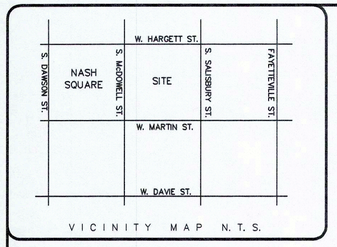



VICINITY MAP N.T.S.

NOTES:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP # 3720170300J EFFECTIVE DATE: MAY 2, 2006

A) SEE RIGHTS OF PARTY WALL USE AS RECORDED IN DB 380, PAGE 305 W.C.R. AND PARTY WALL AGREEMENT AS RECORDED IN DB 398, PAGE 52 W.C.R.

B) SEE PARTY WALL AGREEMENT AS RECORDED IN DB 383, PAGE 595 W.C.R.

LEGEND

| | |
|---|---|
| ——— | LINES SURVEYED |
| ——— | LINES NOT SURVEYED |
| E.I.P. ---- | EXISTING IRON PIPE |
| I.P.S. ---- | IRON PIPE SET |
| C.M.S. ---- | CONCRETE MONUMENT SET |
| E.C.M. ---- | EXISTING CONCRETE MONUMENT |
| P.K.S. ---- | P.K. NAIL SET |
| E.P.K. ---- | EXISTING P.K. NAIL |
| R/W ---- | RIGHT OF WAY |
| D.B. ---- | DEED BOOK |
| P.P. ---- | POWER POLE |
| O.H.W. ---- | OVER HEAD WIRE |
| R.R.S. ---- | RAILROAD SPIKE |
| (1234) -- | ADDRESSES |
| J.M. ---- | JAPANESE MAPLE TREE |
| B.P. ---- | BRADFORD PEAR TREE |
| C.T. ---- | CHERRY TREE |
| C.A. ---- | CRABAPPLE TREE |
| C.B. ---- | CATCH BASIN |
| A.C.B. ---- | ARMCO CRASH BARRIER |
| W.M. ---- | WATER METER |
| W.V. ---- | WATER VALVE |
| B.F.P. ---- | BACKFLOW PREVENTER |
| F.O. ---- | FIBER OPTICS |
| T.W.C. ---- | TIME WARNER CABLE |
| F.F.E. ---- | FINISH FLOOR ELEVATION |
| E. ---- | ELECTRIC LINE |
| G. ---- | ELECTRIC LINE |

LINE DATA

| NUMBER | BEARING | DIST. |
|---|---|---|
| L-1 | S 15°19'04" W | 42.64' |
| L-5 | S 87°45'56" E | 20.43' |
| L-6 | S 87°40'09" E | 59.35' |
| L-7 | N 01°51'30" E | 33.70' |
| L-10 | S 02°27'20" W | 35.00' |
| L-11 | N 87°45'56" W | 36.09' |
| L-12 | N 87°45'56" W | 13.91' |
| L-13 | N 02°14'04" E | 10.00' |

O a. This survey creates a subdivision of land within the area of a county or municapality that has an ordinance that regulates parcels of land.
O b. This survey is located in a portion of a county or municapality that is unregulated as to an ordinance that regulates parcels of land.
☒ c. Any one of the following:
1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
3. That the survey is a control survey.
O d. This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
O e. The information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Professional Land Surveyor

This parcel is located in the RALEIGH Planning jurisdiction.

NORTH CAROLINA
WAKE COUNTY

I, Barry L. Scott, certify that this plat was drawn under my supervision from (an actual survey made under my supervision)(deed description recorded in Book 3245, page 402 etc)(other), that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Book SEE, page REF.; that this plat was prepared in accordance with the G.S. 47-30 as ammended. Witness my original signature, registration number and seal this 4th day of January, A.D. 20 16.

SEAL L-3156 NORTH CAROLINA PROFESSIONAL LAND SURVEYOR BARRY L. SCOTT

W. HARGETT ST.
66' PUBLIC R/W
VARIABLE WIDTH CURBING

S. McDOWELL ST.
66' PUBLIC R/W
49.5' B/B

S. SALISBURY ST.
66' PUBLIC R/W
42.5' B/B

W. MARTIN ST.
66' PUBLIC R/W
43.5' B/B

NCGS MONUMENT "HARSAL"
N=738,367.47'
E=2,106,697.53'
(NAD 83)

CONTROL CORNER
N=738,326.35'
E=2,106,686.27'
(NAD 83)

NORTH NC GRID (NAD 83)

1=SIGNAL CONTROL
2=FIBER OPTICS (FO) VAULT
3=ELEC. VAULT
4=TRAFFIC VAULT
5=LAMP
6=TIME WARNER CABLE (TWC) VAULT

7=FIBER OPTICS (FO) VAULT
8=TRAFFIC VAULT
9=LAMP
10=ELEC. VAULT
11=FIBER OPTICS (FO) VAULT

12=FIBER OPTICS (FO) VAULT
13=SIGNAL VAULT
14=ELEC. VAULT
15=FIBER OPTICS (FO) VAULT
16=LAMP
17=ELEC. BOX
18=TIME WARNER CABLE VAULT
19=FIBER OPTICS (FO) VAULT

PROFESSIONAL BUILDING ASSOC. LLC DB 12337, PG. 593 PIN#1703883311

PAPER CLIP PROPERTIES LLC DB 14846, PG. 1990 PIN#1703886344

ALBEMARLE ASSOCIATES DB 3842, PG. 939 PIN#1703885381

III W HARGETT MRP LLC DB 16290, PG. 2019

POTENTIAL 5' GAP 526 S.F. 0.01 AC.

NEW LOT 1 9736 S.F. 0.22 AC.

AREA TO BE RECOMBINED AT LATER DATE 1267 S.F. 0.03 AC.

AREA 5667 S.F. 0.13 AC.

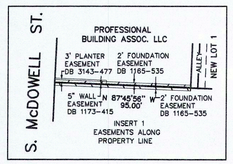
AREA 29429 S.F. 0.68 AC.

AREA 9717 S.F. 2.23 AC.

PARKING DECK

SEE * OFFER OF CROSS ACCESS EASEMENT BETWEEN NEW LOTS 1 & PROFESSIONAL BUILDING ASSOC. LLC DB 15583-2533

** CROSS ACCESS EASEMENT BETWEEN NEW LOTS 1 & 2 DB 15583-2529




1' CONTOURS

PLAT REFERENCE

BOM 1928, PG. 124 W.C.R.
BOM 1933, PG. 44 W.C.R.
BOM 1962, PG. 194 W.C.R.
BOM 1967, PG. 351 W.C.R.
BOM 1967, PG. 352 W.C.R.
BOM 1994, PG. 194 W.C.R.
BOM 1994, PG. 419 & 420 W.C.R.
BOM 1994, PG. 1249 & 1250 W.C.R.
BOM 2013, PG. 209 W.C.R.
BOM 2014, PG. 120 W.C.R.

30' 15' 0' 30'
SCALE: 1" = 30'
HORIZONTAL GROUND DISTANCE

LEGAL DESCRIPTION

Beginning at a point on the Western R/W of S Salisbury St. Said point also being the Southeast corner of a tract now or formerly owned by Paper Clip Properties, LLC as recorded in DB 14846, Pg. 1990 WCR and having N.C. grid coordinates of N=738,326.35' and E=2,106,686.27' (NAD83) ; thence runs S 02-14-04" E 336.20' to a point; thence runs with the Eastern R/W of S. McDowell St. N 02-14-04" E 210.00' to a point; thence runs with the Northern R/W of W. Martin St. N 87-45-56" W 420.00' to a point on the Southern R/W of W. Hargett St; thence runs N 87-45-56" E 78.70' to a point; thence runs S 02-07-26" W 105.00' to a point; thence runs N 87-45-56" E 36.09' to a point; thence runs N 02-27-20" E 35.00' to a point; thence runs S 87-45-56" E 130.54' to a point; thence runs S 02-14-04" W 130.00' to a point; thence runs S 87-45-56" E 59.35' to the point and place of beginning. This tract contains 3.27 acres. Included in this description is a certain 5'x105' strip of land (525 sq. ft.) described as follows: Beginning at a point on the Western R/W of S. Salisbury St. said point also being the Southeast corner of a tract now or formerly owned by 111 Hargett, LLC as recorded in DB 16290, Pg. 2019 WCR and having N.C. grid coordinates of N=738,372.80' and E=2,106,362.84' (NAD 83); thence runs S 87-45-56" E 78.70' to a point; thence runs S 02-07-26" W 105.00' to a point; thence runs S 87-45-56" E 36.09' to a point; thence runs N 02-27-20" E 35.00' to a point; thence runs S 87-45-56" E 59.35' to the point and place of beginning. This parcel contains 1,267 sq. ft. or 0.03 acre.

Also to be included in this description at a later date is a certain parcel now or formerly owned by Professional Building Assoc. LLC as recorded in DB 12337, Pg. 593 WCR and having N.C. grid coordinates of N=738,372.80' and E=2,106,362.84' (NAD 83); thence runs S 87-45-56" E 78.70' to a point; thence runs S 02-07-26" W 105.00' to a point; thence runs S 87-45-56" E 36.09' to a point; thence runs N 02-27-20" E 35.00' to the point and place of beginning. This parcel contains 1,267 sq. ft. or 0.03 acre.

B. L. SCOTT LAND SURVEYING
PROFESSIONAL LAND SURVEYORS
6-A Glenwood Ave. Suite 201 Raleigh, NC 27603
TEL: 919/828-3544 FAX: 919/828-1690
JOB NO : 16-01-01

TOPOGRAPHICAL SURVEY
PROPERTY OF

# ABOVE THE FOLD, LLC

PIN(S): 1703684170, 1703684390 & 1703684300
STATE OF NORTH CAROLINA, U.S.A.

TAX MAP: COUNTY: WAKE PARCEL(S):

ZONED: BUS
TOWNSHIP: RALEIGH

DATE: 01-04-16
FIELD BOOK:
SURVEYED BY: BLS
REVISED
DATE: 02-22-16
DATE: 02-23-16