

PARCEL INFO AREA
Owner: Northport Lake Charles, LLC, a North Carolina Limited Liability Company
Deed Book 3100, Page 827
Total: 19.438 AC

- Parcel 1: 36 Camellia Ln, PID 010514 0419
Parcel 2: 842 Azalea Dr, PID 010514 0498
Parcel 3: 294 Rosebud St, PID 010514 0444
Parcel 4: 32 Camellia Ln, PID 010514 0418
Parcel 5: 36 Daisy Cr, PID 010514 0417
Parcel 6: 17 Camellia Ln, PID 010514 0415

ZONING NO REPORT PROVIDED.

PARKING COUNT
XX Regular Parking Spaces
XX Handicap Parking Spaces
XX Total Parking Spaces

FEMA INFO
PER REVIEW OF FIRM MAP NO. 372005A000J, EFFECTIVE DATE: 10/03/2005, THIS PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AND IS DESIGNATED AS ZONE "X"

ENCROACHMENT NO ENCROACHMENTS OBSERVED DURING SURVEY.

Revisions Table with columns for Date, Revision Description, and Initials.

- LEGEND OF SYMBOLS
SET BOUNDARY MARKER
EXISTING BOUNDARY MARKER
CONCRETE MONUMENT
MATHEMATICAL POINT
SURVEYED PROP LINE
ADJOINING PROP LINE
WOOD PLANK FENCE
CHAIN LINK FENCE
STORM DRAIN PIPE
OVERHEAD LINE
OBSERVED ENCROACHMENT
PLOTTED TITLE EXCEPTION
REGULAR PARKING SPACE
HANDICAPPED SPACE
UNDERGROUND FIBER

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RECORD LEGAL

TRACT I
Being all of Lake Charles Apartments as shown in a survey entitled "Lake Charles Apartments and Lake Charles Apartments Western Portion" prepared by H&A Associates, LLC and more particularly described as Parcels 1, 2, 3, 4, 5, 6, and 7 as shown in Map Book 2008, Pages 544-547, Harnett County Registry and as more particularly described below:
PARCEL 1: BEING all of Tract "A" as shown on a plot entitled "Lake Charles Apartments" which appears of record in Map Book F, Page 130-C, Harnett County Registry, and being more particularly described as follows: BEGINNING at an existing concrete monument, a corner of the First Tract of William S. Wellons Property as recorded in Deed Book 502, Page 50 Harnett County North Carolina Registry, said point being the northeast corner of Raymond K. Rhodes Property as recorded in Deed Book 396, Page 239 Harnett County North Carolina Registry, and thence with the northern margin of said Rhodes Property North 81°20'37" West 437.49 feet to an existing concrete monument in the eastern margin of Ray Avenue (State Road #1121 - 60 foot right-of-way); thence with the eastern margin of said Ray Avenue North 12°48'39" West 198.38 feet to the southwest corner of Linda Sue Bowers Property as recorded in Deed Book 974, Page 730 Harnett County North Carolina Registry; thence with the southern margin of said Bowers Property North 89°00'00" East 200.00 feet to the southeast corner of said Bowers Property; thence with the eastern margin of said Bowers Property North 12°48'39" West 143.00 feet to the northeast corner of said Bowers Property; thence with the southern margin of Section A-I Twin Lakes Subdivision as shown on Plat Book 7, Page 119 Harnett County North Carolina Registry North 89°00'00" East 977.52 feet to the northwest corner of Rolling Springs Section II as shown on Map Book 18, Page 14 Harnett County North Carolina Registry; thence with the western margin of said Rolling Springs Section II South 09°03'00" West 297.35 feet to an existing iron pipe in the Charles R. Wellons, II northern property line as recorded in Deed Book 584, Page 263 Harnett County North Carolina Registry thence with said Charles R. Wellons, II northern property line North 83°50'29" West 73.92 feet to an existing iron pipe, the northwest corner of said Charles R. Wellons, II Property, thence with the western margin of said Charles R. Wellons, II northern property line North 83°50'29" West 73.92 feet to an existing iron pipe, the northwest corner of said Charles R. Wellons, II Property, thence South 34°33'47" West 52.77 feet to a point; thence North 72°31'00" West 82.88 feet to a point in the western margin of Rosebud Drive (State Road #1161 - 60 foot right-of-way); thence with the western margin of said Rosebud Drive South 23°02'37" West 287.33 feet to a point in the margin of Daisy Circle, a private street; thence along a curve to the left (said curve having a radius of 25.00 feet, a chord length of 35.36 feet and a chord bearing of North 21°39'29" West) run for a distance of 35.37 feet to an iron pin; thence North 66°39'11" West, for a distance of 50.00 feet to an iron pin; thence along a curve to the right (said curve having a radius of 50.00 feet, a chord length of 33.11 feet, and a chord bearing of South 89°22'30" West) run for a distance of 33.11 feet to an iron pin; thence along a new curve to the right (said curve having a radius of 50.00 feet, a chord length of 49.56 feet and a chord bearing of North 41°04'38" West) run for a distance of 51.85 feet to an iron pin; thence along a curve to the right (said curve having a radius of 50.00 feet, a chord length of 51.09 feet and a chord bearing of North 19°21'42" East) run for a distance of 53.62 feet to an iron pin; thence along a new curve to the right (said curve having a radius of 50.00 feet, a chord length of 58.12 feet and a chord bearing of North 85°37'31" East) run for a distance of 62.02 feet to an iron pin marking the southeast corner of Wesley Cooper Wellons Property as recorded in Deed Book 742, Page 139 Harnett County North Carolina Registry; thence with the eastern margin of said Wesley Cooper Wellons Property North 31°12'02" East 68.16 feet to the northeast corner of said Wesley Cooper Wellons Property; thence with the northern margin of said Wesley Cooper Wellons Property North 72°32'36" West 141.25 feet to a point; thence continuing with the northern margin of said Wesley Cooper Wellons Property South 70°05'55" West 38.93 feet to the northeast corner of David T. Wellons Property as recorded in Deed Book 742, Page 134 Harnett County North Carolina Registry; thence with the northern margin of said David T. Wellons Property South 70°05'55" West 70.00 feet to the northwest corner of said David T. Wellons Property also a point in the western margin of said First Tract of William S. Wellons Property; thence with the western margin of said First Tract of William S. Wellons Property North 06°39'55" West 75.99 feet to the point and place of BEGINNING.

PARCEL 2: All of Lot 1 as shown on a survey entitled "Physical Survey for Lake Charles Apartments" which appears of record in Plat Book 2005, Page 911, Harnett County Registry, and being more particularly described as follows: BEGINNING at the Northwest corner of Lot 1, Plat Book 2005, Page 911, Harnett County Registry; thence run South 83°50'29" East, for a distance of 73.92 feet to an iron pin; thence run South 81°10'45" East, for a distance of 5.22 feet to an iron pin; thence run South 69°52'36" East, for a distance of 186.54 feet to an iron pin; thence run South 22°49'09" East, for a distance of 185.69 feet to an iron pin; thence along a curve to the right (said curve having a radius of 249.80 feet, a chord length of 136.18 feet and a chord bearing of North 86°37'17" West) run for a distance of 132.92 feet to an iron pin; thence run North 72°22'09" West, for a distance of 215.47 feet to an iron pin; thence run North 18°03'31" East for a distance of 152.14 feet to an iron pin, said pin being the TRUE POINT OF BEGINNING.

PARCEL 3: BEING all of Lots 2, 3, 4, 5 and 6 as set forth on a survey for Lake Charles Apartments dated October 31, 2005 and recorded in Plat Book 2005, Page 911, Harnett County Registry, and being more particularly described as follows: BEGINNING at the Westernmost corner of Lot 5, Plat Book 2005, Page 911, Harnett County Registry and running thence along a curve to the right (said curve having a radius of 326.64 feet, a chord length of 50.87 feet and a chord bearing of North 17°11'53" East) for a distance of 50.92 feet to an iron pin; thence run North 23°23'41" East, for a distance of 55.41 feet to an iron pin; thence run North 23°20'37" East, for a distance of 251.46 feet to an iron pin; thence along a curve to the right (said curve having a radius of 24.99 feet, a chord length of 33.57 feet and a chord bearing of North 65°18'28" East) for a distance of 36.81 feet to an iron pin; thence run South 72°00'09" East, for a distance of 83.45 feet to an iron pin; thence run South 72°00'09" East, for a distance of 80.00 feet to an iron pin; thence run South 72°00'09" East, for a distance of 72.05 feet to an iron pin; thence along a curve to the left (said curve having a radius of 309.80 feet, a chord length of 168.01 feet and a chord bearing of North 86°57'38" East) for a distance of 168.00 feet to an iron pin; thence run South 35°44'34" East for a distance of 193.25 feet to an iron pin; thence run South 40°09'24" East, for a distance of 181.69 feet to an iron pin; thence run South 26°25'39" East, for a distance of 50.72 feet to an iron pin; thence run South 26°25'39" East, for a distance of 52.94 feet to an iron pin; thence run South 54°52'26" West, for a distance of 51.43 feet to an iron pin; thence run South 54°52'26" West, for a distance of 12.77 feet to an iron pin; thence run North 89°21'42" West, for a distance of 110.17 feet to an iron pin; thence run North 86°39'02" West, for a distance of 112.07 feet to an iron pin; thence run South 89°11'05" West, for a distance of 319.20 feet to an iron pin; thence run North 55°19'21" West, for a distance of 98.37 feet to an iron pin; thence run North 71°27'26" West, for a distance of 101.60 feet to an iron pin, said pin being the TRUE POINT OF BEGINNING.

PARCEL 4: BEING all of Lot 57 as shown on a plot entitled "Lake Charles Apartments" which appears of record in Map Book F, Page 130-C, Harnett County Registry, and being more particularly described as follows: BEGINNING at the Eastermost corner of the herein described Lot 57, and running thence South 31°12'02" West, for a distance of 69.16 feet to a point; thence along a curve to the left (said curve having a radius of 50.00 feet, a chord length of 58.12 feet and a chord bearing of South 85°37'31" West) for a distance of 62.02 feet to an iron pin; thence run North 39°54'50" West, for a distance of 120.91 feet to an iron pin; thence run South 70°05'55" East, for a distance of 38.93 feet to an iron pin; thence run South 72°32'36" East, for a distance of 141.25 feet to an iron pin, said pin being the TRUE POINT OF BEGINNING.

PARCEL 5: BEING all of Lot 56 as shown on a plot entitled "Lake Charles Apartments" which appears of record in Map Book F, Page 130-C, Harnett County Registry, and being more particularly described as follows: BEGINNING at the Northwest corner of Lot 56, Book F, Page 130-C and running thence North 70°05'55" East, for a distance of 70.00 feet to an iron pin; thence run South 39°54'50" East, for a distance of 120.91 feet to an iron pin; thence along a curve to the left (said curve having a radius of 50.00 feet, a chord length of 58.12 feet and a chord bearing of South 85°37'31" West) for a distance of 62.02 feet to an iron pin; thence run North 19°21'42" West for a distance of 53.62 feet to an iron pin; thence run South 78°36'41" West, for a distance of 107.51 feet to an iron pin; thence run North 08°39'55" West, for a distance of 140.00 feet to an iron pin, said pin being the TRUE POINT OF BEGINNING.

PARCEL 6: BEING all of Lot 55 as shown on a survey entitled "Lake Charles Apartments" which appears of record in Map Book F, Page 130-C, Harnett County Registry, and being more particularly described as follows: BEGINNING at the Northwest corner of Lot 55, Book F, Page 130-C and running thence North 78°36'41" East, for a distance of 107.51 feet to an iron pin; thence along a curve to the left (said curve having a radius of 50.00 feet, a chord length of 49.56 feet and a chord bearing of South 41°04'38" West) for a distance of 51.85 feet to an iron pin; thence run South 19°13'08" West, for a distance of 115.50 feet to an iron pin; thence run South 87°37'59" West, for a distance of 80.42 feet to an iron pin; thence run North 08°39'55" West, for a distance of 130.00 feet to an iron pin, said pin being the TRUE POINT OF BEGINNING.

PARCEL 7: BEING all of Lot 54 as shown on a plot entitled "Lake Charles Apartments" which appears of record in Map Book F, Page 130-C, Harnett County Registry, and being more particularly described as follows: BEGINNING at the Southwest corner of Lot 54, Map Book F, Page 130-C and running thence North 19°13'08" East, for a distance of 115.50 feet to an iron pin; thence along a curve to the left (said curve having a radius of 50.00 feet, a chord length of 33.11 feet and a chord bearing of North 89°22'30" East) for a distance of 33.75 feet to an iron pin; thence along a new curve to the right (said curve having a radius of 25.00 feet, a chord length of 17.77 feet and a chord bearing of South 86°39'11" East) for a distance of 18.17 feet to an iron pin; thence run South 21°39'29" East for a distance of 39.27 feet to an iron pin; thence along a curve to the right (said curve having a radius of 25.00 feet, a chord length of 35.36 feet and a chord bearing of South 21°39'29" East) for a distance of 39.27 feet to an iron pin; thence run South 23°23'41" West, for a distance of 55.39 feet to an iron pin; thence run South 87°37'59" West, for a distance of 125.99 feet to an iron pin, said pin being the TRUE POINT OF BEGINNING.

LESS AND EXCEPT the property conveyed from Northport Lake Charles, LLC to Department of Transportation, by Deed for Highway Right of Way recorded on May 6, 2014 in Book 3212 Page 946, more particularly described as follows: Point of Beginning being N 01°56'11.2" E, 53.016 feet from -L- to 110+00, thence to a point on a bearing of S 15°56'29.0" E, 198.300 feet; thence to a point on a bearing of S 8°54'37.0" E, 29.958 feet; thence to a point on a bearing of N 1°49'43.2" W, 57.102 feet; thence to a point on a bearing of N 2°07'24.5" E, 53.396 feet; thence to a point on a bearing of N 7°46'36.5" E, 72.001 feet; thence to a point on a bearing of N 15°23'24.7" W, 84.794 feet; thence to a point on a bearing of S 8°52'10.0" W, 142.290 feet; returning to the point and place of beginning.

NOTE FOR INFORMATION: Being Parcel No. 010514 0419 (as to Parcel 1), 010514 0498 (as to Parcel 2), 010514 0444, 010514 0447, 010514 0449, 010514 0446, 010504 0181 09 (as to Parcel 3), 010514 0418 (as to Parcel 4), 010514 0417 (as to Parcel 5), 010514 0416 (as to Parcel 6) and 010514 0415 (as to Parcel 7), of the City of Spring Lake, County of Harnett.

TWIN LAKES SUBDIVISION - SECTION 1A (PLAT 7-119)

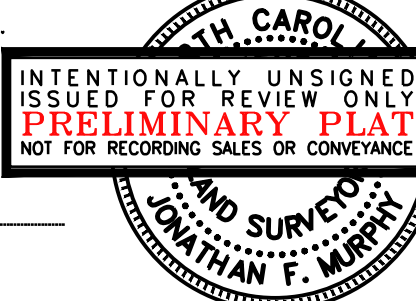
CURVE TABLE with columns for CURVE, CHORD BRG, CHORD, RADIUS, ARC, DELTA. Includes curves C1 through C11.

ALTA CERTIFICATION

The undersigned, being a registered surveyor of the state of North Carolina certifies to: (i) Stewart Title Guaranty Company; (ii) ... (iii) ... This is to certify that this map or plot 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 & NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10, 11, 13, 14, 16, 18, & 19 of Table A thereof. The parties listed above are entitled to rely on this certificate as being true and accurate.

The field work was completed on 6/18/2022.

Jonathan F. Murphy, L-4382 DATE OF MAP: 6/22/2022



ALTA/SURVEY NOTES

- 6.) No zoning information to the surveyor.
11.) All evidence of utilities observed at the time of the survey shown hereon.
13.) Adjoining property owners and public right of way information identified hereon.
16.) There was no evidence of recent earth moving work, building construction, or building additions observed on site at the time of the survey.
17.) There were no changes in street right of way lines observed on or adjacent to the site at the time of the survey.
18.) All plat title offsets, easements or servitudes per title commitment referenced herein shown on survey.
19.) The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that there are no visible encroachments on the subject property or upon the land abutting said property.
20.) This map or plot and the survey on which it is based were made in accordance with laws regulating surveying in the State of North Carolina.
21.) The property described herein is the same property described in Commitment No. ... and all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Subject Property.
22.) Except as shown, all visible utilities serving the subject property enter through adjoining public street(s) and/or recorded public utility easement(s).
23.) The surveyor currently is covered by a professional liability policy in the amount of \$1 million.
24.) The Subject Property has direct physical access to ... as shown on the survey.
25.) There was no apparent evidence of cemeteries or burial grounds observed on site.
26.) There are no party walls or visible encroachments on said described property by structures or buildings, structures or other improvements situated on adjoining property, except as shown on the survey.
27.) There was no apparent evidence of wellhead delineation markers were observed on site at time of survey.
28.) The Subject Property forms a mathematically closed figure and is contiguous with adjacent parcels with no apparent gaps, gaps, or overlaps.
29.) Deed of Easement granted to the County of Harnett recorded on April 7, 2000 in Book 1410 Page 449.
30.) Deed of Easement granted to the County of Harnett recorded on April 7, 2000 in Book 1410 Page 495.
31.) Deed of Easement granted to the South Central Water and Sewer District recorded on June 29, 2005 in Book 2098 Page 618.
32.) Deed of Easement granted to the South Central Water and Sewer District of Harnett County recorded on February 20, 2008 in Book 2477 Page 147.
33.) Deed of Easement granted to the County of Harnett recorded on April 7, 2000 in Book 1410 Page 449.
34.) Deed of Easement granted to the County of Harnett recorded on April 7, 2000 in Book 1410 Page 495.
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TITLE REVIEW

- Surveyor's review of Stewart Title Guaranty Company Commitment No. MIANC-177007 dated April 28, 2022 Schedule B - Section II
1-9.) STANDARD EXCEPTIONS.
10.) Right-of-Way Easement granted to South River Electric Membership Corporation recorded on May 6, 1969 in Book 516 Page 11.
11.) BLANKET IN NATURE.
12.) General Permit granted to Carolina Telephone and Telegraph Company recorded on April 2, 1971 in Book 541 Page 141.
13.) BLANKET IN NATURE.
14.) General Permit granted to Carolina Telephone and Telegraph Company recorded on August 2, 1972 in Book 578 Page 60.
15.) BLANKET IN NATURE.
16.) Easement granted to South River Electric Membership Corporation recorded on November 16, 1982 in Book 740 Page 588.
17.) BLANKET IN NATURE.
18.) Contract and Agreement made by and between William S. Wellons, SR., Florence C. Wellons and Union Associates I, trading as Southern Collaboration, assignees of High Industries, Inc. recorded on April 9, 1987 in Book 828 Page 233.
19.) BLANKET IN NATURE.
20.) Deed of Easement granted to the County of Harnett recorded on April 7, 2000 in Book 1410 Page 449.
21.) Deed of Easement granted to the County of Harnett recorded on April 7, 2000 in Book 1410 Page 495.
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ALTA/NSPS Land Title Survey
36 Camellia Lane, 17, 32, 33 & 36 Daisy Circle, 294 Rosebud St, 825, 842 & 849 Azalea Drive, and 130 Orchard Drive
Town of Spring Lake, Harnett County, NC
June 2022 - Scale 1"=60'
Jonathan F. Murphy, L-4382 DATE OF MAP: 6/22/2022