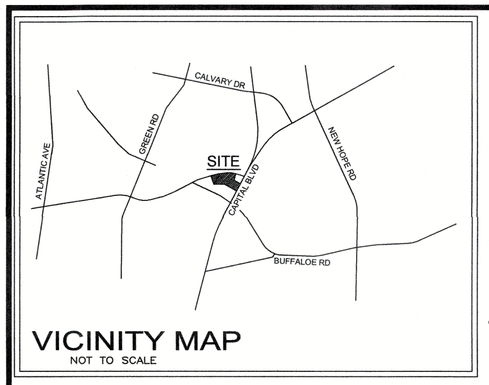


VICINITY MAP
NOT TO SCALE

LEGEND and NOMENCLATURE

SYMBOLS

- Ex. iron pipe/rod or nail
- Ex. concrete monument
- New iron pipe
- Calculated point
- Cable pedestal
- Telephone pedestal
- Transformer
- Fiber-optic marker
- Gas meter
- Water meter
- Fire hydrant
- Valve (water or gas)
- Sanitary sewer manhole
- Sanitary sewer cleanout
- Storm curb inlet
- Drainage inlet (w/ grate)
- Storm drain manhole
- Utility pole
- Lamp post
- Signal pole
- Guy wire
- Sign post

LINETYPES

- X — Fence
- OU — Overhead utility
- W — Water
- SS — Sanitary sewer
- SD — Storm drain

ABBREVIATIONS

DB	Deed Book
PB or BM	Plat Book / Book of Maps
P/L	Property line
PG	Page
S.F.	Square feet
AC.	Acres
R/W	Right-of-way
NCSR	North Carolina State Route
NCDOT	North Carolina Dept. of Transportation
FDC	Fire department connection
Ex.	Existing
RCP	Reinforced concrete pipe
CI	Curb inlet (storm)
DI	Drop inlet (storm)
AG	Above ground
BG	Below ground

REFERENCES:

DEED BOOK 16869, PAGE 938
BOOK OF MAPS 1987, PAGE 1539
*OTHERS SHOWN HEREON

I, JUSTIN L. LUTHER A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY TO 6421 Westgate Realty, LLC, a North Carolina limited liability company, United Community Bank, its successors and/or assigns, as their interests may appear & Chicago Title Insurance Company THAT THIS PLAT OF SURVEY REPRESENTS A TRUE AND CORRECT SURVEY MADE BY ME ON the dates noted hereon, OF THE FOLLOWING DESCRIBED PROPERTY:

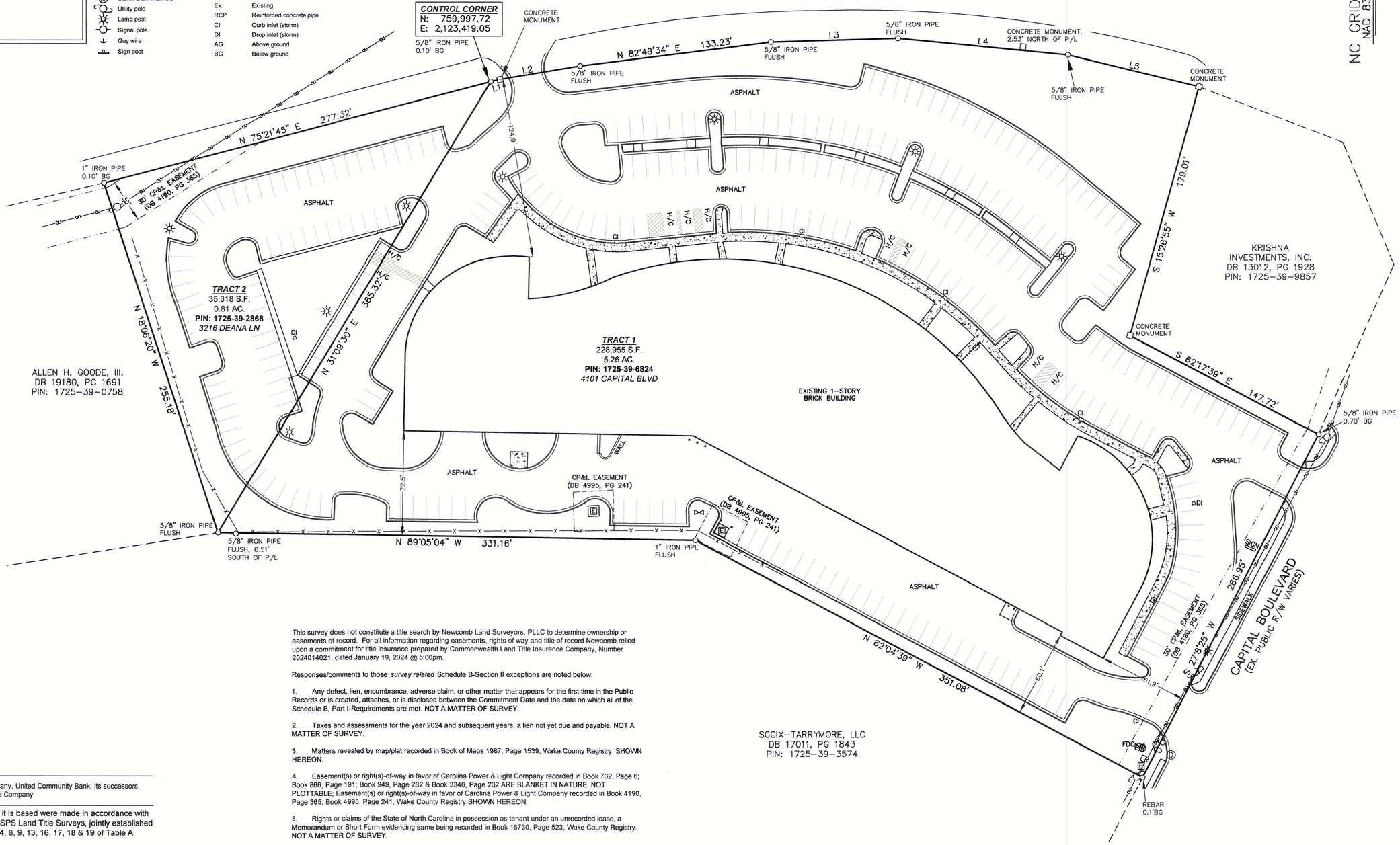
NORTH CAROLINA WAKE COUNTY

Tract 1:
BEING all of Tract 1, containing approximately 5.256 acres, as shown on that recorded map entitled "Recombination Map, New Hope Associates" recorded at Book of Maps 1987, Page 1539, Wake County Registry, said real property located in the City of Raleigh, St. Matthews Township, Wake County, North Carolina.

Tract 2:
BEING all of Tract 2, containing approximately 35,277 square feet, as shown on that recorded map entitled "Recombination Map, New Hope Associates" recorded at Book of Maps 1987, Page 1539, Wake County Registry, said real property located in the City of Raleigh, St. Matthews Township, Wake County, North Carolina.

NC GRID NORTH
NAD 83/2011

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.54	N 76°38'22" E
L2	56.34	N 80°26'32" E
L3	88.09	N 88°22'17" E
L4	118.35	S 84°25'21" E
L5	93.67	S 76°23'16" E



NOTES:

1) All distances are horizontal ground distances in u.s. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.

2) This survey does not include nor depict any environmental evaluations by this office. No investigation into the existence of wetlands or riparian buffers performed in the preparation of this survey.

3) Field survey(s) performed February 6, 2024.

4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.

5) The locations of underground utilities as shown hereon (if any) are based on aboveground structures and aboveground visual evidence only. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

6) Subject properties are not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720172500K, effective date July 19, 2022 and as shown hereon.

7) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.

HORIZONTAL DATUM = NAD 83 / 2011

8) There are no visible encroachments upon the surveyed properties by improvements on adjacent property or visible encroachments on adjacent property by improvements on the surveyed properties.

9) The surveyed properties are the same properties as described in Commonwealth Land Title Insurance Company, #2024014621, with an effective date of January 19, 2024 @ 5:00 pm and that all easements, covenants and restrictions referenced in said title commitment or visible from a physical inspection of the surveyed property or otherwise known have been plotted hereon or otherwise noted as to their effect on the surveyed property.

This survey does not constitute a title search by Newcomb Land Surveyors, PLLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record Newcomb relied upon a commitment for title insurance prepared by Commonwealth Land Title Insurance Company, Number 2024014621, dated January 19, 2024 @ 5:00pm.

Responses/comments to those *survey related* Schedule B-Section II exceptions are noted below:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. NOT A MATTER OF SURVEY.

2. Taxes and assessments for the year 2024 and subsequent years, a lien not yet due and payable. NOT A MATTER OF SURVEY.

3. Matters revealed by map/plat recorded in Book of Maps 1987, Page 1539, Wake County Registry. SHOWN HEREON.

4. Easement(s) or right(s)-of-way in favor of Carolina Power & Light Company recorded in Book 732, Page 6; Book 866, Page 191; Book 949, Page 282 & Book 3346, Page 232 ARE BLANKET IN NATURE, NOT PLOTTABLE; Easement(s) or right(s)-of-way in favor of Carolina Power & Light Company recorded in Book 4190, Page 365; Book 4995, Page 241, Wake County Registry.SHOWN HEREON.

5. Rights or claims of the State of North Carolina in possession as tenant under an unrecorded lease, a Memorandum or Short Form evidencing same being recorded in Book 16730, Page 523, Wake County Registry. NOT A MATTER OF SURVEY.

6. Rights of parties in possession as tenants, if any. NOT A MATTER OF SURVEY.

7. Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within road, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean high water mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land. NONE OBSERVED.

TO: 6421 Westgate Realty, LLC, a North Carolina limited liability company, United Community Bank, its successors and/or assigns, as their interests may appear & 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, 2, 3, 4, 8, 9, 13, 16, 17, 18 & 19 of Table A thereof. The field work was completed on February 6, 2024.

North Carolina Professional Land Surveyor (L-5107)

May 4, 2024

NORTH CAROLINA PROFESSIONAL SEAL L-5107 LAND SURVEYOR JUSTIN L. LUTHER

ALTA / NSPS LAND TITLE SURVEY

PROPERTIES OF 6421 WESTGATE REALTY, LLC

ST. MATTHEW'S TOWNSHIP WAKE COUNTY NORTH CAROLINA

50 25 0 50 100
SCALE: 1"=50'

JOB NO.:249810
FILE NAME:ALTA
PLOT DATE:5/6/24

NEWCOMB *land surveyors, pllc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615, (919) 847-1800, NC License #P-0203*