

**PARENT PARCEL**

OWNER: E & J RANDELL, L.L.C.  
 SITE ADDRESS: RENAISSANCE DRIVE, PITTSBORO, NC 27312  
 PARCEL ID: 0012481  
 AREA: 269.586 ACRES (PER TAX ASSESSOR)  
 ZONED: R-1  
 ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS  
 REFERENCE: DEED BOOK 1728 PAGE 389

**SURVEYOR CERTIFICATION**

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

*G. Darrell Taylor* DATE: 04/14/2020  
 G. DARRELL TAYLOR, NORTH CAROLINA PROFESSIONAL LAND SURVEYOR #L-3729  
 POINT TO POINT LAND SURVEYORS, INC.

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.



**VICINITY MAP**  
 NOT TO SCALE

**GENERAL NOTES**

\* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF PYRAMID NETWORK SERVICES, LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

THIS SPECIFIC PURPOSE SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35. (DATE OF LAST FIELD VISIT: 04/08/2020)

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ±0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON NC GRID NORTH (NAD 83).

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO.: 3710972200K DATED: 11/17/2017

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.



NO.	DATE	REVISION

\* 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:



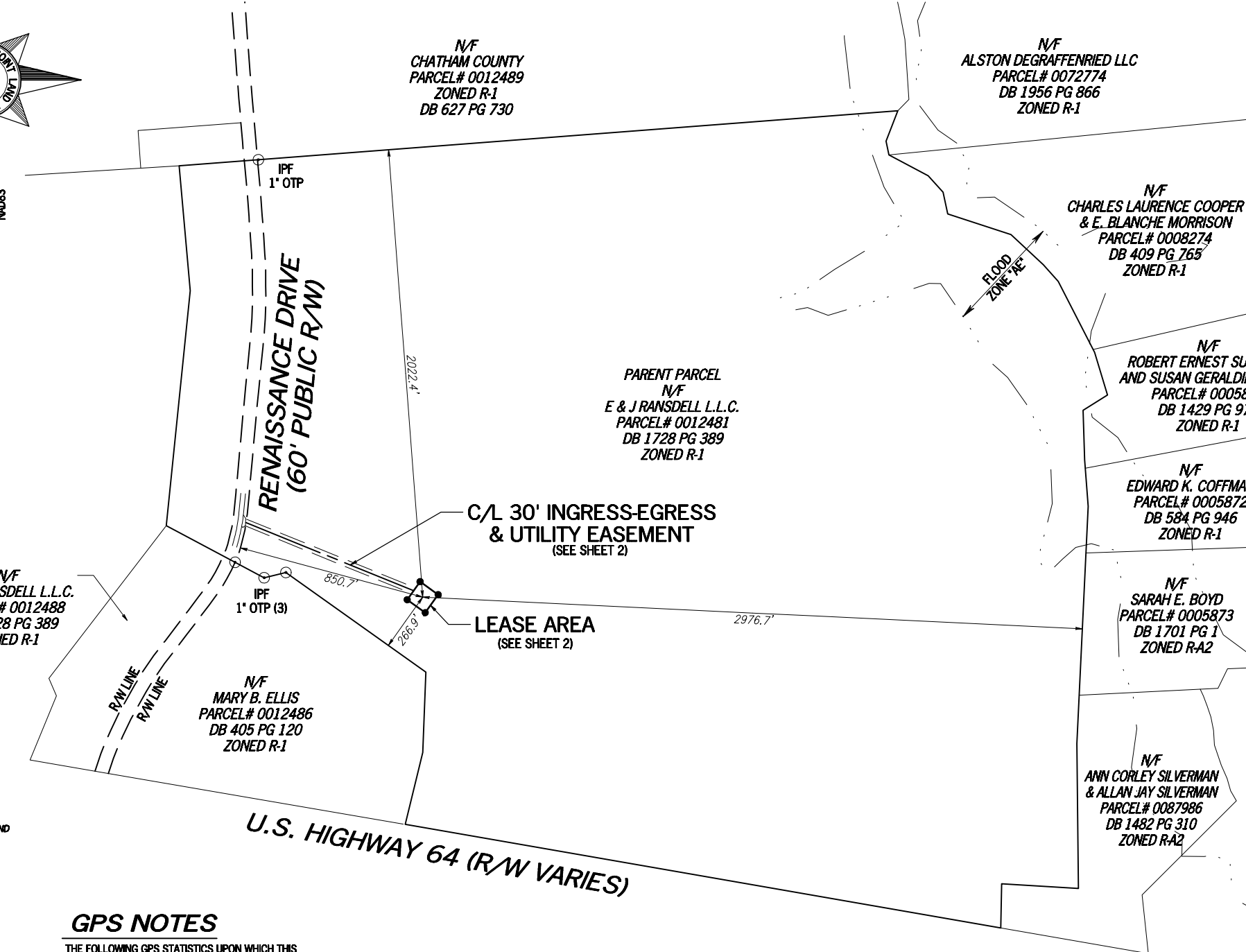
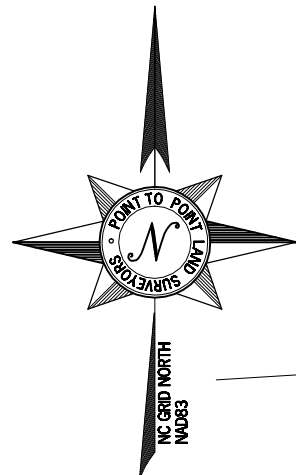
PYRAMID NETWORK SERVICES, LLC  
 6519 TOWPATH RD.  
 EAST SYRACUSE, NY 13057

EOC

HICKORY MOUNTAIN TOWNSHIP  
 CHATHAM COUNTY  
 NORTH CAROLINA

DRAWN BY: NRW  
 CHECKED BY: JKL  
 APPROVED: D. MILLER  
 DATE: APRIL 14, 2020  
 P2P JOB #: 200583NC

SHEET:  
**1**  
 OF 2

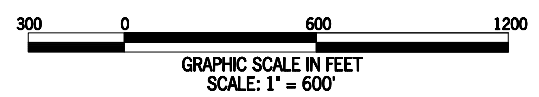


- LEGEND**
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - IPS IRON PIN SET
  - IPF IRON PIN FOUND
  - CMF CONCRETE MONUMENT FOUND
  - UP UTILITY POLE
  - LP LIGHT POLE
  - FP FLAG POLE
  - SSMH SANITARY SEWER MANHOLE
  - SDMH STORM DRAIN MANHOLE
  - INV INVERT
  - FH FIRE HYDRANT
  - EP EDGE 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
  - R/W RIGHT-OF-WAY

**GPS NOTES**

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

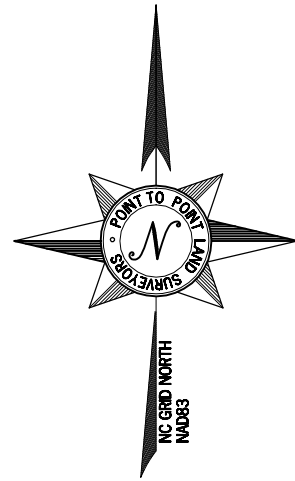
POSITIONAL ACCURACY: 0.03 FEET (HORZ) 0.10 FEET (VERT)  
 TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY  
 TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE  
 DATES OF SURVEY: 04/08/2020  
 DATUM / EPOCH: NAD\_83(2011)(EPOCH:2010.0000)  
 PUBLISHED / FIXED CONTROL USE: N/A  
 GEOD MODEL: 18  
 COMBINED GRID FACTOR(S): 0.99988972 CENTERED ON THE GPS BASE POINT AS SHOWN HEREON.  
 CONVERGENCE ANGLE: -0°9'7.3902"  
 BENCHMARKS USED: DL3891, DG4687 & DF9213



SURVEY NOT VALID WITHOUT SHEET 2



E:\Dropbox (Point To Point)\P2P Current Jobs\2020\200583NC\EOC\200583NC.P2P

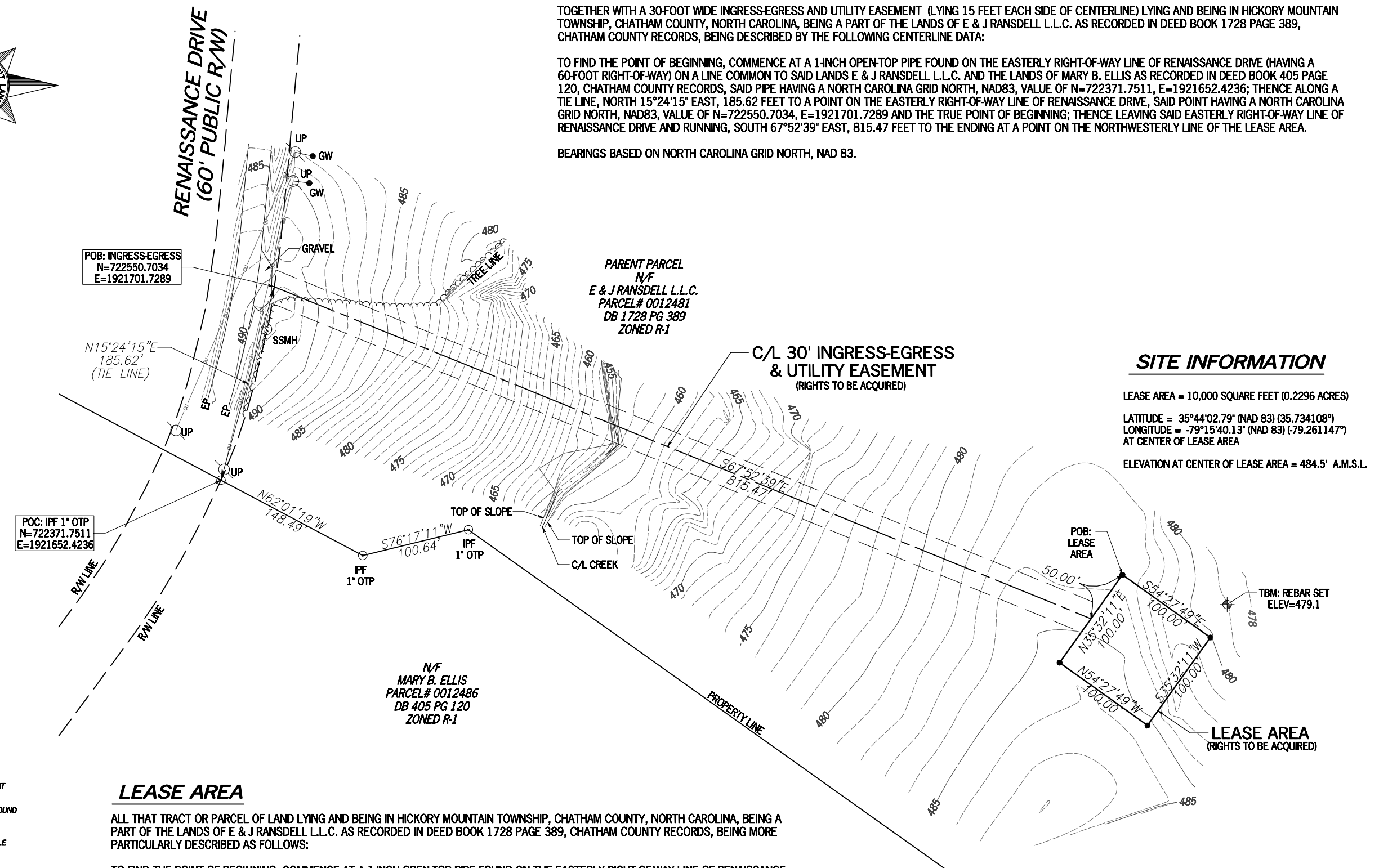


### 30' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A 30-FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT (LYING 15 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN HICKORY MOUNTAIN TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA, BEING A PART OF THE LANDS OF E & J RANDELL L.L.C. AS RECORDED IN DEED BOOK 1728 PAGE 389, CHATHAM COUNTY RECORDS, BEING DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1-INCH OPEN-TOP PIPE FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF RENAISSANCE DRIVE (HAVING A 60-FOOT RIGHT-OF-WAY) ON A LINE COMMON TO SAID LANDS E & J RANDELL L.L.C. AND THE LANDS OF MARY B. ELLIS AS RECORDED IN DEED BOOK 405 PAGE 120, CHATHAM COUNTY RECORDS, SAID PIPE HAVING A NORTH CAROLINA GRID NORTH, NAD83, VALUE OF N=722371.7511, E=1921652.4236; THENCE ALONG A TIE LINE, NORTH 15°24'15" EAST, 185.62 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RENAISSANCE DRIVE, SAID POINT HAVING A NORTH CAROLINA GRID NORTH, NAD83, VALUE OF N=722550.7034, E=1921701.7289 AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF RENAISSANCE DRIVE AND RUNNING, SOUTH 67°52'39" EAST, 815.47 FEET TO THE ENDING AT A POINT ON THE NORTHWESTERLY LINE OF THE LEASE AREA.

BEARINGS BASED ON NORTH CAROLINA GRID NORTH, NAD 83.



#### SITE INFORMATION

LEASE AREA = 10,000 SQUARE FEET (0.2296 ACRES)  
 LATITUDE = 35°44'02.79" (NAD 83) (35.734108°)  
 LONGITUDE = -79°15'40.13" (NAD 83) (-79.261147°)  
 AT CENTER OF LEASE AREA  
 ELEVATION AT CENTER OF LEASE AREA = 484.5' A.M.S.L.

#### LEASE AREA

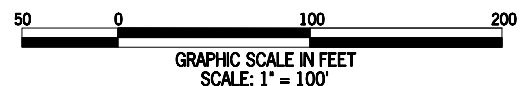
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN HICKORY MOUNTAIN TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA, BEING A PART OF THE LANDS OF E & J RANDELL L.L.C. AS RECORDED IN DEED BOOK 1728 PAGE 389, CHATHAM COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1-INCH OPEN-TOP PIPE FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF RENAISSANCE DRIVE (HAVING A 60-FOOT RIGHT-OF-WAY) ON A LINE COMMON TO SAID LANDS E & J RANDELL L.L.C. AND THE LANDS OF MARY B. ELLIS AS RECORDED IN DEED BOOK 405 PAGE 120, CHATHAM COUNTY RECORDS, SAID PIPE HAVING A NORTH CAROLINA GRID NORTH, NAD83, VALUE OF N=722371.7511, E=1921652.4236; THENCE ALONG A TIE LINE, NORTH 15°24'15" EAST, 185.62 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RENAISSANCE DRIVE, SAID POINT HAVING A NORTH CAROLINA GRID NORTH, NAD83, VALUE OF N=722550.7034, E=1921701.7289; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF RENAISSANCE DRIVE AND RUNNING, SOUTH 67°52'39" EAST, 815.47 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE LEASE AREA; THENCE ALONG SAID LEASE AREA, NORTH 35°32'11" EAST, 50.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, SOUTH 54°27'49" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 35°32'11" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 54°27'49" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 35°32'11" EAST, 100.00 FEET TO A POINT AND THE POINT OF BEGINNING.

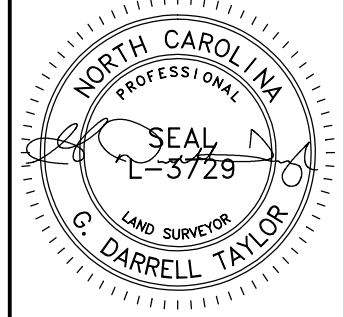
BEARINGS BASED ON NORTH CAROLINA GRID NORTH, NAD 83.

SAID TRACT CONTAINS 0.2296 ACRES (10,000 SQUARE FEET), MORE OR LESS.

- LEGEND**
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - IPS IRON PIN SET
  - IPF IRON PIN FOUND
  - CMP CONCRETE MONUMENT FOUND
  - UP UTILITY POLE
  - LP LIGHT POLE
  - FP FLAG POLE
  - SSMH SANITARY SEWER MANHOLE
  - SDMH STORM DRAIN MANHOLE
  - INW 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
  - LU 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
  - R/W RIGHT-OF-WAY



SURVEY NOT VALID WITHOUT SHEET 1



NO.	DATE	REVISION

\* 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

EOC

HICKORY MOUNTAIN TOWNSHIP  
 CHATHAM COUNTY  
 NORTH CAROLINA

DRAWN BY: NRW  
 CHECKED BY: JKL  
 APPROVED: D. MILLER  
 DATE: APRIL 14, 2020  
 P2P JOB #: 200583NC

SHEET:  
**2**  
 OF 2

E:\Projects\Point to Point\2020\200583NC\200583NC.dwg