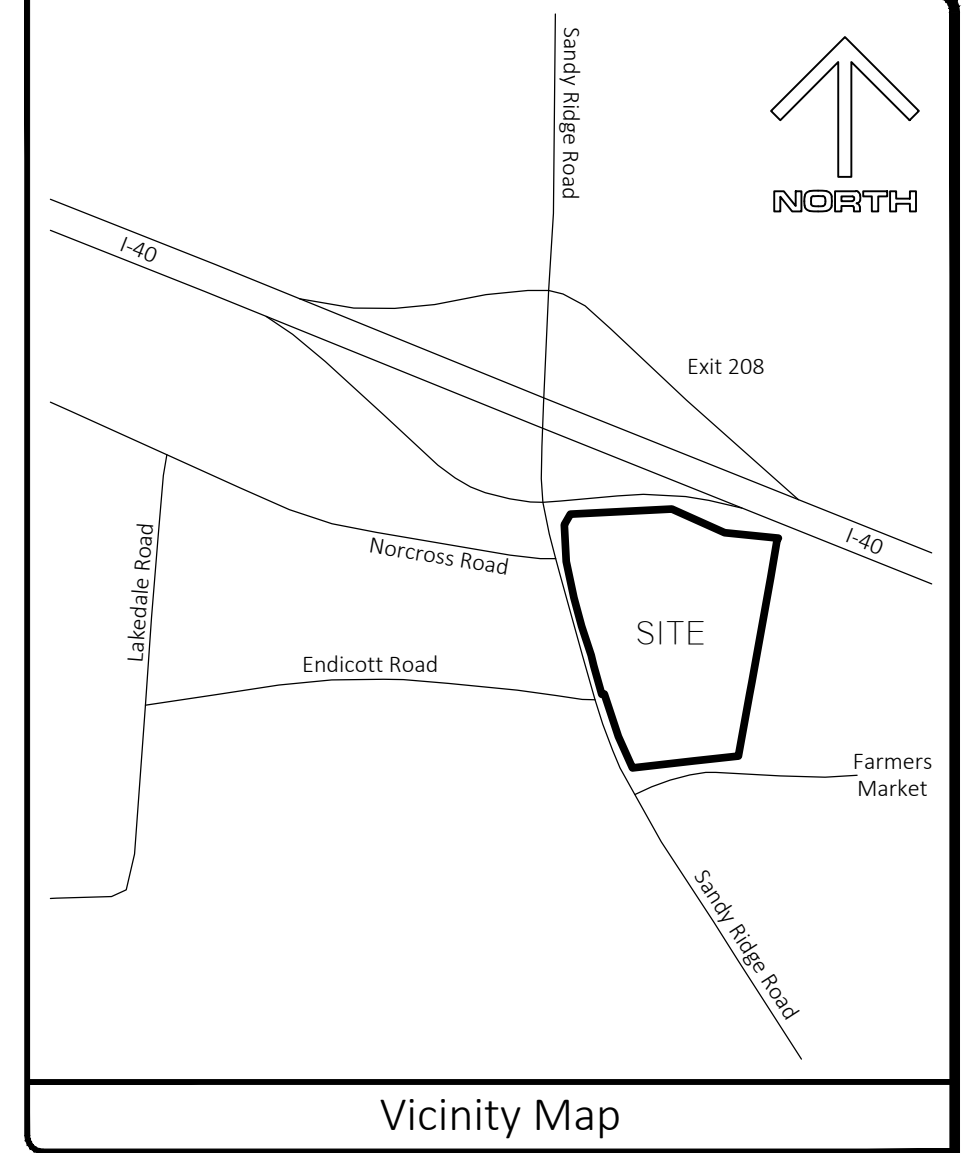


Flood Hazard Statement
 The property lies within "Zone X" Other Areas, an area determined to be outside the 0.2% annual chance floodplain. Information obtained from the Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP), Flood Insurance Rate Map (FIRM), Panel Number 7805, Map Number 3710-7805-00, having an effective date of June 18, 2007.



LEGEND

	Property Line (surveyed)
	Tie Line (surveyed)
	Adjoiner Line (not surveyed)
	Easement
	Overhead Electric
	Right-of-Way
	Existing Parcel Line
	Chain Link Fence
	Utility Pole
	Light Pole
	Guy Anchor
	Tele. Pedestal
	Sign
	Title Exception

**Subject Property
 17.914 Acres
 (8 Parcels)**

- TITLE EXCEPTIONS**
 Investors Title Insurance Company
 Commitment Number: 202210787CA/A/RC01
 Commitment Date: May 25, 2022 - Revised June 10, 2022
- Taxes for the year 2022, and subsequent years, not yet due and payable.
 - Rights of tenants in possession under unrecorded lease of less than three (3) year's duration.
 - Memorandum of Action with Department of Transportation recorded in Book 4805 at Page 1300.
 - Consent Judgment with Department of Transportation recorded in Book 5180 at Page 1823.
 - Easement(s) to Guilford County for water quality conservation recorded in Book 3868 at Page 495.
 - Right of way to Department of Transportation recorded in Book 4301 at Page 1375.
 - Right of way to Duke Power Company recorded in Book 858 at Page 183 and Book 1715 at Page 99. [Surveyor's Note: Blanket easement, observed power lines shown on survey.]
 - Right of way to State Highway Commission recorded in Book 1769 at Page 154.
 - Matters shown on recorded Plat Book 98 at Page 132 including the following located on the Land (as to Tract 3):
 - grade and slope easement
 - 5' dedication to right of way
 - 20' utility easements
 - 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.
- The following will appear under Schedule B, Part II of the Loan Policy of Title Insurance.
- Notwithstanding the above paragraph, this Policy insures against loss or damage sustained in the event the following matters are not subordinate to the lien of the Insured Mortgage:
- Deed of Trust in favor of Piedmont Federal Savings Bank recorded in Guilford County Registry, NC., to secure a note in the amount of \$232,500.00.
- AFFIRMATIVE INSURED CLOSING PROTECTION COVERAGE PROVIDED** As to the transaction for which this binder and/or policy is issued the Company affords insured closing protection as described in the Alta Closing Protection Letter - Single Transaction (12-01-15 | 12-01-18) to the Proposed and/or Insured Lender and its successors and/or the Proposed and/or Insured Owner. Said letter is incorporated herein in its entirety. The approved attorney is the Closing Attorney referenced above. Claims under such letter shall be made promptly to the Company at its claims office at PO Drawer 2637, Chapel Hill, NC 27515
- THE FOLLOWING EXCEPTIONS WILL BE SHOWN ON THE OWNERS POLICY ONLY:**
- 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.

GPS Certification
 The grid tie shown on this map was taken from an actual GPS survey made under my supervision. The GPS portion of this survey meets the classification requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1607) for an Urban Land Survey (Class A) such that neither axis of the 95 percent confidence level error ellipse for the project control point(s) exceeds 0.10 feet. The static GPS survey was performed on February 23, 2021 with Trimble R8s receivers. National Geodetic Survey (NGS) station "616E 200" was used as the fixed control station having published NC Grid coordinates NAD83(2011) and orthometric height (elevation) NAVD 88 as shown hereon. Vectors were adjusted utilizing Trimble Geomatics Office Business Solutions software. The geoid model used was GEOID12A. The horizontal positional accuracy relative to the remote control station was 0.02 feet prior to adjustment. The vertical positional accuracy relative to the remote control station was 0.03 feet prior to adjustment. The combined grid factor at the project control point is 0.9999385156. All bearings shown are relative to NC Grid, NAD 83(2011). All elevations shown are relative to NAVD 88. All distances shown are horizontal distances in U.S. Survey Feet unless otherwise noted. All areas shown were computed by coordinate computation.

Surveyor's Certification
 I 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, 3, 4, 8, and 13 of Table A thereof. The fieldwork portion of this survey was completed on June 21, 2022.

I certify that this plat was drawn under my supervision from an actual survey made under my supervision (see description and/or deed references below); that the boundaries not surveyed are indicated as drawn from the information noted on this plat of survey; that this survey is classified as an Urban Land Survey (Class A) having a calculated ratio of precision better than 1:10,000 before adjustments, and/or neither axis of the 95 percent confidence level error ellipse for any control point or property corner exceeds 0.10 feet; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1603); and that this plat was prepared in accordance with G.S. 47-30 as amended.

I further certify that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

Witness my signature, seal and date.

**PRELIMINARY
 PLAT NOT FOR RECORDATION,
 CONVEYANCES, OR SALES**

C. Neil Shepherd, PLS #L-4746

Surveyor's Notes:

- The property which is the subject of this survey is described in Deed Books 3543, Page 1691, Deed Book 6423, Page 1318 and Deed Book 8006, Page 1056, Guilford County Registry. The property owner shown in the deeds at the time of survey was: Bessemer Improvement Company.
- This plat reflects information discovered by the surveyor in the normal course of work and does not necessarily show every possible condition affecting the property. A complete title abstract was not performed by Survey Pros. Underground utilities were not marked at time of survey. Underground utilities may exist which are not shown. The exact location of underground utilities cannot be accurately, completely, and reliably depicted without excavation. This property may be subject to easements and/or rights-of-way of record not shown. Other easements, rights-of-way, building ordinances, zoning, and other legal encumbrances may also exist. Adjoining property owner information was obtained from the local GIS. Title information is based on Commitment for Title Insurance from Investors Title Insurance Company, File #202210787CA/A/RC01, with effective date of May 25, 2022.

ALTA/NSPS Land Title Survey for:
Craven & Parker Development LLC
 Property Location:
 3016 Sandy Ridge Road, Colfax, NC 27235
 Deep Ford Township, Guilford County, North Carolina

SurveyPros
 (336) 667-5533

Survey Pros, PLLC
 924 Main Street, Suite 300
 North Wilkesboro, NC 28659

Firm Number: P-2218
 File Number: BRE-19008
 Date: 6-23-2022

