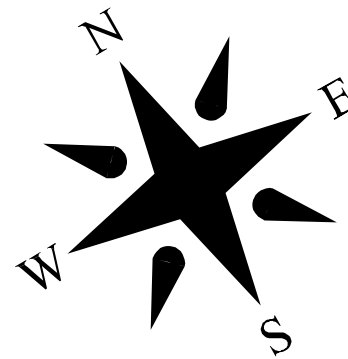
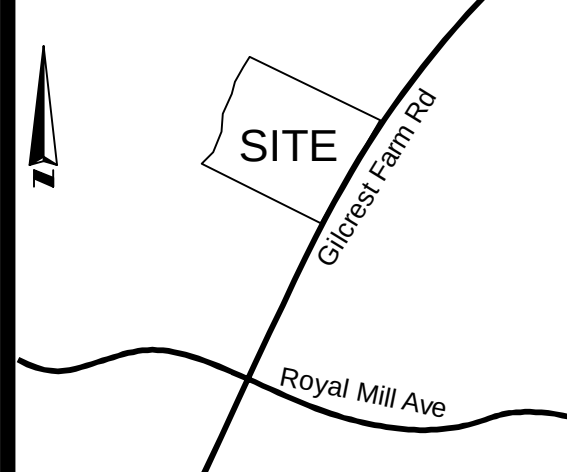


12. Electric Line Right of Way Easement Underground Distribution Lines granted to Wake Electric Membership Corporation recorded on March 9, 2015 in [Book 15940 Page 1905](#). **Applies and affects. Blanket and general easements not plotted.**
15. Correction Deed with General Warranty and Easements for Sanitary Sewer Purposes and Temporary Construction Easement granted to the City of Raleigh, recorded on February 23, 2017 in [Book 16702 Page 637](#). **Appplies and affects. Shown.**
16. Conditions, restrictions, covenants and agreements in Declaration of Shared Driveway Easement made by Wake Forest Reservoir Properties, L.L.C. dated April 6, 2021, recorded April 6, 2021, in Jefferson County in Book 15443 Page 1 and any amendments thereto. **Applies and affects. Shared driveway shown.**
17. Intentionally deleted
18. Intentionally deleted
20. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat [Book 2020 Page 856](#). **Appplies and affects. Shown.**



NOT TO SCALE



14.006 Acres ±
610119.6 Sq. Feet ±

No improvements

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT	RMX Residential Mixed Use	Vacant Land does not require parking
PERMITTED USE	Vacant Use	
MINIMUM LOT AREA (SQ.FT.)	NA	
MAX BUILDING COVERAGE	24 Units/Acre	
MAX BUILDING HEIGHT	6 Stories	
BUILDING SETBACKS		GRS Zoning Project 23-64058.36 Dated August 24, 2023
FRONT	18'	
SIDE	0'	
REAR	5'	

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE X & AE ON FLOOD INSURANCE RATE MAP NUMBER 3720185100L, WHICH BEARS AN EFFECTIVE DATE OF 07/19/2022 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM. THE FLOOD HAZARD MAPS WERE OBTAINED FROM THE NATIONAL FLOOD INSURANCE PROGRAM. FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

None Apparent

POB-Point of Beginning	↗-Water Valve
POC-Point of Commencement	RW-Right-of-way
⊙-Manhole	-x-Fence line
⊙-Drainage Inlet	⊙-Centerline
▼ ^{FI} -Fire Hydrant	⊠-Power Box
⚡-Security Light	⊠-Handicap Space
●-Power Pole	⊠-Telephone Pedestal
□-Concrete Monument	⊠-Right-of-way Monument (D.O.T.)
●-Found Iron Stake	⊠-Default Node
⊙-Water Meter	⊠-Clean Out

WAKE FOREST
3M 2000 Page 1689
PIN # 1851166351

Deed Book 18833 Page 685
PIN #1851341805

No Posted Address

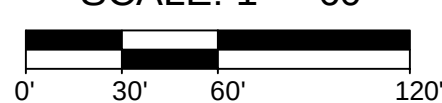
UNIVERSAL HEALTHCARE
Deed Book 18496 Page 630
PIN #1851245850

Zone AE

Deed Book 18517 Page 1738
PIN # 1851242248

LINE	BEARING	DISTANCE
L1	N 58°22'44" W	5.00'
L2	N 10°04'04" E	5.57'
L3	N 50°38'29" E	19.83'
L4	N 30°24'42" E	51.20'
L5	N 79°15'49" E	24.79'
L6	N 53°32'04" E	18.37'
L7	N 09°06'59" E	10.30'
L8	N 32°34'20" E	25.91'
L9	N 19°53'27" W	19.95'
L10	N 17°20'50" E	39.93'
L11	N 01°34'04" E	40.71'
L12	N 32°03'49" E	51.39'

SCALE: 1" = 60'



SHEET 1 OF 1

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Wake Forest, County of Wake, State of North Carolina.

Tract 1 - Fee Simple
BEING ALL of Lot P5-2, as shown on that plat entitled "Wake Forest Reservoir Property, LLC
Exempt Subdivision Plat" prepared by The John R. McAdams Company, Inc. and recorded in
Book of Maps 2020, Page 856, Wake County Registry.

Tract 2 - Easement
Together with the appurtenant easements as set forth in the Declaration of Shared Driveway Easement made by Wake Forest Reservoir Properties, L.L.C. dated April 6, 2021, recorded April 8, 2021, in Wake County in Book 18443 Page 1.

THE PROPERTY HEREON SURVEYED, DESCRIBED AND DEPICTED HEREON IS THE SAME AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT FILE NO.: MTANC-186073-18, WITH AN EFFECTIVE DATE OF MARCH 21, 2024.

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/SUPPLY SURVEYING REQUIREMENTS. ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/SUPPLY SPECIFICATIONS.
3. AT THE TIME OF SURVEY, THERE WAS NO ABOVE OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESTONES.
4. THE BASIS OF BEARING: NCGS GRID NORTH NAD 83
5. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
6. THE PARCELS CONTAINED IN THE RECORD DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAP, GORE OR OVERLAP.
7. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO AND FROM GILCREST FARM RD, A DEDICATED PUBLIC RIGHT-OF-WAY.
8. AT THE TIME OF THE FIELD WORK, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
9. AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON IS UNKNOWN TO THIS SURVEYOR.
10. IN REGARDS TO TABLE "A" ITEM 7(A), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
11. IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTION OF STREET IS THAT OF INTERSECTION 13 TO 16, AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
12. IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, THERE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
13. ALL MEASUREMENTS ARE MEASURED AND RECORD UNLESS NOTED OTHERWISE.
14. IN REGARDS TO TABLE "A" ITEM 10, NO PARTY WALLS.

UNIVERSAL HEALTH CARE, INC - VACANT LAND

651 GILCREST FARM ROAD

WAKE COUNTY

WAKE FOREST, NC 27587

TO: 651 Gilcrest Farm Rd LLC, a Delaware limited liability company; Madison Title Agency, LLC; Stewart Title Guaranty Company and GRS GROUP, an NV5 COMPANY

TO: 651 Gilcrest Farm Rd LLC, a Delaware limited liability company; Madison Title Agency, LLC; Stewart Title Guaranty Company and GRS GROUP, an NV5 COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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 AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 12, 13, 14, 16, 17, and 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/09/2023

DATE OF PLAT OR MAP: 08/21/2023

JIMMY F. CAIN, PLS
PROFESSIONAL LAND SURVEYOR NO.: L-2498
STATE OF NORTH CAROLINA

Cain Surveying, P.C.

License No. C-4491
6333 N.C. Highway #242 South
Bladenboro, N.C. 28320
(910) 648-4509 Office
(910) 648-4389 Fax
jimmy@cainsurveying.com

DATED 2023 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN
CONSENT & PERMISSION BY GRS GROUP AN NV/JS COMPANY

SURVEY COORDINATED BY:

3000 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | FIELD SURVEYOR@GRS-GLOBAL.COM | PHONE: 330-779-1167