

UTILITY POLE

SPOT LIGHT

ELECTRIC MANHOLE

ELEC. SERVICE/WULT

ELECTRICAL CABINET

HEATING/AIR UNIT

TELEPHONE PEDESTAL

TELEPHONE WULT

GAS VALVE

GAS METER

WATER VALVE

WATER METER

IRRIGATION CONTROL VALVE

BACKFLOW PREVENTOR

WATER VALVE MANHOLE

FIRE HYDRANT

POST INDICATOR VALVE

FIRE DEPT. CONNECTION

WELL

SANITARY MANHOLE

SANITARY CLEANOUT

CONCRETE CATCH BASIN

CAST IRON CATCH BASIN

DROP INLET w/ GRATE

CONCRETE YARD DRAIN

STORM MANHOLE

SIGN

MAIL BOX

BOLLARD

SD

PIPE END / FLARED END

OHW

E

B

T

W

F

IPF

RBF

PKF

CMF

IPS

PKS

XS

CP

R/W

N/F

DMUE

ESMT

H/C

Ch.

Typ.

C/L

POB

POC

COURSES AND DISTANCES AS MEASURED BY THIS SURVEYOR

"RECORD" COURSES AND DISTANCES

STORM WATER LINE

SANITARY SEWER LINE

OVERHEAD WIRES

BURIED ELECTRIC LINE

BURIED GAS LINE

BURIED TELECOM. LINE

BURIED WATER LINE

FENCE LINE

WOODEN FENCE LINE

IRON PIPE FOUND

MAGNETIC NAIL FOUND

CHISELED "X" FOUND

CONCRETE MONUMENT FOUND

IRON PIPE SET

MAGNETIC NAIL SET

CHISELED "X" SET

COMPUTED (NO CORNER MONUMENT FOUND OR SET)

RIGHT OF WAY

NOW OR FORMERLY

DRAINAGE MAINTENANCE & UTILITY EASEMENT

EASEMENT

HANDICAP

CHORD

TYPICAL

CENTERLINE

POINT OF BEGINNING

POINT OF COMMENCEMENT

LEGEND OF STANDARD SYMBOLS

PROPERTY INFORMATION:

APPARENT SOURCE OF TITLE: DB 3062 PG 1975
TAX PIN #6814-58-8730
PROPERTY ADDRESS: 3340 SILAS CREEK PARKWAY, WINSTON-SALEM, NC 27103
AREA = 2.929 ACRES [127,569 Sq.Ft.], MORE OR LESS
PROPERTY ZONING: GB (GENERAL BUSINESS)
BUILDING SETBACKS (PER ZONING REPORT)
FRONT = NONE
SIDE = NONE (40' ADJACENT TO RESIDENTIAL ZONING)
REAR = NONE (40' ADJACENT TO RESIDENTIAL ZONING)
HEIGHT = NONE (ADDITIONAL SETBACKS REQUIRED FOR BUILDINGS OVER 60')
ZONING INFORMATION PER A ZONING REPORT BY GLOBAL ZONING DATED SEPTEMBER 12, 2023 [PROJECT #GZ25797]
THERE ARE A TOTAL OF 68 PARKING SPACES (INCLUDING 2 HANDICAP SPACES) MARKED ON THIS PROPERTY.

RECORD LEGAL DESCRIPTION (DB 3062 PG 1975):
Lying and being situate in Forsyth County, North Carolina, and being more particularly described as follows:
COMMENCING AT NCOS "SILAS 2" NAD83 (HAVING N.G. COORDINATES OF NORTH 850.096 41, EAST 1415.988 97; THENCE S. 09 DEGREES 54 MINUTES 47 SECONDS EAST 1130.32' GROUND DISTANCE) TO THE PLACE OF BEGINNING AND BEING AN EXISTING 1/2" IRON, THE NORTHEAST CORNER OF LOT 107, TAX BLOCK 3060, BROYHILL-SILAS POINTE, LLC AS RECORDED IN DEED BOOK 3062, PAGE 1975, BEING ALSO THE SOUTHEAST CORNER OF LOT 301, TAX BLOCK 1659, VENTAS REALTY LIMITED PARTNERSHIP PROPERTY AS RECORDED IN DEED BOOK 2036, PAGE 854, AND IN THE WESTERN RIGHT-OF-WAY OF SILAS CREEK PARKWAY; THENCE WITH THE RIGHT-OF-WAY OF SILAS CREEK PARKWAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) ON A SPIRAL CURVE TO THE LEFT A CHORD BEARING AND DISTANCE OF SOUTH 11 DEGREES 22 MINUTES 03 SECONDS EAST 130.77 FEET TO A 7/8" IRON PLACED; THENCE 2) NORTH 17 DEGREES 35 MINUTES 43 SECONDS EAST 20.00 FEET TO AN EXISTING 7/8" IRON; THENCE 3) SOUTH 15 DEGREES 08 MINUTES 17 SECONDS EAST 148.76 FEET TO AN EXISTING 7/8" IRON; THENCE 4) ON A CURVE TO THE LEFT (HAVING A RADIUS OF 1402.30 FEET) A CHORD BEARING AND DISTANCE OF SOUTH 20 DEGREES 17 MINUTES 17 SECONDS EAST 199.50 FEET TO AN EXISTING 7/8" IRON, BEING THE SOUTHEAST CORNER OF SAID LOT 107, AND THE NORTHEAST CORNER OF LOT 302, TAX BLOCK 1659, N. C. HOTEL ASSOCIATES LIMITED PARTNERSHIP AS RECORDED IN DEED BOOK 1589, PAGE 988; THENCE WITH THE SOUTHERN LINE OF SAID LOT 107, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) SOUTH 70 DEGREES 07 MINUTES 07 SECONDS WEST 56.68 FEET TO AN EXISTING 7/8" IRON; THENCE 2) SOUTH 73 DEGREES 56 MINUTES 38 SECONDS WEST 175.60 FEET TO AN EXISTING 7/8" IRON; THENCE 3) NORTH 87 DEGREES 32 MINUTES 25 SECONDS WEST 75.41 FEET TO AN EXISTING 1/2" IRON, BEING THE SOUTHWEST CORNER OF SAID LOT 107, THE NORTHWEST CORNER OF SAID LOT 302 AND IN THE EASTERN LINE OF LOT 69, TAX BLOCK 1659, N. C. HOTEL ASSOCIATES LIMITED PARTNERSHIP AS RECORDED IN DEED BOOK 1589, PAGE 988; THENCE WITH THE WESTERN LINE OF SAID LOT 107, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 02 DEGREES 28 MINUTES 03 SECONDS EAST 195.13 FEET TO AN EXISTING 3/4" IRON; THENCE 2) NORTH 02 DEGREES 58 MINUTES 58 SECONDS EAST 81.49 FEET TO AN EXISTING 1" IRON; THENCE 3) NORTH 02 DEGREES 18 MINUTES 33 SECONDS EAST 291.36 FEET TO AN EXISTING 1 1/4" IRON, BEING THE NORTHWEST CORNER OF SAID LOT 107, THE NORTHEAST CORNER OF LOT 131, TAX BLOCK 1659, BROYHILL-SILAS POINTE, LLC AS RECORDED IN DEED BOOK 3086, PAGE 3546; THE SOUTHEAST CORNER OF LOT 121, TAX BLOCK 1659, VENTAS REALTY LIMITED PARTNERSHIP PROPERTY AS RECORDED IN DEED BOOK 2036, PAGE 854, AND THE SOUTHWEST CORNER OF SAID LOT 107; THENCE WITH THE NORTHERN LINE OF SAID LOT 107, SOUTH 68 DEGREES 05 MINUTES 17 SECONDS EAST 155.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.929 ACRES, MORE OR LESS AS SHOWN ON AN UNRECORDED MAP PREPARED BY BRADY SURVEYING CO., P.A., DRAWING NO. 07058 DATED SEPTEMBER 13, 2007.

GENERAL NOTES:
ALL DEEDS AND MAPS NOTED HEREON WERE USED AS REFERENCES IN PREPARING THIS SURVEY. SEE ALSO:
+ CITY OF WINSTON-SALEM ENGINEERING DRAWINGS FOR PROJECTS IT046-26B, 00223-43, 1594, AND 6867
N.C. GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY RAPID STATIC (VRS) GPS METHODS USING SPECTRA PRECISION SP-80 GPS EQUIPMENT, HOLDING LOCAL CORS STATIONS AS A FIXED HORIZONTAL REFERENCE. A WEIGHTED AVERAGE OF THREE INDEPENDENT GPS OBSERVATIONS WERE USED TO YIELD A LEAST-SQUARES ADJUSTMENT OF THE NAD 83 POSITIONS.
Class of Survey: A
Positional Accuracy: 0.05' Horiz. / n/a Vert.
Type of GPS Field procedure: Rapid Static (VRS)
Date of Survey: 09 November, 2023
Datum/Epoch: NAD 83 (2011)
Published/Used--control used: VRS/Local CORS Stations
Geoid Model: Geoid 18
Combined grid factor: 0.99994081
Units: US Survey Feet
ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS NOTED.
BEARINGS AND DISTANCES (PER DB 3062 PG 1975) ARE SHOWN HEREON IN BRACKETS WHERE THEY DIFFER FROM THOSE MEASURED IN THE COURSE OF THIS SURVEY.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #3710881400-K, EFFECTIVE 02 JANUARY, 2009, THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR OR OTHER SPECIAL HAZARD FLOOD ZONE. THIS PROPERTY IS LOCATED IN FEMA ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
THE LOCATION AND/OR PRESENCE OF ANY UNDERGROUND IMPROVEMENTS IS SHOWN BASED ON SURFACE EVIDENCE ONLY. THIS SURVEYOR CANNOT CERTIFY TO NOR ACCEPT LIABILITY FOR THE PRESENCE AND/OR LOCATION OF BURIED OR OTHER NON-VISIBLE IMPROVEMENTS.
GRADING AND CONSTRUCTION ACTIVITY WERE OBSERVED ON THIS PROPERTY NORTH AND WEST OF THE SILT FENCE SHOWN HEREON, INCLUDING AN ASPHALT DRIVE WITH CURB AND GUTTER. ACCORDING TO DB 3727 PG 1722, A TEMPORARY CONSTRUCTION EASEMENT EXTENDS TO THE LIMITS OF CONSTRUCTION ON THE SUBJECT PROPERTY.
NO BUILDINGS WERE OBSERVED ON THIS PROPERTY WITH THE EXCEPTION OF A WOODEN GAZEBO, WHICH IS PRIMARILY LOCATED ON THE ADJOINING PROPERTY TO THE SOUTH, BUT WHICH CROSSES ONTO THE SUBJECT PROPERTY BY 2.1 FEET.

THIS SURVEY WAS PREPARED WITH REFERENCE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT #23-11295CH, EFFECTIVE SEPTEMBER 8, 2023. THE FOLLOWING SCHEDULE "B" EXCEPTIONS ARE DISCLOSED THEREIN:

- 1) REFERS TO MATTERS APPEARING IN THE PUBLIC RECORD SUBSEQUENT TO THE EFFECTIVE DATE OF THE TITLE COMMITMENT. THIS SURVEYOR IS UNAWARE OF ANY SUCH MATTERS;
- 2) REFERS TO TAXES - NOT A MATTER OF SURVEY;
- 3) REFERS TO MATTERS WHICH WOULD BE DISCLOSED BY A CURRENT SURVEY OF THE PROPERTY - SEE ATTACHED SURVEY;
- 4) REFERS TO THE AREA OF THE PROPERTY - AREA PER CURRENT SURVEY NOTED HEREON;
- 5) REFERS TO MATTERS SHOWN IN THE FOLLOWING PLATS:
 - a) PB 3 PG 78 - DOES NOT AFFECT PROPERTY. THE PROPERTY SHOWN THEREON ADJOINS THE SUBJECT PROPERTY TO THE WEST, BUT DOES NOT CONTAIN ANY PART OF THE SUBJECT PROPERTY;
 - b) PB 8 PG 121 - DOES NOT AFFECT PROPERTY. THE PROPERTY SHOWN THEREON LIES ENTIRELY TO THE WEST OF, AND DOES NOT ABUT, ANY PART OF THE SUBJECT PROPERTY;
 - c) PB 27 PG 45 - AFFECTS PROPERTY; A 68' FOOT DUKE POWER RIGHT-OF-WAY SHOWN THEREON IS SHOWN HEREON; A 30' SANITARY SEWER EASEMENT SHOWN THEREON IS SHOWN HEREON; AN ASPHALT PARKING AREA SHOWN CROSSING THE WESTERLY PROPERTY LINE OF THE SUBJECT PROPERTY HAS BEEN PARTIALLY DEMOLISHED AND NO LONGER CROSSES SAID LINE;
 - d) REFERS TO AN EASEMENT IN DB 1133 PG 567 - DOES NOT AFFECT PROPERTY; THE EASEMENTS DESCRIBED THEREIN LIES SOUTH OF, AND DO NOT CROSS NOR ABUT THE SUBJECT PROPERTY;
 - e) REFERS TO EASEMENTS IN DB 1599 PG 1175 - AFFECTS PROPERTY; DESCRIBES A 0.5' BY 100' WALL ENCROACHMENT EASEMENT (SHOWN HEREON) AND A 4'x4' LIGHT POLE ENCROACHMENT EASEMENT (SHOWN HEREON, SAID LIGHT POLE HAS BEEN REMOVED);
 - f) REFERS TO EASEMENTS IN DB 932 PG 616 - AFFECTS PROPERTY; DESCRIBES A 78 FOOT DUKE POWER LINE EASEMENT (CORRECTLY SHOWN HEREON AS 68 FEET IN WIDTH PER DB 783 PG 406 - SEE TITLE ITEM #15, BELOW); A 20' WATERLINE EASEMENT IS SHOWN HEREON PER DB 848 PG 283 (SEE TITLE ITEM #12, BELOW); A 20' SEWER LINE EASEMENT IS SHOWN HEREON PER DB 975 PG 95 (SEE TITLE ITEM #15, BELOW);
 - g) REFERS TO A RIGHT-OF-WAY TO THE STATE HIGHWAY COMMISSION IN DB 872 PG 393 - AFFECTS PROPERTY; DESCRIBES THE RIGHT-OF-WAY OF SILAS CREEK PARKWAY, SHOWN HEREON;
 - h) REFERS TO AN EASEMENT TO THE BOARD OF TRANSPORTATION IN DB 1182 PG 82 - AFFECTS PROPERTY; DESCRIBES A SLOPE EASEMENT RUNNING PARALLEL TO SILAS CREEK PARKWAY; SAID EASEMENT IS OF AN UNDEFINED WIDTH AND CANNOT BE PLOTTED HEREON; (NOT SHOWN);
 - i) REFERS TO THE FOLLOWING EASEMENT IN FAVOR OF DUKE POWER COMPANY:
 - a) DB 848 PG 283 - AFFECTS PROPERTY; DESCRIBES A BLANKET UTILITY EASEMENT (NOT SHOWN, BLANKET IN NATURE);
 - b) DB 1139 PG 922 - AFFECTS PROPERTY; DESCRIBES AN EASEMENT OF UNDEFINED WIDTH RUNNING PARALLEL TO THE RIGHT-OF-WAY OF SILAS CREEK PARKWAY WHICH IS OTHERWISE INSUFFICIENTLY DIMENSIONED TO PLOT HEREON (NOT SHOWN);
 - j) REFERS TO THE FOLLOWING EASEMENT IN FAVOR OF THE CITY OF WINSTON-SALEM:
 - a) DB 848 PG 283 - AFFECTS PROPERTY; DESCRIBES A 20' WIDE WATERLINE EASEMENT; SHOWN HEREON BASED ON SURFACE EVIDENCE OF SAID BURIED WATERLINE;
 - b) DB 975 PG 95 - AFFECTS PROPERTY; DESCRIBES A 20' SANITARY SEWER EASEMENT, SHOWN HEREON;
 - c) DB 1341 PG 1793 - AFFECTS PROPERTY; DESCRIBES A 20' DRAINAGE EASEMENT, SHOWN HEREON;
 - k) REFERS TO EASEMENTS IN FAVOR OF THE CITY OF WINSTON SALEM IN DB 1341 PG 1800 - AFFECTS PROPERTY; DESCRIBES A PORTION OF THE ADJOINING RIGHT-OF-WAY OF MARGARET DRIVE, SHOWN HEREON;
 - l) REFERS TO AN ANNEXATION ORDINANCE IN DB 943 PG 376 - AFFECTS PROPERTY; DESCRIBES THE ANNEXATION OF THE ENTIRE PROPERTY INTO THE CITY OF WINSTON-SALEM; (NOT SHOWN, BLANKET IN NATURE);
 - m) REFERS TO AN EASEMENT TO DUKE POWER COMPANY IN DB 783 PG 406 - AFFECTS PROPERTY; DESCRIBES A 68 FOOT ELECTRICAL TRANSMISSION LINE RIGHT-OF-WAY, SHOWN HEREON;
 - n) REFERS TO A STORMWATER AGREEMENT TO THE CITY OF WINSTON-SALEM IN DB 3169 PG 1073 - AFFECTS PROPERTY; DESCRIBES A BLANKET EASEMENT FOR THE INSPECTION OF STORMWATER SYSTEMS ON THE PROPERTIES TO SHOW (BLANKET IN NATURE);
 - o) REFERS TO AN EASEMENT AGREEMENT IN DB 3727 PG 1722 - AFFECTS PROPERTY; DESCRIBES AN ACCESS EASEMENT, STORM DRAINAGE EASEMENT, AND TEMPORARY CONSTRUCTION EASEMENT, AS SHOWN HEREON;
 - p) REFERS TO RESTRICTIONS IN DB 3727 PG 1936 - AFFECTS PROPERTY; DESCRIBES BLANKET USE RESTRICTIONS UPON THE SUBJECT PROPERTY; (NOT PLOTTED, BLANKET IN NATURE);
 - q) REFERS TO A DECORATION OF EASEMENTS IN DB 3135 PG 2523, AS AMENDED IN DB 3335 PG 250 - AFFECTS PROPERTY; DESCRIBES CROSS ACCESS AND CROSS PARKING EASEMENTS UPON THE SUBJECT PROPERTY AND ON ADJOINING TAX PARCELS #6814-58-8470 AND 6814-58-5887. SAID EASEMENT AREAS ARE INSUFFICIENTLY DIMENSIONED TO PLOT HEREON; A DRIVEWAY AND PARKING AREA WHICH CROSSES THE SOUTHERLY PROPERTY LINE APPARENTLY FALL WITHIN THE SCOPE OF SAID EASEMENTS. (NOT SHOWN);
 - r) REFERS TO AN EASEMENT TO DUKE ENERGY CAROLINAS, LLC IN DB 3728 PG 2900 - AFFECTS PROPERTY; DESCRIBES CONSTRUCTION AN ACCESS EASEMENTS UPON THE SUBJECT PROPERTY AND ON ADJOINING RECORDING TAX PARCELS #6814-59-6161 AND 6814-58-5887. SAID EASEMENTS ARE INSUFFICIENTLY DIMENSIONED TO PLOT HEREON; (NOT SHOWN);
 - s) REFERS TO LIENS - NOT A MATTER OF SURVEY;

LEG TABLE:

LINE	BEARING	DISTANCE	
L1	N 77°50'37" E	19.99	[N 77°54'3" E 20.00']
L2	S 70°17'45" W	95.67	[S 70°07'07" W 95.68']
L3	S 74°00'23" W	175.70	[S 73°56'38" W 175.60']
L4	N 87°24'55" W	75.36	[N 87°32'25" W 75.41']
L5	N 03°03'55" E	61.47	[N 02°59'58" E 61.49']

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1492.39'	199.69	199.54'	S 20°13'04" E	7°39'59"
C-1	1492.39'		199.50'	S 20°17'17" E	

CERTIFICATION:
To: Broyhill-Silas Pointe, LLC; and
Chicago 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4.6(5), 5.9, 13.1.6, and 18 of Table A thereof; and that this map meets the requirements of the Standards of Practice for Surveying in North Carolina (21 NCAC 56.1600). The field work was completed on 15 November, 2023. The Ratio of Precision of this survey, as calculated, is 1 in 1,449,231.

Michael A. McKibbin
(Signed)
Michael A. McKibbin
(Name of Surveyor)
L-4519
(Professional Land Surveyor No.)
15 November, 2023
(Date)
n/a
(Date of Last Revision)

SSM

SACKS SURVEYING & MAPPING, P.C.

Land Surveyors

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WWW.SSMLAND
FIRM LIC #C-2741

ALTA/NSPS LAND TITLE SURVEY
3340 SILAS CREEK PARKWAY
TAX PIN #6814-58-8730
DEED BOOK 3062 PAGE 1975
CITY OF WINSTON-SALEM, FORSYTH COUNTY, NC
DATE OF LAST FIELD INSPECTION: 15 NOVEMBER, 2023
SCALE 1 INCH = 30 FEET
30 0 15 30 60 120
DRAWING FILE NAME: 3340SILASCREEK-ALTA.dwg