VICINITY MAP
NO TO SCALE

INSERT 1
NTS

15' WATER EASEMENT DESCRIBED BELOW TO BE CONVEYED TO TOWN OF WALKERTOWN

15' WATER EASEMENT BOUNDARY DESCRIPTION

1–2	S.20°15'28" W.	318.84'
2–3	S.33°17'39" E.	148.36'
3–4	S.16°07'01" W.	73.97'
4–5	N.70° 41' 21" W.	56.97'
5–6	S.18° 16' 53" W.	83.71'
6–7	S.54° 41' 16" W.	68.98'
7–8	N.70° 12' 34" W.	751.49'
8–9	N.22° 23' 06" E.	197.71'
9–10	N.65° 05' 06" E.	341.24'
10–11	N.19° 54' 07" E.	190.36'
11–12	S.71° 56' 03" E.	15.00'
12–13	S.19° 54' 07" W.	138.41'
13–14	S.71° 42' 15" E.	32.69'
14–15	S.19° 18' 39" W.	15.00'
15–16	N.71° 42' 15" W.	32.85'
16–17	S.19° 54' 07" W.	43.67'
17–18	S.65° 05' 06" W.	341.62'
18–19	S.22° 23' 06" W.	60.40'
19–20	S.70° 41' 21" E.	51.43'
20–21	S.19° 18' 39" W.	15.00'
21–22	N.70° 41' 21" W.	52.23'
22–23	S.22° 23' 06" W.	100.83'
23–24	S.70° 12' 34" E.	102.82'
24–25	N.19° 47' 26" E.	16.55'
25–26	S.70° 41' 21" E.	15.00'
26–27	N.19° 47' 26" W.	16.67'
27–28	S.70° 12' 34" E.	174.98'
28–29	N.19° 18' 39" E.	113.14'
29–30	S.70° 41' 21" E.	139.50'
30–31	N.19° 18' 39" W.	15.00'
31–32	S.70° 41' 21" W.	124.50'
32–33	S.19° 18' 39" W.	98.26'
33–34	S.70° 12' 34" E.	380.28'
34–35	N.19° 47' 26" E.	12.65'
35–36	S.70° 41' 21" E.	15.00'
36–37	S.19° 47' 26" W.	12.77'
37–38	S.70° 12' 34" E.	24.89'
38–39	N.54° 41' 16" E.	56.22'
39–40	N.18° 16' 53" E.	79.05'
40–41	N.70° 41' 21" W.	56.30'
41–42	N.19° 18' 39" E.	15.00'
42–43	S.70° 41' 21" E.	112.21'
43–44	N.16° 07' 01" E.	51.37'
44–45	N.33° 17' 39" W.	148.80'
45–46	N.20° 15' 28" E.	326.86'
46–1	S.67° 47' 42" E.	15.00'

DETENTION POND EASEMENTS AND SEPTIC TANK DRAINFIELD EASEMENTS D.B–1605. PG. 1763, AMENDED IN D.B. 1623, PG. 3813.

THE EASEMENT TO DUKE POWER COMPANY RECORDED IN D.B. 1621, PG. 3678 APPLIES TO THE FOLLOWING PARCELS: THE TWO–1.076 AC. TRACTS, GANT OIL CO. TRACT RECORDED IN D.B. 1567,PG. 123, 30" ACCESS ESM' T–D.B. 1567, PG. 122,125– DOUGLAS B. JONES TRACT–D.B. 1567, PG. 144, THE 0.876 AC. TRACT AND TAX LOT 108F (BOTTOM PORTION OF MAP.

EASEMENT TO DAVIDSON ELECTRIC MEMBERSHIP CORPORATION RECORDED IN D.B. 644, PG.377.

EASEMENT TO DUKE POWER COMPANY DEED BOOK 1621, PAGE 3748

GENERAL EASEMENTS

SOUTHERN PUBLIC UTILITIES COMPANY DEED BOOK 351, PAGE 10
LEE TELEPHONE COMPANY DEED BOOK 926, PAGE 391
WALKERTOWN SANITARY DISTRICT DEED BOOK 850, PAGE 359
DUKE POWER COMPANY DEED BOOK 846, PAGE 289 AND DEED BOOK 1021,PAGE 322

ALL EASEMENT DESCRIPTION ARE GENERAL IN NATURE WITH THE EXCEPTION OF THE WALKERTOWN SANITARY DISTRICT EASEMENT, WHICH IS FOR A WATER MAIN, TWO FEET IN WIDTH, BUT DOES NOT DESIGNATE AN EXACT LOCATION ON THE PROPERTY.

LINE	DIRECTION	DISTANCE
L1	S72° 04' 08" E	45.02'
L2	S35° 12' 53" W	65.76'
L3	S12° 43' 53" E	30.80'
L4	N72° 04' 08" W	46.57'
L5	N72° 04' 08" W	10.14'
L6	S68° 19' 36" E	32.77'
L7	N47° 38' 20" E	44.13'
L8	N34° 41' 31" E	60.13'
L9	S47° 38' 20" W	37.27'
L10	S34° 41' 31" W	33.07'
L11	S35° 12' 53" W	34.87'

TOTAL TRACT = 39.934 AC.± BY COMPUTER CALCULATION

Note: This plat is subject to any Easements, Agreements, or Rights-of-way of record prior to the date of this plat, which was not visible at the time of my inspection.

This map or drawing and accompanying documents are furnished to the person(s) named thereon and no alterations or use by others is permitted unless authorized by LARRY L. CALLAHAN SURVEYING COMPANY, INC.

This property is not located in a special flood hazard area as determined by the department of Housing and Urban Development.

LEGEND

PP – Power Pole
EIP – Existing Iron Pipe
NIP – New Iron Pipe
EPI – Existing Iron Pipe
NPI – New Pin Iron
CM – Concrete Monument
WM – Water Meter
NTS – Not To scale
MH – Man Hole
? – Water Meter
L/P – Light Pole
P/L – Property Line
R/W – Right-of-Way
C/L – Centerline
EP – Edge of Paving
FC – Face of Curb
FH – Fire Hydrant
CB – Catch Basin
TP – Telephone Pole
NTS – Not To Scale

"I CERTIFY THATT ON DECEMBER 22ND 95, WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT."

R.L.S.

Ratio of Precision = 1:10,000±

Graphic Scale
0 50 100 200 300

SURVEY CERTIFICATION

December 21, 1995

This survey is made for the benefit of.

Wells Fargo Bank, National Association, Centre Stage Limited Partnership and First American Title Insurance Company.

Larry L. Callahan, a Registered Land Surveyor in the State of North Carolina, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above that I have made a careful survey of a tract of land described as follows (the "Premises"):

(Legal Description)

Tract One
Walkertown

That certain tract or parcel of land lying and being in Walkertown, Middlefork 2 Township, Forsyth County, North Carolina, more particularly described as follows:

Beginning at an new iron pipe at the intersection of the Southerly right-of-way line of N.C. Highway 66 (a 70-foot right-of-way as of May 20, 1988) (See Deed to a 10 foot strip to the North Carolina Department of Transportation recorded at Book 1601, Page 1025), with the Eastern right-of-way line of Rocky Branch Drive, said beginning point also being the Northwest property corner of Marquis Properties-Walkertown Ltd., a Georgia limited partnership (now or formerly) (See Deed recorded at Book 1576, Page 1637, as modified by the aforementioned Deed recorded at Book 1601, Page 1025), and running from said beginning point thus established with the Southerly right-of-way line of N.C. Highway 66, the following courses and distances: South 72 degrees 4 minutes 8 seconds East 45.02 feet to a new iron pipe; South 72 degrees 46 minutes 17 seconds East 99.99 feet to a new iron pipe; South 71 degrees 56 minutes 3 seconds East 115.17 feet to a new iron pipe; thence South 19 degrees 18 minutes 39 seconds West 168.60 feet to a point; thence South 70 degrees 41 minutes 21 seconds East 217.00 feet to a point; thence North 19 degrees 18 minutes 39 seconds East 168.17 feet to a point; thence South 68 degrees 19 minutes 36 seconds East 67.02 feet to a new iron pipe; thence South 67 degrees 47 minutes 42 seconds East 147.20 feet to a new iron pipe in the Western property line of Harry Boles and John Wood (now or formerly) (See Deed recorded at Book 1567, Page 118); thence with the Western property line of said Boles and Wood South 20 degrees 33 minutes 39 seconds West 320.53 feet to a new iron pipe; thence with said Boles and Wood (now or formerly) Southern line, South 71 degrees 16 minutes 52 seconds East 263.03 feet to a new iron pipe in the Northwestern terminus of a certain 30 foot access easement; thence with the Western terminus of said 30 foot access easement and falling in with lines of said Boles and Wood (now or formerly) the following six courses and distances: (1) South 20 degrees 32 minutes 52 seconds West 328.43 feet to a new iron pipe; (2) North 70 degrees 41 minutes 21 seconds West 482.15 feet to a new iron pipe; (3) South 19 degrees 18 minutes 39 seconds West 142 feet to a new iron pipe; (4) North 70 degrees 41 minutes 21 seconds West 408.17 feet to a new iron pipe; (5) North 19 degrees 18 minutes 39 seconds East 142 feet to a new iron pipe; and (6) North 70 degrees 41 minutes 21 seconds West 156.83 feet to a new iron pipe in the Eastern right-of-way line of Rocky Branch Drive; thence with the Eastern right-of-way line of Rocky Branch Drive the following courses and distances: (1) North 35 degrees 12 minutes 53 seconds East 65.76 feet to a new iron pipe; (2) North 30 degrees 43 minutes 25 seconds East 100.68 feet to a new iron pipe; (3) North 27 degrees 23 minutes 29 seconds East 492.45 feet to a new iron pipe at the point and place of BEGINNING; containing 13.442 acres, more or less, as shown on an unrecorded plat of survey entitled " Map for Marquis Properties – Walkertown, Ltd.," dated May 20, 1988, prepared by Larry L. Callahan Surveying Co., Inc., 935 East Mountain Street, Suite I, Kernersville, North Carolina, 27284, bearing the Registered Land Surveyor Seal No. L-2499 of Larry LaRue Callahan and bearing Job No. 4838-4.

TOGETHER WITH a perpetual nonexclusive access easement and roadway 30 feet in width (the " Easement") for the purpose of ingress, egress and regress from Darrow Road to the above described tract of land, said Easement being more particularly described as follows:

Beginning at an iron stake located in the West margin of Darrow Road, said iron stake being located South 12 degrees 43 minutes 53 seconds East 243.02 feet from the intersection of said West right-of-way line of Darrow Road with the Southwesterly right-of-way line of N.C. Highway 66; and running thence from said BEGINNING point. North 89 degrees 36 minutes 15 seconds West 310.01 feet to an iron stake located at a corner of the above described property; running thence with an East line of said above described property South 20 degrees 32 minutes 52 seconds West 31.96 feet to a point; running thence South 89 degrees 36 minutes 15 seconds East 328.02 feet to an iron in the West right-of-way line of said Darrow Road; running thence with said right-of-way line of Darrow Road, North 12 degrees 43 minutes 53 seconds West 30.8 feet to the point and place of BEGINNING, and being a 30 foot access easement according to a survey prepared by Larry L. Callahan, R.L.S., dated May 20, 1988, bearing Job No. 4838-4.

Tract Two
Wood / Boles Property

That certain tract or parcel land lying and being in Walkertown, Middlefork 2 Township, Forsyth County, North Carolina, more particular described as follows:

Beginning at an existing Iron stake lying at the Northwest corner of the John H. Wood and Harry A. Boles property (now or formerly) as more particullary described in Deed Book 1567 at Page 113 of the Forsyth County, North Carolina registry, said existing stake further lying in the Southern margin of the 60 foot wide right-of-way of North Carolina Highway 66; thence the following two courses and distances; (1) South 1 degree 3 minutes 30 seconds East 653.45 feet to an existing iron stake lying at the Southwest corner of the Walkertown Shopping Center. Inc. described in Book 1002 at Page 42, and (2) South 1 degree 40 minutes West 542.12 feet to a new iron stake lying at the Northwest corner of the Leonard Warner property, (now or formally) thence the common boundary line between said John H. Wood and Harry A. Boles and said Warner properties (now or formerly), South 86 degrees 9 minutes 6 seconds East 1,985.17 feet to a point; thence North 12 degrees 43 minutes 53 seconds West 337.37 feet to a point; thence North 89 degrees 36 minutes 15 seconds West 275.20 feet to a point; thence North 2 degrees 48 minutes 55 seconds West 153.72 feet to a point; thence South 89 degrees 36 minutes 15 seconds East 248.02 feet to the Western margin of Darrow Road; thence with the Western margin of Darrow Road North 12 degrees 43 minutes 53 seconds West 30.8 feet to a point; thence North 89 degrees 59 minutes 15 seconds West 243.55 feet to a point; thence North 10 degrees 59 minutes 20 seconds East 295.35 feet to a point in the Souther margin of said Highway 66, thence with the Southern margin of Highway 66 North 67 degrees 47 minutes 42 seconds West 276.28 feet to a point; thence South 20 degrees 33 minutes 39 seconds West 330.53 feet to a new iron stake; thence South 71 degrees 16 minutes 52 seconds East 263.03 feet to a new iron stake; thence South 20 degrees 32 minutes 52 seconds West 328.43 feet to a new iron stake; thence North 70 degrees 41 minutes 21 seconds West 482.15 feet to a new iron stake; thence South 19 degrees 18 minutes 39 seconds West 142 feet to a new Iron stake; thence North 70 degrees 41 maenads 21 seconds West 408.17 feet to a new iron stake; thence North 19 degrees 18 minutes 39 seconds East 142 feet to a new iron stake; thence North 41 degrees 41 minutes 21 seconds West 156.83 feet to a new iron stake lying in the Southeastern margin of the right-of-way of Rocky Branch Drive; thence with the Eastern margin of Rocky Branch Drive; thence with the Eastern margin of Rocky Branch Drive, North 35 degrees 12 minutes 53 seconds East 65.76 feet to a new iron stake; thence North 30 degrees 43 minutes 25 seconds East 100.68 feet to a new iron stake; thence North 27 degrees 23 minutes 29 seconds East 502.59 feet to a new iron stake lying in the Southern margin of N.C. Highway 66 and in the Northern boundary line of the said John H. Wood and Harry A. Boles property (now or formally); thence with Northern boundary line of the said John H. Wood and Harry A. Soles property (now or formally) and the Southern margin of the said Highway 66, the following six courses and distances; (1) North 72 degrees 4 minutes 8 seconds West, 10,14 feet to a new iron stake lying in the center of the right-of-way of Rocky Branch Drive; (2) North 72 degrees 4 minutes 8 seconds West, 46.57 feet to a new iron stake: (3) North 73 degrees 36 minutes 20 seconds West 100 feet to a new iron stake; (4) North 75 degrees 2 minutes 7 seconds West 100 feet to a new iron stake; (5) North 75 degrees 53 minutes 53 seconds West 100 feet to a new iron stake; and (6) North 77 degrees 45 minutes 11 seconds West 434.85 feet to the point and place of beginning containing 26.480 acres, more or less, according to a plat map entitled " Map for John H. Wood and Harry Boles drawn from a survey by Larry L Callahan, R.L.S., dated February 28, 1986 and revised September 23, 1986. The above?described property is a portion of tax lots 11F and 11Z, block 3242 on the Forsyth County Tax Maps:

TOGETHER WITH, a perpetual, nonexclusive easement area for ingress, egress and regress, the legal description of whfch is as follows.

Beginning at an iron stake in the Southern right-of-way line of N.C. Highway 66 in the City of Walkertown, County of Forsyth, State of North Carolina, said iron stake being located North 67 degrees 47 minutes 42 seconds West 420.69 feet and South 20 degrees 33 minutes 39 seconds West 10.00 feet from the iron stake at the intersection of the Southern right-of-way line of N.C. Highway 66 with the Westerly right-of-way line of Darrow Road; and running from said BEGINNING point thus established. South 20 degrees 33 minutes 39 seconds West 320.53 feet to an iron stake; thence South 71 degrees 16 minutes 52 seconds East 263.03 feet to an iron stake; thence South 20 degrees 32 minutes 52 seconds West 30.02 feet to a point; thence North 71 degrees 16 minutes 52 seconds West 293.05 feet to a point; thence North 20 degrees 33 minutes 39 seconds East 352.38 feet to an iron stake In the Southern right-of-way line of N.C. Highway 66 ; thence with the Southern right-of-way line of N.C. Highway 66, South 67 degrees 47 minutes 42 seconds East 30.01 feet to the point and place of beginning, being shown as a 30' Access Easement (private) on an unrecorded survey prepared by Larry L. Callahan Surveying Co.,Inc., 935 East Mountain Street, Suite I, Kemersville, North Carolina 27284, bearing the seal of Larry L. Callahan, N.C.R.L No. L-2499, dated May 20, 1988, and bearing Job No. 4838-4.

I further certify that:

1. The survey reflected by this plat was actually made upon the ground, that the attached plat of survey is made at least in accordance with the minimum standards established by the State of North Carolina for surveyors and with the " Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" (as adopted by ALTA and ASCM and in effect on the date of this certification) of an Urban Survey, with accuracy and precision requirements of the state in which the subject property is located, and contains items 1, 2, 3, 4 , 7(a), 7(b)(1), 8, 9, 10, 11, 13 of Table A thereto.

2. The survey correctly shows the location of all buildings, structures and other visible improvements situated on the property.

3. Except as shown, all utilities serving the Premises enter through adjoining public streets and/or easements of record; that, except as shown, there are no visible easements or rights of way across said Premises; that the property described hereon is the same as the property described in First American Title Insurance Company Commitment No. 361294 with an effective date of 09-01-95 and that all easements of which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the Premises;

4. Except as shown, there are no encroachments onto adjoining premises, streets or alleys by any building, structures, or other visible improvements, and no encroachments onto said Premises by buildings, structures or other visible improvements situated on adjoining premises;

5. Said described property is located within an area having a Zone-Designation C by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 85 , with a date of identification of 01-05-84, for Community Number 375349-0085C, in Forsyth County, State of North Carolina, which is the current Rood Insurance Rate map for the community in which said Premises is situated;

6. The property has direct physical access to N.C. Highway 66, Darrow Road and Rocky Branch Road, a public street or highway;

7. The number of striped parking spaces located on the subject property is 492, and to the extent possible, are graphically shown hereon.

Reg. Land Surveyor No. 2499

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