

Turning Point Surveying PLLC

4113 John S. Raboteau Wynd
Raleigh, NC 27612
Phone (919)781-0234 Fax (800)948-0213

DATE 2/6/2015

BILL TO

INVOICE NUMBER

22222

STEPHENSON, SNOKHOUS & FOURNIER
ATTN: CHRIS HANNO
4544 POST OAK PLACE
SUITE 378
HOUSTON, TX 77027

PROJECT

TP Drawing

C-686

1718 PALMER STREET

Lot: PIN 0821-14-24-7329

Subdivision: PROPERTY OF TRAILWOOD LIMITED

DESCRIPTION

AMOUNT

The survey will comply with the minimum detail requirements for land title surveys as adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS), and include items 1,2,3,4,6,7(a), 8,9,11(a), 13, 14, and 18 of Table A.

3,500.00

Pay online at: <https://ipn.intuit.com/j2bj46gq>

TOTAL

\$3,500.00

Thank you for your business.

TO: THE TITLE COMPANY OF NORTH CAROLINA

UNIFORM NORTH CAROLINA LAND TITLE ASSOCIATION SURVEYOR'S REPORT FORM

THIS IS TO CERTIFY, 02/09/2015, I made an accurate survey of the premises standing in the name of

PIN 0821-14-24-7329, PROPERTY OF TRAILWOOD LIMITED PARTNERSHIP situated at DURHAM, NC 27707 Wake County

Briefly described as: ARTESIA REAL ESTATE, LLC

and shown on the accompanying survey entitled: PIN 0821-14-24-7329, PROPERTY OF TRAILWOOD LIMITED PARTNERSHIP, 1718 PALMER STREET.

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey.

I further certify as to the existence or non-existence of the following at the time of my inspection.

1. Right of way, old highways, or abandoned roads
lanes of driveways, drains, sewer, water, gas or oil
pipe lines across said premises: **SEE PLAT AS SHOWN**

2. Springs, streams, rivers, ponds or lakes located,
bordering on or running through said premises: **SEE PLAT AS SHOWN**

3. Cemeteries or family burying grounds located on said
premises. (Show location on plat): **NONE**

4. Telephone, telegraph or electric power poles. wires or
lines overhanging or crossing or located on said
premises and serving said premises or other property
or properties: **SEE PLAT AS SHOWN**

5. Joint driveways or walkways: party walls or rights of
support; porches, steps or roofs used in common or
joint garages: **NONE**

6. Encroachments, or overhanging projections. (If the
buildings, projections or cornices thereof, or signs
affixed thereto, fences or other indications of occu-
pancy encroach upon or overhang adjoining proper-
ties, or the like encroach upon or overhang surveyed
premises. specify all such): **SEE PLAT AS SHOWN**

7. Building or possession lines. (In case of city or town
property specify definitely as to whether or not walls
are independent walls or party walls and as to all
easements of support or "beam rights". In case of
country property report specifically how boundary
lines are evidenced, that is, whether by fences or
otherwise). **EIP'S AT CORNERS**

8. Indications of building construction, alterations or
repairs within recent months: **NONE**
 - (a) If new improvements under construction, how far
have they progressed? **N/A**

9. Changes in street lines either completed or officially
proposed: **NONE**
 - (a) Are there indications of recent street or sidewalk
construction or repairs? **NONE**

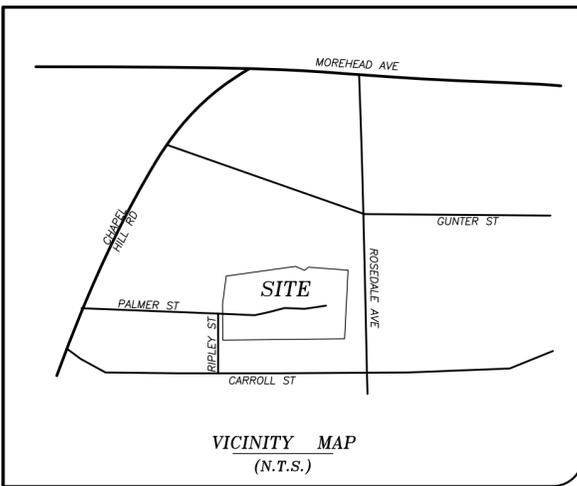
10. Does the property abut a dedicated public road? If not,
explain what type of road it abuts. If property does not
abut a road, answer this question "none". **YES "PALMER STREET"**



Jeffrey H. Davis, PLS
Professional Land Surveyor

NOTE: In all cases where there are encroachments, support easements, part walls, etc., they should also be denoted upon the map of your survey. Also, be certain map complies with Instructions on reverse side.

NOTE: Express disclaimers shown on the face of the plat of survey or surveyor's report which qualify or limit the responsibility of the surveyor or engineer and which relate to the standards and requirements for approved surveys will not be permitted.



- LEGEND**
- Existing Iron Pipe
 - △ Existing Concrete Monument
 - Concrete Monument Set
 - ✕ Property Corner
 - PK Nail
 - ⊙ Cable TV Box
 - ⊙ Fire Hydrant
 - Drop Inlet
 - Utility Pole
 - Telephone Box
 - ☆ Light Pole
 - ⊗ Sewer Clean Out
 - ⊗ Water Valve
 - ⊗ Water Meter
 - ⊗ Power Box
 - ⊗ Gas Meter
 - ⊗ Handicapped Parking
 - ⊗ Yard Inlet
 - ⊗ Sewer Manhole
 - ⊗ Flared End Section
 - ⊗ Curb Inlet
 - EIP - Existing Iron Pipe
 - NIP - Iron Pipe Set
 - DP - Dumpster Pad
 - DB - Deed Book
 - PG - Page
 - BOM - Book Of Maps
 - VOL - Volume
 - TM - Tax Map
 - PAR - Parcel
 - N/F - Now or Formerly
 - 2-SFB - 2 Story Frame Building
 - XXX - Height, Floor to Peak
 - Iron Pipe Set (Unless Otherwise Designated)
 - Property Line
 - - - Property Line (not surveyed)
 - · - Right-of-Way Line
 - · · Easement Line
 - · · Ditch Centerline
 - · · WL - Water Line
 - · · SS - Sanitary Sewer
 - · · OHU - Overhead Utility
 - · · DL - Overhead Service
 - · · Chain Link Fence
 - · · Wood Fence

SITE DATA:
 TOWNSHIP: RALEIGH
 PIN: 0821.14-24-7329

THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

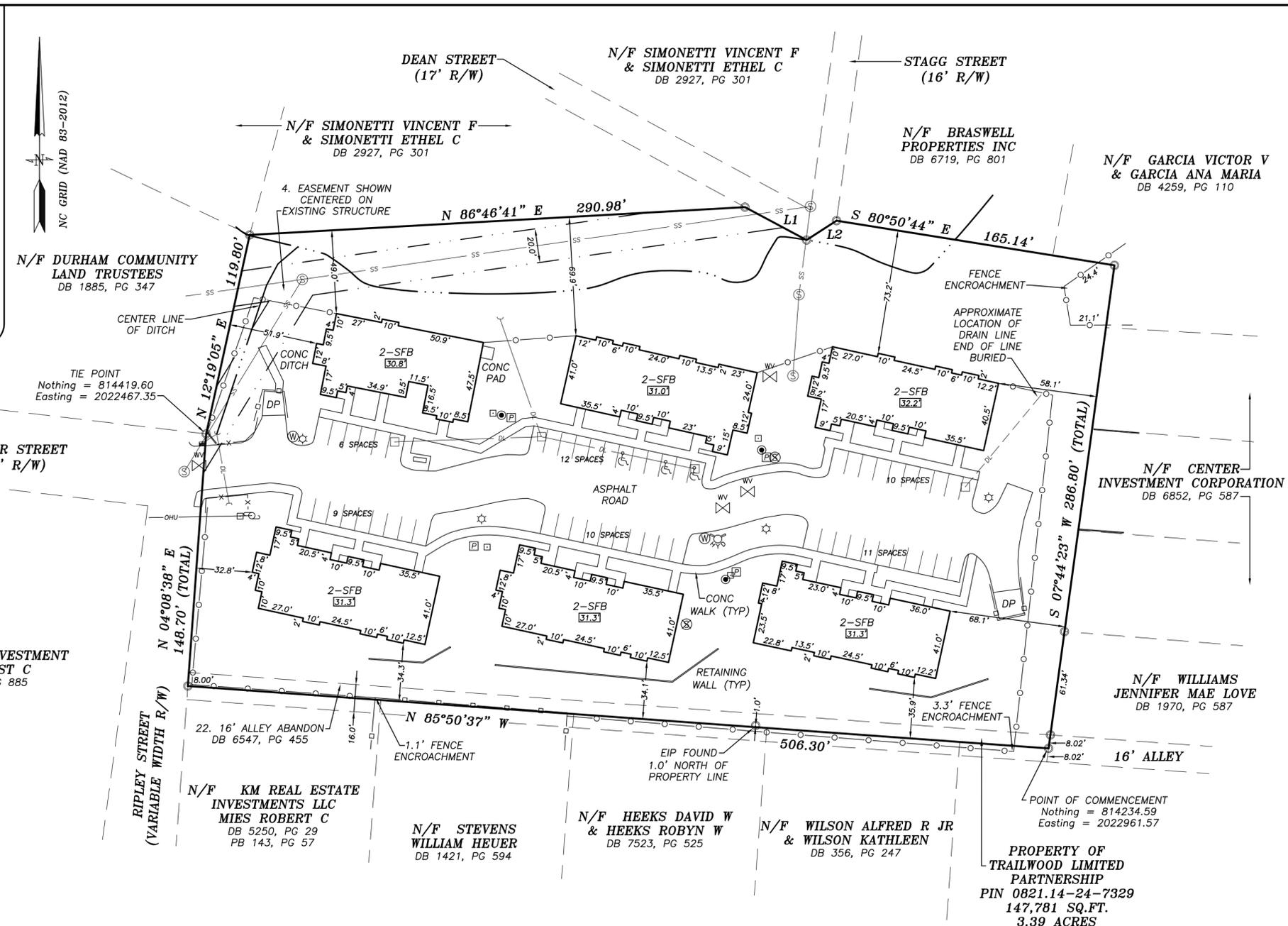
METHOD OF CLOSURE IS COORDINATE COMPUTATION

ALL BUILDINGS ARE 2 STORY FRAME

PARKING DATA
 56 STANDARD SPACES
 3 DESIGNATED HANDICAPPED SPACES
 BUILDING AREA 25,832 SQ.FT. GROUND LEVEL

SITE IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP 3720082100J, EFFECTIVE AUGUST 2, 2007.

ZONING: RS-10
 NO SETBACKS OR HEIGHT REQUIREMENTS LISTED



INVESTORS TITLE INSURANCE COMPANY
 SCHEDULE B- SECTION II (EXCEPTIONS) Commitment No. 201500008R

- Taxes for the year 2015, and subsequent years, not yet due and payable.
- Rights or claims of parties in possession not shown by the public records.

AFFIRMATIVE INSURED CLOSING PROTECTION COVERAGE PROVIDED - As to the transaction for which this binder and/or policy is issued, the Company affords insured closing protection as described in the North Carolina Insured Closing Protection Letter (NCTIRB-01-2003) to the Proposed and/or Insured Lender and its successors and/or the Proposed and/or Insured Owner. Said letter is incorporated herein its entirety. The approved attorney is the Closing Attorney referenced above. Claims under such letter shall be made promptly to the Company at its claims office at P.O. Drawer 2687, Chapel Hill, NC 27515.

- Restrictions appearing of record in Book 1932 at Page 804, but this policy insures that a violation thereof will not cause a forfeiture or reversion of Title. (Restrictive covenants)
- Subject to matters shown on plat recorded in Plat Book 127 at Page 157 including 20' sanitary sewer easement located on the Land. (shows the sewer line along the northern and western property line.)
- Subject to matters shown on plat recorded in Plat Book 49 at Page 95. (shows adjoining properties along the eastern property line. No easements shown)
- Easement(s) to Duke Power Company recorded in Book 1881 at Page 259. (Blanket easement for maintenance of service lines)
- Easement(s) to GTE, recorded in Book 1914 at Page 79. (Blanket easement for maintenance of service lines)
- Rights of others thereto entitled in and to the continued uninterrupted flow of creek, located on the Land.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. Paragraph 2 (c) of the Covered Risks is hereby deleted.
- References of note not included in title. Deed book 6547, page 455 pertains to abandon southern alley being divided among the adjacent property owners.

Surveyor's Certificate

To: Artesia Real Estate, LLC, A Texas limited liability company, Paragon Commercial bank, and Title Insurance Company:

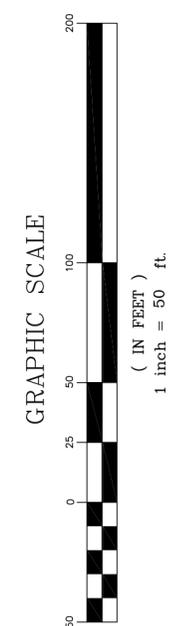
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19, and 20(a), of Table A thereof. The field work was completed on: FEBRUARY 3RD, 2015.

JPHD, PLS 02-09-2015
 L-3463



N/F HECKS DAVID WILLIAM & HECKS ROBYN
 DB 6205, PG 89

LINE	LENGTH	BEARING
L1	40.96'	S61°49'56"E
L2	20.98'	N57°07'27"E



REVISIONS	
TURNING POINT SURVEYING PLLC	
4113 JOHN S. RABOTEAU WYND RALEIGH, NORTH CAROLINA 27612 FAX (800)948-0213 PH (919)781-0234 License No: P-0121	
ARTESIA REAL ESTATE, LLC	PROPERTY OF TRAILWOOD LIMITED PARTNERSHIP PIN 0821.14-24-7329 1718 PALMER STREET DURHAM COUNTY NORTH CAROLINA
DATE:	02-09-2015
DRAWN BY:	DC
CHK'D BY:	JHD
JOB NO.:	C-686
SCALE:	1" = 50'
C.N.:	22222
DWG. NO.:	C-686
SHEET	1 OF 1