

EXHIBIT "A"  
RECORD LEGAL DESCRIPTION

LYING AND BEING in the City of Wilmington, New Hanover County, North Carolina and being all that certain lot or parcel of land more particularly described as follows: BEGINNING at an iron pipe in the western right of way line (33.0 feet from its centerline) of South Sixth Street, North 2' 33' West 185.0 feet from its intersection with the northern right of way line (33.0 feet from its centerline) of Greenfield Street, as shown on the Official plan of the City of Wilmington, N. C.; running thence from said beginning point and parallel to Greenfield Street, South 87' 28' West 210.9 feet to an old iron pipe in the eastern line of a tract of land conveyed to Albert E. Sikes by deed recorded in Book 1187, at Page 1629, of the New Hanover County Registry; running thence with the eastern line of said Sikes tract, and the eastern line of another tract of land conveyed to Albert E. Sikes, by deed recorded in Book 1155 at Page 1912, of the New Hanover County Registry; and beyond, North 2' 35' West 104.8 feet to a nail in the concrete footing of a fence post; running thence parallel to Greenfield Street, South 87' 28' West 120.2 feet to an iron pipe in the eastern right of way line (49.5 feet from its centerline) of South Fifth Street; running thence with the eastern line of South Fifth Street, North 2' 35' West 106.5 feet to the southern line (33.0 feet from its centerline) of Martin Street; running thence with the southern line of said Martin Street, North 87' 30' East 331.1 feet to the western right of way line of South Sixth Street; running thence with the western line of said South Sixth Street, South 2' 33' East 211.1 feet to the point of beginning, the same being all of Lot 1 and a part of Lots 2, 3, and 4, in Block 576, as shown on the Official plan of the City of Wilmington, N. C., subject however to the right of way of the Seaboard Coastline Railroad, 50.0 feet from the centerline of its tracks. The foregoing survey and description prepared by George Losak, N. C. Registration No. L-494.

- AREA 1 IS THAT PORTION OF SUBJECT LANDS LYING WITHIN A 50' RIGHT-OF-WAY AREA OF THE RAILROAD
- AREA 2 IS THAT PORTION OF SUBJECT LANDS LYING BETWEEN THE 50' RAILROAD RIGHT-OF-WAY LINE AND THE 100' RAILROAD RIGHT-OF-WAY LINE
- AREA 3 IS THAT PORTION OF SUBJECT LANDS LYING OUTSIDE OF THE 100' RAILROAD RIGHT-OF-WAY LINE
- THE DESCRIPTION CONTAINED IN SCHEDULE C CALLS SUBJECT LANDS AS BEING "SUBJECT HOWEVER TO THE RIGHT OF WAY OF THE SEABOARD COASTLINE RAILROAD, 50.0 FEET FROM THE CENTERLINE OF ITS TRACKS."
- THE BOUNDARY LINE AS CURRENTLY SHOWN HEREON RUNS AS PER THE LANGUAGE OF THE SCHEDULE C DESCRIPTION AND LEGAL COUNSEL DETERMINATIONS.

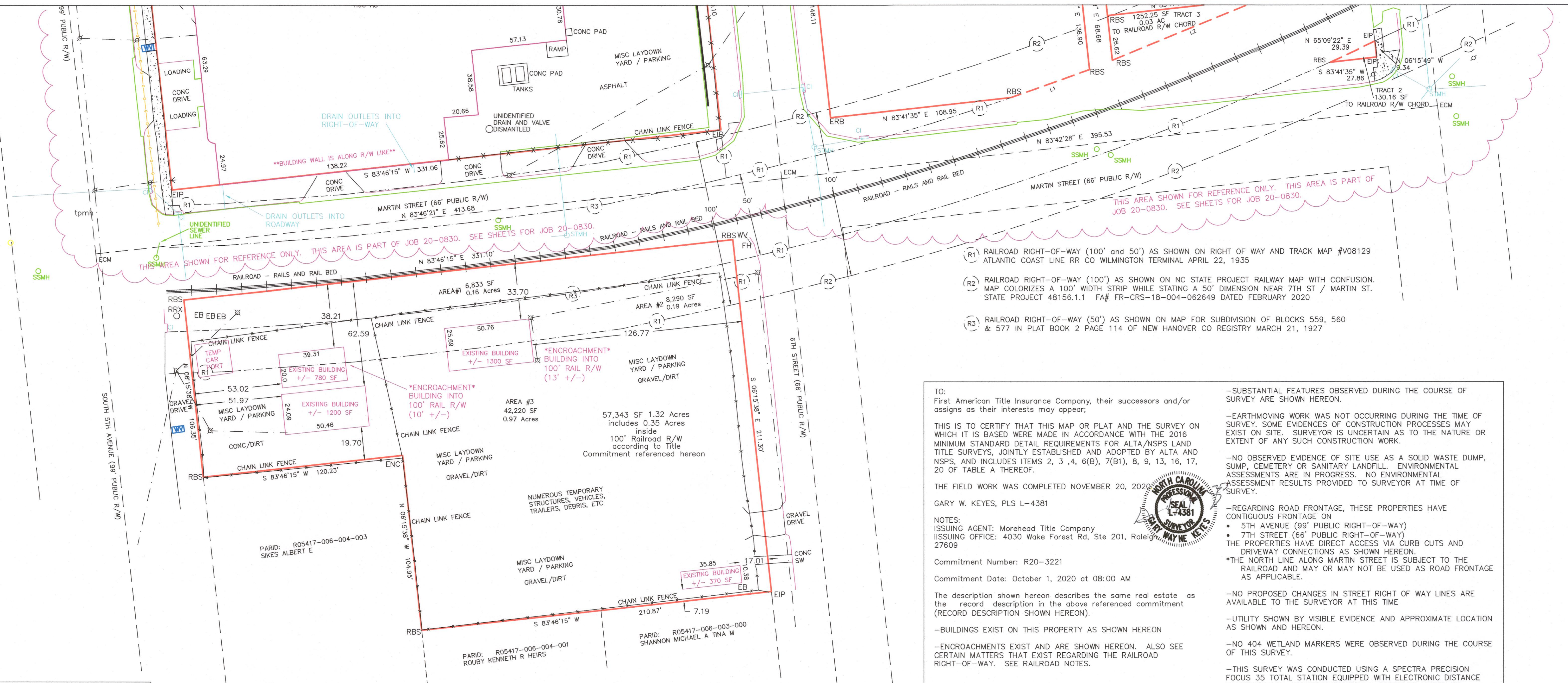
30 15 0 30 50  
GRAPHIC SCALE  
AREA BY COORDINATE COMPUTATION

Gary W. Keyes Land Surveying, P.C.  
NC Firm # C-4086  
PO Box 1624 Wrightsville Beach, NC 28480  
(910) 228-4775 keyessurveying@gmail.com

LEGEND:  
EIP = EXISTING IRON PIPE  
ERB = EXISTING REBAR  
EPK = EXISTING PK NAIL  
RBS = REBAR SET  
PKS = PK NAIL SET  
CI = CURB INLET  
STMH = STORM MANHOLE  
SSMH = SANITARY SEWER MANHOLE  
CO = CLEANOUT (ANY TYPE)

RRX = RAIL ROAD XING POLE  
X POWER POLE

THIS PROPERTY IS IN ZONE X AS SHOWN ON FEMA FLOOD HAZARD AREA MAPPING  
Map Number: 3720312700K  
Panel Effective Date: 8/28/2018



TO:  
First American Title Insurance Company, their successors and/or assigns as their interests may appear;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(B1), 8, 9, 13, 16, 17, 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED NOVEMBER 20, 2020

GARY W. KEYES, PLS L-4381

NOTES:  
ISSUING AGENT: Morehead Title Company  
ISSUING OFFICE: 4030 Wake Forest Rd, Ste 201, Raleigh, NC 27609

Commitment Number: R20-3221

Commitment Date: October 1, 2020 at 08:00 AM

The description shown hereon describes the same real estate as the record description in the above referenced commitment (RECORD DESCRIPTION SHOWN HEREON).

-BUILDINGS EXIST ON THIS PROPERTY AS SHOWN HEREON

-ENCROACHMENTS EXIST AND ARE SHOWN HEREON. ALSO SEE CERTAIN MATTERS THAT EXIST REGARDING THE RAILROAD RIGHT-OF-WAY. SEE RAILROAD NOTES.

-SUBSTANTIAL FEATURES OBSERVED DURING THE COURSE OF SURVEY ARE SHOWN HEREON.

-EARTHMOVING WORK WAS NOT OCCURRING DURING THE TIME OF SURVEY. SOME EVIDENCES OF CONSTRUCTION PROCESSES MAY EXIST ON SITE. SURVEYOR IS UNCERTAIN AS TO THE NATURE OR EXTENT OF ANY SUCH CONSTRUCTION WORK.

-NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, CEMETERY OR SANITARY LANDFILL. ENVIRONMENTAL ASSESSMENTS ARE IN PROGRESS. NO ENVIRONMENTAL ASSESSMENT RESULTS PROVIDED TO SURVEYOR AT TIME OF SURVEY.

-REGARDING ROAD FRONTAGE, THESE PROPERTIES HAVE CONTIGUOUS FRONTAGE ON

- 5TH AVENUE (99' PUBLIC RIGHT-OF-WAY)
- 7TH STREET (66' PUBLIC RIGHT-OF-WAY)

THE PROPERTIES HAVE DIRECT ACCESS VIA CURB CUTS AND DRIVEWAY CONNECTIONS AS SHOWN HEREON.

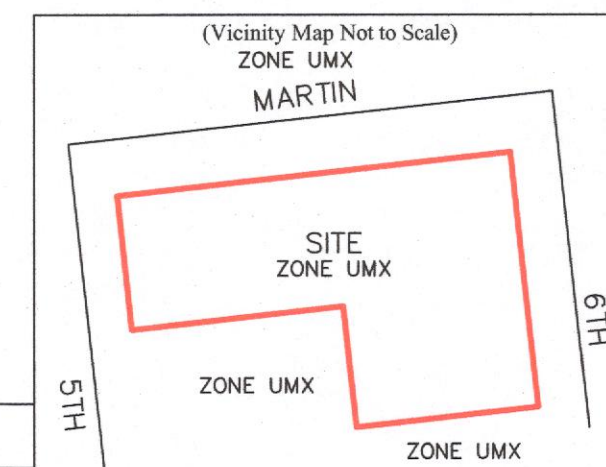
\*THE NORTH LINE ALONG MARTIN STREET IS SUBJECT TO THE RAILROAD AND MAY OR MAY NOT BE USED AS ROAD FRONTAGE AS APPLICABLE.

-NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ARE AVAILABLE TO THE SURVEYOR AT THIS TIME

-UTILITY SHOWN BY VISIBLE EVIDENCE AND APPROXIMATE LOCATION AS SHOWN AND HEREON.

-NO 404 WETLAND MARKERS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.

-THIS SURVEY WAS CONDUCTED USING A SPECTRA PRECISION FOCUS 35 TOTAL STATION EQUIPPED WITH ELECTRONIC DISTANCE MEASUREMENT. RELATIVE POSITIONAL PRECISION MEETS OR EXCEEDS ALTA/ACSM STANDARDS AS CALCULATED BY LATITUDES AND DEPARTURES.



ALTA/NSPS  
LAND TITLE SURVEY  
for:  
PARKER, NORA M HEIRS

ADDRESS(MAILING): 1403 S 5TH AVENUE  
WILMINGTON, NC 28401  
SITE(S): 1403 S 5TH AVENUE  
WILMINGTON, NC 28401

PARID: R05417-006-004-000

TOWNSHIP WILMINGTON (CITY)  
COUNTY NEW HANOVER STATE NC  
DATE 12/18/20 SCALE 1" = 50'

REPORTED ZONING: UMX  
PER CITY OF WILMINGTON ZONING ACCESSED 09/14/20

JOB 20-0830 B SHEET 1 OF 1