

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN ALTA/NSPS PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83 COORDINATES.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: C-M (COMMERCIAL MEDIUM)
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL # 371078560J, DATED JUNE 18, 2007.
7. REFERENCES: PLAT BOOK 17, PG. 9, D.B. 8058 PG. 175 OF THE GILFORD COUNTY REGISTRY. PIN: 7856132478
8. UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. RESTRICTIVE COVENANTS AND PROPERTY OWNERS ASSOCIATION DOCUMENTS RECORDED IN DB1263 PG364.
10. NO WETLANDS OR MARKERS WERE OBSERVED.
11. NO VISIBLE EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
12. CHANGES IN STREET OR WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED.
13. PLOTTABLE OFFSITE EASEMENTS PROVIDED ARE SHOWN ON SURVEY.

COMMITMENT FILE NO.: 1002-336516-RTT DATE: MAY 3, 2021 AT 8:00 AM
SCHEDULE B, PART II
EXCEPTIONS

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 SURVEY MATTER.
2. TAXES FOR THE YEAR 2021 AND ALL SUBSEQUENT YEARS. - NOT A SURVEY MATTER.
3. EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 17, PAGE 9, GILFORD COUNTY REGISTRY. - NOT EASEMENTS SHOWN ON PLAT. LOT LINES USED TO SUPPORT FOUND PIPE AT PROPERTY CORNERS.
4. TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AS PROVIDED IN AGREEMENT, RECORDED IN BOOK 1263, PAGE 364, GILFORD COUNTY REGISTRY. - COVENANTS EXPIRED JANUARY 1, 1975 SUBJECT TO AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS BY VOTE OF A MAJORITY OF OWNERS.
5. ARTICLES OF ORGANIZATION OF BWN INVESTMENTS, LLC RECORDED IN BOOK 7209, PAGE 2350, GILFORD COUNTY REGISTRY. - NOT A SURVEY MATTER.
6. TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AS PROVIDED IN NOTICE OF RESIDUAL PETROLEUM, RECORDED IN BOOK 7400, PAGE 1986, GILFORD COUNTY REGISTRY. - APPLICABLE AREA WITHIN THE BOUNDARY OF THE SITE.
7. EASEMENT(S) TO THE CITY OF GREENSBORO RECORDED IN BOOK 7802, PAGE 375, GILFORD COUNTY REGISTRY. - PROPERTY LINE REFLECTS THE NEW RIGHT OF WAY AND EASEMENTS ARE SHOWN.
8. RIGHTS OF OTHERS IN AND TO THE USE OF EASEMENT(S) APPURTENANT AFFECTING THE LAND, IF ANY. - SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO: 1002-336516-RTT DATED MAY 3, 2021 AT 8:00 AM.
9. ANY LIEN, OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL OR RENTAL EQUIPMENT HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN ON THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
10. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499a, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. - NOT A SURVEY MATTER.
11. RIGHTS OF PARTIES IN POSSESSION AS TENANTS ONLY, UNDER UNRECORDED LEASES(S) OR RENTAL AGREEMENT(S). - NOT A SURVEY MATTER.
12. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, DEFICIENCY IN AMOUNT OF AREA, RIGHTS, EASEMENTS, DITCHES, CARTWAYS, OR CLAIMS IN POSSESSION, INTERESTS OR CLAIMS WHICH WOULD BE REVEALED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE LAND. - SURVEY IS BASED ON A FIELD SURVEY BY MCADAMS COMPANY ON 7-29-2021 AND THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO: 1002-336516-RTT DATED MAY 3, 2021 AT 8:00 AM.
13. RIPARIAN RIGHTS ARE NOT INSURED. - NO VISIBLE STREAMS ON SITE.
14. RESERVATION OF GAS, OIL AND/OR MINERAL RIGHTS. NOT A SURVEY MATTER.
15. ANY INACCURACY IN THE AREA, SQUARE FOOTAGE OR ACREAGE OF THE LAND TO BE INSURED HEREUNDER. - SURVEY IS BASED ON A FIELD SURVEY BY MCADAMS COMPANY ON 7-29-2021
16. TITLE TO AND EASEMENTS IN, ANY PORTION OF THE LAND LYING WITHIN ANY HIGHWAYS, ROADS, STREETS OR OTHER WAYS. - SURVEY IS BASED ON A FIELD SURVEY BY MCADAMS COMPANY ON 7-29-2021 AND THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO: 1002-336516-RTT DATED MAY 3, 2021 AT 8:00 AM.
17. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER CREATED BY OR ARISING OUT OF THE INACCESSIBILITY OF THE GILFORD COUNTY REGISTER OF DEEDS, INCLUDING, BUT NOT LIMITED TO, (I) AN INABILITY TO SEARCH THE PUBLIC RECORDS AFTER 5/3/2021, OR (II) ANY DELAY IN RECORDECTION OF CONVEYANCE INSTRUMENT(S) IN THE PUBLIC RECORDS. - SURVEY IS BASED ON A FIELD SURVEY BY MCADAMS COMPANY ON 7-29-2021 AND THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO: 1002-336516-RTT DATED MAY 3, 2021 AT 8:00 AM.
18. ANY INVALIDITY, UNENFORCEABILITY, LACK OF PRIORITY, DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER CREATED BY OR ARISING OUT OF THE INACCESSIBILITY OF THE GILFORD COUNTY REGISTER OF DEEDS, INCLUDING, BUT NOT LIMITED TO, (I) AN INABILITY TO SEARCH THE PUBLIC RECORDS AFTER 5/3/2021, (II) ANY DELAY IN RECORDECTION OF THE DOCUMENTS [DEED OF TRUST] CREATING THE LIEN OF THE INSURED MORTGAGE IN THE PUBLIC RECORDS, OR (III) ANY CLAIM BASED ON AN ASSERTION THAT THE RECORDING OF THE INSURED MORTGAGE FAILED TO BE TIMELY. - NOT A SURVEY MATTER.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GILFORD, STATE OF NORTH CAROLINA, AND IS DESCRIBED AS FOLLOWS:

BEING AND LYING IN MOREHEAD TOWNSHIP, CITY OF GREENSBORO, GILFORD COUNTY, NORTH CAROLINA; BEING ALL OF LOTS 13 THROUGH 19 INCLUSIVE OF GENERAL GREEN FOREST, AS PER PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF GILFORD COUNTY, NORTH CAROLINA, IN PLAT BOOK 17, AT PAGE 09; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

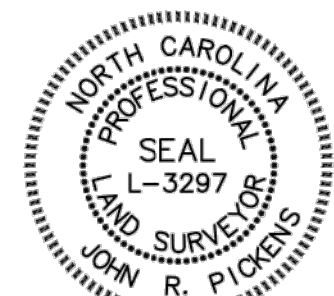
BEGINNING AT AN EXISTING 1 INCH IRON PIN IN THE SOUTHWESTERN MARGIN OF BATTLEGROUND AVENUE AND STANDING NORTH 44-03-00 FEET FROM THE SOUTHEAST INTERSECTION OF BATTLEGROUND AVENUE AND WESTRIDGE ROAD; THENCE RUNNING ALONG THE SOUTHWESTERN MARGIN OF BATTLEGROUND AVENUE SOUTH 44-03-32 EAST FOR 166.22 FEET TO AN EXISTING 3/4 INCH IRON PIN; THENCE RUNNING ALONG THE KOTIS PROPERTY (DEED BOOK 4280, PAGE 1797), SOUTH 120-56 WEST FOR 151.88 FEET TO AN EXISTING 1 INCH IRON PIN; THENCE RUNNING ALONG THE WELLS PROPERTY (DEED BOOK 3651, PAGE 2179) NORTH 86-49-17 WEST FOR 91.39 FEET TO AN EXISTING 1 INCH IRON PIN; THENCE CONTINUING WITH WELLS PROPERTY NORTH 04-33-24 EAST FOR 40.70 FEET TO AN EXISTING 3/4 INCH IRON PIN; THENCE RUNNING ALONG THE WELLS PROPERTY AND THE JARRETT PROPERTY (DEED BOOK 3475, PAGE 1840), NORTH 36-42-50 WEST FOR 151.72 FEET TO AN EXISTING 1 INCH IRON PIN; THENCE RUNNING ALONG THE JARRETT PROPERTY NORTH 45-45-21 EAST FOR 91.70 FEET TO THE POINT OF BEGINNING, CONTAINING 0.53 ACRE, MORE OR LESS.

To: N3 PROPERTY ADVISORS, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, DCTN3 558 GREENSBORO NC, LLC AND CARTER BANK & TRUST, AND/OR ITS SUCCESSORS OR ASSIGNS:

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, 5, 6(A), 7(A), 7(B), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 29, 2021

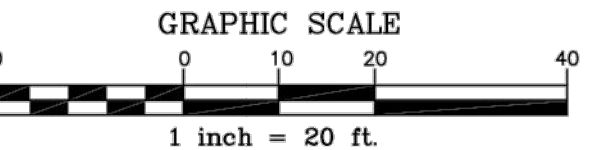
DATE OF PLAT OR MAP: 12-20-2021

JOHN R. PICKENS, P.L.S. L-3297 Date



LEGEND

- EXISTING REBAR
- IRON PIPE SET
- ▲ CALCULATED POINT
- ⊕ BORE HOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- WV WATER VALVE
- ⊠ WATER METER
- ⊕ FIRE HYDRANT
- ⊠ TELEPHONE PEDESTAL
- ⊕ TELEPHONE MANHOLE
- ⊠ ELECTRIC BOX
- ☆ LIGHT POLE
- ⊕ POWER POLE
- ⊕ CURB INLET
- ⊕ STORM DRAINAGE MANHOLE
- ⊕ YARD INLET
- ⊕ FIBER OPTIC HANDHOLE
- ⊕ FIBER OPTIC HANDHOLE
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — FENCE LINE



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STRICKLAND BROTHERS OIL CHANGE
ALTA / NSPS LAND TITLE SURVEY
3223 BATTLEGROUND AVE.
GREENSBORO, NORTH CAROLINA

REVISIONS
NO. DATE
1 09.08.2021 UPDATED TREE DRIP LINE
2

PLAN INFORMATION

PROJECT NO. 2021110459
FILENAME 2021110459-A1
CHECKED BY JRP
DRAWN BY JRP
SCALE 1"=20'
DATE 08.02.2021

SHEET

ONE