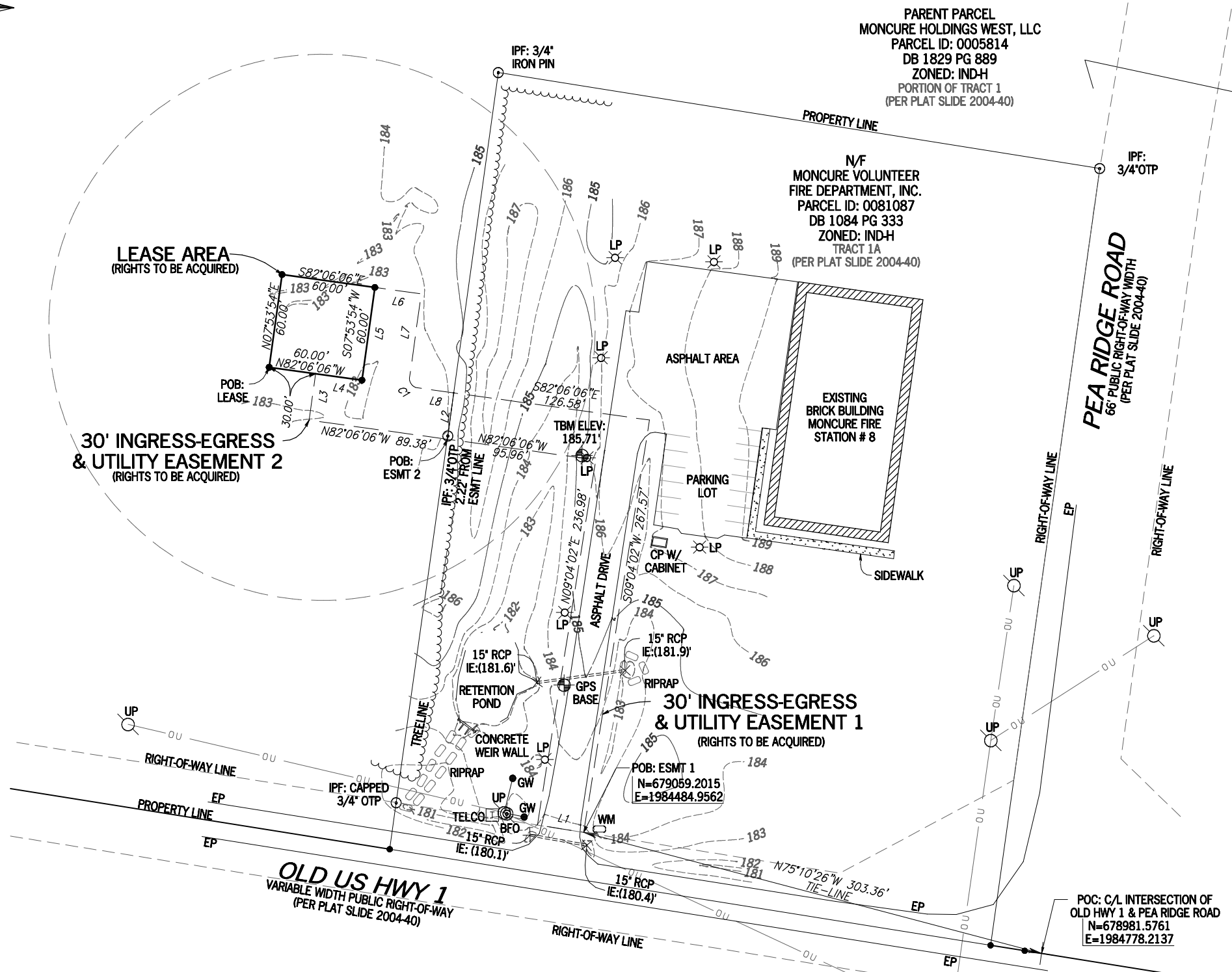


SITE INFORMATION

LEASE AREA = 3,600 SQUARE FEET (0.0826 ACRES)
 LATITUDE = 35°37'00.13" (NAD 83) (35.616702°)
 LONGITUDE = -79°03'09.96" (NAD 83) (-79.052767°)
 AT CENTER LEASE AREA
 ELEVATION AT CENTER OF LEASE AREA = 183.2' A.M.S.L.



NO.	DATE	REVISION



PARENT PARCEL
 MONCURE HOLDINGS WEST, LLC
 PARCEL ID: 0005814
 DB 1829 PG 889
 ZONED: IND-H
 PORTION OF TRACT 1
 (PER PLAT SLIDE 2004-40)

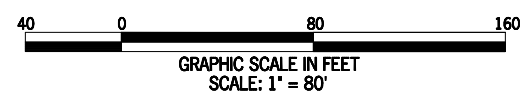
N/F
 MONCURE VOLUNTEER
 FIRE DEPARTMENT, INC.
 PARCEL ID: 0081087
 DB 1084 PG 333
 ZONED: IND-H
 TRACT 1A
 (PER PLAT SLIDE 2004-40)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N80°58'17"W	30.00'
L2	N07°53'54"E	30.00'
L3	N07°53'54"E	30.00'
L4	S82°06'06"E	30.00'
L5	N07°53'54"E	60.00'
L6	S82°06'06"E	30.00'
L7	S07°53'54"W	54.46'
L8	S82°06'06"E	23.76'

CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	8.62'	6.00'	S37°31'11"E	7.90'



LEGEND

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- CMF CONCRETE MONUMENT FOUND
- UP UTILITY POLE
- LP LIGHT POLE
- FP FLAG POLE
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- INV INVERT
- FH FIRE HYDRANT
- EP EDGE OF PAVEMENT
- TC TOP OF CURB
- BC BACK OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- OU OVERHEAD UTILITY
- UE UNDERGROUND UTILITY
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- GW GUY WIRE ANCHOR
- TR TRANSFORMER
- JB JUNCTION BOX
- SWCB SINGLE WING CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- CLF CHAIN LINK FENCE
- WV WATER VALVE
- WM WATER METER
- CO SEWER CLEAN-OUT
- GV GAS VALVE
- N/F NOW OR FORMERLY
- IB ICE BRIDGE
- IBP ICE BRIDGE POLE
- BFO BURIED FIBER OPTIC
- OTF OPEN TOP PIPE
- R/W RIGHT OF WAY
- C/L CENTERLINE
- BFE BASE FLOOD ELEVATION

* SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 Firm License Number: C-4145
 100 Governors Trace, Ste. 103
 Peachtree City, GA 30269
 (p) 678.565.4440 (f) 678.565.4497
 (w) p2pls.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:



PYRAMID NETWORK SERVICES, LLC
 6519 TOWPATH RD.
 EAST SYRACUSE, NY 13057

MONCURE

CAPE FEAR TOWNSHIP
 CHATHAM COUNTY, NORTH CAROLINA

DRAWN BY: RMR

CHECKED BY: JKL

APPROVED: D. MILLER

DATE: NOVEMBER 8, 2019

P2P JOB #: 194866NC

SHEET:

2

OF 3

SURVEY NOT VALID WITHOUT SHEET 1 & 3 OF 3

E:\Workshop\Point to Point\2019\194866NC\Moncure\194866NC.dwg

LEGAL DESCRIPTION SHEET



NO.	DATE	REVISION

30' INGRESS-EGRESS & UTILITY EASEMENT 1

TOGETHER WITH AN EASEMENT LYING AND BEING IN THE CAPE FEAR TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA, AND BEING A PART OF THE LANDS OF MONCURE VOLUNTEER FIRE DEPARTMENT, INC. AS RECORDED IN DEED BOOK 1084, PAGE 333, CHATHAM COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF PEA RIDGE ROAD AND OLD U. S. HIGHWAY 1, SAID POINT HAVING A NORTH CAROLINA GRID NORTH, NAD83 VALUE OF N: 678981.5761 E: 1984778.2137; THENCE RUNNING ALONG A TIE LINE, NORTH 75°10'26" WEST, 303.36 FEET TO THE TRUE POINT OF BEGINNING ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD U. S. HIGHWAY 1, SAID POINT HAVING A NORTH CAROLINA GRID NORTH, NAD83 VALUE OF N: 679059.2015 E: 1984484.9562; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 80°58'17" WEST, 30.00 FEET TO A POINT; THENCE, NORTH 09°04'02" EAST, 236.98 FEET TO A POINT; THENCE, NORTH 82°06'06" WEST, 95.96 FEET TO A POINT ON THE SHARED PROPERTY LINE OF SAID MONCURE VOLUNTEER FIRE DEPARTMENT, INC. LANDS AND THE LANDS OF MONCURE HOLDINGS WEST, LLC; THENCE ALONG SAID SHARED PROPERTY LINE, NORTH 07°53'54" EAST, 30.00 FEET TO A POINT; THENCE LEAVING SAID SHARED PROPERTY LINE, SOUTH 82°06'06" EAST, 126.58 FEET TO A POINT; THENCE, SOUTH 09°04'02" WEST, 267.57 FEET TO THE POINT OF BEGINNING ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD U.S. HIGHWAY 1.

BEARINGS BASED ON NORTH CAROLINA GRID NORTH, NAD83.

SAID EASEMENT CONTAINS 0.2366 ACRES (10,306 SQUARE FEET), MORE OR LESS.

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CAPE FEAR TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA, AND BEING A PART OF THE LANDS OF MONCURE HOLDINGS WEST, LLC, AS RECORDED IN DEED BOOK 1829, PAGE 889, CHATHAM COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF PEA RIDGE ROAD AND OLD U. S. HIGHWAY 1, SAID POINT HAVING A NORTH CAROLINA GRID NORTH, NAD83 VALUE OF N: 678981.5761 E: 1984778.2137; THENCE RUNNING ALONG A TIE LINE, NORTH 75°10'26" WEST, 303.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD U. S. HIGHWAY 1, SAID POINT HAVING A NORTH CAROLINA GRID NORTH, NAD83 VALUE OF N: 679059.2015 E: 1984484.9562; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 80°58'17" WEST, 30.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 09°04'02" EAST, 236.98 FEET TO A POINT; THENCE, NORTH 82°06'06" WEST, 95.96 FEET TO A POINT ON THE SHARED PROPERTY LINE OF SAID AND THE LANDS OF MONCURE HOLDINGS WEST, LLC AND THE LANDS OF MONCURE VOLUNTEER FIRE DEPARTMENT, INC.; THENCE LEAVING SAID SHARED PROPERTY LINE, NORTH 82°06'06" WEST, 89.38 FEET TO A POINT; THENCE, NORTH 07°53'54" EAST, 30.00 FEET TO A POINT ON THE LEASE AREA LINE; THENCE ALONG SAID LEASE AREA LINE, NORTH 82°06'06" WEST, 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE, NORTH 07°53'54" EAST, 60.00 FEET TO A POINT; THENCE, SOUTH 82°06'06" EAST, 60.00 FEET TO A POINT; THENCE, SOUTH 07°53'54" WEST, 60.00 FEET TO A POINT; THENCE, NORTH 82°06'06" WEST, 60.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON NORTH CAROLINA GRID NORTH, NAD83.

SAID TRACT CONTAINS 0.0826 ACRES (3,600 SQUARE FEET), MORE OR LESS.

30' INGRESS-EGRESS & UTILITY EASEMENT 2

TOGETHER WITH AN EASEMENT LYING AND BEING IN THE CAPE FEAR TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA, AND BEING A PART OF THE LANDS OF MONCURE HOLDINGS WEST, LLC, AS RECORDED IN DEED BOOK 1829, PAGE 889, CHATHAM COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF PEA RIDGE ROAD AND OLD U. S. HIGHWAY 1, SAID POINT HAVING A NORTH CAROLINA GRID NORTH, NAD83 VALUE OF N: 678981.5761 E: 1984778.2137; THENCE RUNNING ALONG A TIE LINE, NORTH 75°10'26" WEST, 303.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD U. S. HIGHWAY 1, SAID POINT HAVING A NORTH CAROLINA GRID NORTH, NAD83 VALUE OF N: 679059.2015 E: 1984484.9562; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 80°58'17" WEST, 30.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 09°04'02" EAST, 236.98 FEET TO A POINT; THENCE, NORTH 82°06'06" WEST, 95.96 FEET TO THE TRUE POINT OF BEGINNING ON THE SHARED PROPERTY LINE OF SAID AND THE LANDS OF MONCURE HOLDINGS WEST, LLC AND THE LANDS OF MONCURE VOLUNTEER FIRE DEPARTMENT, INC.; THENCE LEAVING SAID SHARED PROPERTY LINE, NORTH 82°06'06" WEST, 89.38 FEET TO A POINT; THENCE, NORTH 07°53'54" EAST, 30.00 FEET TO A POINT ON THE LEASE AREA LINE; THENCE ALONG SAID LEASE AREA LINE, SOUTH 82°06'06" EAST, 30.00 FEET TO A POINT; THENCE, NORTH 07°53'54" EAST, 60.00 FEET TO A POINT; THENCE LEAVING SAID LEASE AREA LINE, SOUTH 82°06'06" EAST, 30.00 FEET TO A POINT; THENCE, SOUTH 07°53'54" WEST, 54.46 FEET TO A POINT; THENCE, 8.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 37°31'11" EAST, 7.90 FEET TO A POINT; THENCE, SOUTH 82°06'06" EAST, 23.76 FEET TO A POINT ON THE SHARED PROPERTY LINE OF SAID AND THE LANDS OF MONCURE HOLDINGS WEST, LLC AND THE LANDS OF MONCURE VOLUNTEER FIRE DEPARTMENT, INC.; THENCE ALONG SAID SHARED PROPERTY LINE, SOUTH 07°53'54" WEST, 30.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON NORTH CAROLINA GRID NORTH, NAD83.

SAID EASEMENT CONTAINS 0.1031 ACRES (4,489 SQUARE FEET), MORE OR LESS.

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS
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MONCURE

CAPE FEAR TOWNSHIP
 CHATHAM COUNTY, NORTH CAROLINA

DRAWN BY: RMR	SHEET:
CHECKED BY: JKL	3
APPROVED: D. MILLER	
DATE: NOVEMBER 8, 2019	
P2P JOB #: 194866NC	OF 3

E:\Dropbox (Point To Point)\P2P Current Jobs\2019\194866NC-Moncure\194866NC.dwg