

TITLE EXCEPTIONS:

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT # 5195145-F-NC-CR-TNRE
EFFECTIVE: MAY 25, 2024

8. Easements, setback lines and any other matters shown in plat recorded in Book of Maps 2012, Page 877, Wake County Registry. * THIS IS A DRY-CLEANING SOLVENT REMEDIATION PLAT TO SHOW THAT AREA, NONE OF THE WELLS SHOWN ON THE DRAWING WERE VISIBLE IN THE FIELD.

9. Notice of Dry Cleaning Solvent Remediation recorded in Book 14894, Page 1621, amended in Book 14885, Page 2789, Wake County Registry. * AFFECTS, SEE DEED OF RECORD.

10. Easement(s), Right(s) of way, and/or Permit(s) to CP & L as recorded in Book 3476, Page 959, Wake County Registry. * AFFECTS OVERHEAD POWER ALONG MILLBROOK ROAD

11. Declaration of Cross Access Agreement recorded in Book 5124, Page 843, Wake County Registry. * AFFECTS AS SHOWN

12. Reciprocal easement recorded in Book 4146, Page 940, Wake County Registry. * COMMON AREA EASEMENTS DO AFFECT SUBJECT PROPERTY, DESCRIBED PLOT PLAN WAS NOT PROVIDED SO NO OTHER EASEMENTS HAVE BEEN SHOWN

TITLE DESCRIPTION:

THE LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIPE IN THE SOUTHERN RIGHT OF WAY OF MILLBROOK ROAD (90' R/W), SAID IRON SOUTH 08° 54' 41" WEST 403.55 FEET FROM NCSS SURVEY MONUMENT "MILLBROOK F-20", SAID MONUMENT HAVING N.C. GRID COORDINATES (NAD 27) OF N=764,7631.345, E=2,117,432.482, THENCE WITH SAID RIGHT OF WAY SOUTH 66° 46' 19" EAST 619.21 FEET TO A NEW IRON PIPE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 25.83 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 29° 46' 18" EAST 24.07 FEET TO A NEW IRON PIPE ON THE WESTERN RIGHT OF WAY OF ATLANTIC AVENUE (80' R/W), THENCE WITH SAID RIGHT OF WAY SOUTH 07° 13' 43" WEST 213.34 FEET TO A HOLD IN CONCRETE, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,673.07 FEET, AN ARC LENGTH OF 606.50 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 00° 43' 43" WEST 605.20 FEET TO A NEW IRON PIPE, THENCE SOUTH 05° 46' 17" EAST 216.11 FEET TO AN EXISTING IRON PIPE, THENCE LEAVING SAID RIGHT OF WAY NORTH 74° 30' 29" WEST 282.46 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 10° 43' 39" EAST 189.45 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 80° 03' 21" WEST 125.32 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 10° 43' 39" EAST 103.70 FEET TO A NEW IRON PIPE, THENCE NORTH 80° 03' 21" WEST 23.00 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 79° 22' 14" WEST 435.02 FEET TO AN EXISTING IRON PIPE ON THE EASTERN RIGHT TO WAY OF SEABOARD SYSTEM RAILROAD INC. (80' R/W), THENCE WITH SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 7,599.53 FEET, AN ARC LENGTH OF 857.02 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 15° 21' 10" EAST 856.56 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 14.371 ACRES MORE OR LESS IN TRACT 1, ACCORDING TO THE MAP BY KENNETH CLOSE, INC. ENTITLED "ASBUILT SURVEY OF MILLBROOK COLLECTION SHOPPING CENTER", KENNETH CLOSE, INC. ENTITLED "ASBUILT SURVEY OF MILLBROOK COLLECTION SHOPPING CENTER", AND DATED DECEMBER 1, 1995 AND REVISED MARCH 14, 1996.

PARKING INFORMATION

613 REGULAR SPACES
16 HANDICAP SPACES
629 SPACES TOTAL

ZONING INFORMATION:

ZONED: CX-3-PL

SETBACK LINE:
FRONT:
SIDE:
BACK:
MAXIMUM BUILDING HEIGHT -

FLOOD INFORMATION:

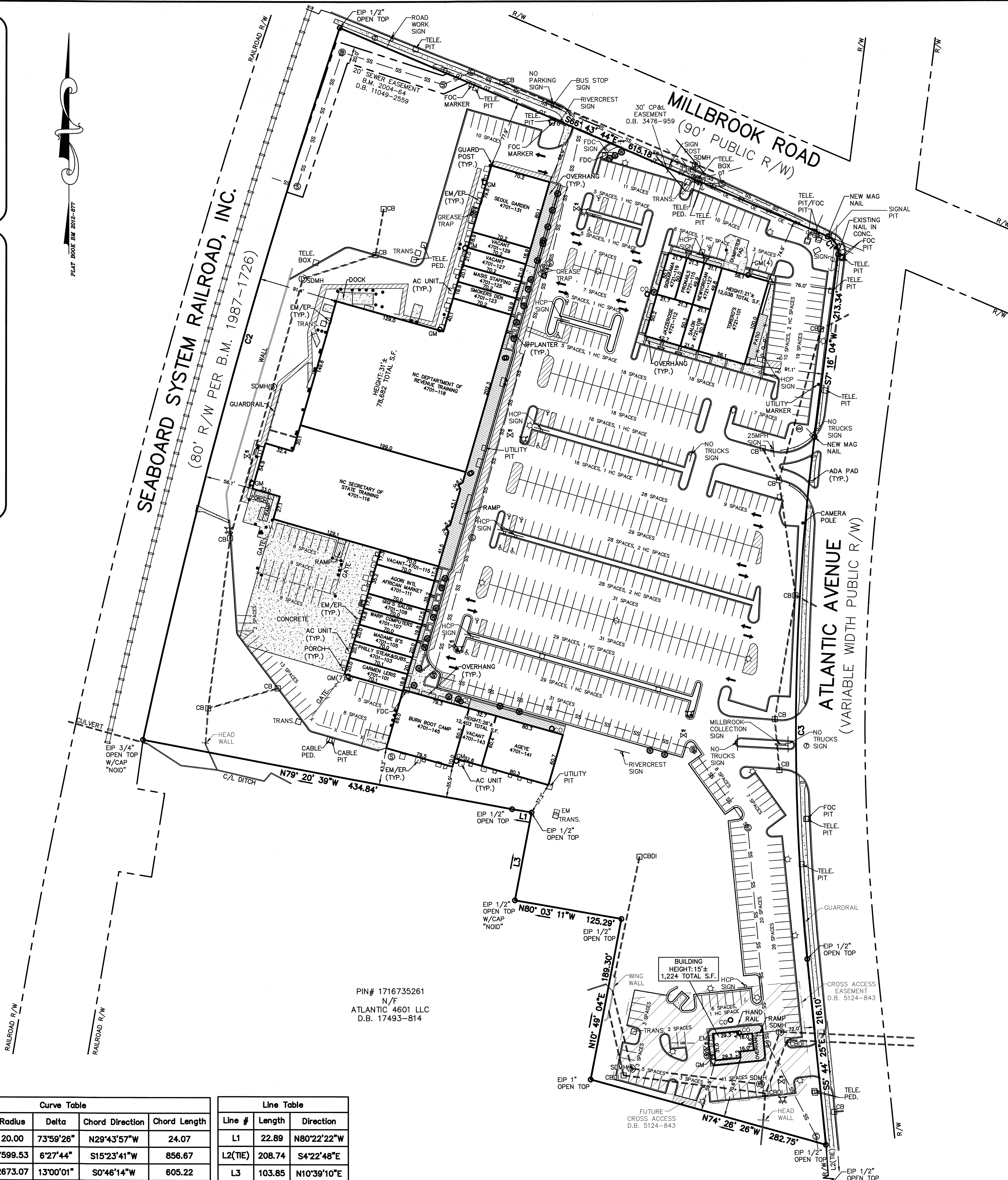
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
(AREAS OF MINIMAL FLOOD HAZARD)

PER NFIP FIRM COMMUNITY
PANEL NO. 3720171600K
EFFECTIVE DATE: 7/19/2022

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	25.83	20.00	73°59'26"	N29°43'57"W	24.07
C2	857.13	7599.53	6°27'44"	S15°23'41"W	856.67
C3	606.52	2673.07	13°00'01"	S0°46'14"W	605.22

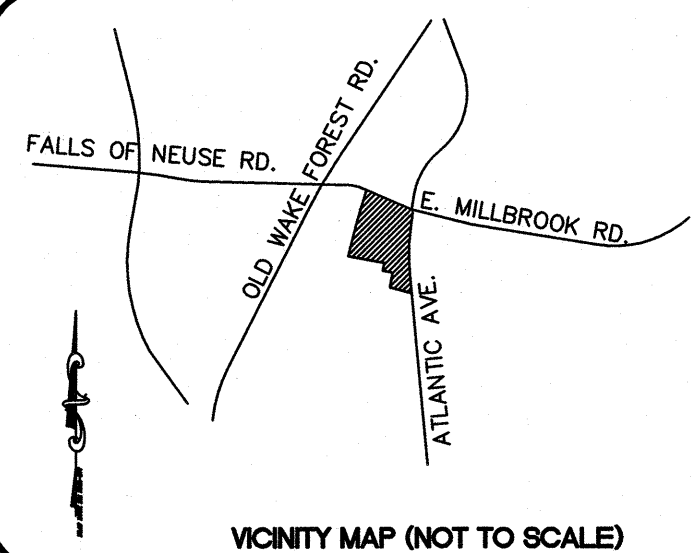
Line Table		
Line #	Length	Direction
L1	22.89	N80°22'22"W
L2(TIE)	208.74	S4°22'48"E
L3	103.85	N10°39'10"E

PIN# 1716735261
N/F
ATLANTIC 4601 LLC
D.B. 17493-814



LEGEND:

- NIP NEW IRON PIN (5/8" REBAR)
- EIP EXISTING IRON PIN
- R/W RIGHT-OF-WAY
- PP POWER POLE
- EM LIGHT POLE
- EM ELECTRIC METER
- WM WATER VALVE
- WM WATER METER
- WM FIRE HYDRANT
- SDMH STORM DRAIN MANHOLE
- CBDI CATCH BASIN DROP INLET
- SDMH SANITARY SEWER MANHOLE
- CO CLEANOUT
- GV GAS VALVE
- GM GAS METER
- TM TELEPHONE MANHOLE
- T-PED TELEPHONE PEDESTAL
- FOCMRR FIBER OPTIC CABLE MARKER
- GP GUARD POST
- SIGN SIGN
- OE — OVERHEAD ELECTRIC LINE
- SS — SANITARY SEWER LINE
- UG — GAS LINE
- OT — OVERHEAD TELEPHONE LINE
- — — — STORM DRAIN PIPE
- X — FENCE



VICINITY MAP (NOT TO SCALE)

SURVEYOR'S NOTES:

- 1) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY. TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- 2) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- 3) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

SITE ADDRESS:
4701 ATLANTIC AVENUE
RALEIGH, NC 27604

POSSIBLE PROJECTIONS:

NONE OBSERVED

LAND AREA:
626,006 SQ.FT.
14.371 ACRES

FREELAND
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.

325 WEST STONE AVE.

GREENVILLE, S.C. 29609

TEL: (864) 271-4924 FAX: (864) 233-0315

EMAIL: info@freeland-associates.com

DRAWN: BMB PARTY CHIEF: RH CHECKED: ?

REF. PLAT BOOK: BM 2012-877

REF. DEED BOOK: 11161-9

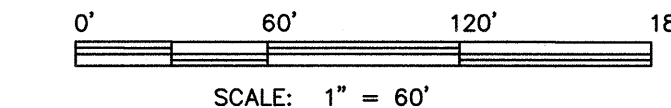
TAX MAP : 1716735991

DATE OF SURVEY: 6-22-2024

DATE DRAWN: 7-8-2024

DRAWING NO: 81587

DATE OF LAST REVISION: 7-12-2024 comments



PLS: JAMES R. FREELAND
NO: L2836
COA: C-0478

STATE OF NORTH CAROLINA
WAKE COUNTY

ALTA/NSPS LAND TITLE
SURVEY FOR
MILLBROOK COLLECTION,
LLC.

ALTA/NSPS CERTIFICATE:

TO: MILLBROOK COLLECTION, LLC, KENSINGTON VANGUARD NATIONAL LAND SERVICES, LLC, TRUIST BANK, its successors and/or assigns and FIRST AMERICAN 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6-22-2024

DATE OF PLAT OR MAP: 7-8-2024

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN TITLE COMMITMENT #5195145-F-NC-CR-TNRE

JAMES R. FREELAND, PLS
REGISTRATION/LICENSE NUMBER: L2836

NORTH CAROLINA CERTIFICATE:

I, JAMES R. FREELAND, CERTIFY THAT THE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, AND THE HORIZONTAL AND VERTICAL CONTROL WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 11161, PAGE 9 AND N/A, PAGE N/A); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A, OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000;

AND THAT THIS MAP MEETS THE REQUIREMENTS OF "THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 56.1600).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 8TH DAY OF JULY, 2024.

SIGNED
JAMES R. FREELAND NO. L2836