

ALTA/ACSM LAND TITLE SURVEY

FOUNTAIN POINTE

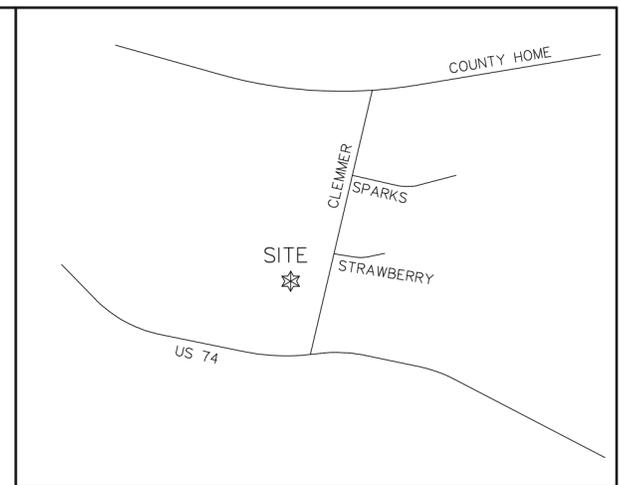
ROCKINGHAM, NC

ROCKINGHAM TWP., RICHMOND COUNTY, N.C.

OWNER: EDGAR H. SPARKS
 DEED REFERENCE: DEED BOOK 722, PAGE 440
 DEED REFERENCE: DEED BOOK 754, PAGE 379
 DEED REFERENCE: DEED BOOK 656, PAGE 650
 DEED REFERENCE: DEED BOOK 960, PAGE 421
 MAP REFERENCE: SLIDE 746-U

COMMITMENT NO: CW-13-09079
 EFFECTIVE DATE: SEPTEMBER 13, 2013
 TO FOUNTAIN POINTE APARTMENTS, LLC, COMMONWEALTH LAND 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6B, 7A, 7B1, 7C, 8, 9, 10, 11B, 12, 13, 14, 16, 18, 20, & 21 OF TABLE A THEREOF.
 THE FIELD WORK WAS COMPLETED ON 11/05/13
 DATE OF PLAT OR MAP: 11/19/13
THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY BENNY L. BROWN, L-3031, ON 11/19/13.
THIS MEDIUM SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

SURVEYOR
 REGISTRATION NUMBER L3031



VICINITY MAP NTS

PROPERTY SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS RECORDED IN RICHMOND COUNTY REGISTRY:
 DEED BOOK 407, PAGE 539A
 DEED BOOK 407, PAGE 559
 DEED BOOK 328, PAGE 507
 DEED BOOK 316, PAGE 272
 DEED BOOK 270, PAGE 395
 DEED BOOK 270, PAGE 188
 DEED BOOK 270, PAGE 148
 DEED BOOK 230, PAGE 48
 DEED BOOK 23, PAGE 234
 DEED BOOK 1, PAGE 186
 DEED BOOK 1, PAGE 180
 DEED BOOK 746, PAGE 4
 DEED BOOK 1037, PAGE 294
 DEED BOOK 637, PAGE 843
 DEED BOOK 574, PAGE 333
 DEED BOOK 415, PAGE 174
 DEED BOOK 407, PAGE 591
 DEED BOOK 407, PAGE 590
 DEED BOOK 407, PAGE 539
 INFORMATION SUPPLIED AS PART OF TITLE RESEARCH

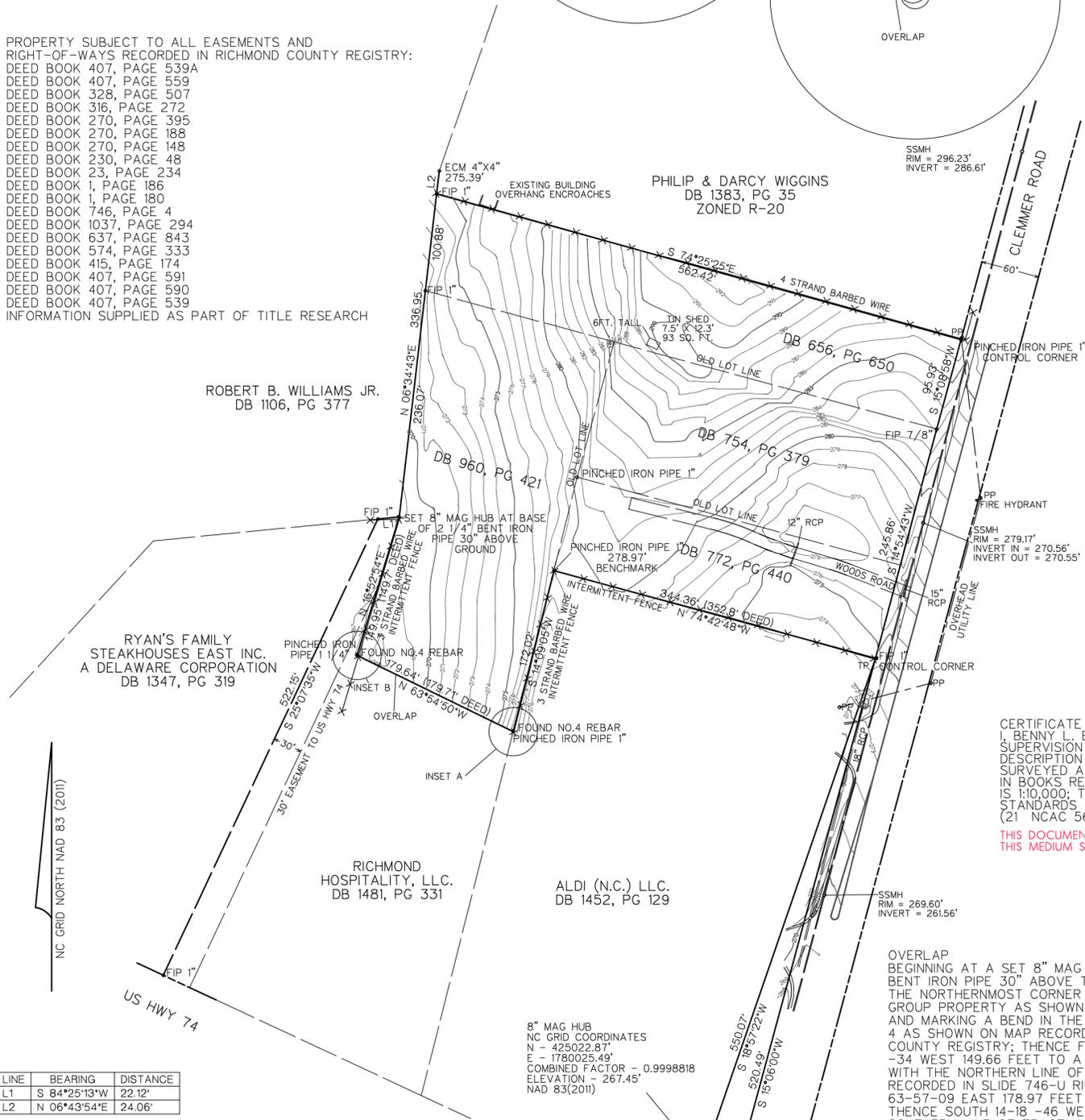
ROBERT B. WILLIAMS JR.
 DB 1106, PG 377

RYAN'S FAMILY STEAKHOUSES EAST INC.
 A DELAWARE CORPORATION
 DB 1347, PG 319

RICHMOND HOSPITALITY, LLC.
 DB 1481, PG 331

ALDI (N.C.) LLC.
 DB 1452, PG 129

PHILIP & DARCY WIGGINS
 DB 1383, PG 35
 ZONED R-20



BEGINNING AT A 1" IRON PIPE IN THE WESTERN RIGHT-OF-WAY OF N.C. STATE ROAD 1641, SAID IRON BEING THE NORTHEASTERN CORNER OF THE ALDI NC, LLC. PROPERTY AS RECORDED IN DEED BOOK 1452, PAGE 129 RICHMOND COUNTY REGISTRY; THENCE FROM THE BEGINNING WITH THE NORTHERN LINE OF THE ALDI NC, LLC. PROPERTY NORTH 74-42-48 WEST 344.36 FEET TO A 1" PINCHED IRON PIPE, THENCE WITH THE WESTERN LINE OF THE ALDI NC, LLC. PROPERTY SOUTH 14-09-05 WEST 172.02 FEET TO A 1" PINCHED IRON PIPE, THENCE WITH THE NORTHERN LINE OF THE RICHMOND HOSPITALITY GROUP PROPERTY AS RECORDED IN DEED BOOK 1481, PAGE 331 RICHMOND COUNTY REGISTRY NORTH 63-54-50 WEST 179.64 FEET TO A 1 1/4" PINCHED IRON PIPE, THENCE WITH THE LINE OF THE RICHMOND HOSPITALITY GROUP PROPERTY NORTH 16-52-54 EAST 149.95 FEET TO A SET 8" MAG HUB AT THE BASE OF A FOUND 2 1/4" BENT IRON PIPE 30" ABOVE GROUND, THENCE WITH THE EASTERN LINE OF THE ROBERT B. WILLIAMS JR. PROPERTY AS RECORDED IN DEED BOOK 1106, PAGE 377 RICHMOND COUNTY REGISTRY NORTH 06-34-43 EAST 336.95 FEET TO A 1" IRON PIPE, THENCE WITH THE SOUTHERN LINE OF THE PHILIP AND DARCY WIGGINS PROPERTY AS RECORDED IN DEED BOOK 1383, PAGE 35 RICHMOND COUNTY REGISTRY SOUTH 74-25-25 EAST TO A 1" PINCHED IRON PIPE IN THE WESTERN RIGHT-OF-WAY OF N.C. STATE ROAD 1641, THENCE WITH THE RIGHT-OF-WAY OF N.C. STATE ROAD 1641 SOUTH 15-08-58 WEST 95.93 FEET TO A 7/8" PINCHED IRON PIPE, THENCE CONTINUING WITH SAID RIGHT-OF-WAY SOUTH 14-54-43 WEST 245.86 FEET TO THE BEGINNING CONTAINING 4.844 ACRES MORE OR LESS AND BEING ALL OF THE PROPERTIES AS RECORDED IN DEED BOOK 772, PAGE 440, DEED BOOK 754, PAGE 379, DEED BOOK 656, PAGE 650, AND DEED BOOK 960, PAGE 421 RICHMOND COUNTY REGISTRY.

NOTE:
 LOT CONTAINS 4.844 ACRES
 AREA BY COORDINATE METHOD
 PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP NUMBER 3710748200J & 3710747200J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE: OCTOBER 17, 2006
 PIN 748201050971
 PIN 748201050797
 PIN 747202958703
 PIN 748201050675
 ZONED B3
 DISTANCE TO NEAREST INTERSECTION (US 74) 635 FEET
 NEW DESCRIPTION PREPARED FOR RECOMBINATION PURPOSES
 CONTOUR INFORMATION TAKEN FROM GROUND SURVEY
 THE NC GRID COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY GPS OBSERVATIONS USING A TOPCON GR-3 RECEIVER AND THE NC VRS SYSTEM ON 11-07-13.

CERTIFICATE OF SURVEY AND ACCURACY
 I, BENNY L. BROWN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED AS SHOWN ON MAP, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS 19th DAY OF NOVEMBER, 2013
THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY BENNY L. BROWN, L-3031, ON 11/19/13.
THIS MEDIUM SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

PROFESSIONAL LAND SURVEYOR
 REGISTRATION NUMBER L3031

OVERLAP
 BEGINNING AT A SET 8" MAG HUB AT THE BASE OF A 2 1/4" BENT IRON PIPE 30" ABOVE THE GROUND, SAID POINT BEING THE NORTHERNMOST CORNER OF THE RICHMOND HOSPITALITY GROUP PROPERTY AS SHOWN ON MAP RECORDED IN SLIDE 746 -U AND MARKING A BEND IN THE WESTERN LINE OF TRACT NUMBER 4 AS SHOWN ON MAP RECORDED IN SLIDE 533-D RICHMOND COUNTY REGISTRY; THENCE FROM THE BEGINNING SOUTH 16-47-34 WEST 149.66 FEET TO A FOUND NUMBER 4 REBAR, THENCE WITH THE NORTHERN LINE OF THE PROPERTY AS SHOWN ON MAP RECORDED IN SLIDE 746-U RICHMOND COUNTY REGISTRY SOUTH 63-57-09 EAST 178.97 FEET TO A FOUND NUMBER 4 REBAR, THENCE SOUTH 14-18 -46 WEST 0.45 FEET TO A POINT IN THE SOUTHERN LINE OF TRACT NUMBER 4 AS SHOWN ON MAP RECORDED IN SLIDE 533 -D, THENCE WITH SAID LINE NORTH 63-54-50 WEST 179.24 FEET TO A 1 1/4" PINCHED IRON PIPE, THENCE NORTH 16-52-54 EAST 149.95 FEET TO THE BEGINNING CONTAINING 21 SQUARE FEET MORE OR LESS.

LINE	BEARING	DISTANCE
L1	S 84°25'13"W	22.12'
L2	N 06°43'54"E	24.06'

ZONED	FRONT SETBACK	REAR SETBACK	SIDE SETBACK	MAXIMUM HEIGHT
B3	30'	MIN OF 20' ABUTTING RESIDENTIAL	10' (15' ABUTTING RESIDENTIAL)	60'

- LEGEND
- FIP FOUND IRON PIPE
 - SIP SET IRON PIPE
 - FCM FOUND CONCRETE MONUMENT
 - SCMS SET COTTON MILL SPINDLE
 - EMN EXISTING MAG NAIL
 - MNM NEW MAG NAIL
 - CP COMPUTED POINT
 - CBL CABLEVISION EQUIPMENT
 - TP TELEPHONE PEDESTAL
 - ET ELECTRICAL TRANSFORMER
 - PP POWER POLE
 - WM WATER METER
 - SCO SEWER CLEANOUT



SURVEY FOR:
 NEIL SMITH ENGINEERING
 139 PINEHURST AVENUE, SUITE C
 SOUTHERN PINES, NC 28387

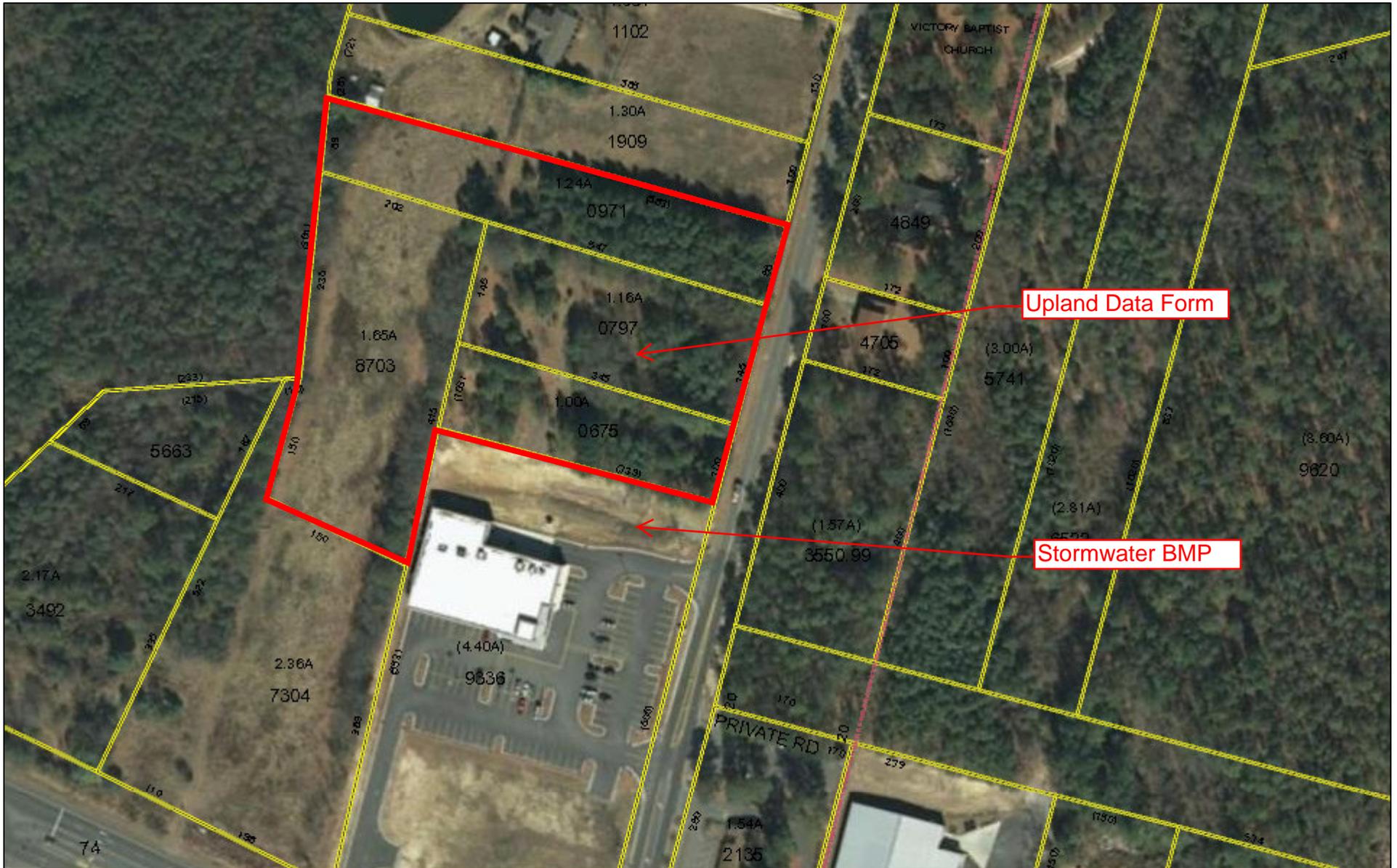
DATE: 11/05/13
 FILE NO. 19413
 SCALE 1" = 100'

BENNY L. BROWN
 Professional Surveyor

5318 NC HWY 211
 P.O. BOX 307
 WEST END, N.C. 27376
 (910) 673-1446

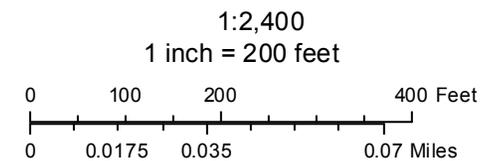
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Richmond County GIS



April 3, 2014

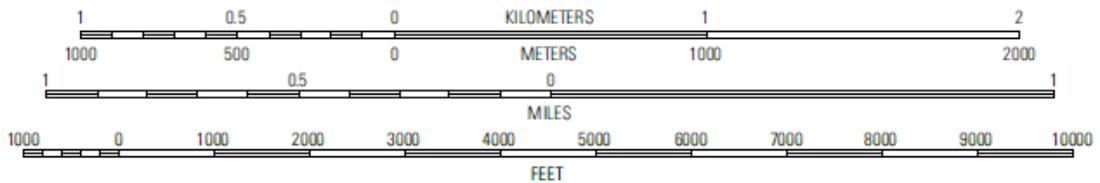
- County Boundary
- City Limits
- Parcels



HAMLET QUADRANGLE
NORTH CAROLINA-RICHMOND CO.
7.5-MINUTE SERIES



SCALE 1:24 000

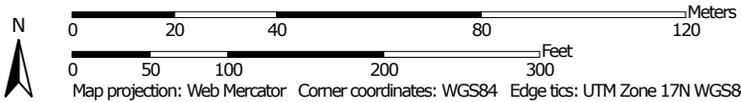


CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

Soil Map—Richmond County, North Carolina
(Fountain Pointe)



Map Scale: 1:1,470 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Richmond County, North Carolina
Survey Area Data: Version 15, Dec 21, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 17, 2010—Apr 2, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Richmond County, North Carolina (NC153)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AcB	Ailey loamy sand, 0 to 8 percent slopes	3.5	73.7%
AcC	Ailey loamy sand, 8 to 15 percent slopes	1.1	23.1%
JmA	Johnston mucky loam, 0 to 2 percent slopes, frequently flooded	0.1	3.1%
PoB	Pelion loamy sand, 2 to 8 percent slopes	0.0	0.0%
Totals for Area of Interest		4.7	100.0%



U.S. Fish and Wildlife Service National Wetlands Inventory

Fountain Pointe

Mar 31, 2014



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks: