Wetlands as confirmed by the US Army Corps of Engineers. This is Not an ALTA survey. Potential buyers will need to commission their own ALTA surveys.

PICK UP: CITY OF GREENSBORO

PLAT BOOK PAGE

NOTES:

1. AREA DETERMINED BY LEAST SQUARES METHOD.
2. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PER PANEL MAP 3710783200J ZONE "X" DATED JUNE 18, 2008.
3. BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
4. DEED REFERENCES: D.B. 6920 PG. 1579 GUILFORD COUNTY IS SUBJECT PROPERTY. EVANS ENGINEERING HAS NOT PERFORMED ANY TITLE SEARCH.
5. TOTAL AREA OF WETLANDS= 7.28 ACRES.
6. THIS SURVEY IS OF AN ACTUAL FIELD SURVEY HAVING AN ERROR OF LESS THAN 1/66,659' FEET. PM
7. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET UNLESS SPECIFIED OTHERWISE.
8. PROPERTY IS CURRENTLY ZONED PUD.
9. THERE ARE NORTH CAROLINA GEODETIC SURVEY MARKERS WITHIN 2000 FEET OF SUBJECT PROPERTY AS SHOWN.
10. PROPERTY IS PART OF 1999 COUNTY TAX MAP 11-684-868-2 AND CURRENTLY LISTED AS PARCEL ID 156629, 230599 AND 230600.

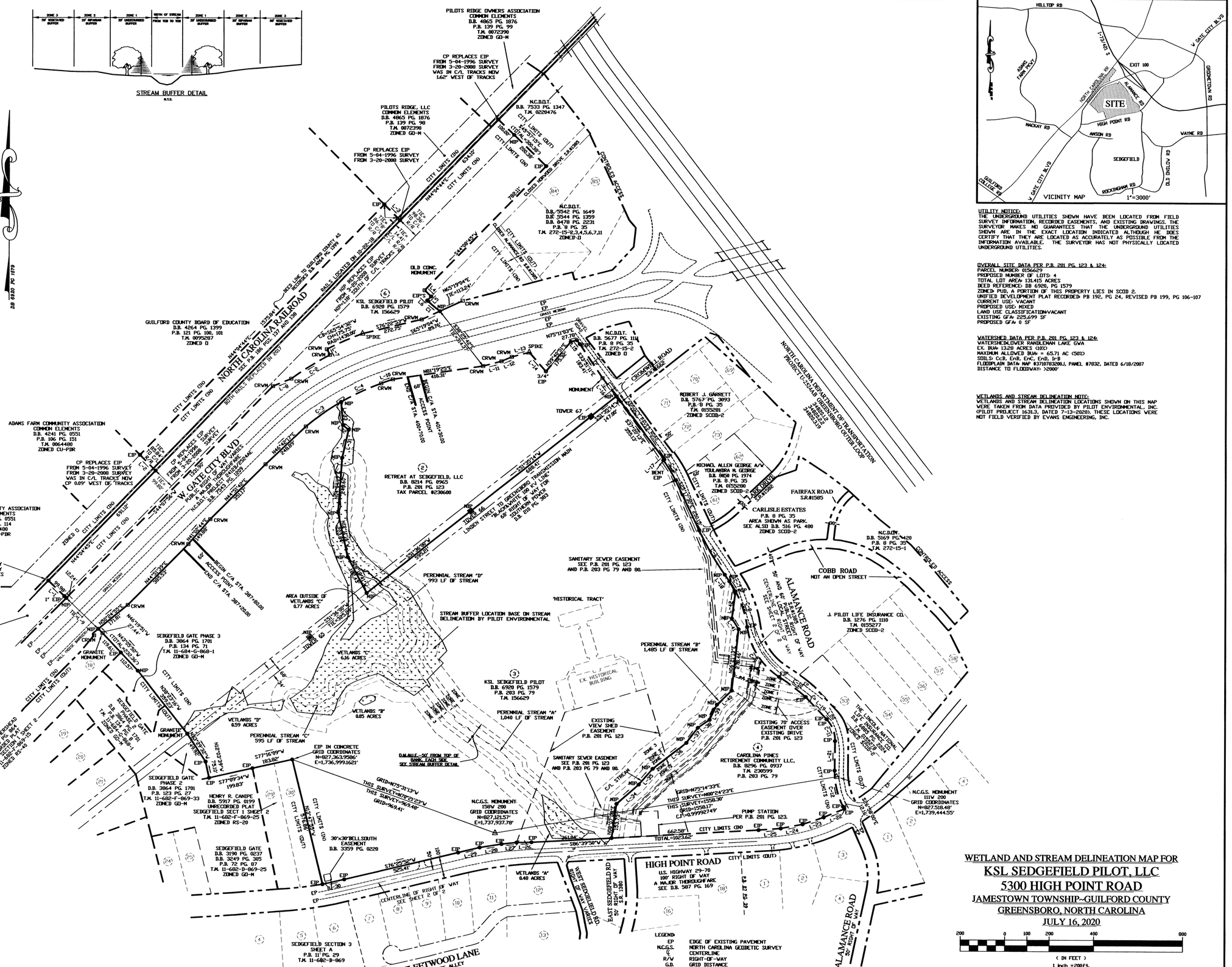
"I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 6920 page 1579) that the boundaries not surveyed are indicated as drawn from information in Book SEE page MAP or other reference source SEE MAP that the ratio of precision or positional accuracy is 1: 66,659; and this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)."

This 16 day of JULY, 2020.

ROBERT S. DISCHINGER, PLS 4521

NORTH CAROLINA PROFESSIONAL SEAL L-4521 LAND SURVEYOR ROBERT S. DISCHINGER

STREAM BUFFER DETAIL
N.T.S.



VICINITY MAP
1"=3000'

UTILITY NOTICE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, RECORDED EASEMENTS, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

OVERALL SITE DATA PER P.B. 201 PG. 123 & 124:
PARCEL NUMBER: 0156629
PROPOSED NUMBER OF LOTS: 4
TOTAL LOT AREA: 131,415 ACRES
DEED REFERENCE: DB 6920, PG 1579
ZONED PUD, A PORTION OF THIS PROPERTY LIES IN SCOD 2.
UNIFIED DEVELOPMENT PLAT RECORDED PB 192, PG 24, REVISED PB 199, PG 106-107
CURRENT USE: VACANT
PROPOSED USE: MIXED
LAND USE CLASSIFICATION:VACANT
EXISTING GFA: 225,699 SF
PROPOSED GFA: 0 SF

WATERSHED DATA PER P.B. 201 PG. 123 & 124:
WATERSHED:DEVER RANDLEMAN LAKE GVA
EX. IMP: 13.28 ACRES (10%)
MAXIMUM ALLOWED IMP = 65.71 AC (50%)
SOILS: CcB, EnB, EnC, EnD, IrB
FLOODPLAIN DATA: MAP #3710783200J, PANEL #7832, DATED 6/18/2007
DISTANCE TO FLOODWAY: >2000'

WETLANDS AND STREAM DELINEATION NOTE:
WETLANDS AND STREAM DELINEATION LOCATIONS SHOWN ON THIS MAP WERE TAKEN FROM DATA PROVIDED BY PILOT ENVIRONMENTAL, INC. (PILOT PROJECT 1631.3, DATED 7-13-2020). THESE LOCATIONS WERE NOT FIELD VERIFIED BY EVANS ENGINEERING, INC.

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N45°56'35"W	112.22'
L-2	N44°46'15"W	100.00'
L-3	S44°46'07"E	100.01'
L-4	S45°57'40"E	40.31'
L-5	S44°20'59"E	25.00'
L-6	S46°06'30"E	3.28'
L-7	S27°49'58"E	29.05'
L-8	S67°24'22"W	88.96'
L-9	N45°56'51"W	200.43'
L-10	N70°42'04"E	55.49'
L-11	N75°07'36"E	85.64'
L-12	N66°43'27"E	50.58'
L-13	N75°17'08"E	81.23'
L-14	S41°07'30"E	113.58'
L-15	S37°27'45"E	22.60'
L-16	S37°20'13"E	103.92'
L-17	S32°39'08"W	4.38'
L-18	S35°17'57"E	36.40'
L-19	S43°21'44"E	137.53'
L-20	S44°19'00"E	0.46'
L-21	S00°35'40"W	133.19'
L-22	S67°46'45"W	99.78'
L-23	S71°57'26"W	99.91'
L-24	S79°11'56"W	99.77'
L-25	S85°42'34"W	100.05'
L-26	S88°39'09"W	66.99'
L-27	S83°43'39"W	68.00'
L-28	S80°48'22"W	99.94'
L-29	S76°40'25"W	100.32'
L-30	S77°10'20"W	99.99'
L-31	N12°52'58"E	128.89'
L-32	N51°12'49"W	32.18'
L-33	N05°01'28"W	103.87'
L-34	N48°34'47"E	132.79'
L-35	N40°59'14"E	95.45'
L-36	N52°09'07"E	191.41'
L-37	N37°04'24"E	85.31'
L-38	N55°43'37"E	63.74'
L-39	N25°45'39"E	76.16'
L-40	N46°15'39"E	91.18'
L-41	N32°28'43"W	57.48'
L-42	N07°39'15"E	123.37'

CURVE TABLE

CURVE	CHORD BEARING	CHORD	ARC LEN	RADIUS
C-1	S49°30'29"E	71.19'	71.25'	302.78'
C-2	S38°00'19"W	294.71'	294.89'	1,490.00'
C-3	N55°12'39"E	192.51'	192.72'	1,190.00'
C-4	N64°39'44"E	199.41'	199.64'	1,190.00'
C-5	S31°20'53"E	104.95'	105.14'	380.78'
C-6	S30°17'32"E	229.82'	230.11'	1,318.27'
C-7	S32°03'54"E	52.47'	52.50'	464.99'
C-8	S18°22'21"E	168.81'	169.75'	464.99'
C-9	S32°32'31"E	267.63'	276.07'	321.14'
C-10	S53°35'30"E	148.99'	148.99'	1192.05'
C-11	S21°17'08"E	104.61'	107.48'	133.70'
C-12	S13°11'10"E	167.58'	169.21'	351.76'

LEGEND

EP	EDGE OF EXISTING PAVEMENT
N.C.G.S.	NORTH CAROLINA GEODETIC SURVEY
℄	CENTERLINE
R/W	RIGHT-OF-WAY
G.D.	GRID DISTANCE
H.D.	HORIZONTAL DISTANCE
D.B.	DEED BOOK
PG.	PAGE
B.C.	BACK CURBING
△ SPK	12" SPIKE OR NAIL
○ NIP	NEW IRON PIPE
○ EIR	EXISTING IRON-SOLID OR REBAR
○ EIP	EXISTING IRON PIPE
⊟ CRVM	CONCRETE RIGHT OF WAY MONUMENT

WETLAND AND STREAM DELINEATION MAP FOR

KSL SEDGEFIELD PILOT, LLC

5300 HIGH POINT ROAD

JAMESTOWN TOWNSHIP-GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA
JULY 16, 2020

200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

OWNER NAME AND ADDRESS
KSL SEDGEFIELD PILOT, LLC,
C/O KISCO SENIOR LIVING, LLC
5790 FLEET STREET, SUITE 300
CARLSBAD, CA. 92008
PHONE (336)

EVANS ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS
4609 DUNDAS DRIVE GREENSBORO, N.C. 27407
PHONE: (336) 854-0877 FAX: (336) 854-0876
LICENSE C-0168

[PROJECT: 615-01]-[H:\DRAWINGS\JEFFERSON PILOT\SURVEYORS\PILOT AS-BUILT WETLANDS 07-15-2020.DWG]