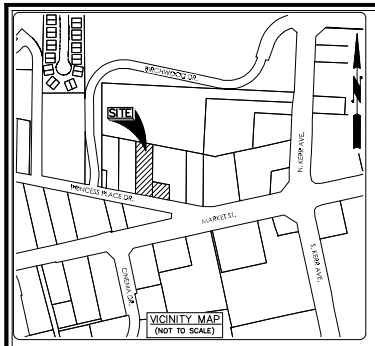


SURVEYORS CERTIFICATE:

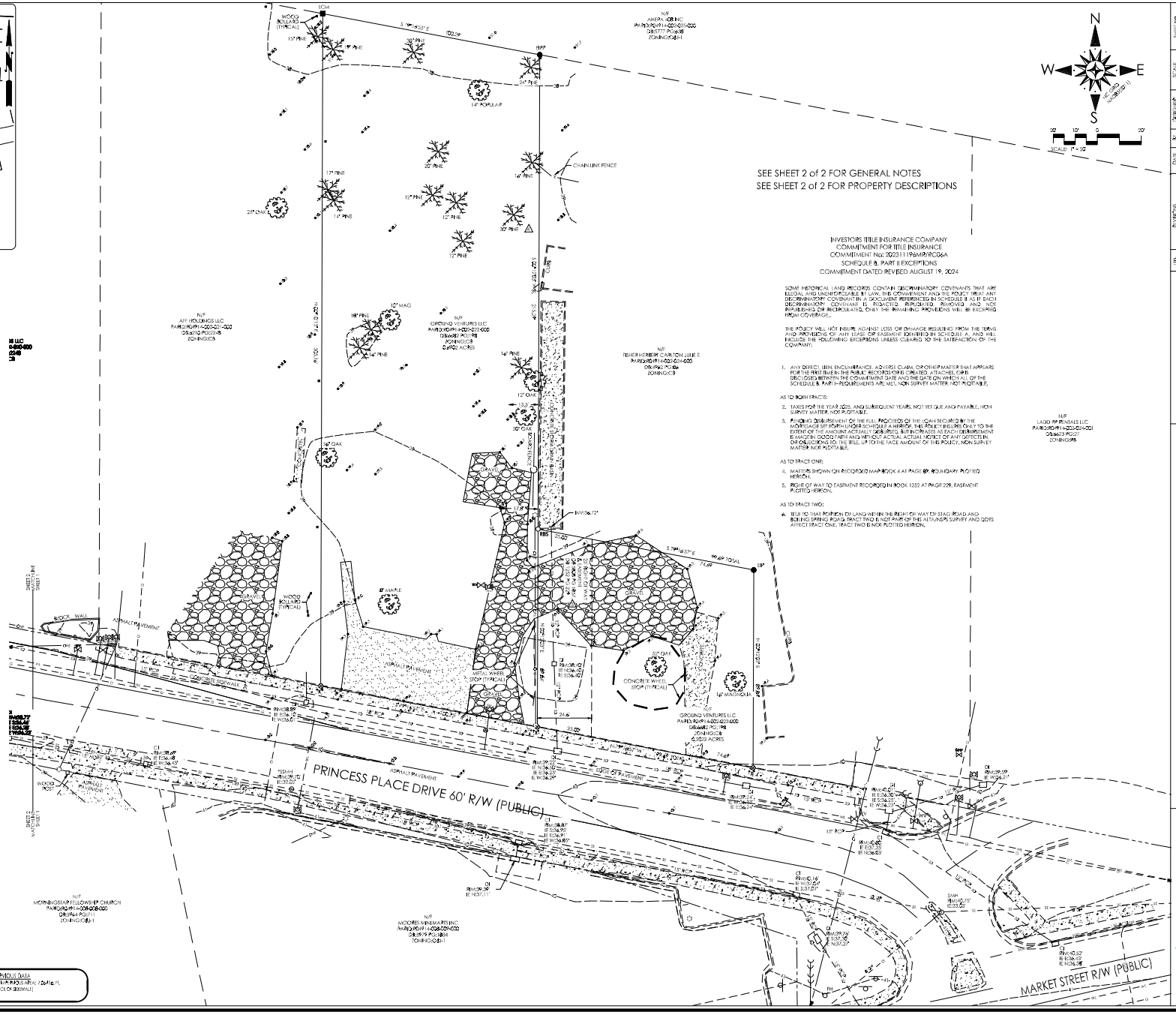
TO INVESTORS TITLE INSURANCE COMPANY AND ITS SUCCESSORS AND ASSIGNS.
AND GROUNDED VENTURES, LLC AND ITS SUCCESSORS AND ASSIGNS.
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7(a),8,11,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 6, 2024. A RE-VISIT TO THE SITE WAS CONDUCTED IN DECEMBER 2025 IN ORDER TO UPDATE THE SURVEY.

DATE OF MAP COMPLETION: (ORIGINALLY) NOVEMBER 12, 2024.

I FURTHER CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM (DEED AND OTHER SOURCES REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FORM INFORMATION AS NOTED HEREON; THAT THE RATIO OF PRECISION IS 1:15,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21NCAC 56.1602); WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL EXECUTED THIS 22 DAY OF DECEMBER, 2025.

MILES McCALL
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-3518

NORTH CAROLINA PROFESSIONAL SEAL L-3518 LAND SURVEYOR Miles O. McCall III



SYMBOL LEGEND:

- EXISTING IRON PIPE
- EXISTING IRON PIN OR PIPE
- EXISTING CONCRETE MONUMENT
- PK NAIL SET
- CHISELED "X" SET IN CONCRETE
- LIGHT POLE
- GUY ANCHOR
- SIGN
- ORIGIN & ELEV. ELEVATION
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- SEWER CLEAN OUT
- SEWER METER
- IRRIGATION CONTROL VALVE
- GAS VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT

LINETYPE LEGEND:

- SURVEYED LINES (BOUNDARY)
- SETBACK LINE
- LINES NOT SURVEYED (NO LINE)
- RIGHT OF WAY LINE
- EASEMENT LINE
- FENCE LINE
- GAS LINE
- OVER HEAD ELECTRIC LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- MINOR CONTOUR WITH ELEVATION
- MAJOR CONTOUR WITH ELEVATION

ABBREVIATIONS:

DB	DEED BOOK	CMP	CORRUGATED METAL PIPE
MB	MAP BOOK	DIP	DUCTILE IRON PIPE
PG	PAGE	VCP	VITRIFIED CLAY PIPE (VITRIFIED PIPE)
TYP	TYPICAL	RCP	REINFORCED CONCRETE PIPE

MISCELLANEOUS DATA

CONTOUR INTERVAL (FEET): 1 (6-8 ft.)
(TO BACK OF SIDEWALK)

PREPARED FOR:
GROUNDED VENTURES, LLC
617 Smith Creek Dr. SE
Bolivia, North Carolina 28422

ALTA/NSPS SURVEY

4213 PRINCESS PLACE

CITY OF WILMINGTON | NEW HANOVER COUNTY | NORTH CAROLINA

TRANSYSTEMS
10 AUTUMN MALL DR. | SUITE 12 | WILMINGTON, NC 28403 | PHONE | 910.620.5315
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NO.	REVISIONS	DATE	BY	DRAWN BY: MH	SCALE: 1" = 20'	SHEET NO.
1	PER REFIELD AND BERRY	12.18.25	MCCALL	DESIGNED BY: E.BERCUT	DATE: 11/12/2024	1 OF 2
				CHECKED BY: MMCCALL	JOB No. P0010-0210	

PROPERTY DESCRIPTION

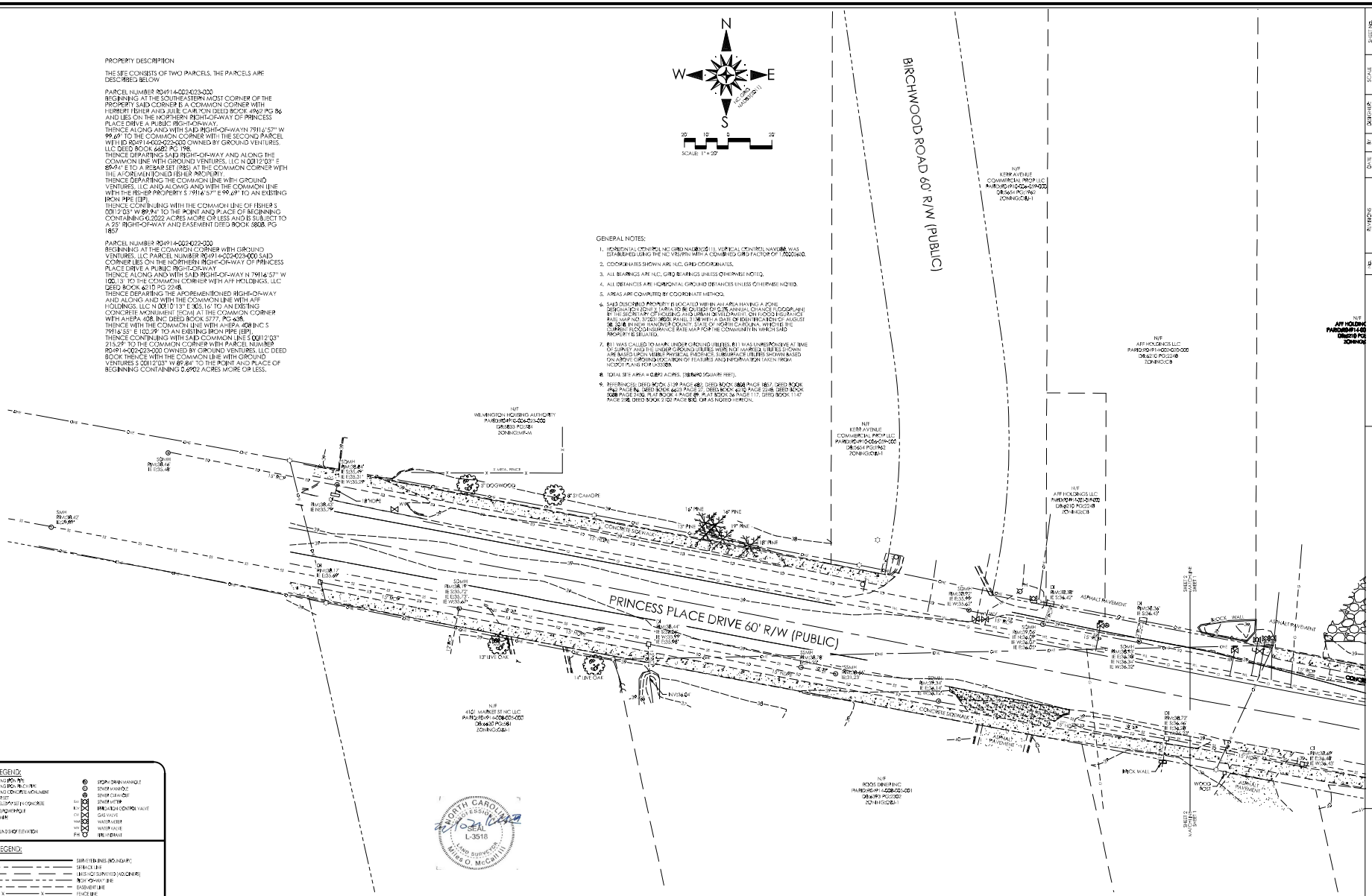
THE SITE CONSISTS OF TWO PARCELS, THE PARCELS ARE DESCRIBED BELOW

PARCEL NUMBER R04914-002-023-000
BEGINNING AT THE SOUTHEASTERN MOST CORNER OF THE PROPERTY SAID CORNER IS A COMMON CORNER WITH HERBERT FISHER AND JULIE CARLTON DEED BOOK 4962 PG 86 AND LIES ON THE NORTHERN RIGHT-OF-WAY OF PRINCESS PLACE DRIVE A PUBLIC RIGHT-OF-WAY.
THENCE ALONG AND WITH SAID RIGHT-OF-WAY N 79116'57" W 99.69' TO THE COMMON CORNER WITH THE SECOND PARCEL WITH ID R04914-002-022-000 OWNED BY GROUND VENTURES, LLC DEED BOOK 6682 PG 198.
THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG THE COMMON LINE WITH GROUND VENTURES, LLC N 00112'03" E 89.94' E TO A REBAR SET (RBS) AT THE COMMON CORNER WITH THE AFOREMENTIONED FISHER PROPERTY.
THENCE DEPARTING THE COMMON LINE WITH GROUND VENTURES, LLC AND ALONG AND WITH THE COMMON LINE WITH THE FISHER PROPERTY S 79116'57" E 99.69' TO AN EXISTING IRON PIPE (EIP).
THENCE CONTINUING WITH THE COMMON LINE OF FISHER S 00112'03" W 89.94' TO THE POINT AND PLACE OF BEGINNING CONTAINING 0.0222 ACRES MORE OR LESS AND IS SUBJECT TO A 25' RIGHT-OF-WAY AND EASEMENT DEED BOOK 5808, PG 1857

PARCEL NUMBER R04914-002-022-000
BEGINNING AT THE COMMON CORNER WITH GROUND VENTURES, LLC PARCEL NUMBER R04914-002-023-000 SAID CORNER LIES ON THE NORTHERN RIGHT-OF-WAY OF PRINCESS PLACE DRIVE A PUBLIC RIGHT-OF-WAY.
THENCE ALONG AND WITH SAID RIGHT-OF-WAY N 79116'57" W 100.13' TO THE COMMON CORNER WITH AFF HOLDINGS, LLC DEED BOOK 6210 PG 2248.
THENCE DEPARTING THE AFOREMENTIONED RIGHT-OF-WAY AND ALONG AND WITH THE COMMON LINE WITH AFF HOLDINGS, LLC N 00110'13" E 305.16' TO AN EXISTING CONCRETE MONUMENT (SCM) AT THE COMMON CORNER WITH AHEPA 408, INC DEED BOOK 5777, PG 438.
THENCE WITH THE COMMON LINE WITH AHEPA 408 INC S 79116'55" E 102.29' TO AN EXISTING IRON PIPE (EIP).
THENCE CONTINUING WITH SAID COMMON LINE S 00112'03" 215.29' TO THE COMMON CORNER WITH PARCEL NUMBER R04914-002-023-000 OWNED BY GROUND VENTURES, LLC. DEED BOOK THENCE WITH THE COMMON LINE WITH GROUND VENTURES S 00112'03" W 89.84' TO THE POINT AND PLACE OF BEGINNING CONTAINING 0.6902 ACRES MORE OR LESS.

GENERAL NOTES:

1. HORIZONTAL CONTROL NC GRID NAD83(2011). VERTICAL CONTROL NAVD88. WAS ESTABLISHED USING THE NC VRS/RTN WITH A COMBINED GRID FACTOR OF 1.0000600.
2. COORDINATES SHOWN ARE N.C. GRID COORDINATES.
3. ALL BEARINGS ARE N.C. GRID BEARINGS UNLESS OTHERWISE NOTED.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. AREAS ARE COMPUTED BY COORDINATE METHOD.
6. SAID PROPERTY PROVIDED IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ZONE X [AREA TO BE DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN] BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 3720310800J PANEL 3108 WITH A DATE OF IDENTIFICATION OF AUGUST 98, 2018, IN NEW HANOVER COUNTY, STATE OF NORTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
7. 811 WAS CALLED TO MARK UNDERGROUND UTILITIES. 811 WAS UNRESPONSIVE AT TIME OF SURVEY AND THE UNDERGROUND UTILITIES WERE NOT MARKED. UTILITIES SHOWN ARE BASED UPON VISIBLE PHYSICAL EVIDENCE. SUBSURFACE UTILITIES SHOWN BASED ON ABOVE GROUND LOCATION OF FEATURES AND INFORMATION TAKEN FROM NCDOT PLANS FOR U-5300B.
8. TOTAL SITE AREA = 0.8924 ACRES. (38,868.90 SQUARE FEET).
9. REFERENCES: DEED BOOK 5139 PAGE 682, DEED BOOK 5808 PAGE 1857, DEED BOOK 4962 PAGE 86, DEED BOOK 6623 PAGE 72, DEED BOOK 6210 PAGE 2248, DEED BOOK 5088 PAGE 2150, PLAT BOOK 1 PAGE 89, PLAT BOOK 36 PAGE 117, DEED BOOK 11-07 PAGE 2981, DEED BOOK 2102 PAGE 800, OR AS NOTED HEREON.



NO.	REVISIONS	DATE	BY
1	REVISED PER REVIEW	12-16-25	JCW

PREPARED FOR:
GROUNDED VENTURES, LLC
6677 Tarvin Drive
Belville, North Carolina 28422

ALTA/NSPS SURVEY

4213 PRINCESS PLACE

CITY OF WILMINGTON | NEW HANOVER COUNTY | NORTH CAROLINA

DRAWN BY	JCW
CHECKED BY	W. MACNALL
SCALE	1" = 20'
DATE	11/20/2024
FCB No.	P0210-0210
SHEET NO.	2 OF 2

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10 AUDIAN MILL DR. | SUITE 125 WILMINGTON, NC 28403 | PHONE | 910.620.5515
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