EXPTIONS FROM SCHEDULE B PART II:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. NOT A SURVEY MATTER.
2. Taxes or assessments for the year 2022, and subsequent years, not yet due or payable. NOT A SURVEY MATTER.
3. Covenants, conditions, restrictions, easements, and liens provided for in that certain Declaration for Retreat at Sedgefield in Book 8214, page 969; Declaration for View Shed Easements recorded in Book 8296, page 491; Declaration for Carolina Pines recorded in Book 8296, page 941; and Declaration of Easements, Covenants, Conditions and Restrictions recorded in Book 8559, page 2294, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. EASEMENTS AS SHOWN ON SURVEY.
4. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 192, pages 24-25; Plat Book 199, pages 106-107; Plat Book 201, pages 123-124; Plat Book 203, pages 79-80; and Plat Book 207, pages 73-74. SEWER EASEMENT AND STREAM BUFFERS (PB 203 PG 79) ZONING INFORMATION (PB 207 PG 73)
5. Any discrepancy, conflict, matters regarding access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.
   (Upon receipt of a current land survey and surveyor's report, this exception will be eliminated or amended in accordance with the facts shown thereby)
6. Sewer Easement Agreement recorded in Book 6920, page 1585. GRAVITY SEWER AS SHOWN ON SURVEY.
7. Agreement for Right of way and Future Sign Easement recorded in Book 6920, page 1612. DOES NOT AFFECT THE SUBJECT TRACT.
8. Memorandum of Action for North Carolina Department of Transportation recorded in Book 7313, page 170. DOES NOT AFFECT THE SUBJECT TRACT.
9. Consent Judgment for North Carolina Department of Transportation recorded in Book 7543, page 1209. DOES NOT AFFECT THE SUBJECT TRACT.
10. Right(s) of Way to Southern Power Company recorded in Book 210, page 383. AS SHOWN ON SURVEY.
11. Right(s) of Way to Southern Bell Telephone and Telegraph Company recorded in Book 3359, page 220. DOES NOT AFFECT THE SUBJECT PROPERTY.
12. Agreement between KSL Sedgefield Pilot, LLC and The Lincoln National Life Insurance Company recorded in Book 6920, page 1585. GRAVITY SEWER AS SHOWN ON SURVEY.
13. Easment Agreement and Agreement to Dedicate Right-of-Way and Agreement Regarding Future Sign Easement between The Lincoln National Insurance Company and KSL Sedgefield Pilot, LLC recorded in Book 6920, page 1612. DOES NOT AFFECT THE SUBJECT TRACT.
14. Memorandum of Action by the Department of Transportation (plaintiff) and Jefferson-Pilot Life Insurance Company (Defendant) recorded in Book 5552, page 248; and Trial Judgment reflecting Department of Transportation (Plaintiff) and Jefferson-Pilot Life Insurance Company (Defendant) recorded in Book 6150, page 901. DOES NOT AFFECT THE SUBJECT PROPERTY.
15. 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. STREAM AS SHOWN ON PLAT.
16. The correctness of the square footage/acreage computation of the Land is not insured. NOT A SURVEY MATTER.

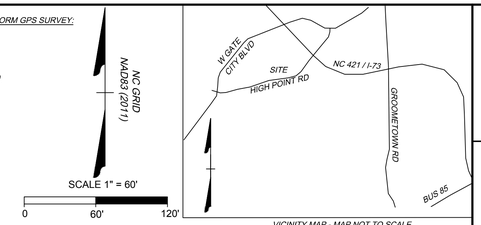
PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES OR SALES.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	265.20'	227.87'	121.51'	49°13'56"	S76°46'02"W	220.93'
C2	203.25'	54.65'	27.49'	15°24'25"	N59°51'17"E	54.49'
C3	33.00'	52.26'	33.43'	90°44'31"	S67°04'15"E	46.97'
C4	750.00'	358.04'	182.50'	27°21'09"	N63°35'40"E	354.65'
C5	79.00'	266.92'	663.02'	193°35'23"	N84°03'56"E	156.89'
C6	110.00'	85.38'	44.97'	44°28'11"	N21°22'27"W	83.25'
C7	502.77'	105.14'	52.76'	11°58'54"	N36°31'15"W	104.95'
C8	1318.30'	230.11'	115.35'	10°00'04"	S35°27'54"E	229.82'
C9	465.02'	52.50'	26.28'	6°28'06"	N37°14'16"W	52.47'

THE FOLLOWING INFORMATION WAS USED TO PERFORM GPS SURVEY:

1. CLASS OF SURVEY: *"CLASS A"*
2. POSITIONAL ACCURACY: *0.04'*
3. TYPE OF GPS FIELD PROCEDURE: *NCVRS*
4. DATE OF SURVEY: *11-24-21*
5. DATUM/EPOCH: *NAD83 (2011) - EPOCH 2010.00*
6. PUBLISHED/FIXED-CONTROL USE: *NCVRS*
7. GEOID MODEL: *2012 (CONUS)*
8. COMBINED GRID FACTOR(S): *0.99993265*
9. UNITS: *US SURVEY FEET*

LINE TABLE		
LINE	BEARING	LENGTH
L1	S43°36'33"E	5.13'
L2	S47°28'02"W	4.98'



VICINITY MAP - MAP NOT TO SCALE

LEGEND

IPF - IRON PIPE FOUND	MH DRAINAGE	SPRINKLER BOX	
IRF - IRON ROD FOUND	MH SANITARY	SPRINKLER HEAD	
IRS - IRON ROD SET	MH ELECTRIC	SPRINKLER VALVE	
CP - COMPUTED EASEMENT POINT	MH TELEPHONE	GAS TEST LOCATION	
CMF - CONCRETE MONUMENT	MH WATER	GAS METER	
MNF - MAG NAIL FOUND	STORM INLET	GAS VALVE	
CP - COMPUTED POINT	ELECTRIC BOX	FLAG POLE	
BFP - BACKFLOW PREVENTER	TELEPHONE PEDESTAL	TREE	
WV - WATER VAULT	CABLE TV PEDESTAL	BOLLARD	
VT - TELEPHONE VAULT	SIGN	BOREHOLE	
TC - TRAFFIC CONTROL BOX	ELECTRIC METER	AC UNIT	
VP - POWER VAULT	WATER METER	MAILBOX	
VU - UTILITY VAULT	WATER VALVE	CLEAN OUT	
WF - WETLAND FLAG	FIRE HYDRANT	GUY	
RCP - REINFORCED CONCRETE PIPE	POWER POLE	HC HANDICAP PARKING	
CMP - CORRUGATED METAL PIPE	LIGHT POLE	WELL	
VCP - VITRIFIED CLAY PIPE	YARD LIGHT	MONITORING WELL	
DIP - DUCTILE IRON PIPE	GROUND LAMP	ROOF DRAIN	
HDPE - HIGH DENSITY POLYETHYLENE PIPE		WATER SPIGOT	
FES - FLARED END SECTION		DEED LINE	
MKF - FIBER OPTIC MARKER		LINE NOT SURVEYED	
MKG - GAS MARKER		STORM LINE	
TVP - TELEVISION PEDESTAL		SANITARY LINE	
SIGP - SIGNAL POLE		FENCE	
HVAC - HEATING, VENTILATION AND AIR CONDITIONING		OVERHEAD POWER LINE	
LSA -LANDSCAPED AREA		PAINTED GAS LINE	
R / W - RIGHT-OF-WAY		PAINTED POWER LINE	
P / L - PROPERTY LINE		PAINTED STORM LINE	
C / L - CENTERLINE		PAINTED TELEPHONE LINE	
NTS - NOT TO SCALE		PAINTED WATER LINE	
GV - GAS VALVE		EDGE OF TREELINE	
CB - CATCH BASIN		PAINTED FIBER OPTIC LINE	
GI - GRATE INLET		PAINTED CABLE TV LINE	
YI - YARD INLET			
CI - CURB INLET			
EP - EDGE OF PAVING			
TBC - TOP BACK OF CURB			
DB - DEED BOOK			
PB - PLAT BOOK			
PG - PAGE			
SF - SQUARE FEET			
XXXX - SITE ADDRESS			

NOTES:

1. *SURVEY PREPARED WITH THE USE OF A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT #21-12353GB DATED JUNE 15, 2021.*
2. *AREAS COMPUTED BY COORDINATE METHOD.*
3. *ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.*
4. *RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.*
5. *BASIS OF BEARING SHOWN HEREON IS NC GRID NAD83 (2011).*
6. *BOUNDARY INFORMATION IS BASED IN PART, ON DEEDS AND MAPS OF RECORD, AND BY AN ACTUAL FIELD SURVEY BY THIS FIRM*
7. *THIS SITE LIES IN ZONE X AREA OF MINIMAL FLOODING ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 3710783200J, EFFECTIVE DATE 06/18/2007.*
8. *EVIDENCE OF RECENT EARTH MOVING WAS NOT OBSERVED ON THE PROPERTY DURING THE COURSE OF CONDUCTING THE FIELD SURVEY.*
9. *THERE WAS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR ANY OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED DURING THE COURSE OF CONDUCTING FIELD SURVEY.*
10. *NO OBSERVED CEMETERIES/BURIAL GROUNDS DURING THE COURSE OF CONDUCTING THE FIELD SURVEY.*
11. *THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO ALAMANCE ROAD.*
12. *NO ENCROACHMENTS OTHER THAN THOSE SHOWN ON THE SURVEY.*

TO: DAVIS PARK LEASING, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AND CHICAGO TILE INSURANCE COMPANY:

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, AND INCLUDES ITEMS 1, 2, 3, 4 ,6(a), 7(a), 8, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 06/15/2022.

MICHAEL S. MILLER, PLS L-3677

ZONING INFORMATION: UDP RECORDED AS PLAT BOOK 207 PAGE 73 (3)
ZONING:
SUBJECT PROPERTY ZONED: CD PUD

MINIMUM SETBACK:
MINIMUM SIDE YARDS:
MINIMUM READ YARD:

TRACT 3A / 3B

PROPOSED USE:	*MIXED USE/ COMMERCIAL/ RESIDENTIAL*	
ACREAGE TRACT 3A:	*26.89 ACRES ±*	
	1,171,228SF ±	
ACREAGE TRACT 3B:	*16.67 ACRES ±*	
	725,711SF ±	
	IF RESIDENTIAL	*IF COMMERCIAL*
MAXIMUM PROPOSED:	*571 UNITS*	*200,000 SF GFA*
MAXIMUM HEIGHT:	*4 STORIES*	
MINIMUM OPEN SPACE:	*6.53 ACRES ±*	*0.46 ACRES ±*
	284,621 SF ±	*20,000 SF*
	(@15% OF SITE)	*(@10% OF GFA)*

DESCRIPTION LOT 3B:

Being all of the certain lot, parcel or tract of land lying in the City of Greensboro, Guilford County, North Carolina and being a portion of the property of KSL Sedgefield Pilot LLC, as recorded in Deed Book 6920, Page 1579, in the Office of the Register of Deeds of Guilford County, North Carolina, commonly known as Guilford County Tax Parcel 0156629, as more particularly described as follows:

*Beginning at an iron pipe found on the western margin of the right of way of Alamance Road, said pipe being the northern corner of the Carolina Pines Retirement Community LLC property, as recorded in Deed Book 8296 Page 937 of the Guilford County register of deeds, thence with said property three (3) courses; 1.) S 02° 27' 38" W for a distance of 124.10 feet to a found iron pipe, 2.) S 38° 05' 02" E for a distance of 56.82 feet to a found iron pipe, 3.) S 01° 10' 26" W a distance of 217.19 feet to an iron rod at the northeastern corner of Lot 3A, thence with the line of Lot 3A ten (10) courses; 1.) with a curve turning to the left having a radius of 265.20 feet, an arc length of 227.88 feet and whose long chord bears S 76° 46' 02" W for a distance of 220.93 feet to an iron rod, 2.) with a curve turning to the right having a radius of 203.25 feet, an arc length of 54.65 feet and whose long chord bears S 59° 51' 17" W for a distance of 54.49 feet to an iron rod, 3.) with a curve turning to the right having a radius of 33.00 feet, an arc length of 52.26 feet and whose long chord bears N 67° 04' 15" W for a distance of 46.97 feet to an iron rod, 4.) N 21° 42' 00" W for a distance of 739.98 feet to a nail in pavement, 5.) S 49° 55' 06" W for a distance of 83.28 feet to a nail in pavement, 6.) with a curve turning to the right having a radius of 750.00 feet, an arc length of 358.04 feet and whose long chord bears S 63° 35' 40" W for a distance of 354.65 feet to a nail in pavement, 7.) S 77° 16' 15" W for a distance of 339.04 feet to an iron rod, 8.) with a curve turning to the right having a radius of 79.00 feet, an arc distance of 266.92 feet and whose long chord bears S 84° 03' 56" W for a distance of 158.89 feet to an iron rod, 9.) with a curve turning to the left having a radius of 110.00 feet, an arc length of 85.38 feet and whose long chord bears N 21° 22' 27" W for a distance of 83.25 feet to an iron rod, 10.) N 43° 36' 33" W for a distance of 5.13 feet to an iron rod on the southern line of the Stonecutter Sedgefield Owner LLC property as recorded in Deed Book 8611 Page 280 of the Guilford County register of deeds, thence with said property N 46° 25' 17" E passing 0.76' to the left of a found iron road at 325.89 feet, through a found iron rod at 1,014.58 feet for a total distance of 1161.56 feet to a found iron rod on the western right of way of Alamance Road, thence with said right of way seven (7) courses; 1.) S 42° 30' 35" E for a distance of 355.13 feet to an iron rod, 2.) S 47° 28' 02" W for a distance of 4.98 feet to an iron rod, 3.) with a curve turning to the right having a radius of 502.77 feet, an arc length of 105.14 feet and whose long chord bears S 36° 31' 15" E for a distance of 104.95 feet to an iron rod, 4.) S 30° 27' 52" E for a distance of 250.15 feet to an iron rod, 5.) with a curve turning to the left having a radius of 1318.30 feet, an arc length of 230.11 feet and whose long chord bears S 35° 27' 54" E for a distance of 229.82 feet to a found monument, 6.) S 40° 28' 19" E for a distance of 36.40 feet to an iron rod, 7.) with a curve turning to the right having a radius of 465.02 feet, an arc length of 52.50 feet and whose long chord bears S 37° 14' 16" E for a distance of 52.47 feet to the POINT AND PLACE OF BEGINNING, containing 748,462 square feet or 17.182 acres, more or less.

ALTA/NSPS LAND TITLE SURVEY OF
TRACT 3B
OF THE PILOT AT SEDGEFIELD
BEING A PORTION OF 5300 HIGH POINT ROAD
GREENSBORO, NORTH CAROLINA
SURVEYED FOR: DAVIS PARK LEASING

JAMESTOWN TWSP.	*GUILFORD CO., N.C.*
Date: 6-29-22	*Scale: 1"= 60'*
Sheet 1 of 1	*J.N.: 49677*
Drawn by: TJ	*Checked by: MM*
Revised:	

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
610 E. MOREHEAD STREET, Suite 250 | CHARLOTTE, NC 28203
TEL: 704.372.9584 | FAX: 704.372.7591 | timmons.com
NORTH CAROLINA LICENSE NUMBER C-1652

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Y:\90715\54337-SedgefieldPilot-3B\DWG\54337-907V-XPALTA.dwg | Plotted on 6/29/2022 5:50 PM | by Mike Miller