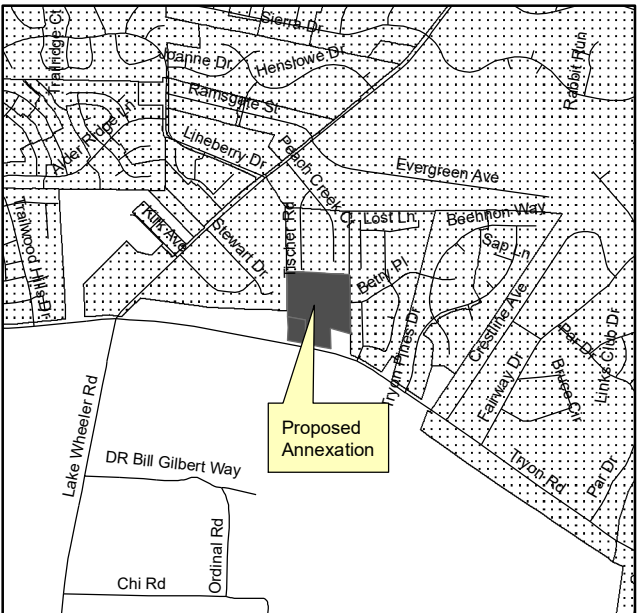







1 inch = 417 feet

**2300, 2310 TRYON RD
CONTIGUOUS PETITION ANNEXATION
PROPOSED EFFECTIVE 6/21/22**



-  Proposed City Limits
-  Existing City Limits
-  ETJ

1 inch = 2,000 feet



ANNEXATION ORDINANCE# _____
 ORDINANCE ADOPTION DATE _____
 APPROVED EFFECTIVE DATE _____

Subdivision or Building Permit Transaction Reference Number _____ Council District E Annexation Case File# AX-9-2022

THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE ON IT AS TO METES AND BOUNDS OF INDIVIDUAL PROPERTIES MAY BE MADE.
 This exhibit meets all statutory requirements for recording. _____
 Planning Director / Wake County Review Officer _____ Date _____

Petition for Annexation into Raleigh City Limits

Planning and Development Department • One Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682



Section A Submittal Deadlines

Petitions for annexation are accepted by Planning and Development at any time. Fees are required at the time of submittal. **The annexation will be scheduled for public hearing and becomes effective immediately upon adoption at the scheduled public hearing unless notified otherwise by the City Clerk.**

Section B Summary Information / Metes and Bounds Descriptions

Development Project Name:
Allora Pines

Street Address:
2300, 2310 Tryon Rd. Raleigh, NC

City of Raleigh Subdivision approval #: S- _____ - _____ or _____	Building Permit #: _____ or _____	Group Housing #: GH- _____ - _____ - _____
---	---	--

Wake County (PINs) Property Identification Number(s):
0792659674 and 0792657338

Acreage of Annexation Site: 10.6	Linear Feet of New Public Streets within Annexation Boundaries: 810
--	---

Annexation site is requesting connection to City of Raleigh Water and/or Sewer

Number of proposed dwelling units: 224

Unit Type/Unit Count:	Total Breakdown of Dwelling Units										
	Single-Family Home Unit Count _____	Multi-Family - Condo/Apartment Unit Count <u>224</u>	Multi-Family – Townhouse Unit Count <u>N/A</u>								
	Complete only for Townhome Units:										
	Are there more than 6 units in one group of townhomes? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N										
	Complete only for Condo/Apartment units:										
	Are buildings multi-story with stacked units? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Will there be a community trash compactor? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath Count Bedroom + Bath <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black; width: 10%; text-align: right;">152</td> <td style="border-bottom: 1px solid black; width: 60%; text-align: left;">1 Bedroom</td> <td style="border-bottom: 1px solid black; width: 30%; text-align: right;">+ 1 bath</td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: right;">72</td> <td style="border-bottom: 1px solid black; text-align: left;">2 bedroom</td> <td style="border-bottom: 1px solid black; text-align: right;">+ 2 bath</td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: right;">_____</td> <td style="border-bottom: 1px solid black; text-align: left;">_____</td> <td style="border-bottom: 1px solid black; text-align: right;">+ _____</td> </tr> </table>	152	1 Bedroom	+ 1 bath	72	2 bedroom	+ 2 bath	_____	_____
152	1 Bedroom	+ 1 bath									
72	2 bedroom	+ 2 bath									
_____	_____	+ _____									

Building Square Footage of Non-Residential Space: N/A	
Specific proposed use (office, retail, warehouse, school, etc.): Residential	
Projected market value at build-out (land and improvements): \$ 33,600,000	
Applicant Contact Information	
Property Owner(s): Maple Multifamily Land SE L.P. (Robbie Brooks)	
Primary Mailing Address: 4509 Creedmoor Rd. Ste 308 Raleigh, NC 27612	
Phone: 202-290-0541	Email: rbrooks@tcr.com
Project Contact information (if different that property owner)	
Contact(s): Mark Frederick	
Primary Mailing Address: 301 Fayetteville St, Suite 1400 Raleigh, NC 27601	
Phone: 919-835-4023	Email: markfrederick@parkerpoe.com
Written metes and bounds description of property to be annexed: Attach additional sheets if necessary. An electronic copy in word format must be e-mailed to: JP.Mansolf@raleighnc.gov or Carmen.Kuan@raleighnc.gov .	

Section C Annexation Petition

State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section B) respectfully request the annexation of said property to the City of Raleigh, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Subdivision Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.**
 The property to be annexed is:

<input checked="" type="checkbox"/>	Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or
<input type="checkbox"/>	Not Contiguous to the municipal limits of the City of Raleigh, North Carolina and is located within three miles of the municipal limits of the City of Raleigh, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).

Part 2 The undersigned certify that they have researched the assessment lien rolls of the City (located at <https://raleighnc.gov/services/doing-business/assessment-liens>), and that the property described in this application, including any portion thereof, is / is not (mark one) listed on any of the City's assessment lien rolls. If the property, or any portion thereof, is listed on the City's assessment lien rolls, the account number[s] for such assessment is _____.

Part 3 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? Yes No

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this 23 day of March, 2022 by the owners of the property described in Section B.

Owner's Signature(s):

Signature  Date 3/23/2022
 Signature _____ Date _____
 Signature _____ Date _____
 Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: Robert Brooks Phone: 202-290-0541

Address: 4509 Creedmoor Rd Ste 308 Raleigh, NC 27612

Name: _____ Phone: _____

Address: _____

Above signature(s) attested by Mark Mathews  3/23/22

Received by the City Council of Raleigh, North Carolina, this _____ day of _____, 20____, at a Council meeting duly held.

Signature of the City Clerk and Treasurer: _____

Section E Submittal Checklist

Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

<input checked="" type="checkbox"/>	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)	
<input checked="" type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1	
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be e-mailed to: JP.Mansolf@raleighnc.gov or Carmen.Kuan@raleighnc.gov .	
<input checked="" type="checkbox"/>	Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.	
<input checked="" type="checkbox"/>	City or County Property Map with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the existing and proposed city limits .	
<input type="checkbox"/>	Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.)
<input checked="" type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input checked="" type="checkbox"/>	General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
<input checked="" type="checkbox"/>	This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application , pages 1 and 2.	
Required, but often missing information. Please make sure to include the following:		
<input checked="" type="checkbox"/>	Correct Parcel Identification Number(s) (PIN). Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. This is very important. Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature</u> MUST be filled in!	
<input type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input type="checkbox"/>	Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction .	
Optional, but necessary if petitioner desires to have development project waived from paying outside sewer connection charges prior to annexation effective date.		
<input type="checkbox"/>	Standard Payment Contract should be <u>dated, signed and notarized</u> and submitted with this application (see Section D).	

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 900.00

Parcel Identifier No. 0792657338. Verified by Wake County on the _____ day of December, 2021 __

By: _____

Mail to: Alston & Bird LLP, 1201 West Peachtree Street, Atlanta, GA 30309, Attn: Jason W. Howard, Esq.

This instrument was prepared by: Daniels Hand Law, 209 S. Academy Street, Cary, NC, 27511, Attn: Kara Daniels Hand, Esq.

Brief description for the Index: 2310 Tryon Road; Raleigh, NC

THIS DEED made this 29th day of December, 2021, by and between

GRANTOR	GRANTEE
ROBERT STEVEN JOHNSON , an unmarried man 2310 Tryon Road Raleigh, North Carolina, 27603	MAPLE MULTI-FAMILY LAND SE, L.P. a Delaware limited partnership 4509 Creedmoor Road, Suite 308 Raleigh, North Carolina 27612

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described as follows (the "**Land**");

See Exhibit A attached hereto and made a part hereof.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 008640, Page 01962-01964, and Book 009203, Page 02413-02415, Wake County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

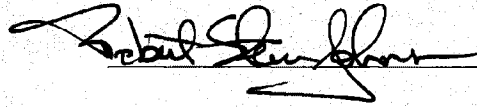
See Exhibit B attached hereto and incorporated herein by reference.

The property conveyed herein constitutes the primary residence of the Grantor.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

ROBERT STEVEN JOHNSON,
an unmarried man

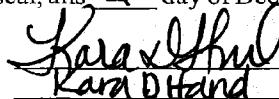


STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, the undersigned Notary Public of the County and State aforesaid, certify that Robert Steven Johnson, an unmarried man, personally came before me this day and acknowledged that he signed the foregoing instrument as his free and voluntary act and deed.

Witness my hand and Notarial stamp or seal, this 21 day of December, 2024.



Kara D Hand, Notary Public
Notary's Printed or Typed Name

My Commission Expires: 06/07/25
(Affix Seal)

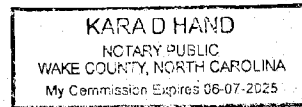


EXHIBIT A

DESCRIPTION OF PROPERTY

BEGINNING at an existing iron pipe in the northern margin or right-of-way line of Tryon Road, said beginning point being the southwestern corner of Robert L. Johnson Land which is located in Swift Creek Township, Wake County, North Carolina on the north side of Tryon Road, between Lake Wheeler Road and U.S. Highway No. 401, and said beginning point also being the southeastern corner of property now or formerly owned by Paul N. and Judy J. Lineberger, having been conveyed to them by Deed recorded in Book 2233, Page 25, Wake County Registry; and running thence along and with the common line of the said Robert L. Johnson and Lineberger properties North 03 degrees 31' East 250.0 feet to a new point; thence South 75 degrees 03' East 189.05 feet to a new point; thence South 03 degrees 31' West 250.0 feet to a stake located in the northern margin or right-of-way of Tryon Road; thence along and with the northern margin or right-of-way line of Tryon Road North 75 degrees 03' West 189.05 feet to an existing iron pipe, the point and place of BEGINNING, and being a 1.06 acre tract of land located in the southwestern corner of the said Robert L. Johnson Land, which is an 11.61 acre tract according to plat prepared by Thomas D. Harrill, Registered Surveyor, dated November 7, 1978.

EXHIBIT B

1. Taxes or assessments for the year 2022, and subsequent years, not yet due and payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance regarding the following matters disclosed by survey entitled "ALTA SURVEY Kimley-Horn 2310 Tryon Road, Swift Creek Township, County of Wake, North Carolina" by Thomas A. Taylor, PLS, dated July 20, 2021, last revised November 8, 2021, (the "**Survey**"): a. Service utilities; b. Wooden fence encroachment; c. Barbed wire fence encroachment, and d. Temporary silt fence.
3. Easement(s) to City of Raleigh recorded in Book 17617, Page 1305, and shown on the Survey.
4. Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land and riparian and/or littoral rights incident to the Land.

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 5,900.00

Parcel Identifier No. 0792659674. Verified by Wake County on the _____ day of December, 2021

By: _____

Mail to: Alston & Bird LLP, 1201 West Peachtree Street, Atlanta, GA 30309, Attn: Jason W. Howard, Esq.

This instrument was prepared by: Daniels Hand Law, 209 S. Academy Street, Cary, NC, 27511, Attn: Kara Daniels Hand, Esq.

Brief description for the Index: 2301 Tryon Road, Raleigh, NC

THIS DEED made this **29th** day of December, 2021, by and between

GRANTOR	GRANTEE
<p>ROBERT L. JOHNSON, an unmarried man 2310 Tryon Road Raleigh, North Carolina, 27603</p> <p>ROBERT L. JOHNSON and ROBERT STEVEN JOHNSON, as trustees of the MARGARET P. JOHNSON FAMILY TRUST 2310 Tryon Road Raleigh, North Carolina, 27603</p>	<p>MAPLE MULTI-FAMILY LAND SE, L.P. a Delaware limited partnership 4509 Creedmoor Road, Suite 308 Raleigh, North Carolina 27612</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described as follows (the "Land");

See Exhibit A attached hereto and made a part hereof.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 008640, Page 01972-01975, and Book 012639, Page 02123-02129, Wake County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

See Exhibit B attached hereto and incorporated herein by reference.

No property conveyed herein constitutes the primary residence of the Grantor.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

STATE of North Carolina

COUNTY OF WAKE

I, KARA D HAND , a Notary Public for WAKE County and said State, do hereby certify that ROBERT STEVEN JOHNSON as Attorney in Fact appeared before me this day and being by me duly sworn, says that ~~he~~ she executes the foregoing instrument for and in behalf of the said ROBERT L. JOHNSON and that ~~her~~ authority to execute and acknowledge said instrument for ROBERT L. JOHNSON is contained an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds in the County of WAKE and State of North Carolina in Book 16574, Page 1963 on October 20, 2016 and that is instrument was executed under and by virtue of the authority given by said instrument granting ~~her~~ power of attorney. I do further certify that the said ROBERT STEVEN JOHNSON acknowledged the due execution of the foregoing and ~~a~~ annexed instrument for the purposes therein expressed for the in behalf of the said ROBERT L. JOHNSON.

WITNESS my hand and official seal, this the 21st day of December, 2021

Official Seal *Kara D Hand*
Notary Public: 06/07/25 Kara D Hand

Commission Expires: 06/07/25



EXHIBIT A

DESCRIPTION OF PROPERTY

Parcel 1: Beginning at a point in the common boundary line of the Grantor and the property now or formerly owned by Paul N. and Judy J. Lineberger, said point being North 03 degrees 31 minutes East 250.00 feet from an existing iron pipe located in the northern margin or right of way line of Tryon Road (formerly Old Colonial Road), said iron pipe also being the southeastern corner of property now or formerly owned by Paul N. and Judy J. Lineberger, having been conveyed to them by deed recorded in Book 2233, Page 25, Wake County Registry; running thence from the point of Beginning along and with the common line of the Grantor and Lineberger properties North 03 degrees 31 minutes East 68.38 feet to an iron pipe; thence North 83 degrees 15 minutes 30 seconds East 416.02 feet to an existing iron pipe in the common boundary line of the Grantor's property and property now or formerly owned by B. H. Ingle, Sr.; thence along and with the common line of the Grantor and the said B. H. Ingle, Sr. South 81 degrees 58 minutes 30 seconds East 656.78 feet to an existing iron pipe, being the northeast corner of Parcel A; thence South 02 degrees 58 minutes 30 seconds West 433.70 feet to a concrete monument; thence South 02 degrees 58 minutes 30 seconds West 168.06 feet to a stake; thence North 69 degrees 59 minutes 21 seconds West 217.56 feet to a stake; thence South 02 degrees 58 minutes 30 seconds West 220.00 feet to a stake in the northern margin or right of way line of Tryon Road; thence with the northern right of way line of Tryon Road North 74 degrees 09 minutes West 272.47 feet to a stake; thence North 03 degrees 31 minutes East 250.00 feet; thence North 75 degrees 03 minutes West 189.05 feet to the point and place of Beginning, and being all of a tract of land shown as being 10.55 acres on a map prepared by Thomas D. Harrill, RLS, dated November 7, 1978, and entitled "Boundary Survey for Robert L. Johnson Tryon Road Raleigh, N.C., Wake Co."

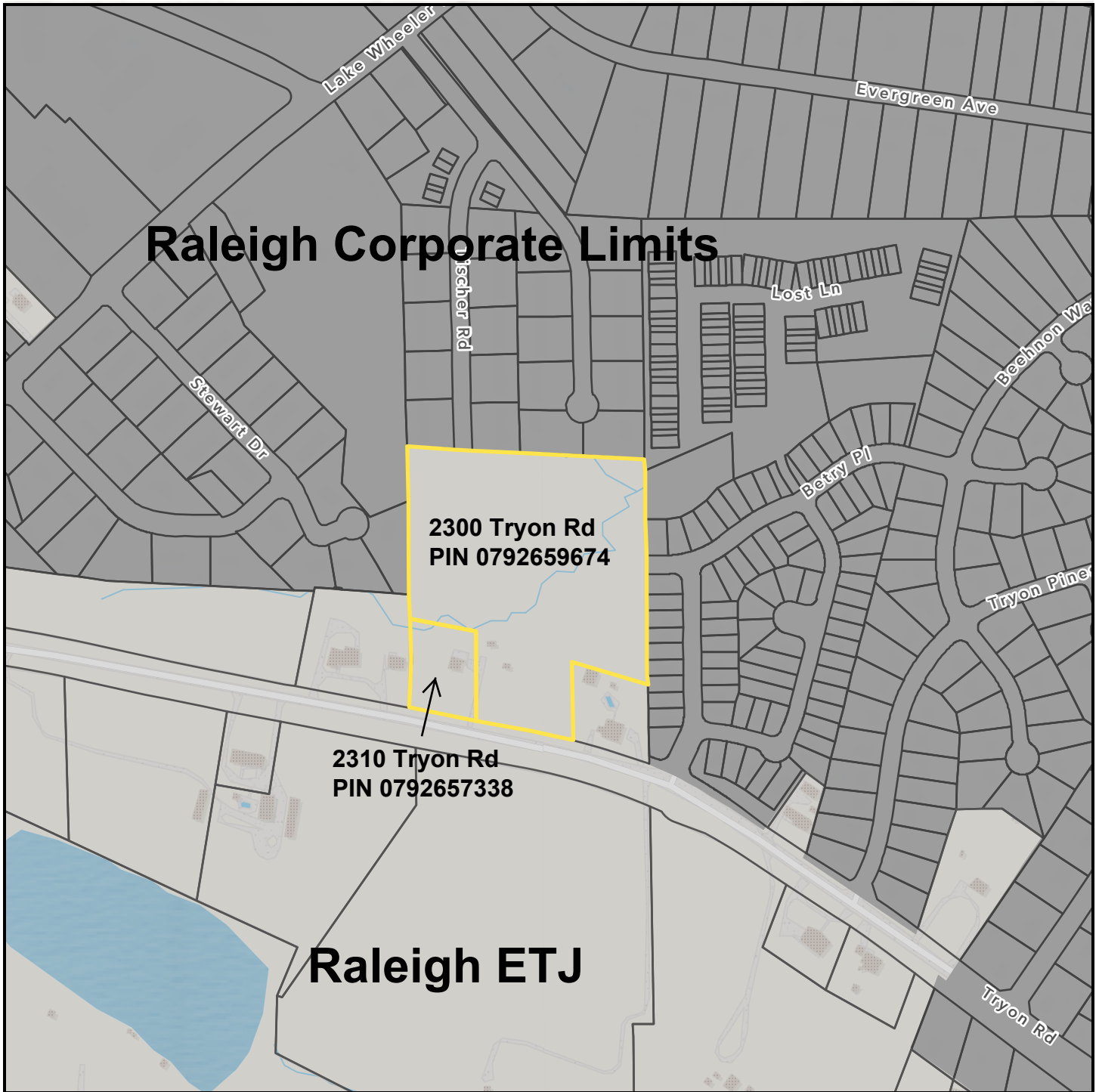
Parcel 2: Beginning at a concrete monument located in the southern margin or right of way line of Tryon Road, said point of Beginning being South 02 degrees 58 minutes 30 seconds West 889.76 feet from the iron pipe marking the northeast corner of Parcel A as described above; thence from said point of Beginning South 02 degrees 58 minutes 30 seconds West 651.21 feet to a concrete monument; thence North 87 degrees 01 minute 30 seconds West 57.70 feet to an iron pipe; thence South 02 degrees 58 minutes 30 seconds West 210.00 feet to an iron pipe; thence South 87 degrees 01 minute 30 seconds East 57.70 feet to an iron pipe; thence South 02 degrees 58 minutes 30 seconds West 2.12 feet to a concrete monument (shown on the aforesaid survey as being South 02 degrees 58 minutes 30 seconds East 2.12 feet); thence South 02 degrees 58 minutes 30 seconds West 588.24 feet to a concrete monument (shown on the aforesaid survey as being South 02 degrees 53 minutes 30 seconds West 588.24 feet); thence North 31 degrees 11 minutes 30 seconds West 343.23 feet to a concrete monument; thence North 58 degrees 57 minutes West 967.11 feet to a concrete monument; thence North 05 degrees 52 minutes 30 seconds East 254.99 feet to a concrete monument; thence North 26 degrees 48 minutes 30 seconds East 4.30 feet to an iron pipe; thence South 65 degrees 00 minute 30 seconds East 14.53 feet to an iron pipe; thence North 39 degrees 10 minutes East 645.55 feet to an iron pipe; thence North 03 degrees 10 minutes West 206.12 feet to an iron pipe in the southern boundary or right of way

line of Tryon Road; thence with the southern boundary or right of way line of Tryon Road in a generally easterly direction to the point and place of Beginning (no distance or direction specified on the aforesaid map), and being a tract shown as being 22.09 acres +/- on the aforesaid survey.

LESS AND EXCEPT the property conveyed to Robert Steven Johnson in Book 8640, page 1962 and Book 9203, page 2413; and that property conveyed to Richard Wayne Johnson in Book 3982, page 947.

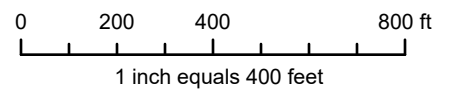
EXHIBIT B

1. Taxes or assessments for the year 2022, and subsequent years, not yet due and payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance regarding the following matters disclosed by survey entitled "ALTA SURVEY Kimley-Horn 2310 Tryon Road, Swift Creek Township, County of Wake, North Carolina" by Thomas A. Taylor, PLS, dated July 20, 2021, last revised November 8, 2021, (the "**Survey**"): a. Service utilities; b. Wooden fence encroachment; c. Barbed wire fence encroachment, and d. Temporary silt fence.
3. Easement(s) to City of Raleigh recorded in Book 17635, Page 2373, and shown on the Survey.
4. Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land and riparian and/or littoral rights incident to the Land.



2300 & 2310 Tryon Rd Annexation Map

ANNEXATION MAP
 THIS MAP MAY NOT BE A
 CERTIFIED SURVEY AND HAS NOT
 BEEN REVIEWED BY A LOCAL
 GOVERNMENT AGENCY FOR
 COMPLIANCE WITH ANY
 APPLICABLE LAND DEVELOPMENT
 REGULATIONS AND HAS NOT BEEN
 REVIEWED FOR COMPLIANCE WITH
 RECORDING REQUIREMENTS FOR
 PLATS.



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

SITUATED AND LYING IN THE STATE OF NORTH CAROLINA, COUNTY OF WAKE, TOWNSHIP OF SWIFT CREEK, BEING A PORTION OF THE LANDS CONVEYED TO ROBERT L. JOHNSON AND ROBERT S. JOHNSON, BY DEED RECORDED IN BOOK 12639 AT PAGE 2123 AND TO ROBERT S. JOHNSON, BY DEED RECORDED IN BOOK 920 AT PAGE 2413; (ALL REFERENCES IN DEED BOOKS AND PLAT BOOKS IN THIS DESCRIPTION REFER TO THE RECORDS OF THE WAKE COUNTY REGISTER OF DEEDS OFFICE, NORTH CAROLINA), BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1" IRON ROD, (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 725408.64, EASTING: 2096644.63) BEING MORE PARTICULARLY DESCRIBED AS A COMMON MONUMENT OF JUDY J. LINEBERGER AND ROBERT S. JOHNSON. THENCE FROM SAID COMMENCEMENT POINT, N02°46'58"W A DISTANCE OF 177.81' TO AN EXISTING BENT 1" IRON PIPE (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 725586.25, EASTING: 2096636.0), AND BEING THE TRUE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING N02°58'36"W, A DISTANCE OF 59.93' TO AN EXISTING IRON PIPE BEING THE COMMON CORNER OF ANOTHY MARSHAL LOT 4-C DEED BOOK 17031 AND PAGE NUMBER 2798, JUDY J. LINEBERGER DEED BOOK 9065 AND PAGE NUMBER 1352. THENCE N02°57'55"W A DISTANCE OF 28.00' TO AN EXSTING 1" IRON PIPE ON COMMON LINE WITH ANTHONY MARSHAL LOT 4-C DEED BOOK 17031 AND PAGE NUMBER 2798; THENCE N00°08'46"W A DISTANCE OF 168.48' TO AN EXISTING 1" IRON PIPE COMMON CORNER OF ANTHONY MARSHAL AND PEGY M. BENNET; THENCE N00°14'00"W 160.02' TO AN EXISTING 1" IRON PIPE IN CONCRETE COMMON CORNER WITH PEGY M. BENNET AND LEANNE GEMMA AND MICHAEL GEMMA; THENCE S85°54'44"E A DISTANCE OF 131.93' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH LEANNE GEMMA AND MICHAEL GEMMA; THENCE S85°55'51"E A DISTANCE OF 50.01' TO AN EXISTING 5/8" REBAR COMMON CORNER WITH NORMAN R. TURNER AND MARY A TURNER; THENCE S85°54'44"E A DISTANCE OF 132.97' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH NORMAL R TURNER AND MARY A TURNER AND PAKSEE CHOW; THENCE S85°57'17"E A DISTANCE 175.96' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH PAKSEE CHOW AND PHOOI K LIM AND ANN K LIM; THENCE S86°03'54"E A DISTANCE 165.90' TO AN EXISTING 1/2" IRON PIPE IN CONCRETE A COMMON CORNER WITH PHOOI K LIM AND ANN K LIM AND VILLAGES OF TRYON COMMUNITY HOMEOWNERS ASSN INC; THENCE S00°57'55"E A DISTANCE 378.10' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH GEORGE H KOOP AND MART B KOOP AND BRENDON RUSCH; THENCE S00°59'36"E A DISTANCE 45.05' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH BRENDON RUSCH AND CARSON ANDREW CATTANO; THENCE S01°07'32"E A DISTANCE 10.03' TO AN EXISTING CONCRETE MONUMENT WITH DISK A COMMON CORNER WITH CARSON ANDREW CATTANO; THENCE S00°52'04"E A DISTANCE 80.02' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH SHOEB WASEEM AND NOREEN WASEEM AND SUSAN J MYKALCIO; THENCE S00°57'19"E A DISTANCE 89.78' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH SUSAN J MYKALCIO AND XIAODONG WU; THENCE S01°03'46"E A DISTANCE 16.00' TO A CALCULATED POINT; THENCE N73°37'34"W A DISTANCE 217.37' TO A CALCULATED POINT COMMON CORNER WITH DONALD CHRISTOPHER HARDISON; THENCE S01°01'13"E A DISTANCE 215.61' TO A CALCULATED POINT IN THE RIGHT-OF-WAY OF TRYON ROAD; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF N77°20'48"W AND A CHORD DISTANCE OF 116.51' WITH A RADIUS OF 1772.00' AND A LENGTH OF 116.53' TO A CALCULATED POINT IN THE RIGHT-OF-WAY OF TRYON ROAD; THENCE N79°13'50"W A DISTANCE OF 155.82' TO A CALCULATED POINT IN THE RIGHT-OF-WAY OF TRYON ROAD; THENCE N79°13'50"W A DISTANCE OF 189.71' TO A CALCULATED POINT IN THE RIGHT-OF-

WAY OF TRYON ROAD; THENCE N02°47'32"E A DISTANCE OF 135.61' TO AN EXISTING 1" IRON ROD COMMON CORNER WITH JUDY J LINEBERGER; THENCE N03°34'45"W A DISTANCE OF 128.27' TO A CALCULATED POINT COMMON CORNER WITH JUDY J LINEBERGER; THENCE N00°43'18"W A DISTANCE OF 49.58' TO AN EXISTING BENT 1" IRON PIPE THE POINT OF BEGINNING.

CONTAINING 10.63 ACRES (462834.94 SQ. FT.) OF LAND, MORE OR LESS.

SURVEY NOTES:

- 1. PLANIMETRIC FEATURES SHOWN HEREON ARE BASED UPON A FIELD SURVEY PERFORMED BY SAM LLC FOR KIMLEY-HORN, LLC AND WILL NOT REFLECT ANY CHANGES TO THE PHYSICAL SITE THROUGH MANMADE OR NATURAL OCCURRENCES BEYOND 10/05/2021.
2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID AND EXPRESSED IN FEET AND TENTHS OF FEET.
3. THE LOCATION OF UTILITY LINES SHOWN HEREON ARE BASED UPON FIELD LOCATION OF PHYSICAL STRUCTURES. IN ADDITION TO UNDERGROUND UTILITIES LOCATED BY 811.
4. NO EXCAVATIONS WERE MADE TO VERIFY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND EXCAVATION WILL NEED TO BE COORDINATED WITH 811 - "NORTH CAROLINA ONE CALL SYSTEM" AT THE TIME OF EXCAVATION.
5. NO OBSERVED EVIDENCE OF EARTH MOVING WORK WAS OBSERVED ON THE SUBJECT PARCEL DURING THE COURSE OF THE FIELD SURVEY.
6. OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, OBSERVED EVIDENCE OF STREET OF SIDEWALK CONSTRUCTION DEPICTED ON SURVEY.
7. BUILDINGS WERE OBSERVED ON THE SUBJECT PARCEL DURING THE COURSE OF THIS SURVEY AND SHOWN HEREON.
8. LINES OF OCCUPATION (WHERE EXISTING) GENERALLY AGREE WITH PROPERTY LINES, ENCROACHMENTS AS SHOWN ON THE SURVEY.
9. ANY USE OF THIS DRAWING BY PARTIES NOT CONTRACTED DIRECTLY WITH SAM LLC, OR CERTIFIED TO ON THIS DRAWING IS PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.
10. THE USER OF THIS SURVEY WILL NEED TO REVIEW ALL ZONING INFORMATION AVAILABLE, SINCE ALL ZONING REQUIREMENTS CAN NOT BE DEPICTED GRAPHICALLY, TO DETERMINE THE SUITABILITY OF THE SITE FOR A SPECIFIC INTENDED USE.
11. ADJOINERS' INFORMATION OBTAINED FROM WAKE COUNTY GIS WEBSITE: https://maps.nclshgnc.gov/AMAPS/ NO CERTIFICATION IS MADE TO THE ACCURACY OF CORRECTNESS.
12. OTHER THAN AS SHOWN AND LABELED ON THE SURVEY FROM TITLE REPORT, ROAD RIGHT OF WAY SHOWN IS APPARENT BASED ON THE PHYSICAL FIELD LOCATION OF THE ROAD.
13. EXCEPT AS SHOWN, THERE ARE NO OTHER VISIBLE OR RECORDED EASEMENTS OR RIGHTS OF WAY ACROSS THE SURVEYED PROPERTY THAT HAVE BEEN PROVIDED TO THE SURVEYOR.
14. THERE ARE NO OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
15. ALL AREAS MATHEMATICALLY CLOSE GREATER THAN 1:10,000.
16. ROADS, STREETS AND HIGHWAYS SHOWN HEREIN SHOW EVIDENCE OF BEING COMPLETED, DEDICATED AND ACCEPTED FOR PUBLIC MAINTENANCE.
17. TAX PARCEL NUMBERS SUPPLIED AND ASSIGNED TO PROPERTY SURVEYED INCLUDES LAND OTHER THAN THE SURVEYED PROPERTY.
18. THE SURVEY SHOWS THE LOCATION OF ALL BUILDING, STRUCTURES, PARKING AREAS AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY.
19. NO EVIDENCE OF CEMETERIES WERE OBSERVED ON THE SURVEYED PROPERTY.
20. NO EVIDENCE OF WASTE DUMPS, SLUMP, SANITARY LANDFILL WERE OBSERVED DURING SURVEY.
21. THE SURVEY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, PARKING AREAS AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY.
22. THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS. VERTICAL ACCURACY DOES NOT EXCEED 10% OF THE ELEVATIONS TESTED NOT MORE THAN 1/2 THE CONTOUR INTERVAL.
23. A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R10 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
24. ENCROACHMENTS DEPICTED ON SURVEY AND LISTED BELOW:
1 - 24.95' WOODEN FENCE
2 - 2.21' BARBED WIRE FENCE
30. PROPERTY TO RETAIN DIRECT ACCESS TO PUBLIC RIGHT-OF-WAY BY TRYON ROAD.
31. NO GAPS GORES OR OVERLAPS WERE OBSERVED DURING THE COURSE OF THIS SURVEY

BEING THE SAME REAL ESTATE DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, ISSUED JUNE 30, 2021 FOR COMMITMENT NUMBER 21-13054RA

NOTES FOR SCHEDULE B - II

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET, THE ABOVE EXCEPTION WILL BE DELETED ONCE TITLE IS UPDATED, WITH NO NEW MATTERS REVEALED, AT THE TIME OF RECORDING AND ALL SCHEDULE B - PART I REQUIREMENTS HAVE BEEN MET. (NOT A SURVEY ITEM)
2. TAXES OR ASSESSMENTS FOR THE YEAR 2021, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE. (NOT A SURVEY ITEM)
3. ALL DEFERRED TAXES. (AS TO TRACT 2) (NOT A SURVEY ITEM)
4. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY SURVEY ENTITLED "ALTA SURVEY KIMLEY-HORN 2310 TRYON ROAD, SWIFT CREEK TOWNSHIP, COUNTY OF WAKE, NORTH CAROLINA" BY THOMAS A. TAYLOR, PLS, DATED JULY 23, 2021, LAST REVISED _____, 2021. ("THE SURVEY") (AFFECTS SUBJECT PARCELS AS DEPICTED)
5. RIGHTS OF TENANTS IN POSSESSION, IF ANY, AS TENANTS ONLY, UNDER UNRECORDED LEASES FOR A DURATION OF LESS THAN THREE (3) YEARS. (NOT A SURVEY ITEM)
6. EASEMENT(S) TO CITY OF RALEIGH RECORDED IN BOOK 17617, PAGE 1305. (AS TO TRACT 1 ONLY) (AFFECTS SUBJECT PARCELS AS DEPICTED)
7. EASEMENT(S) TO CITY OF RALEIGH RECORDED IN BOOK 17635, PAGE 2373; 899K +7999; PAGE 18; 18-26; 899K-17693; PAGE 128; AND 899K-17771; PAGE 99. (AS TO TRACT 2 ONLY) (BK 17635, PG 2373; AFFECTS SUBJECT PARCELS AS DEPICTED. OTHERS DO NOT AFFECT SUBJECT PARCELS) (STRIKEN REFERENCES INTENTIONALLY DELETED)
8. AGREEMENT RECORDED IN BOOK 17707, PAGE 919. (AS TO TRACT 2 ONLY) (CANNOT BE DEPICTED)
9. [INTENTIONALLY DELETED] LEASE AND TERMS AND PROVISIONS THEREOF BY AND BETWEEN ROBERT L. JOHNSON AND BELLSOUTH PERSONAL COMMUNICATIONS, LLC, A MEMORANDUM OF WHICH IS RECORDED IN BOOK 2929, PAGE 1864, AS AMENDED BY THAT CERTAIN MEMORANDUM OR THIRD AMENDMENT TO THAT AND LEASE AGREEMENT RECORDED IN BOOK 14552, PAGE 2848. (6665-NOT IMPACT SUBJECT PARCELS)
10. THE CORRECTNESS OF THE SQUARE FOOTAGE/ACREAGE COMPUTATION CONTAINED IN THE DESCRIPTION OF THE LAND IS NOT INSURED. (CANNOT BE DEPICTED)
11. RIGHTS OF OTHERS IN AND TO THE USE OF THE DRIVEWAY (GRAVEL) SHOWN ON THE SURVEY, AFFECTS SUBJECT PARCELS AS DEPICTED.
12. RIGHTS OF OTHERS IN AND TO THE CONTINUOUS AND UNINTERRUPTED FLOW OF THE WATERS BOUNDING OR CROSSING THE LAND AND RIPARIAN AND/OR LITTORAL RIGHTS INCIDENT TO THE LAND. (NOT A SURVEY ITEM)

North Carolina One Call System Inc.
Call Before You Dig!
811
(1-800-632-4949)

CALL NORTH CAROLINA ONE-CALL, 811 OR 1-800-632-4949

AS-SURVEYED LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION FOR MAPLE MULTI-FAMILY LAND SE, L.P., A DELAWARE LIMITED PARTNERSHIP

TRACT 1
SITUATED AND LYING IN THE STATE OF NORTH CAROLINA, COUNTY OF WAKE, TOWNSHIP OF SWIFT CREEK, BEING THE LANDS CONVEYED TO ROBERT L. JOHNSON AND ROBERT S. JOHNSON, BY DEED RECORDED IN BOOK 920 AT PAGE 2413, [ALL REFERENCES IN DEED BOOKS AND PLAT BOOKS IN THIS DESCRIPTION REFER TO THE RECORDS OF THE WAKE COUNTY REGISTER OF DEEDS OFFICE, NORTH CAROLINA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS.

COMMENCING AT AN EXISTING 1" BENT IRON PIPE, (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 725586.25; EASTING: 2096636.07) BEING MORE PARTICULARLY DESCRIBED AS A COMMON MONUMENT OF JUDY J. LINBERGER AND ROBERT S. JOHNSON, THENCE FROM SAID COMMENCEMENT POINT, N02°46'58"W A DISTANCE OF 377.81' TO AN EXISTING 1" IRON ROD (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 725408.64; EASTING: 2086644.63), AND BEING THE TRUE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING N03°34'45"W A DISTANCE OF 128.27' TO A CALCULATED POINT A COMMON CORNER OF ROBERT S. JOHNSON AND JUDY J. LINBERGER, THENCE S79°02'19"E A DISTANCE OF 183.05' TO A CALCULATED POINT, THENCE S07°28'19"E A DISTANCE OF 262.98' TO A CALCULATED POINT IN THE RIGHT-OF-WAY OF TRYON RD, THENCE N79°13'50"W A DISTANCE OF 189.71' TO A CALCULATED POINT IN THE RIGHT-OF-WAY OF TRYON RD, THENCE N02°47'32"E A DISTANCE OF 135.61' TO AN EXISTING 1" IRON ROD THE POINT OF BEGINNING.

CONTAINING 1.10 ACRES (47925.14 SQ. FT.) OF LAND, MORE OR LESS.

TRACT 2

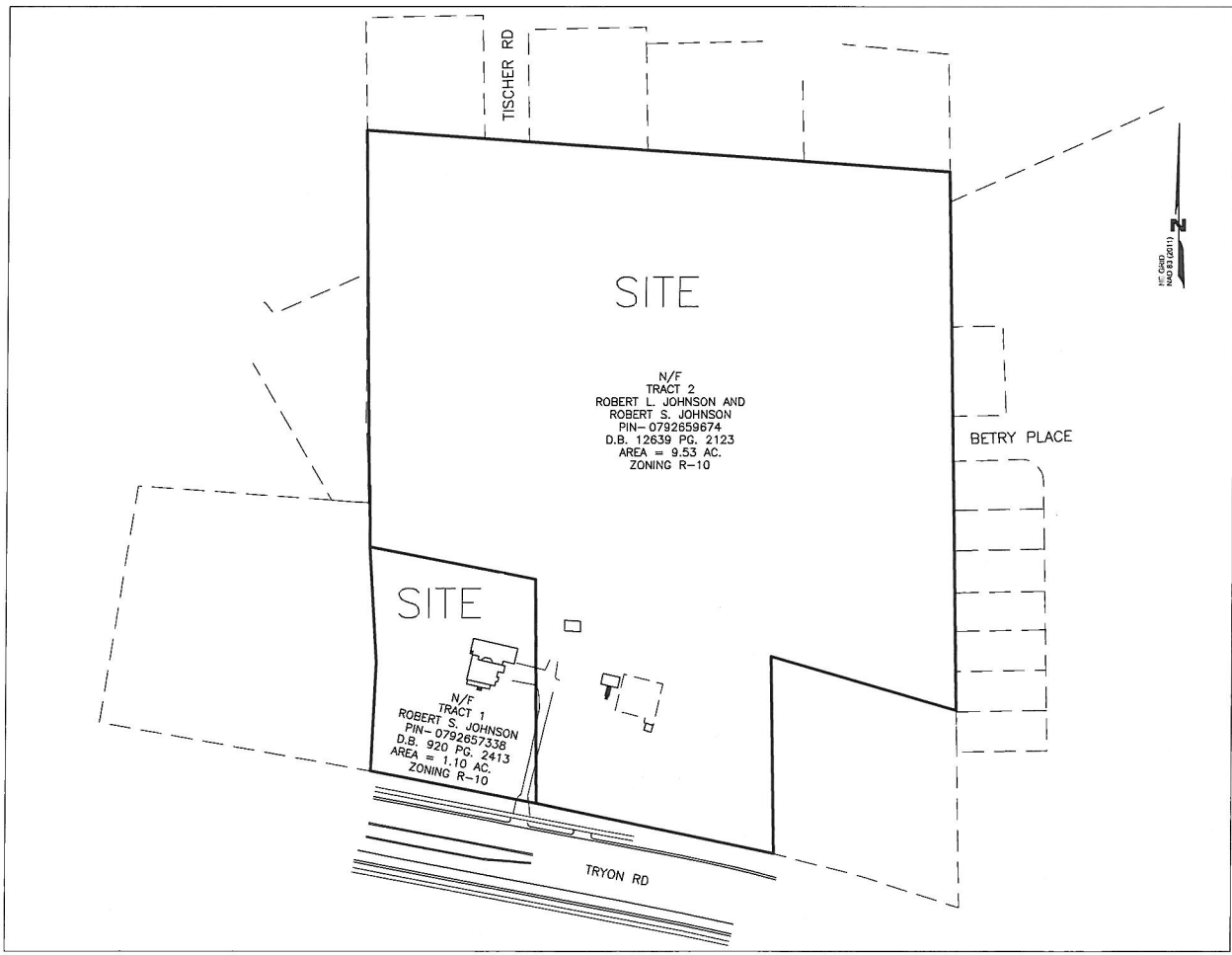
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THENCE FROM SAID POINT OF BEGINNING N02°58'36"W, A DISTANCE OF 59.93' TO AN EXISTING IRON PIPE BEING THE COMMON CORNER OF ANTHONY MARSHAL LOT 4-C DEED BOOK 17031 AND PAGE NUMBER 2798, JUDY J. LINBERGER DEED BOOK 9055 AND PAGE NUMBER 1352, THENCE N02°57'55"W A DISTANCE OF 28.00' TO AN EXISTING 1/2" IRON PIPE ON COMMON LINE WITH ANTHONY MARSHAL LOT 4-C DEED BOOK 17031 AND PAGE NUMBER 2798, THENCE N00°06'45"W A DISTANCE OF 168.48' TO AN EXISTING 1" IRON PIPE A COMMON CORNER OF ANTHONY MARSHAL AND PEGGY M. BENNET, THENCE N00°14'00"W 160.02' TO AN EXISTING 1" IRON PIPE IN CONCRETE COMMON CORNER WITH PEGGY M. BENNET AND LEANNE GEMMA AND MICHAEL GEMMA, THENCE S85°54'44"E A DISTANCE OF 131.30' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH LEANNE GEMMA AND MICHAEL GEMMA, THENCE S85°55'51"E A DISTANCE OF 50.01' TO AN EXISTING 1/2" REBAR COMMON CORNER WITH NORMAN R. TURNER AND MARY A. TURNER, THENCE S85°54'44"E A DISTANCE OF 132.97' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH NORMAN R. TURNER AND MARY A. TURNER AND PAKSEE CHOW AND PHOON KUM AND ANN K. LUM, THENCE S88°03'54"E A DISTANCE OF 165.80' TO AN EXISTING 1/2" IRON PIPE IN CONCRETE A COMMON CORNER WITH PHOON KUM AND ANN K. LUM AND VILLAGES OF TRYON COMMUNITY HOMEOWNERS ASSN INC, THENCE S00°57'55"E A DISTANCE OF 378.10' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH GEORGE H. KOOP AND MARY B. KOOP AND BRENDON RUSCH, THENCE S00°57'55"E A DISTANCE OF 45.05' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH BRENDON RUSCH AND CARSON ANDREW CATTANO, THENCE S01°07'32"E A DISTANCE OF 10.03' TO AN EXISTING CONCRETE MONUMENT WITH DEKA A COMMON CORNER WITH CARSON ANDREW CATTANO, THENCE S01°07'32"E A DISTANCE OF 80.02' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH SOROK WASEEM AND NOREEN WASEEM AND SUSAN J. MYKALCIO, THENCE S00°57'55"E A DISTANCE OF 89.78' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH SUSAN J. MYKALCIO AND XIAO-FONG WU, THENCE S01°09'46"E A DISTANCE OF 18.00' TO A CALCULATED POINT, THENCE N73°37'34"W A DISTANCE OF 217.37' TO A CALCULATED POINT A COMMON CORNER WITH DONALD CHRISTOPHER HARDSON, THENCE S01°13'11"E A DISTANCE OF 315.81' TO A CALCULATED POINT IN THE RIGHT-OF-WAY OF TRYON ROAD, THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF N77°20'48"W AND A CHORD DISTANCE OF 116.51' WITH A RADIUS OF 1772.00' AND A LENGTH OF 116.53' TO A CALCULATED POINT IN THE RIGHT-OF-WAY OF TRYON ROAD, THENCE N79°13'50"W A DISTANCE OF 155.82' TO A CALCULATED POINT IN THE RIGHT-OF-WAY OF TRYON ROAD, THENCE N02°47'32"E A DISTANCE OF 189.71' TO A CALCULATED POINT IN THE RIGHT-OF-WAY OF TRYON ROAD, THENCE N02°47'32"E A DISTANCE OF 135.61' TO AN EXISTING 1" IRON ROD A COMMON CORNER WITH JUDY J. LINBERGER, THENCE N03°34'45"W A DISTANCE OF 128.27' TO A CALCULATED POINT COMMON CORNER WITH JUDY J. LINBERGER, THENCE N02°46'58"W A DISTANCE OF 377.81' TO AN EXISTING BENT 1" IRON PIPE THE POINT OF BEGINNING.

CONTAINING 5.53 ACRES (414509.80 SQ. FT.) OF LAND, MORE OR LESS.

SITE MAP (NOT TO SCALE)



ZONING INFORMATION

NOTE:
ZONING REPORT WAS NOT PROVIDED BY THE CLIENT
ZONED:
R-10 FOR PARCEL WITH PIN# 0792659674
R-10 FOR PARCEL WITH PIN# 0792657338
R-10 MINIMUM REQUIRED SETBACKS (FEET)
FRONT AND CORNER = 20'
SIDES = 10'
REAR = 30'

*ZONING SOURCE- WAKE COUNTY ZONING ORDINANCE, UNIFIED DEVELOPMENT CODE COUNTY OF WAKE, NORTH CAROLINA

https://library.municode.com/north-carolina/wake-county/codes/unified-development-ordinance

COMBINED TRACT

SITUATED AND LYING IN THE STATE OF NORTH CAROLINA, COUNTY OF WAKE, TOWNSHIP OF SWIFT CREEK, BEING A PORTION OF THE LANDS CONVEYED TO ROBERT L. JOHNSON AND ROBERT S. JOHNSON, BY DEED RECORDED IN BOOK 12639 AT PAGE 2123 AND TO ROBERT S. JOHNSON, BY DEED RECORDED IN BOOK 920 AT PAGE 2413; [ALL REFERENCES IN DEED BOOKS AND PLAT BOOKS IN THIS DESCRIPTION REFER TO THE RECORDS OF THE WAKE COUNTY REGISTER OF DEEDS OFFICE, NORTH CAROLINA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS.

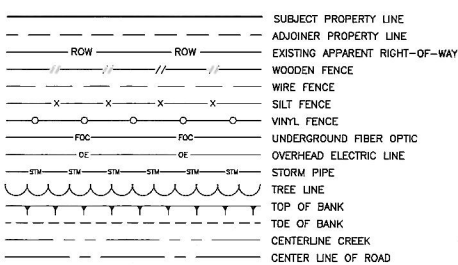
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CONTAINING 10.63 ACRES (462834.94 SQ. FT.) OF LAND, MORE OR LESS.

LEGEND AND ABBREVIATIONS:

- UTILITY POLE
GUY WIRE ANCHOR
IRON PIPE FOUND (IPF)
REBAR FOUND (RF)
IRON ROD FOUND (IRF)
CONCRETE MONUMENT FOUND (CMF)
CALCULATED POINT
WELL
FIRE HYDRANT
WATER VALVE
CATCH BASIN
DROP INLET
PIN BK
BOOK
PAGE
EX. EXISTING
EASEMENT
DEED BOOK
MAP BOOK
PAGE
AC. ACRES
CONC. CONCRETE
SQ.FT. SQUARE FEET
N/F. NOW OR FORMERLY



VICINITY MAP (NOT TO SCALE)

INDEX

- 1. TITLE PAGE
2. BOUNDARY SHEET

OWNER INFORMATION

TRACT 1
NAME: JOHNSON, ROBERT STEVEN
PIN: 0792657338
ADDRESS: 2310 TRYON RD RALEIGH NC 27603
TRACT 2
NAME: JOHNSON, ROBERT L JOHNSON, ROBERT STEVEN
PIN: 0792659674
ADDRESS: 2300 TRYON RD, RALEIGH, NC 27603

REAL ESTATE ID:

0150609 - ROBERT S. JOHNSON
0489565 - ROBERT L. JOHNSON
AND ROBERT S. JOHNSON

SURVEY DATA:

HORIZONTAL DATUM - BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83, US SURVEY FEET. SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
VERTICAL DATUM - NAVD 88

TITLE INFORMATION

THE TITLE COMMITMENT AND SCHEDULE B SECTION II ITEMS HEREON ARE FROM:
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 21-113064RA
EFFECTIVE DATE: JUNE 30, 2021 AT 8:00 AM
MAPLE MULTI-FAMILY LAND SE, L.P., A DELAWARE LIMITED PARTNERSHIP

ALTA/NSPS TABLE A:

- 2. RESPONSE: 2301 TRYON RD RALEIGH NC 27603-3040
2300 TRYON RD, RALEIGH, NC 27603
3. RESPONSE: SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, https://www.fema.gov/pdf/land/
4. RESPONSE: 0.13 ACRES
5. RESPONSE: CONTOURS SHOWN ON SURVEY, VERTICAL DATUM NAVD88
6. RESPONSE: NOT PROVIDED
8. RESPONSE: NO OTHER IMPROVEMENTS OBSERVED
9. RESPONSE: NO DEFINED PARKING OBSERVED
11(A). RESPONSE: NOT PROVIDED
11(B). RESPONSE: UNDERGROUND UTILITIES DESIGNATED BY 811 DEPICTED AS OBSERVED IN FIELD
13. RESPONSE: ADJOINERS SHOWN AS APPEAR ON WAKE COUNTY GIS
16. RESPONSE: NONE OBSERVED
17. RESPONSE: TRYON ROAD WIDENING UNDER RECENT CONSTRUCTION

CERTIFICATION:

TO: CHICAGO TITLE INSURANCE COMPANY;
MAPLE MULTI-FAMILY LAND SE, L.P., ITS SUCCESSORS AND ASSIGNS;
ROBERT STEVEN JOHNSON, ROBERT L. JOHNSON, AND THE MARGARET P. JOHNSON FAMILY TRUST

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 FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000 OR GREATER; THAT THIS SURVEY WAS PERFORMED USING GNSS AND CONVENTIONAL SURVEY, THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:

THIS PLAT WAS NOT PREPARED FOR RECORDING IN ACCORDANCE WITH GS 47-30, AS AMENDED
I, THOMAS A. TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000 OR GREATER; THAT THIS SURVEY WAS PERFORMED USING GNSS AND CONVENTIONAL SURVEY, THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:
CLASS OF SURVEY: AA
POSITIONAL ACCURACY: 2CM + 2PPM
TYPE OF GPS FIELD PROCEDURE: VRS RTK
DATES OF SURVEY: JULY 7-20 2021
DATUM/EPOCH: NAD 83 (2011)
PUBLISHED/FIXED-CONTROL USE: NCBE CORS ARP
GEOID MODEL: 12B
UNITS: US SURVEY FEET

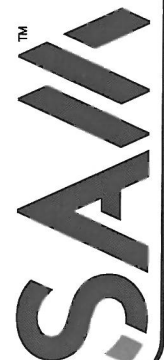
THOMAS A. TAYLOR,
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER LA-4333
Ttaylor@SAM.biz
(919) 878-7466

SITE
SAM, LLC



Table with project details: PROJECT: KIMLEY HORN TRYON RD PARCEL SURVEY, JOB NUMBER: 021030243, DATE: 07/20/2021, SCALE: 1"=50', SURVEYED BY: THOMAS A. TAYLOR, LEGISLATION: JOHNSON, TRACT ID: 0792659674 AND 0792657338, PARTY/CLIENT: MITCHELL WELLS FIELDS.

2641-116 Summer Blvd.
Raleigh, NC 27616
Ctc: 919.878.7466
Email: info@sam.biz



RECORD
LEGAL DESCRIPTIONS

SHEET 2
OF 2

ALTA SURVEY
KIMLEY-HORN
2310 TRYON ROAD
SWIFT CREEK TOWNSHIP
COUNTY OF WAKE, NORTH CAROLINA

TRACT 1 RECORD DESCRIPTION
BEGINNING AT AN EXISTING IRON PIPE IN THE NORTHERN MARGIN OR RIGHT-OF-WAY LINE OF TRYON ROAD, SAID BEGINNING POINT BEING THE SOUTHWESTERN CORNER OF ROBERT L. JOHNSON LAND WHICH IS LOCATED IN SWIFT CREEK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA ON THE NORTH SIDE OF TRYON ROAD, BETWEEN LAKE WHEELER ROAD AND U.S. HIGHWAY NO. 401, AND SAID BEGINNING POINT ALSO BEING THE SOUTHEASTERN CORNER OF PROPERTY NOW OR FORMERLY OWNED BY PAUL N. AND JUDY I. LINBERGER, HAVING BEEN CONVEYED TO THEM BY DEED RECORDED IN BOOK 2233, PAGE 25, WAKE COUNTY REGISTRY, AND RUNNING THENCE ALONG AND WITH THE COMMON LINE OF THE SAID ROBERT L. JOHNSON AND LINBERGER PROPERTIES NORTH 03 DEGREES 31' EAST 250.00 FEET TO A NE^{1/4} POINT, THENCE SOUTH 75 DEGREES 03' EAST 189.05 FEET TO A NEW POINT; THENCE SOUTH 03 DEGREES 31' WEST 250.00 FEET TO A STAKE LOCATED IN THE NORTHERN MARGIN OR RIGHT-OF-WAY LINE OF TRYON ROAD, THENCE ALONG AND WITH THE NORTHERN MARGIN OR RIGHT-OF-WAY LINE OF TRYON ROAD NORTH 75 DEGREES 03' WEST 189.05 FEET TO AN EXISTING IRON PIPE, THE POINT AND PLACE OF BEGINNING, AND BEING A 1.00 ACRE TRACT OF LAND LOCATED IN THE SOUTHWESTERN CORNER OF THE SAID ROBERT L. JOHNSON LAND, WHICH IS AN 11.61 ACRE TRACT ACCORDING TO PLAT PREPARED BY THOMAS D. HARRILL, REGISTERED SURVEYOR, DATED NOVEMBER 7, 1978.

TRACT 2 RECORD DESCRIPTION
PARCEL 1: BEGINNING AT A POINT IN THE COMMON BOUNDARY LINE OF THE GRANTOR AND THE PROPERTY NOW OR FORMERLY OWNED BY PAUL N. AND JUDY I. LINBERGER, SAID POINT BEING NORTH 03 DEGREES 31' MINUTES EAST 250.00 FEET FROM AN EXISTING IRON PIPE LOCATED IN THE NORTHERN MARGIN OR RIGHT-OF-WAY LINE OF TRYON ROAD (FORMERLY OLD COLONIAL ROAD), SAID IRON PIPE ALSO BEING THE SOUTHEASTERN CORNER OF PROPERTY NOW OR FORMERLY OWNED BY PAUL N. AND JUDY I. LINBERGER, HAVING BEEN CONVEYED TO THEM BY DEED RECORDED IN BOOK 2233, PAGE 25, WAKE COUNTY REGISTRY, RUNNING THENCE FROM THE POINT OF BEGINNING ALONG AND WITH THE COMMON LINE OF THE GRANTOR AND LINBERGER PROPERTIES NORTH 03 DEGREES 31' MINUTES EAST 18.10 FEET TO AN IRON PIPE, THENCE NORTH 03 DEGREES 31' MINUTES 30 SECONDS EAST 416.00 FEET TO AN EXISTING IRON PIPE IN THE COMMON BOUNDARY LINE OF THE GRANTOR'S PROPERTY AND PROPERTY NOW OR FORMERLY OWNED BY B. H. HIGLEY, SR., THENCE ALONG AND WITH THE COMMON LINE OF THE GRANTOR AND THE SAID B. H. HIGLEY, SR. SOUTH 81 DEGREES 58' MINUTES 30 SECONDS EAST 65.78 FEET TO AN EXISTING IRON PIPE, BEING THE NORTHEAST CORNER OF PARCEL A, THENCE SOUTH 02 DEGREES 58' MINUTES 30 SECONDS WEST 433.70 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 02 DEGREES 58' MINUTES 30 SECONDS WEST 188.06 FEET TO A STAKE, THENCE NORTH 69 DEGREES 59' MINUTES 21 SECONDS WEST 112.56 FEET TO A STAKE, THENCE SOUTH 02 DEGREES 58' MINUTES 30 SECONDS WEST 220.00 FEET TO A STAKE IN THE NORTHERN MARGIN OR RIGHT-OF-WAY LINE OF TRYON ROAD, THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF TRYON ROAD NORTH 74 DEGREES 09' MINUTES WEST 272.47 FEET TO A STAKE, THENCE NORTH 69 DEGREES 51' MINUTES EAST 250.00 FEET, THENCE NORTH 75 DEGREES 03' MINUTES WEST 189.05 FEET TO THE POINT AND PLACE OF BEGINNING, AND BEING ALL OF A TRACT OF LAND SHOWN AS BEING 10.55 ACRES ON THE MAP PREPARED BY THOMAS D. HARRILL, R.S., DATED NOVEMBER 7, 1978, AND ENTITLED "BOUNDARY SURVEY FOR ROBERT L. JOHNSON'S TRYON ROAD RALEIGH, N.C., WAKE CO."

PARCEL 2: BEGINNING AT A CONCRETE MONUMENT LOCATED IN THE SOUTHERN MARGIN OR RIGHT-OF-WAY OF TRYON ROAD, SAID POINT OF BEGINNING BEING SOUTH 02 DEGREES 58' MINUTES 30 SECONDS WEST 880.75 FEET FROM THE IRON PIPE MARKING THE NORTHEAST CORNER OF PARCEL A AS DESCRIBED ABOVE, THENCE FROM SAID POINT OF BEGINNING SOUTH 02 DEGREES 58' MINUTES 30 SECONDS WEST 651.22 FEET TO A CONCRETE MONUMENT, THENCE NORTH 87 DEGREES 01' MINUTES 30 SECONDS WEST 51.70 FEET TO AN IRON PIPE, THENCE SOUTH 02 DEGREES 58' MINUTES 30 SECONDS WEST 210.00 FEET TO AN IRON PIPE, THENCE SOUTH 87 DEGREES 01' MINUTES 30 SECONDS EAST 57.70 FEET TO AN IRON PIPE, THENCE SOUTH 02 DEGREES 58' MINUTES 30 SECONDS WEST 112.56 FEET TO A CONCRETE MONUMENT (SHOWN ON THE AFORESAID SURVEY AS BEING SOUTH 02 DEGREES 58' MINUTES 30 SECONDS EAST 2.12 FEET TO A CONCRETE MONUMENT (SHOWN ON THE AFORESAID SURVEY AS BEING SOUTH 02 DEGREES 58' MINUTES 30 SECONDS EAST 2.12 FEET); THENCE SOUTH 02 DEGREES 58' MINUTES 30 SECONDS WEST 588.24 FEET TO A CONCRETE MONUMENT (SHOWN ON THE AFORESAID SURVEY AS BEING SOUTH 02 DEGREES 58' MINUTES 30 SECONDS WEST 588.24 FEET); THENCE NORTH 31 DEGREES 11' MINUTES 30 SECONDS WEST 342.23 FEET TO A CONCRETE MONUMENT; THENCE NORTH 58 DEGREES 57' MINUTES WEST 167.11 FEET TO A CONCRETE MONUMENT; THENCE NORTH 05 DEGREES 52' MINUTES 30 SECONDS EAST 254.99 FEET TO A CONCRETE MONUMENT, THENCE NORTH 26 DEGREES 48' MINUTES 05 SECONDS EAST 430.00 FEET TO AN IRON PIPE; THENCE SOUTH 65 DEGREES 00' MINUTE 30 SECONDS WEST 342.23 FEET TO AN IRON PIPE, THENCE NORTH 39 DEGREES 10' MINUTES EAST 645.35 FEET TO AN IRON PIPE, THENCE NORTH 03 DEGREES 31' MINUTES WEST 206.12 FEET TO AN IRON PIPE IN THE SOUTHERN BOUNDARY OR RIGHT-OF-WAY LINE OF TRYON ROAD, THENCE WITH THE SOUTHERN BOUNDARY OR RIGHT-OF-WAY LINE OF TRYON ROAD IN A GENERALLY EASTERLY DIRECTION TO THE POINT AND PLACE OF BEGINNING (NO DISTANCE OR DIRECTION SPECIFIED ON THE AFORESAID MAP), AND BEING A TRACT SHOWN AS BEING 22.09 ACRES ON THE AFORESAID SURVEY.

LESS AND EXCEPT THE PROPERTY CONVEYED TO ROBERT STEVEN JOHNSON IN BOOK 8640, PAGE 1962 AND BOOK 9203, PAGE 3413; AND THAT PROPERTY CONVEYED TO RICHARD WAYNE JOHNSON IN BOOK 3982, PAGE 947.

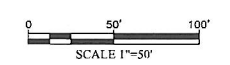
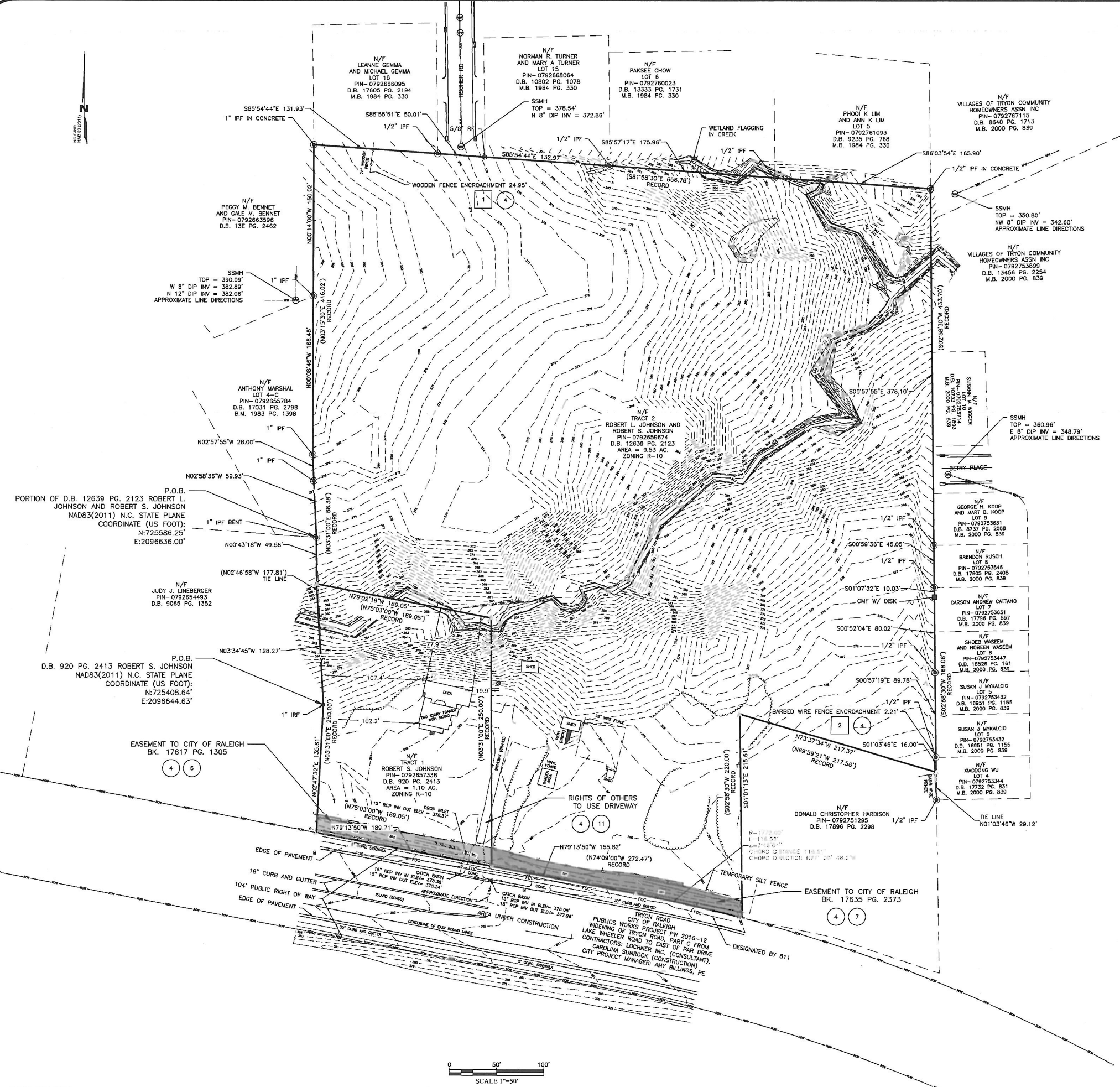
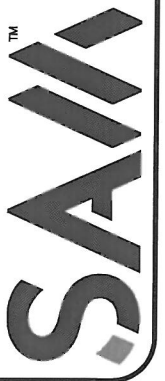
UTILITIES

Name: AT&T (DIS)TRIBUTION Type: CATV Phone: 800-778-9140 Description: PHONE, COPPER OR FIBER	Name: CHARTER COMMUNICATIONS Type: FIBER Phone: 800-778-9140 Description: FIBER OPTIC
Name: RALEIGH WATER Type: S/W Phone: 919-988-3245 Description: WATER AND SEWER	Name: GOOGLE FIBER, INC. Type: FIBER Phone: 919-225-6295 Description: FIBER OPTIC
Name: DUKIE ENERGY Type: ELEC Phone: 800-778-9140 Description: CHAIR	Name: VERIZON (FORMERLY VZ)3 Type: FIBER Phone: 800-287-3427 Ext. 2 Description: FIBER OPTIC
Name: CROWN CASTLE Type: FIBER Phone: 801-364-1263 Description: FIBER OPTIC	Name: MCNC Type: FIBER Phone: 919-248-1111 Ext. 1 Description: FIBER OPTIC
Name: CHARTER COMMUNICATIONS Type: CATV Phone: 800-778-9140 Description: CABLE TV	Name: DOMINION ENERGY Type: GAS Phone: 877-776-2427 Description: GAS

PROJECT: KIMLEY-HORN
TRYON RD PARCEL SURVEY

JOB NUMBER:	051030343	DATE:	07/20/2021	REVISION:	11/04/2021
SCALE:	1" = 40'	SURVEYOR:	THOMAS TAYLOR	TECHNICIAN:	JOEL ALVARADO
TITLE:	ALTA SURVEY	DATE:	11/08/2021	PROJECT:	2310 TRYON ROAD
PARCEL:	079253358	PROJECT:	079253358	FIELDBOOK:	

2641-116 Summer Blvd.
Raleigh, NC 27616
Ofc: 919.878.7466
Email: info@sam.biz



PATH:\SAM\NC\PROJECTS\021030343\DELIVERY\FINAL\20211108\TRYON ROAD ALTA - REV 5.DWG

REVISED: 2021/11/08