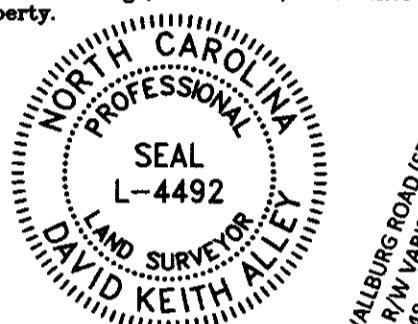


**CERTIFICATE OF ACCURACY OF MAPPING**  
 I, DAVID K. ALLEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS IN DEED BOOK 1215, PAGE 129 AND DEED BOOK 1660, PAGE 3755 AND DEED BOOK 1660, PAGE 3757 AND DEED BOOK 964, PAGE 364); THAT 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 1:110,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICE 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 2018 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(b), 7(a), 7(b), 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 September 21-27, 2018 & November 7-8, 2018 (revised - August 13, 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: November 18, 2018  
 Surveyor's Name: David K. Alley  
 License Number: L-4492  
 Signed: *David K. Alley*



**LEGAL DESCRIPTION BASED ON THIS SURVEY**  
 Lying and being situate in Abbotts Creek Township, Forsyth County, North Carolina, and being all the property referenced as Tax Pin: 6863-45-6988.00 (Deed Book 964, Page 364) and being more particularly described as follows:  
 COMMENCING at the Project control monument #22 having NAD 83/2011 coordinates of: Northing: 835,771.143 feet, Easting: 1664,318.358 feet N 42°48'00" E, 15.42 feet to an Existing 5/8" rebar having NAD 83/2011 coordinates of: Northing: 835,782.456 feet, Easting: 1,664,328.839 feet and said Existing 5/8" rebar being on the eastern right-of-way of Wallburg Road and being the common corner with Inez W. Motsinger and Lynn Clodfelter Hayes (Deed Book 1215, Page 129) and being the POINT OF BEGINNING; THENCE with the eastern right-of-way of Wallburg Road N 20°39'00" E, 499.75 feet to an Existing Iron Pipe (5/8") at or near a power pole and being in the common line of Leinwood VII, LLC (Deed Book 3136, Page 3188); THENCE with the common line of Leinwood VII, LLC the following two (2) calls: (1) S 79°20'41" E, 499.98 feet to an Iron Rebar Set; (2) S 09°40'27" W, 404.93 feet to an Existing 7/8" pipe being a common corner with Inez W. Motsinger and Lynn Clodfelter Hayes (Deed Book 1215, Page 129); THENCE with the common line of Inez W. Motsinger and Lynn Clodfelter Hayes N 87°42'36" W, 600.03 feet to the POINT AND PLACE OF BEGINNING CONTAINING 243,514 SQUARE FEET or 5.590 ACRES MORE OR LESS.

For reference see survey by Allied Associates, PA, Job # PA181105, Dated: 11/19/18

**LEGEND**

EXISTING IRON PIN	○ EIP
EXISTING REBAR	○ ER
NO POINT SET	○ NPS
IRON REBAR SET	○ IRS
CABLE PEDESTAL	○ CP
TELEPHONE MANHOLE	○ TM
FLOOD LIGHT	○ FL
GUY WIRE	○ GW
LIGHT POLE	○ LP
ELECTRIC MANHOLE	○ EM
ELECTRIC METER	○ EMT
ELECTRIC TRANSFORMER	○ ET
UTILITY POLE	○ UP
BOLLARD	○ B
GAS VALVE	○ GV
SEWER CLEAN OUT	○ SCO
SEWER MANHOLE	○ SM
CATCH BASIN	○ CB
CURB INLET	○ CI
DROP YARD INLET	○ DYI
FLARED END SECTION	○ FES
STORM MANHOLE	○ SMH
HANDICAP	○ H
FIRE HYDRANT	○ FH
WATER MANHOLE	○ WMH
WATER METER	○ WM
WATER VALVE	○ WV
WELL	○ W
MANHOLE	○ MH
PRESSURE INDICATOR VALVE	○ PIV
TREE	○ T

WETLAND FLAG	○ WLF
RIGHT-OF-WAY	— R/W
PROPERTY LINE	— PL
CENTERLINE	— CL
SIGHT EASEMENT	— SE
DEED BOOK	— DB
PLAT BOOK	— PB
WELL	— W
C&G	— C&G
WURD AND GUTTER	— W&G
REINFORCED CONC PIPE	— RCP
CORRUGATED METAL PIPE	— CMP
CORRUGATED PLASTIC PIPE	— CPP
BOUNDARY LINE	— BL
RIGHT-OF-WAY LINE	— R/WL
UNSURVEYED PROPERTY LINE	— UPL
SANITARY SEWER LINE	— SSL
UNDERGROUND ELECTRIC LINE	— UEL
TREE LINE	— TL
WATER LINE	— WL
FENCE LINE	— FL
EDGE OF GRAVEL	— EG
EDGE OF PAVEMENT	— EP
TELEPHONE	— T
UNDERGROUND TELEPHONE LINE	— UTL
OVERHEAD UTILITY	— OHU
EASEMENT	— E
UNDERGROUND FIBER OPTICS	— UFO
WETLAND LINE	— WLL
TOP OF BANK CREEK	— TBC
CREEK OR STREAM C/L	— CSC/L

**CURRENT RECORD DESCRIPTION (KIRKMAN)**  
 The Land referred to herein below is situated in the County of Forsyth, State of North Carolina, and is described as follows:  
 BEGINNING AT AN IRON PIN IN THE EASTERN PROPERTY LINE OF THE WALLBURG ROAD AT THE COMMON SOUTHWEST CORNER OF THE E. B. WEAVIL PROPERTY AND THE NORTHWEST CORNER OF THE EVA WILLARD PROPERTY; THENCE NORTH 23 DEGREES 29 MINUTES EAST ALONG THE EASTERN PROPERTY LINE OF THE WALLBURG ROAD 500 FEET TO AN IRON PIN IN SAID EASTERN PROPERTY LINE OF THE WALLBURG ROAD; THENCE SOUTH 76 DEGREES 31 MINUTES EAST 500 FEET TO AN IRON PIN; THENCE SOUTH 13 DEGREES WEST 410 FEET TO AN IRON PIN IN THE COMMON NORTHERN PROPERTY LINE OF THE EVA WILLARD PROPERTY AND THE SOUTHERN PROPERTY LINE OF THE E. B. WEAVIL PROPERTY; THENCE NORTH 84 DEGREES 55 MINUTES WEST 800 FEET ALONG SAID COMMON PROPERTY LINE TO AN IRON PIN IN THE EASTERN PROPERTY LINE OF THE WALLBURG ROAD, THE POINT AND PLACE OF BEGINNING, ALL ACCORDING TO AN UNRECORDED MAP DATED MAY 6, 1968, PREPARED BY WILLIAM OSBURN DOGGETT, REGISTERED SURVEYOR, JOB NO. 1207.

**CURRENT RECORD DESCRIPTION (MOTSINGER/CLODFELTER)**  
 The Land referred to herein below is situated in the County of Forsyth, State of North Carolina, and is described as follows:  
 BEGINNING AT A STONE IN THE SALISBURY ROAD, AND RUNNING SOUTH 86 1/2° EAST 37.30 CHAINS TO A STONE ON THE BANK OF CREEK, THENCE SOUTH 3 1/2° WEST 5.15 CHAINS TO A STONE, THENCE SOUTH 87° EAST 5.85 CHAINS TO A STONE, J. A. REDD'S CORNER, THENCE NORTH 5 1/4° EAST 26.86 CHAINS TO A STONE, THENCE NORTH 86 1/2° WEST 36.75 CHAINS ALONG COUNTRY LINE TO A STONE IN THE SALISBURY ROAD, THENCE SOUTH 22° WEST 22.84 CHAINS TO THE PLACE OF BEGINNING, CONTAINING 91.14 ACRES, MORE OR LESS.  
 SAVE AND EXCEPT PROPERTY CONVEYED IN BOOK 613, PAGE 10; BOOK 1660, PAGE 3755; BOOK 1660, PAGE 3757.

- Title Commitment #NCS-923402-MKE (KIRKMAN)  
 Effective Date: September 11, 2018 AT 8:00 AM  
 SCHEDULE B ~ PART II ~ Exceptions
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. -NOT A MATTER OF SURVEY
  - Taxes for the year 2018 due and payable, a lien not yet due and payable, and all subsequent years. Due 9-1-18, delinquent 1-5-19. -NOT A MATTER OF SURVEY
  - Easement to Duke Power Company, its successors and assigns recorded in Book 970, Page 334 and Book 3245, Page 385, Forsyth County Registry. -CL FACILITIES SHOWN HEREON - BLANKET EASEMENTS - 30' WIDTH STATED BUT LOCATION IS VAGUE
  - Permanent Utility Easement to Department of Transportation, an agency of the State of North Carolina, its successors and assigns recorded in Book 3380, Page 1305, Forsyth County Registry. -AS SHOWN HEREON
  - Rights of parties in possession as tenants only, under unrecorded leases(s) or rental agreement(s). -NOT A MATTER OF SURVEY
  - Encroachments, overlaps, boundary line disputes, deficiency in amount of area, rights, easements, ditches, cartways, setbacks, rights of parties in possession, interests or claims which would be revealed by a current and accurate survey and inspection of the Land. -AS SHOWN HEREON
  - Any inaccuracy in the area, square footage or acreage of the Land to be insured hereunder. -AREA SHOWN HEREON
  - Title to and easements in, any portion of the Land lying within any highways, roads, streets or other ways. -NOT A MATTER OF SURVEY

- Title Commitment #NCS-923405-MKE (MOTSINGER/CLODFELTER)  
 Effective Date: September 14, 2018 AT 8:00 AM  
 SCHEDULE B ~ PART II ~ Exceptions
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. -NOT A MATTER OF SURVEY
  - Taxes for the year 2018 due and payable, a lien not yet due and payable, and all subsequent years. Due 9-1-18, delinquent 1-6-19. -NOT A MATTER OF SURVEY
  - Easement to Duke Power Company recorded in Book 390, Page 189; Book 565, Page 232; Book 645, Page 281; Book 970, Page 335 and Book 1378, Page 846, Forsyth County Registry. -CL FACILITIES SHOWN HEREON - BLANKET EASEMENTS
  - Right(s) of way to North Carolina Department of Transportation recorded in Book 1991, Page 670, Forsyth County Registry. -AS SHOWN HEREON
  - Rights of parties in possession as tenants only, under unrecorded leases(s) or rental agreement(s). -NOT A MATTER OF SURVEY
  - Encroachments, overlaps, boundary line disputes, deficiency in amount of area, rights, easements, ditches, cartways, setbacks, rights of parties in possession, interests or claims which would be revealed by a current and accurate survey and inspection of the Land. -AS SHOWN HEREON
  - Riparian rights are not insured. -NOT A MATTER OF SURVEY
  - Any inaccuracy in the area, square footage or acreage of the Land to be insured hereunder. -AREA AS PER THIS SHOWN HEREON
  - Title to and easements in, any portion of the Land lying within any highways, roads, streets or other ways. -NOT A MATTER OF SURVEY

**LEGAL DESCRIPTION BASED ON THIS SURVEY**

Lying and being situate in Abbotts Creek Township, Forsyth County, North Carolina, and being all the property referenced as Tax Pin: 6863-45-7021.00 (Deed Book 1215, Page 129), Tax Pin: 6863-44-1717.00 (Deed Book 1660, Page 3755) and Tax Pin: 6863-45-2154.00 (Deed Book 1660, Page 3757) and being more particularly described as follows:

COMMENCING at the Project control monument #22 having NAD 83/2011 coordinates of: Northing: 835,771.143 feet, Easting: 1664,318.358 feet N 42°48'00" E, 15.42 feet to an Existing 5/8" rebar having NAD 83/2011 coordinates of: Northing: 835,782.456 feet, Easting: 1,664,328.839 feet and said Existing 5/8" rebar being on the eastern right-of-way of Wallburg Road and being the common corner with Rafeord Gleen Kirkman (Deed Book 964, Page 364) and being the POINT OF BEGINNING; THENCE along the common line of Rafeord Gleen Kirkman (Deed Book 964, Page 364) S 87°42'36" E, 600.03 feet to an Existing 7/8" pipe being a common corner with Leinwood VII, LLC (Deed Book 3136, Page 3188); THENCE along the common line of Leinwood VII, LLC S 87°43'07" E, 791.11 feet to an Existing 1" pipe being a common corner with Earl Richard Smith and Carolyn Ann Smith Gowns (Will Book 2017E, Page 049); THENCE along the common line of Earl Richard Smith and Carolyn Ann Smith Gowns S 88°01'59" E, 377.63 feet to an Existing 7/8" pipe being a common corner with Padmaja Vasireddy and Kiran R. Merugu (Deed Book 3044, Page 1389); THENCE with the common line of Padmaja Vasireddy and Kiran R. Merugu S 87°52'19" E, 418.64 feet to an Existing 3/4" pipe being a common corner with the Katsis Living Trust (Deed Book 3333, Page 1424); THENCE with the common line of the Katsis Living Trust S 87°52'19" E, 191.70 feet to an Existing planted stone being a common corner with Zane Dale Sells (Deed Book 2635, Page 434); THENCE with the common line of Zane Dale Sells S 03°40'47" W, 1068.18 feet to an Existing axle being a common corner with William Wesley and Nancy M. Bodenheimer (Deed Book 2869, Page 3734); THENCE with the common line of William Wesley and Nancy M. Bodenheimer S 03°40'47" W, 702.53 feet to an Existing 7/8" pipe being in the common line of Ivey D. Smith (Deed Book 798, Page 173); THENCE with said line N 01°55'47" E, 345.52 feet to an Iron Rebar Set (5/8") in or near the creek; THENCE continuing with said line N 87°47'45" W, 751.89 feet to an Existing 3/4" pipe being a common corner with Elizabeth S. Weavil (Deed Book 2348, Page 2913); THENCE along the common lines of Elizabeth S. Weavil, Norma R. Merrell (Deed Book 694, Page 399), Norma M. Robbins (Deed Book 1025, Page 760) and Ivey D. Smith (Deed Book 3040, Page 488 and Deed Book 793, Page 069) and said line being within the right-of-way of the Sherlie Weavil Road N 87°47'45" W, 1705.26 feet to a point in or near the centerline of Wallburg Road; THENCE with Wallburg Road N 20°45'05" E, 1507.44 feet to a point in or near the centerline of Wallburg Road being the northwest corner of the within described property; THENCE S 87°48'42" E, 31.83 feet the POINT AND PLACE OF BEGINNING CONTAINING 3,894,274 SQUARE FEET or 89.400 ACRES MORE OR LESS.

For reference see survey by Allied Associates, PA, Job # PA181105, Dated: 11/19/18

- 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 GORES 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 FARM/LAND.
  - 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.
  - WETLAND MARKERS WERE OBSERVED DURING THE FIELD SURVEY AND ARE SHOWN HEREON. REFERENCE: WETLAND MAP PROVIDED BY PILOT ENVIRONMENTAL, INC (PILOT PROJECT #3846.1)
  - NO ZONING RECORD 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.

**TOTAL AREA = 94.990 ACRES ±**

- NOTES:**
- RAW ERROR OF CLOSURE 1:10,000+, MISCLOSURE 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'
  - 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 F.I.R.M. MAP NO. 3710886300K 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).
  - ALL DWELLINGS AND BUILDINGS SHOWN HEREON WERE TRACED FROM NC ONE MAP.

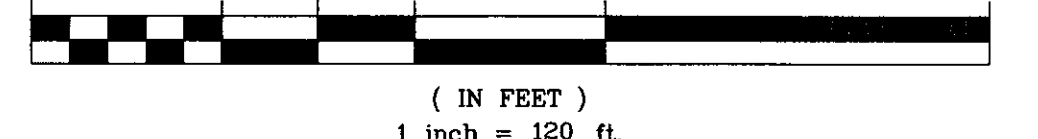
**REFERENCES:**  
 1. ALL DEEDS AND MAPS SHOWN HEREON.

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

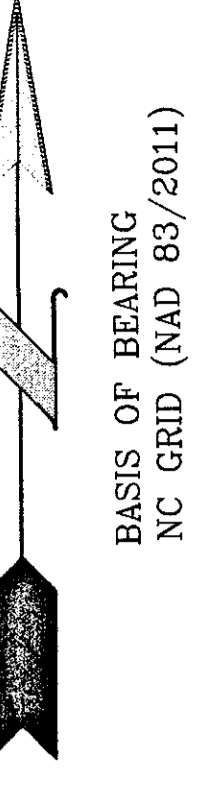
<b>CURRENT OWNER(S):</b> INEZ W. MOTSINGER LYNN CLODFELTER HAYES 5688 MEDALIST COLUMBIUS, OH 43230 TAX PIN: 6863-55-7021.00 DEED BOOK 1215, PAGE 129 TAX PIN: 6863-44-1717.00 DEED BOOK 1660, PAGE 3755 TAX PIN: 6863-45-2154.00 DEED BOOK 1660, PAGE 3757 89.40 ACRES +/- (TOTAL)	<b>CURRENT OWNER(S):</b> RAEFORD GLEEN KIRKMAN 4035 WALLBURG ROAD WINSTON-SALEM, NC 27107 TAX PIN: 6863-45-6988.00 DEED BOOK 964, PAGE 364 5.590 ACRES +/- (TOTAL)
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**Allied Associates, P.A.**  
 4720 KESTER MILL ROAD PHONE (336) 765-2377  
 WINSTON-SALEM, N.C. 27103 FAX 760-8886  
 www.alliedsop.com NC LICENSE #C-2198

**GRAPHIC SCALE**  
 1" = 120'  
 ( IN FEET )  
 1 inch = 120 ft



SCALE	TOWNSHIP	COUNTY	STATE	DATE
1" = 120'	ABBOTTS CREEK	FORSYTH	NORTH CAROLINA	11/16/18
SURVEYED:	MAPPED:	JOB NO.:	MAP NO.:	IDS
DW	DA	PA181105	MWS_ALTA.dwg	MWS



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