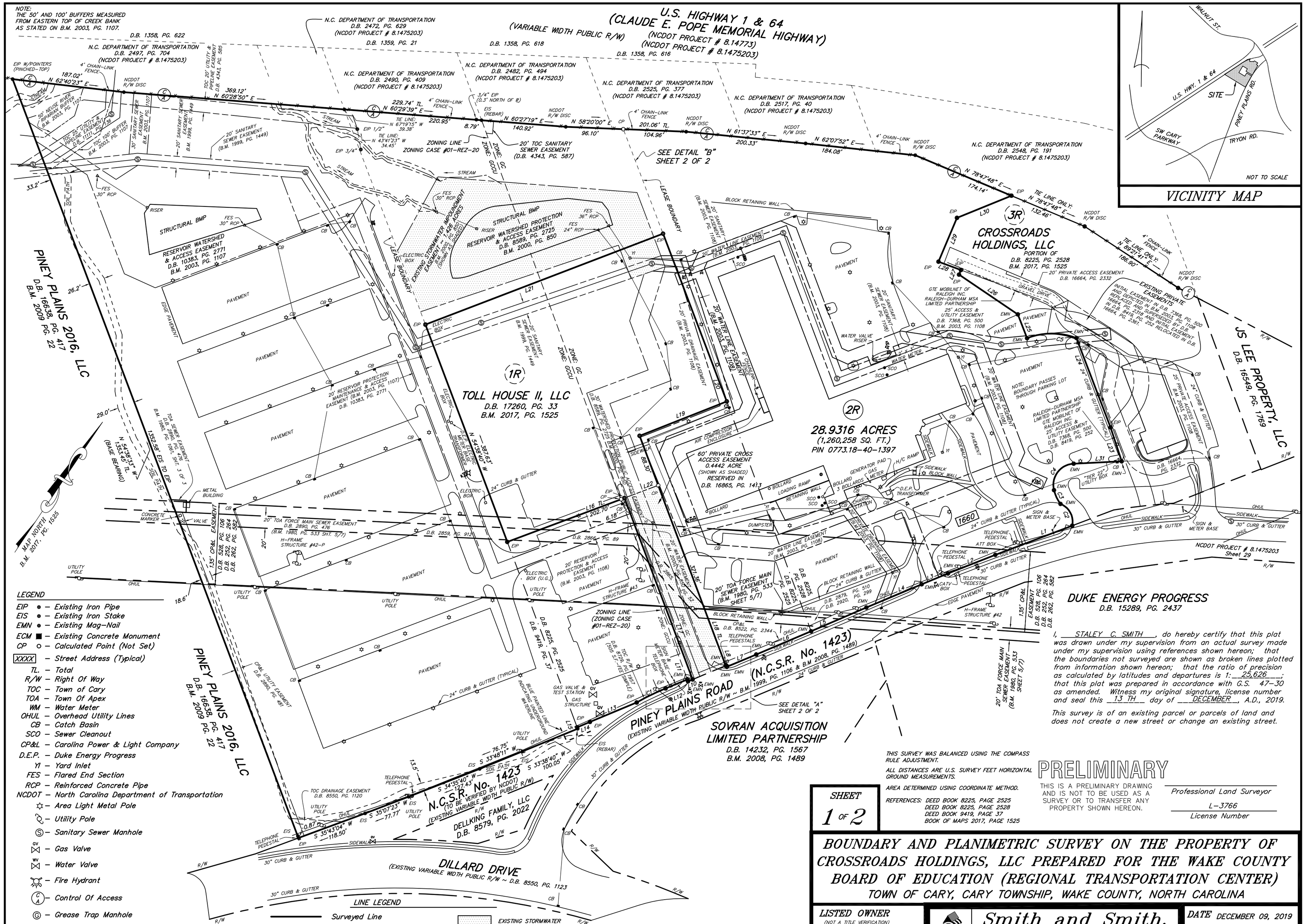

I, STALEY C. SMITH, do hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision using references shown hereon; that the boundaries not surveyed are shown as broken lines plotted from information shown hereon; that the ratio of precision as calculated by latitudes and departures is 1: 25,626; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 13 TH day of DECEMBER, A.D., 2019.

This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

THIS SURVEY WAS BALANCED USING THE COMPASS RULE ADJUSTMENT.

ALL DISTANCES ARE U.S. SURVEY FEET HORIZONTAL GROUND MEASUREMENTS.

AREA DETERMINED USING COORDINATE METHOD.

REFERENCES: DEED BOOK 8225, PAGE 2525
DEED BOOK 8225, PAGE 2528
DEED BOOK 9419, PAGE 37
BOOK OF MAPS 2017, PAGE 1525

PRELIMINARY

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Professional Land Surveyor

L-3766

License Number

SHEET 1 OF 2

BOUNDARY AND PLANIMETRIC SURVEY ON THE PROPERTY OF CROSSROADS HOLDINGS, LLC PREPARED FOR THE WAKE COUNTY BOARD OF EDUCATION (REGIONAL TRANSPORTATION CENTER)

TOWN OF CARY, CARY TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

LISTED OWNER
(NOT A TITLE VERIFICATION)
CROSSROADS HOLDINGS, LLC
P.O. BOX 2069
WAKE FOREST, N.C. 27588-2069

P.I.N. 0773.18-40-1397

Smith and Smith, Surveyors, P.A.
FIRM LICENSE No. C-0155
P.O. BOX 457
APEX, N.C. 27502
(919) 362-7111
PITTSBORO, N.C. 27312
(919) 542-4321

DATE DECEMBER 09, 2019
SCALE 1" = 100'
DRAWN BY J.A.B.
PROJECT NO. 19-78

LEGEND

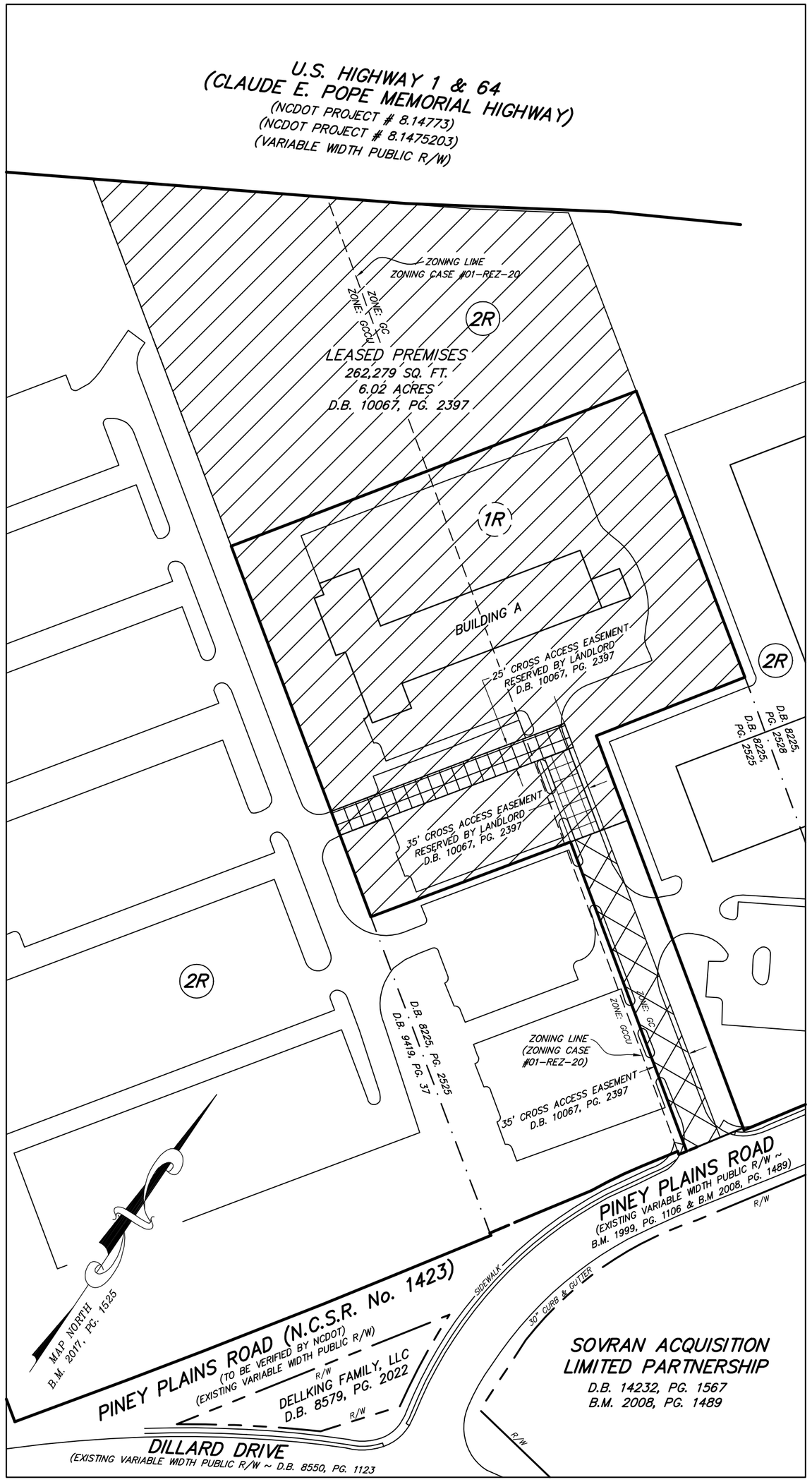
- EIP – Existing Iron Pipe
- EIS – Existing Iron Stake
- EMN – Existing Mag-Nail
- ECM – Existing Concrete Monument
- CP – Calculated Point (Not Set)
- XXXX – Street Address (Typical)
- TL. – Total
- R/W – Right Of Way
- TOC – Town of Cary
- TOA – Town Of Apex
- WM – Water Meter
- OHUL – Overhead Utility Lines
- CB – Catch Basin
- SCO – Sewer Cleanout
- CP&L – Carolina Power & Light Company
- D.E.P. – Duke Energy Progress
- YI – Yard Inlet
- FES – Flared End Section
- RCP – Reinforced Concrete Pipe
- NCDOT – North Carolina Department of Transportation
- Area Light Metal Pole
- Utility Pole
- Sanitary Sewer Manhole
- GV – Gas Valve
- WV – Water Valve
- Fire Hydrant
- Control Of Access
- Grease Trap Manhole
- Storm Water Manhole
- Sewer Cleanout
- Storm Drainage Manhole

LINE LEGEND

- Surveyed Line
- Right Of Way Line (Unsurveyed)
- Unsurveyed Line
- Unsurveyed Line
- EXISTING STORMWATER IMPOUNDMENT EASEMENT
- Unsurveyed Line
- Fence
- Legal Description Line

100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

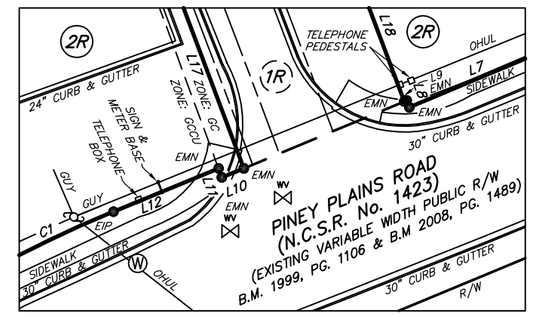
RECORDED IN BOOK OF MAPS 2019, PAGE _____.



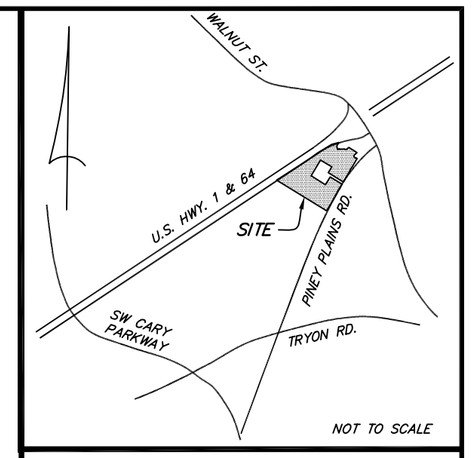
DETAIL "B"
SCALE: 1" = 100'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	53.70'	425.90'	S 30°01'10" W	53.67'
C2	45.02'	32.00'	N 62°22'46" W	41.40'
C3	25.47'	66.00'	N 59°09'26" W	25.31'
C4	62.89'	35.57'	N 02°32'10" E	55.01'
C5	84.15'	115.00'	S 55°50'30" W	82.29'



DETAIL "A"
SCALE: 1" = 50'



VICINITY MAP

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 35°14'27" W	137.33'
L2	S 34°33'51" W	84.86'
L3	S 33°37'08" W	47.56'
L4	S 33°11'46" W	100.04'
L5	S 32°44'51" W	100.43'
L6	S 33°02'12" W	99.39'
L7	S 33°18'40" W	53.26'
L8	N 54°39'42" W	2.50'
L9	S 33°18'40" W	0.92'
L10	S 33°36'28" W	8.19'
L11	N 54°11'47" W	3.30'
L12	S 33°38'09" W	39.28'
L13	S 33°27'46" W	84.45'
L14	N 32°59'14" E	23.12'
L15	N 54°38'40" W	2.50'
L16	S 35°27'16" W	208.88' TL.
L17	S 54°33'05" E	323.53'
L18	N 54°33'05" W	409.66' TL.
L19	N 34°26'51" E	156.43'
L20	N 54°48'19" W	299.50'
L21	N 35°03'39" E	424.60'
L22	N 35°26'55" E	60.00'
L23	N 52°14'00" W	59.63'
L24	N 54°53'56" W	159.68'
L25	N 55°15'29" W	42.54'
L26	N 89°56'15" W	118.54'
L27	N 11°21'02" W	8.28'
L28	S 76°26'41" W	39.94'
L29	N 11°08'31" W	79.41'
L30	N 33°51'29" E	98.17'
L31	N 53°10'42" E	80.33'

LEASED PREMISES

25' CROSS ACCESS EASEMENT
(RESERVED BY LANDLORD)

35' CROSS ACCESS EASEMENT

LEGEND

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NOTES:

(a) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
(b) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
(c) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES, BURIAL GROUNDS, OR ANY SUBSURFACE FEATURES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
(d) REFERENCE IS MADE TO ZONING CASE # 01-REZ-20.

PRELIMINARY

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SHEET 2 OF 2

BOUNDARY AND PLANIMETRIC SURVEY ON THE PROPERTY OF CROSSROADS HOLDINGS, LLC PREPARED FOR THE WAKE COUNTY BOARD OF EDUCATION (REGIONAL TRANSPORTATION CENTER)

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DATE	DECEMBER 09, 2019
SCALE	SEE DETAILS
DRAWN BY	J.A.B.
PROJECT NO.	19-78

RECORDED IN BOOK OF MAPS 2019, PAGE _____.