

**SURVEYOR CERTIFICATE**

TO: -LEOTERRA FRAIZER, LLC  
-INVESTORS TITLE INSURANCE COMPANY

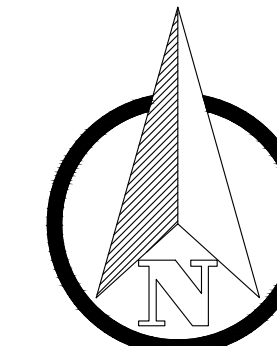
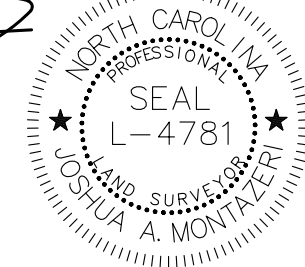
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B(1), 7C, & 9, 10A, 10B, 11, 12, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 2021.

- 7) NOT APPLICABLE, THERE ARE NO EXISTING BUILDING ON SUBJECT PROPERTY.
- 9) NOT APPLICABLE, THERE ARE NO CLEARLY IDENTIFIABLE PARKING SPACES LOCATED ON SUBJECT PROPERTY.
- 10) NOT APPLICABLE, THERE ARE NO PARTY WALLS ON SUBJECT PROPERTY OR ADJOINING SUBJECT PROPERTY.
- 12) NOT APPLICABLE, SUBJECT PROPERTY IS NOT ON BLM MANAGED LANDS.
- 13) NOT APPLICABLE, ALL MEASUREMENTS FROM GROUND FIELD SURVEYING METHODS.

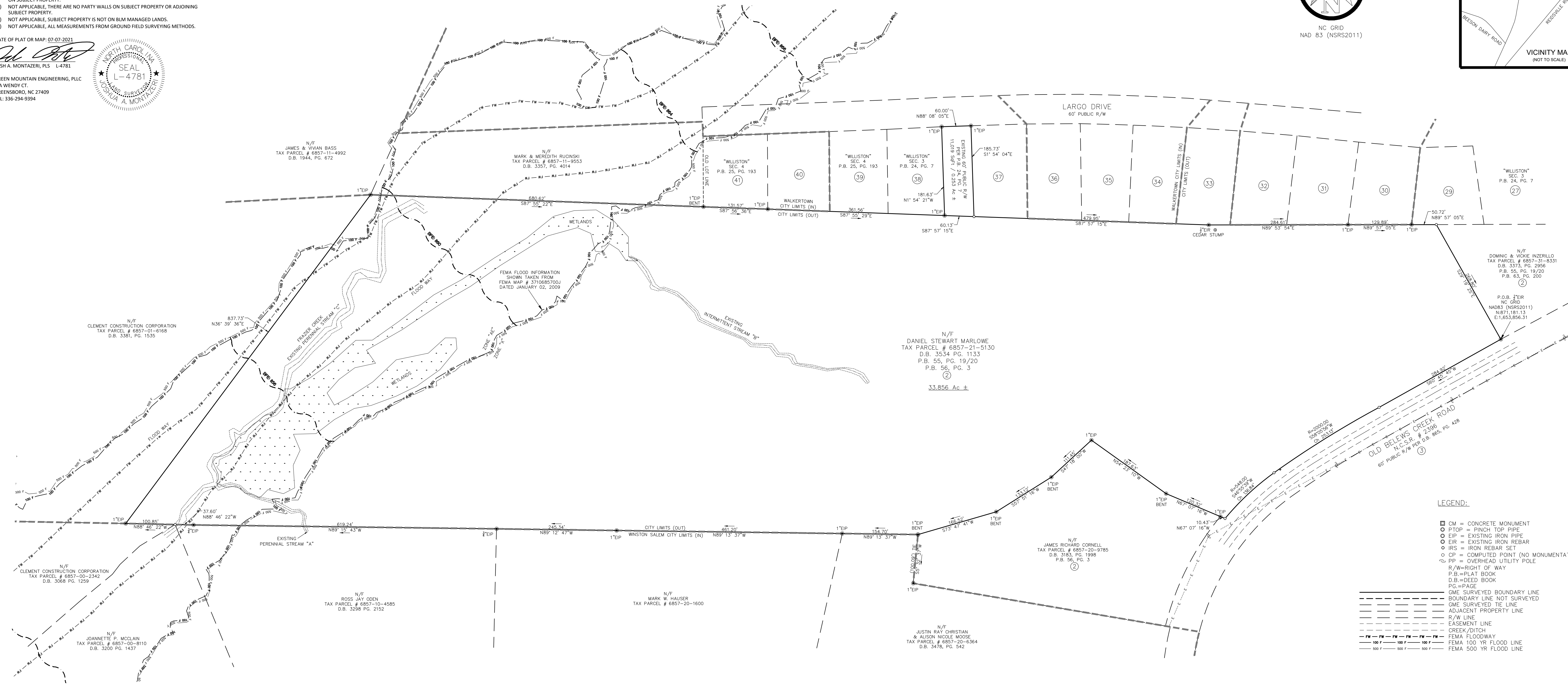
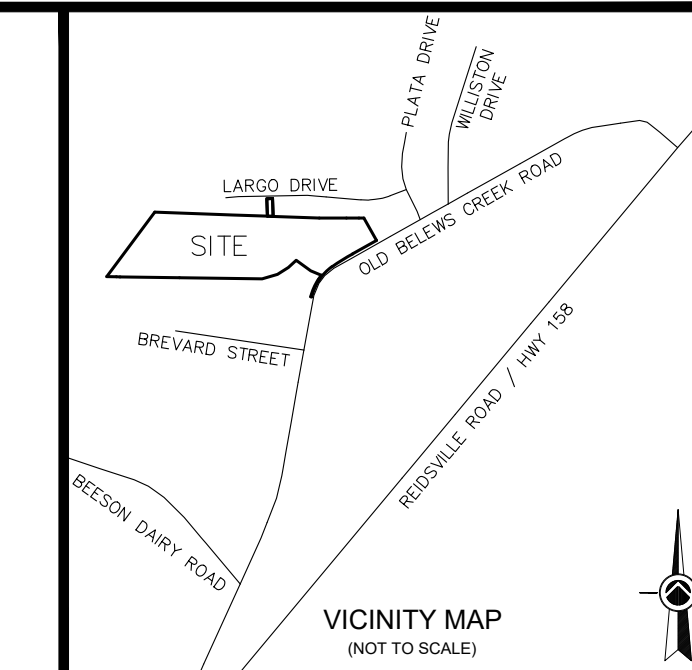
DATE OF PLAT OR MAP: 07-07-2021

JOSH A. MONTAZERI, PLS L-4781

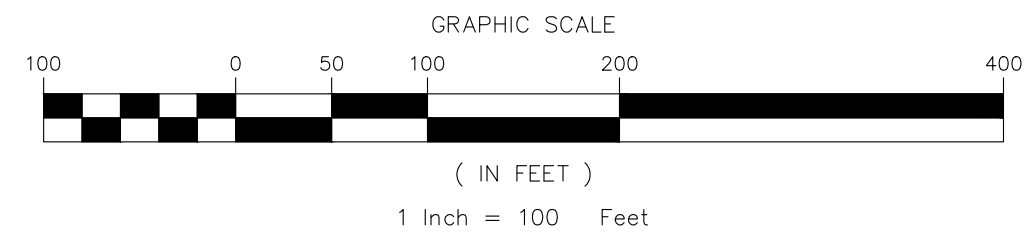
GREEN MOUNTAIN ENGINEERING, PLLC  
7-A WENDY CT.  
GREENSBORO, NC 27409  
TEL: 336-294-9394



NC GRID  
NAD 83 (NRSR2011)



- LEGEND:**
- CM = CONCRETE MONUMENT
  - PTOP = PINCH TOP PIPE
  - EIP = EXISTING IRON PIPE
  - EIR = EXISTING IRON REBAR
  - IRS = IRON REBAR SET
  - CP = COMPUTED POINT (NO MONUMENTATION)
  - PP = OVERHEAD UTILITY POLE
  - R/W=RIGHT OF WAY
  - P.B.=PLAT BOOK
  - D.B.=DEED BOOK
  - PG.=PAGE
  - GME SURVEYED BOUNDARY LINE
  - BOUNDARY LINE NOT SURVEYED
  - ADJACENT PROPERTY LINE
  - R/W LINE
  - EASEMENT LINE
  - CREEK/DITCH
  - FEMA FLOODWAY
  - FEMA 100 YR FLOOD LINE
  - FEMA 500 YR FLOOD LINE



**SURVEY NOTES:**

1. SITE BEING PARCEL IDENTIFICATION NO.: 6857-21-5130; DANIEL STEWART MARLOWE; DEED BOOK 3534, PAGE 1133, 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. AREA BY COORDINATE COMPUTATION.
4. AREA: 33.856 ACRES.
5. SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, STREETS AND ASSESSMENTS, AS THE SAME MAY APPEAR OF RECORD IN THE REGISTER OF DEEDS OFFICE, TOWN OR COUNTY TAX OFFICES, OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
6. ZONING: RS-9
7. VERTICAL DATUM: NAVD88
8. A PORTION OF THE PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO.: 37106857000, DATED: JANUARY 2, 2009.
9. INFORMATION SHOWN HEREON IS FROM DIRECT FIELD DATA JUNE, 2021.
10. NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NCGS' REAL TIME NETWORK (RTN) SYSTEM AND ARE REFERENCED TO THE NAD 83 (NRSR 2011) DATUM. COMBINED FACTOR 1.0000000. IF SHOWN, VERTICAL POSITIONS ARE REFERENCED TO NAVD 88 (GEOID 12B).
11. NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY GME.
12. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
13. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
14. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
15. PROPERTY HAS PHYSICAL ACCESS TO LARGO DRIVE / OLD BELEVS CREEK ROAD NCSR # 2396, BOTH A DULY DEDICATED PUBLIC RIGHT OF WAY.
16. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
17. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.
18. THERE WERE NO OBSERVED ENCROACHMENTS OVER SETBACKS, EASEMENTS AND BOUNDARY LINES.

**"SCHEDULE B, PART II EXCEPTIONS"**

THIS SURVEY WAS PREPARED WITH REFERENCE TO THE INVESTORS TITLE INSURANCE COMPANY COMMITMENT # 202110760CA, EFFECTIVE MAY 18, 2021. SCHEDULE 'B' EXCEPTIONS ARE AS FOLLOWS:

1. TAXES FOR THE YEAR 2021, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. (NOT A SURVEY MATTER)
2. MATTERS SHOWN ON RECORDED PLAT BOOK 55 AT PAGES 19 AND 20 AND PLAT BOOK 56 AT PAGE 3. (AFFECTS AS SHOWN ON SURVEY)
3. EASEMENT(S) TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 865 AT PAGE 428. (AFFECTS AS SHOWN ON SURVEY)
4. EASEMENT(S) TO DUKE POWER COMPANY RECORDED IN BOOK 335 AT PAGE 335 AND BOOK 555 AT PAGE 379. (DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE, NO POWER LINES EXIST ON SUBJECT PROPERTY)
5. EASEMENT AND MEMORANDUM AGREEMENT TO TIME WARNER ENTERTAINMENT RECORDED IN BOOK 2872 AT PAGE 375B. (DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE, NO CABLE EXISTS ON SUBJECT PROPERTY)
6. RIGHT OF WAY AGREEMENT TO DUKE ENERGY CAROLINAS, LLC RECORDED IN BOOK 2865 AT PAGE 435G. (DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE, NO POWER LINES EXIST ON SUBJECT PROPERTY)
7. PUBLIC DEDICATION OF 10' RIGHT OF WAY REFERENCED IN DEED RECORDED IN BOOK 3082 AT PAGE 437B. (DOES NOT AFFECT SUBJECT PROPERTY)
8. TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF OLD BELEVS CREEK ROAD. (DOES NOT AFFECT SUBJECT PROPERTY)
9. RIPARIAN RIGHTS INCIDENT TO THE LAND. (NOT A SURVEY MATTER)
10. 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. (NOT A SURVEY MATTER)
11. 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. (NONE OBSERVED DURING THE FIELD WORK)

**SURVEYED LEGAL DESCRIPTION**

DESCRIPTION IS OF THE DANIEL STEWART MARLOWE PROPERTY;  
TAX PARCEL # 6857-21-5130, BEING RECORDED IN DEED BOOK 3534, PAGE 1133.

BEGINNING AT A 1/2" EXISTING IRON REBAR, SAID REBAR HAVING A NC GRID COORDINATE OF N: 871,181.13 AND E: 1,653,856.31, SAID REBAR BEING A COMMON CORNER WITH THE DOMINIC & VICKIE INZERILLO PROPERTY AND ALSO BEING IN THE WESTERN RIGHT OF WAY OF OLD BELEVS CREEK ROAD, THENCE WITH THE WESTERN RIGHT OF WAY OF OLD BELEVS CREEK ROAD THE FOLLOWING FOUR (4) CALLS: (1) S 60° 45' 45" W FOR A DISTANCE OF 284.92 FEET TO A SET IRON REBAR; THENCE (2) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,000.00 FEET AND A CHORD BEARING OF S 58° 05' 56" W FOR A DISTANCE OF 253.13 FEET TO A SET IRON REBAR; THENCE (3) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 548.00 FEET AND A CHORD BEARING OF S 46° 55' 39" W FOR A DISTANCE OF 136.84 FEET TO A SET IRON REBAR; THENCE (4) N 67° 07' 16" W FOR A DISTANCE OF 10.43 FEET TO A 1" EXISTING IRON PIPE, SAID PIPE BEING A COMMON CORNER WITH THE JAMES RICHARD CORNELL PROPERTY; THENCE WITH THE CORNELL PROPERTY THE FOLLOWING FIVE (5) CALLS: (1) N 67° 07' 16" W FOR A DISTANCE OF 120.32 FEET TO A BENT 1" EXISTING IRON PIPE; THENCE (2) N 54° 23' 10" W FOR A DISTANCE OF 187.63 FEET TO A 1" EXISTING IRON PIPE; THENCE (3) S 47° 18' 00" W FOR A DISTANCE OF 111.45 FEET TO A BENT 1" EXISTING IRON PIPE; THENCE (4) S 57° 51' 16" W FOR A DISTANCE OF 133.12 FEET TO A BENT 1" EXISTING IRON PIPE; THENCE (5) S 73° 47' 41" W FOR A DISTANCE OF 166.52 FEET TO A BENT 1" EXISTING IRON PIPE, SAID PIPE BEING A COMMON CORNER WITH THE JUSTIN RAY CHRISTIAN & ALISON NICOLE MOOSE PROPERTY; THENCE WITH THE CHRISTIAN & MOOSE PROPERTY N 89° 13' 37" W FOR A DISTANCE OF 154.70 FEET TO A 1" EXISTING IRON PIPE, SAID PIPE BEING A COMMON CORNER WITH THE MARK W HAUSER PROPERTY; THENCE WITH THE HAUSER PROPERTY N 89° 13' 37" W FOR A DISTANCE OF 461.20 FEET TO A 1" EXISTING IRON PIPE, THENCE CONTINUING N 89° 12' 47" W FOR A DISTANCE OF 245.34 FEET TO A 1" EXISTING IRON PIPE, SAID PIPE BEING A COMMON CORNER WITH THE ROSS JAY ODEN PROPERTY; THENCE WITH THE ODEN PROPERTY N 89° 15' 43" W FOR A DISTANCE OF 619.24 FEET TO A 1" EXISTING IRON PIPE; THENCE CONTINUING N 88° 46' 22" W FOR A DISTANCE OF 37.60 FEET TO AN IRON REBAR SET, SAID REBAR BEING A COMMON CORNER WITH THE JOANNETTE P. MCCLAIN PROPERTY AND THE CLEMENT CONSTRUCTION CORPORATION PROPERTY; THENCE WITH THE CLEMENT CONSTRUCTION CORPORATION PROPERTY N 88° 46' 22" W FOR A DISTANCE OF 100.85 FEET TO A 1" EXISTING IRON PIPE, SAID PIPE BEING A COMMON CORNER WITH THE CLEMENT CONSTRUCTION CORPORATION PROPERTY; THENCE WITH THE CLEMENT CONSTRUCTION CORPORATION PROPERTY N 36° 39' 36" E FOR A DISTANCE OF 837.73 FEET TO A 1" EXISTING IRON PIPE, SAID PIPE BEING A COMMON CORNER WITH THE JAMES & VIVIAN BASS PROPERTY AND THE MARK & MEREDITH RUCINSKI PROPERTY; THENCE WITH THE RUCINSKI PROPERTY S 87° 55' 22" E FOR A DISTANCE OF 680.62 FEET TO A BENT 1" EXISTING IRON PIPE, SAID PIPE BEING A COMMON CORNER WITH THE "WILLISTON" SUBDIVISION; THENCE WITH THE "WILLISTON" SUBDIVISION THE FOLLOWING SEVEN (7) CALLS: (1) S 87° 56' 36" E FOR A DISTANCE OF 131.57 FEET TO A 1" EXISTING IRON PIPE; THENCE (2) S 87° 55' 29" E FOR A DISTANCE OF 361.56 FEET TO A 1" EXISTING IRON PIPE; THENCE (3) S 87° 57' 15" E FOR A DISTANCE OF 60.13 FEET TO A SET IRON REBAR; THENCE (4) S 87° 57' 15" E FOR A DISTANCE OF 479.95 FEET TO A 1/2" EXISTING IRON REBAR AT A CEDAR STUMP; THENCE (5) N 89° 53' 54" E FOR A DISTANCE OF 284.61 FEET TO A 1" EXISTING IRON PIPE; THENCE (6) N 89° 57' 05" E FOR A DISTANCE OF 129.89 FEET TO A 1" EXISTING IRON PIPE; THENCE (7) N 89° 57' 05" E FOR A DISTANCE OF 50.72 FEET TO A SET IRON REBAR, SAID REBAR BEING A COMMON CORNER WITH THE DOMINIC & VICKIE INZERILLO PROPERTY; THENCE WITH THE INZERILLO PROPERTY S 29° 19' 25" E FOR A DISTANCE OF 268.80 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 33.856 ACRES MORE OR LESS.

**ALTA/NSPS**  
LAND TITLE SURVEY  
FOR

**LEOTERRA FRAIZER, LLC**

OLD BELEVS CREEK ROAD  
WINSTON SALEM, NORTH CAROLINA  
FORSYTH COUNTY

**GREEN MOUNTAIN ENGINEERING, PLLC**  
7-A WENDY CT.  
GREENSBORO, NC 27409  
Tel: 336.294.9394  
CERTIFICATE NO. P-0826  
www.greenmountainengineers.com

JOB# 21-001 | DRAWN BY: JAM | DATE: 07-07-2021 | CREW CHIEF: BAT