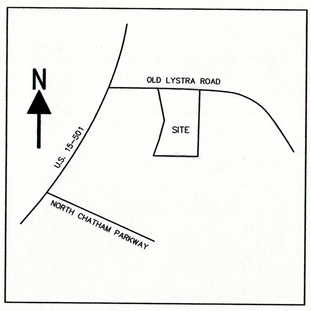


TO: -WELLS FARGO BANK, NATIONAL ASSOCIATION AND ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
-FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFT THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACMS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 28, 2013.

DATE OF PLAT OR MAP: AUGUST 18,2016

WILLIAM GREGORY AUTRY PLS L-4267

NORTH CAROLINA PROFESSIONAL SEAL L-4267 LAND SURVEYOR WILLIAM GREGORY AUTRY

I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book B26 ___ page, 337 or other reference source SEE REFERENCES ___), that the boundaries not surveyed are indicated as drawn from information in Book ___ page ___, or other reference source SEE REFERENCES ___; that the ratio of precision or positional accuracy is 22,000+ ___ and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
this 28 day of SEPTEMBER 2013
Seal
Professional Land Surveyor

I, ___ P.L.S. # 4267, certify the following as checked:
a. ___ That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
b. ___ That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
c. X Any one of the following:
1. X That the survey is of an existing parcel or parcels of land and dose not create a new street or change an existing street.
2. ___ That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
3. ___ That the survey is a control survey .
d. ___ That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision;
e. ___ That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyors professional ability as to provisions contained in (a) through (d) above.

Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property.
No subsurface or environmental considerations affecting this property have been made by surveyor.

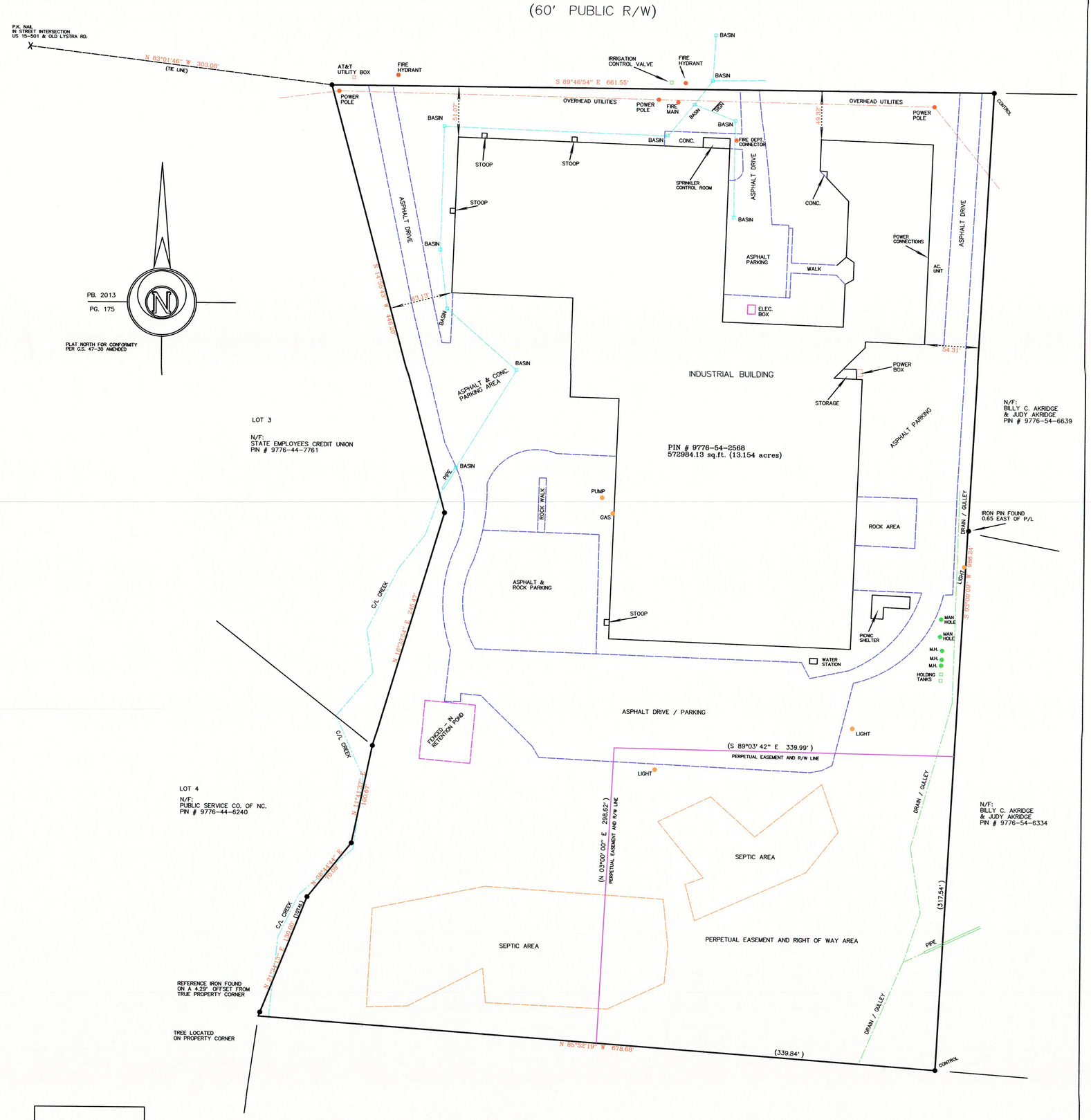
ITEMS CORRESPONDING TO SCHEDULE B – SECTION 2 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY EFFECTIVE DATE: 07/11/2016, COMMITMENT NO. 16GB0102098

5) EASEMENT(S) OR RIGHT(S)-OF-WAY IN FAVOR OF STATE HIGHWAY COMMISSION RECORDED IN BOOK 276, PAGE 362; AS MODIFIED BY DEED TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 787, PAGE 851.
7) ACCRETION, EROSION, RELICTION, AND AVULSION ASSOCIATED WITH, AND RIPARIAN RIGHTS OF OTHERS INCIDENTAL TO, ANY CREEKS, STREAMS, BRANCHES, OR RIVERS COURSING OR FORMING ANY BOUNDARY TO THE LAND

NOTE: ITEM 5 ABOVE IS UNPLOTTABLE AS IT DOES NOT EFFECT THE SUBJECT PROPERTY. ITEM 7 ABOVE REFERS TO C/L CREEK PLOTTED BELOW

OLD LYSTRA ROAD

(60' PUBLIC R/W)



REFERENCES:

-PB. 2013 PG. 175
-DB. 826 PG. 337
-PB. 2001 PG. 259
-PB. 88 PG. 337
-PB. 35 PG. 3
-PB. 89 PG. 324

*NOTE:
-PROPERTY IS LOCATED WITHIN THE JORDAN LAKE WATERSHED
-PROPERTY IS ZONED "B-1"
-PROPERTY IS LOCATED IN THE COUNTY "WS-IV PA" WATER SHED

N/F:
J. BEN OLDHAM HEIRS
PIN # 9776-63-6988

REVISED WITH FIELD INSPECTION ON AUG. 18, 2016
-FINAL PLAT-

*NOTE:
-PROPERTY IS LOCATED IN A ZONE "X"
FLOOD HAZARD AREA PER FEMA MAP
3710977600J DATED 02-02-07
MAP INDEX # 37037CN00B DATED 01-02-08

ADDRESS:
144 OLD LYSTRA ROAD
CHAPEL HILL NC. 27514

W. G. AUTRY LAND SURVEYOR
WILLIAM GREGORY AUTRY, PROFESSIONAL LAND SURVEYOR L-4267
1708 SIX GABLES ROAD DURHAM NC. 27712
PHONE: (919)477-1423
FAX: (919) 666-3920 E-MAIL: WAUTRY@NC.RR.COM

PHYSICAL SURVEY FOR:

PERFORMANCE, INC,
A NORTH CAROLINA CORPORATION

TOWNSHIP: WILLIAMS COUNTY: CHATHAM STATE: NC.
DATE: SEPT. 28, 2013 SCALE: 1" = 50'
0' 50' 100' 150'
REVISED: 08-18-16 JOB NUMBER: 092813CA

LEGAL DESCRIPTION
BEING all that property shown and described in that survey drawn by W. G. Autry, RLS, dated September 28, 2013, entitled Performance Bicycle, and described as follows: Beginning at an iron, a control corner located at the Southern boundary of the right of way of Old Lystra Road and a common corner with the property now or previously owned by Billy C. and Judy Akridge, thence with the common line of the Akridge property South 03 degrees 00 minutes 00 seconds, West, 988.24 feet to an iron; running thence with the common line of the property now or previously owned by J. Ben Oldham Heirs, North 85 degrees 52 minutes 19 seconds West, 678.68 feet to a tree located on the corner; running thence with the common line of the property now or previously owned by Public Service Co. of NC, the following courses & distances: North 21 degrees 34 minutes 13 seconds East, 130.00 feet to an iron; thence North 38 degrees 44 minutes 44 seconds East, 70.09 feet to an iron; thence North 11 degrees 41 minutes 37 seconds East, 100.67 feet to an iron; running thence with the common line of the property now or previously owned by State Employees Credit Union with the following courses and distances: North 16 degrees 33 minutes 54 seconds East, 245.47 feet to an iron; North 14 degrees 55 minutes 43 seconds West, 446.20 feet to an iron located in the Southern boundary of Old Lystra Road; running thence along the Southern boundary line of Old Lystra Road South 89 degrees 46 minutes 54 seconds East, 661.55 feet to an iron, the point and place of Beginning, and containing 13.15391 acres, more or less, in Chatham County, North Carolina.

LEGEND:
-Iron found ● Iron set ○ Mon. ◻ Math Point + Nail x

State of North Carolina
County of CHATHAM
I, _____ Review Officer of CHATHAM County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Date: _____ Review Officer