 583.5 FT. TO AN IRON STAKE; THENCE N. 66° 30' E. 660 FT. TO AN IRON STAKE; THENCE S. 89° 45' W. 1683 FT. TO AN IRON STAKE; THENCE S. 2° 30' W. 115 FT. TO AN IRON STAKE; THENCE S. 84° 30' E. 160.5 FT. TO THE PLACE OF BEGINNING, CONTAINING 82.14 ACRES, THE SAME BEING SURVEYED AND PLATTED BY F. O. JONES, REGISTERED SURVEYOR, IN MARCH, 1952 AND BEING RECORDED IN PLAT BOOK 16, AT PAGE 84, FORSYTH COUNTY REGISTRY.

THE ABOVE DESCRIBED TRACT IS THE NORTHERN PORTION OF THE 110.34 ACRES TRACT CONVEYED TO CHAS. F. SMITH BY IRA F. TUCKER AND WIFE, RECORDED IN BOOK 391, ON PAGE 36, FORSYTH COUNTY, N.C., REGISTRY.

SAVE AND EXCEPT (I) PROPERTY DESCRIBED IN DEED RECORDED IN BOOK 1160, PAGE 440, FORSYTH COUNTY REGISTRY; (II) PROPERTY DESCRIBED IN DEED RECORDED IN BOOK 2535, PAGE 1316, FORSYTH COUNTY REGISTRY; (III) PROPERTY DESCRIBED IN DEED RECORDED IN BOOK 2552, PAGE 3232, FORSYTH COUNTY REGISTRY; (IV) PROPERTY DESCRIBED IN DEED RECORDED IN BOOK 2577, PAGE 895, FORSYTH COUNTY REGISTRY, AND (V) PROPERTY DESCRIBED IN DEED RECORDED IN BOOK 3027, PAGE 4283, FORSYTH COUNTY REGISTRY.

TITLE DESCRIPTION PIN 6874-14-2630.00

TRACT 1:
BEGINNING AT A POINT IN THE CENTER OF UNION CROSS ROAD AND IN THE NORTH LINE OF EDNA C. EDWARDS, THE SOUTHEAST CORNER OF THIS LOT AND PARCEL OF LAND; RUNNING THENCE N 84° 08' 16" W 138.35 FEET PASSING OVER AN IRON STAKE 30 FEET FROM THE CENTER OF SAID ROAD TO AN IRON; RUNNING THENCE N 04° 20' 05" E 106.25 FEET TO AN IRON; RUNNING THENCE ON A NEW LINE S 86° E 161.77 FEET TO THE CENTER OF UNION CROSS ROAD (PASSING OVER AN IRON 30 FEET FROM THE CENTER OF THE ROAD); RUNNING WITH THE CENTER OF SAID ROAD S 06° 11' 45" W 111.46 FEET TO THE POINT AND PLACE OF BEGINNING; CONTAINING .399 ACRES MORE OR LESS, AND BEING A PORTION OF THE LAND CONVEYED TO THE BOARD OF EDUCATION OD FORSYTH COUNTY BY NOAH O. SMITH (WIDOWER) RECORDED IN DEED BOOK 617 AT PAGE 132 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY.

TRACT 2:
BEGINNING AT AN OLD IRON STAKE WHICH WAS COMMON CORNER OF EDNA C. EDWARDS AND THE GRANTEES HEREIN AND IN THE SOUTHERN BOUNDARY LINE OF PROPERTY OVINED BY THE FORSYTH COUNTY SCHOOL BOARD, THE SAID IRON STAKE BEING NORTH 86° 00' WEST A DISTANCE OF 161.77 FEET FROM THE CENTER OF UNION CROSS ROAD; THENCE SOUTH 4° 23' 00" WEST A DISTANCE OF 106.25 FEET IN THE WESTERN BOUNDARY LINE OF THE PROPERTY PREVIOUSLY OWNED BY THE GRANTEES HEREIN TO AN OLD IRON; THENCE SOUTH 84° 08' 16" EAST A DISTANCE OF 128.35 FEET WITH THE SOUTHERN BOUNDARY LINE OF PROPERTY PREVIOUSLY OWNED BY THE GRANTEES HEREIN TO AN OLD IRON; THENCE SOUTH 9° 11' 45" WEST A DISTANCE OF 115 FEET ALONG THE WESTERN MARGIN OF THE RIGHT OF WAY OF UNION CROSS ROAD TO A POINT; THENCE NORTH 89° 07' 00" WEST A DISTANCE OF 225 FEET IN A NEW LINE WITH EDNA C. EDWARDS TO A POINT; THENCE NORTH 6° 11' 45" EAST A DISTANCE OF 225.46 FEET IN A NEW LINE WITH EDNA C. EDWARDS TO A POINT IN THE SOUTHERN BOUNDARY LINE OF PROPERTY OWNED BY THE FORSYTH COUNTY SCHOOL BOARD; THENCE SOUTH 86° 00' EAST A DISTANCE OF 93.23 FEET WITH THE SOUTHERN BOUNDARY LINE OF THE FORSYTH COUNTY SCHOOL BOARD PROPERTY TO THE POINT AND PLACE OF BEGINNING, ACCORDING TO A SURVEY BY JOSEPH PARKS BENNETT, JR., RLS, ON NOVEMBER 6, 1975.

SAVE AND EXCEPT (I) THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 2577, PAGE 892 AND (II) THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 2974, PAGE 621, FORSYTH COUNTY REGISTRY.

SURVEY DESCRIPTION

PARCEL IDENTIFICATION NUMBER: 6864-94-9224.00

BEING PARCEL OF LAND LOCATED AT 1624 UNION CROSS ROAD, ABBOTTS CREEK TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT A RIGHT OF WAY DISK FOUND IN THE SOUTHERN 60 FOOT RIGHT OF WAY OF CARL L. CLARKE ROAD AS RECORDED IN DEED BOOK 2577, PAGE 895, AND HAVING A NC GRID COORDINATE OF N:844,730.72, E:1,671,154.67, SAID RIGHT OF WAY DISK ALSO BEING THE NORTHWEST CORNER OF R. DENNIS WEAVIL AND WIFE, FRANKIE E. WEAVIL PARCEL AS RECORDED IN DEED BOOK 1160, PAGE 440, FORSYTH COUNTY REGISTRY; THENCE LEAVING SAID RIGHT OF WAY LINE AND ALONG THE WESTERN BOUNDARY LINE OF SAID R. DENNIS WEAVIL AND WIFE, FRANKIE E. WEAVIL PARCEL, S 3°13'07" W A DISTANCE OF 190.77 FEET TO A 1/2" IRON PIPE SET AT THE SOUTHWEST CORNER OF THE SAID R. DENNIS WEAVIL AND WIFE, FRANKIE E. WEAVIL PARCEL; THENCE ALONG THE SOUTHERN BOUNDARY LINE OF SAID R. DENNIS WEAVIL AND WIFE, FRANKIE E. WEAVIL PARCEL, S 88°58'56" E A DISTANCE OF 184.68 FEET TO A 1/2" IRON PIPE SET IN THE WESTERN RIGHT OF WAY LINE OF UNION CROSS ROAD (R/W VARIES); THENCE ALONG THE SAID WESTERN RIGHT OF WAY LINE OF UNION CROSS ROAD THE FOLLOWING FIVE (5) COURSES 1) S 88°58'56" E A DISTANCE OF 14.94 FEET TO A 1/2" IRON PIPE SET; THENCE 2) S 4°39'17" W A DISTANCE OF 174.68 FEET TO A CONCRETE MONUMENT FOUND; THENCE 3) A CURVE TO THE RIGHT HAVING A RADIUS OF 1,945.99' AND A CHORD BEARING AND DISTANCE OF S 9°52'07" W, 357.00 FEET TO A CONCRETE MONUMENT FOUND; THENCE 4) S 22°58'24" W A DISTANCE OF 99.78 FEET TO A CONCRETE MONUMENT FOUND; THENCE 5) S 16°15'43" W A DISTANCE OF 409.72 FEET TO A CONCRETE MONUMENT FOUND IN THE NORTHWEST LINE OF THE INTERSECTION OF SAID UNION CROSS ROAD AND AXLE DRIVE AS SHOWN ON PLAT BOOK 49, PAGE 54, FORSYTH COUNTY REGISTRY; THENCE LEAVING SAID UNION CROSS ROAD RIGHT OF WAY LINE AND ALONG SAID NORTHWESTERN INTERSECTION LINE AND NORTHERN 66 FOOT RIGHT OF WAY OF SAID AXLE DRIVE AS RECORDED IN DEED BOOK 2552, PAGE 3236, FORSYTH COUNTY REGISTRY, THE FOLLOWING TWO (2) COURSES 1) S 58°00'39" W A DISTANCE OF 128.66 FEET TO A CONCRETE MONUMENT FOUND; THENCE 2) N 83°57'57" W A DISTANCE OF 2,604.32 FEET TO A 3/4" IRON PIPE FOUND, IN EASTERN BOUNDARY LINE OF THE HERBALIFE INTERNATIONAL OF AMERICA, INC. PARCEL AS RECORDED IN DEED BOOK 3099, PAGE 1287, FORSYTH COUNTY REGISTRY; THENCE LEAVING SAID AXLE DRIVE RIGHT OF WAY LINE ALONG THE EASTERN BOUNDARY LINE OF SAID HERBALIFE INTERNATIONAL OF AMERICA, INC. PARCEL, N 3°34'14" E A DISTANCE OF 9.94 FEET TO A 1" IRON PIPE FOUND AT THE NORTHEASTERN CORNER OF SAID HERBALIFE INTERNATIONAL OF AMERICA, INC. PARCEL AND THE SOUTHEASTERN CORNER OF THE PHILLIP RAY SMITH PARCEL RECORDED IN DEED BOOK 3039, PAGE 2219, FORSYTH COUNTY REGISTRY; THENCE ALONG THE EASTERN BOUNDARY LINE OF SAID PHILLIP RAY SMITH PARCEL, N 3°29'00" E A DISTANCE OF 797.19 FEET TO AN AXLE FOUND AT THE SOUTHWESTERN CORNER OF THE BRIAN SMITH GRIFFIN AND KEVIN DWAYNE GRIFFIN PARCEL AS RECORDED IN DEED BOOK 752, PAGE 17, FORSYTH COUNTY REGISTRY; THENCE ALONG THE SOUTHERN BOUNDARY LINE OF SAID BRIAN SMITH GRIFFIN AND KEVIN DWAYNE GRIFFIN PARCEL THE FOLLOWING TWO (2) COURSES 1) N 86°47'42" E A DISTANCE OF 582.00 FEET TO AN AXLE FOUND, THENCE 2) N 64°39'46" E A DISTANCE OF 101.55 FEET TO AN AXLE FOUND (BENT) AT THE SOUTHWESTERN CORNER OF BEN STEVEN WILLIARD, CANDY WILLIARD RESTON AND PATRICIA WILLIARD LINEBACK PARCEL AS RECORDED IN DEED BOOK 797, PAGE 462, FORSYTH COUNTY REGISTRY; THENCE ALONG THE SOUTHERN BOUNDARY LINE OF SAID BEN STEVEN WILLIARD, CANDY WILLIARD RESTON AND PATRICIA WILLIARD LINEBACK PARCEL, N 65°47'18" E A DISTANCE OF 481.07 FEET TO A 1" IRON PIPE FOUND IN A TREE; THENCE CONTINUING ALONG SAID SOUTHERN BOUNDARY LINE OF BEN STEVEN WILLIARD, CANDY WILLIARD RESTON AND PATRICIA LINEBACK PARCEL AND THE WINSTON-SALEM/FORSYTH COUNTY BOARD OF EDUCATION PARCEL AS RECORDED IN DEED BOOK 4129, PAGE 4131, FORSYTH COUNTY REGISTRY, S 89°32'13" E A DISTANCE 598.36 FEET TO A 1/2" IRON PIPE SET AT A WESTERN CORNER OF CARL L. CLARKE ROAD (R/W VARIES) AS RECORDED IN DEED BOOK 2577, PAGE 895, FORSYTH COUNTY REGISTRY; THENCE S 4°18'38" W A DISTANCE OF 60.07 FEET TO A 1/2" IRON PIPE SET IN THE SOUTHERN RIGHT OF WAY LINE OF SAID CARL L. CLARKE ROAD; THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE OF CARL L. CLARKE ROAD THE FOLLOWING THREE (3) COURSES 1) S 89°28'12" E A DISTANCE OF 253.54 FEET TO A 1/2" IRON PIPE SET, THENCE 2) S 89°08'40" E A DISTANCE OF 396.00 FEET TO A 1/2" IRON PIPE SET; THENCE S89°39'48" E A DISTANCE OF 335.33 FEET TO THE PLACE OF BEGINNING AND CONTAINING 71.709 ACRES.

SURVEY DESCRIPTION

PARCEL IDENTIFICATION NUMBER: 6874-14-2630.00

BEING A PARCEL OF LAND LOCATED AT 1618 UNION CROSS ROAD, ABBOTTS CREEK TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT A RIGHT OF WAY DISK FOUND IN THE SOUTHERN RIGHT OF WAY LINE OF CARL L. CLARKE ROAD (R/W VARIES) AS RECORDED IN DEED BOOK 2577, PAGE 895, AND HAVING A NC GRID COORDINATE OF N:844,730.72, E:1,671,154.67, ALSO THE NORTHEAST CORNER OF THE W. F. EDWARDS AND HIS WIFE, EDNA C. EDWARDS PARCEL AS RECORDED IN DEED BOOK 661, PAGE 342, FORSYTH COUNTY REGISTRY; THENCE WITH SAID SOUTHERN RIGHT OF WAY LINE OF CARL L. CLARKE ROAD, S 88° 04' 37" E A DISTANCE OF 139.67 FEET TO A CONCRETE MONUMENT FOUND IN THE SOUTHWEST LINE OF THE INTERSECTION OF SAID CARL L. CLARKE ROAD AND UNION CROSS ROAD (R/W VARIES); THENCE S 35° 02' 39" E A DISTANCE OF 100.80 FEET TO A CONCRETE MONUMENT IN THE WESTERN RIGHT OF WAY LINE OF UNION CROSS ROAD (R/W VARIES); THENCE ALONG THE WESTERN RIGHT OF WAY LINE OF SAID UNION CROSS ROAD THE FOLLOWING FOUR (4) COURSES (1) N 85° 26' 47" W A DISTANCE OF 25 FEET TO A POINT, THENCE 2) S 4° 33' 13" W A DISTANCE OF 10.00 FEET TO A POINT, THENCE 3) S 85° 26' 47" E A DISTANCE OF 10.00 FEET TO A POINT, THENCE 4) S 4° 33' 13" W A DISTANCE OF 98.06 FEET TO A POINT IN THE NORTHERN BOUNDARY LINE OF SAID W. F. EDWARDS AND HIS WIFE, EDNA C. EDWARDS PARCEL; THENCE N 88° 58' W A DISTANCE OF 184.68 FEET TO A 1/2" IRON PIPE SET, A NORTHEASTERN CORNER OF SAID W. F. EDWARDS AND HIS WIFE, EDNA C. EDWARDS PARCEL; THENCE N 3° 13' 07" E A DISTANCE OF 190.77 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.777 ACRES.

ALTA/ASCM SURVEYOR'S CERTIFICATE

TO: INVESTORS TITLE INSURANCE COMPANY, CITY OF WINSTON-SALEM,

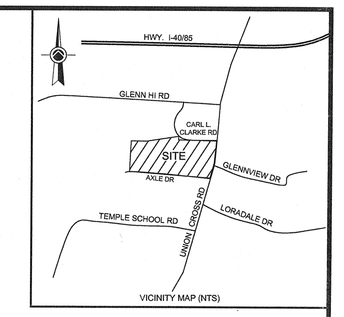
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 11,13, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 26, 2019 TO MARCH 18, 2019.

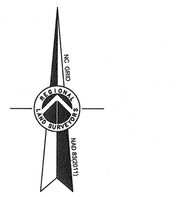
DATE: 4-24-19 (INCLUDE REVISIONS)

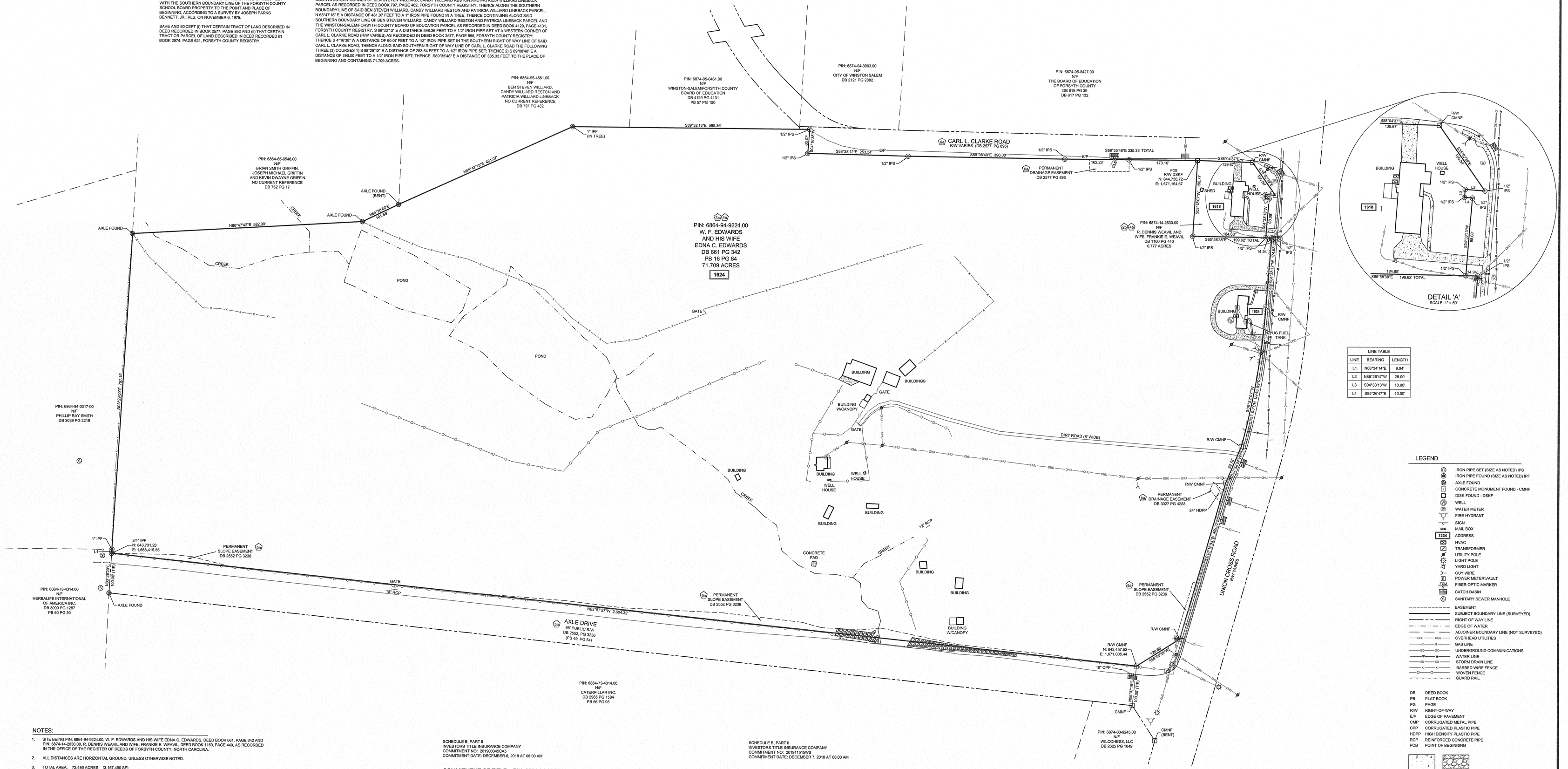
SIGNED: Kurt K. Kelly PLS
KURT K. KELLY

L/S.#: NO. L-3612

NORTH CAROLINA PROFESSIONAL SEAL L-3612 LAND SURVEYOR KURT K. KELLY







LINE TABLE		
LINE	BEARING	LENGTH
L1	N03°34'14"E	9.94'
L2	N85°26'47"W	25.00'
L3	S04°33'13"W	10.00'
L4	S85°26'47"E	10.00'

LEGEND

- IRON PIPE SET (SIZE AS NOTED) IPS
- IRON PIPE FOUND (SIZE AS NOTED) IPF
- AXLE FOUND
- CONCRETE MONUMENT FOUND - CMNF
- DISK FOUND - DSKF
- WELL
- WATER METER
- FIRE HYDRANT
- SIGN
- MAIL BOX
- 1234 ADDRESS
- HVAC
- TRANSFORMER
- UTILITY POLE
- LIGHT POLE
- YARD LIGHT
- GUY WIRE
- POWER METER/VAULT
- FOM FIBER OPTIC MARKER
- CATCH BASIN
- SANITARY SEWER MANHOLE
- EASEMENT
- SUBJECT BOUNDARY LINE (SURVEYED)
- RIGHT OF WAY LINE
- EDGE OF WATER
- ADJOINER BOUNDARY LINE (NOT SURVEYED)
- OHU OVERHEAD UTILITIES
- GAS LINE
- UGC UNDERGROUND COMMUNICATIONS
- WATER LINE
- STORM DRAIN LINE
- BARBED WIRE FENCE
- WOVEN FENCE
- GUARD RAIL

DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT-OF-WAY
E/P	EDGE OF PAVEMENT
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
HDPP	HIGH DENSITY PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
POB	POINT OF BEGINNING

CONCRETE RIPRAP

NOTES:

1. SITE BEING PIN: 6864-94-9224.00, W. F. EDWARDS AND HIS WIFE EDNA C. EDWARDS, DEED BOOK 661, PAGE 342 AND PIN: 6874-14-2630.00, R. DENNIS WEAVIL AND WIFE, FRANKIE E. WEAVIL, DEED BOOK 1160, PAGE 440, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.
2. ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED.
3. TOTAL AREA: 72.486 ACRES (3,157,490 SF)
4. ZONING: AGRICULTURAL DISTRICT (AG)
   AG BUILDING SETBACKS
   FRONT: 45 FEET
   SIDE: 20 FEET (ONE SIDE)
   50 FEET (COMBINED)
   30 FEET (STREET)
   REAR: 50 FEET
5. THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (NORTH CAROLINA FLOOD MAPPING), COMMUNITY PANEL NO.: 3710687400J, DATED:JANUARY 02, 2009 AND COMMUNITY PANEL NO.: 3710687400J, DATED: JANUARY 02, 2009. ZONE "X"
6. INFORMATION SHOWN HEREON IS FROM DIRECT FIELD DATA COLLECTED FEBRUARY 26, 2019 THRU MARCH 18, 2019.
7. NORTH CAROLINA GRID COORDINATES AS SHOWN HEREON WERE DERIVED FROM DIRECT GPS OBSERVATIONS UTILIZING THE NORTH CAROLINA GEODETIC SURVEYS NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NAD83(NSRS2011) DATUM GPS OBSERVATION PERFORMED ON FEBRUARY 26, 2019.
8. THE SURVEYOR MAKES NO GUARANTEE THAT THE 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 INFORMATION AVAILABLE. THE UNDERGROUND UTILITIES WERE MARKED BY NORTHSTATE UTILITY LOCATING, INC.

SCHEDULE B, PART II
INVESTORS TITLE INSURANCE COMPANY
COMMITMENT NO: 2019003ASCAS
COMMITMENT DATE: DECEMBER 6, 2018 AT 08:00 AM

COMMITMENT OF TITLE PIN: 6864-94-9224.00

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

(1a) TAXES FOR THE YEAR 2019, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.
NOT A SURVEY MATTER

(2a) 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. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. PARAGRAPH 2 (c) OF THE COVERED RISKS IS HEREBY DELETED.
DOES NOT AFFECT PROPERTY

(3a) ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A OR ATTACHED PLAT, IF ANY. THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND.
AS DENOTED ON SURVEY

(4a) MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 16 AT PAGE 84.

(5a) EASEMENT AGREEMENT TO THE CITY OF WINSTON-SALEM RECORDED IN BOOK 2552 AT PAGE 3236.
AS DENOTED ON SURVEY

(6a) EASEMENT (S) AND /OR RIGHT (S) OF WAY TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 2577, AT PAGE 895 AND BOOK 3027 AT PAGE 4283.
AS DENOTED ON SURVEY

SCHEDULE B, PART II
INVESTORS TITLE INSURANCE COMPANY
COMMITMENT NO: 2019115115WB
COMMITMENT DATE: DECEMBER 7, 2018 AT 08:00 AM

COMMITMENT OF TITLE PIN: 6874-14-2630.00 (TRACT 1 AND TRACT 2)

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

(1a) TAXES FOR THE YEAR 2019, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.
NOT A SURVEY MATTER

(2a) EASEMENT (S) TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 2577 AT PAGE 895 AND BOOK 2974 AT PAGE 621.
AS DENOTED ON SURVEY

(3a) TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF UNION CROSS ROAD.
DOES NOT AFFECT PROPERTY

(4a) ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A OR ATTACHED PLAT, IF ANY. THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND. (TRACT 2)
AS DENOTED ON SURVEY

(5a) 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. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. PARAGRAPH 2 (C) OF THE COVERED RISKS IS HEREBY DELETED.
DOES NOT AFFECT PROPERTY

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 Inch =100 Feet

ALTA/NSPS SURVEY
CITY of WINSTON-SALEM
1618 AND 1624 UNION CROSS ROAD
ABBOTTS CREEK TOWNSHIP
FORSYTH COUNTY
NORTH CAROLINA

REGIONAL LAND SURVEYORS, INC.
8642 WEST MARKET STREET, SUITE 100
GREENSBORO, NORTH CAROLINA 27409
NC FIRM LICENSE NO. C-1362

JOB# 1839.00 | DRAWN BY: JAL | DATE: 03/15/2019 | CREW CHIEF: SRC