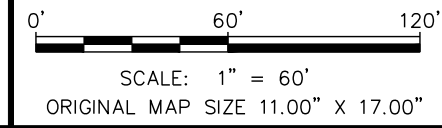
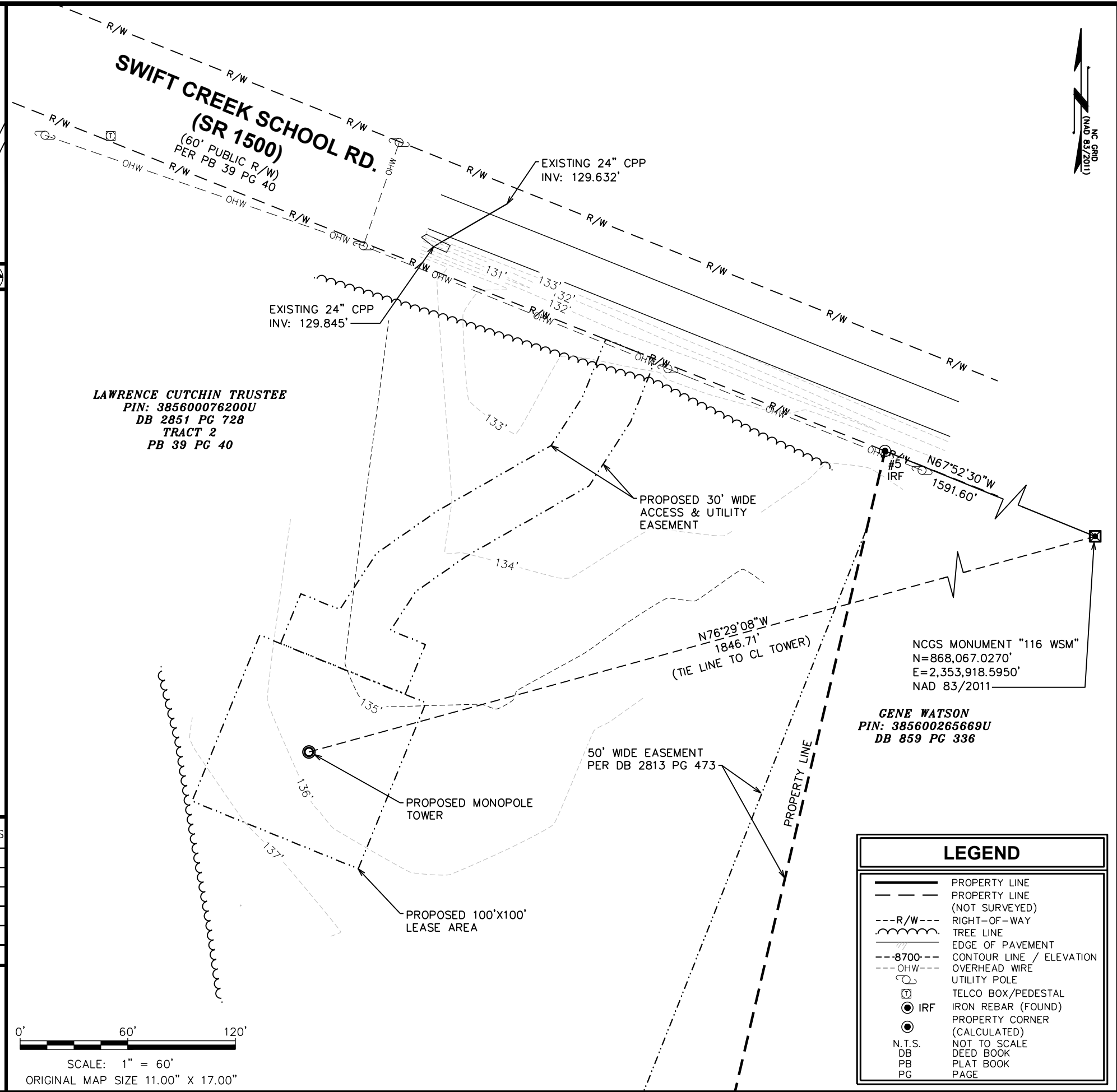


**VICINITY MAP n.t.s.**

- NOTES:**
1. BASIS OF THE BEARINGS AND COORDINATES IS THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM (NSRS), NORTH AMERICAN DATUM (NAD 83/2011) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON FEBRUARY 29, 2024; TIED TO THE NORTH CAROLINA GNSS CORS AND RTK NETWORK; AND EXPRESSED IN U.S. SURVEY FEET. ALL DISTANCES ARE NC GRID DISTANCES.
  2. THIS SURVEY IS FOR THE PRELIMINARY PLAT OF PROPOSED TELECOMMUNICATIONS LEASE AREA AND EASEMENTS ONLY, TO BE SURVEYED UPON FINAL CONSTRUCTION. THIS SURVEY SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFER 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, EXCEPT AS PORTIONS SHOWN HEREON.
  3. AREA COMPUTED BY COORDINATE GEOMETRY
  4. DEED REFERENCE: DEED BOOK 2851, PAGE 728
  5. PLAT REFERENCE: PLAT BOOK 39, PAGE 40
  6. PIN #385600076200U
  7. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, OR RESTRICTIONS NOT SHOWN AND IS NOT AN ALTA/NSPS LAND TITLE SURVEY. TITLE REPORT WAS FURNISHED TO SURVEYOR ON 03/22/2024. SEE SHEET 3.
  8. NO BUILDINGS AND/OR UNDERGROUND UTILITIES OBSERVED AT TIME OF SURVEY.
  9. ALL PROPERTY OWNERSHIPS WERE TAKEN FROM CURRENT COUNTY TAX MAP RECORDS AND/OR RECORDED PLATS ONLY
  10. BY GRAPHIC DETERMINATION THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE 0.2% CHANCE OF ANNUAL FLOOD BASED UPON FEMA COMMUNITY PANEL# 3720385600K, EFFECTIVE JUNE 18, 2013.
  11. LESSEE INFORMATION:  
TOWER CO  
5000 VALLEYSTONE DRIVE  
CARY, NC 27519
  12. PROPERTY OWNER INFORMATION:  
LAWRENCE CUTCHIN JR TRUSTEE  
107 HILLSIDE CT  
ROANOKE RAPIDS, NC 27870

REV	DATE	ISSUED FOR	INITIALS
0	03/20/2024	PRELIMINARY	TJK
1	03/27/2024	TITLE REPORT	DDS
2	05/30/2024	LOCATION CHANGE	DDS

**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 (G.S. 47-30(n))**



**LEGEND**

---	PROPERTY LINE
- - -	PROPERTY LINE (NOT SURVEYED)
---R/W---	RIGHT-OF-WAY
~~~~~	TREE LINE
	EDGE OF PAVEMENT
---8700---	CONTOUR LINE / ELEVATION
---OHW---	OVERHEAD WIRE
○	UTILITY POLE
□	TELCO BOX/PEDESTAL
●	IRON REBAR (FOUND)
○	PROPERTY CORNER (CALCULATED)
N.T.S.	NOT TO SCALE
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE

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SHEET #: 1 OF 3 | TEP #: 336648

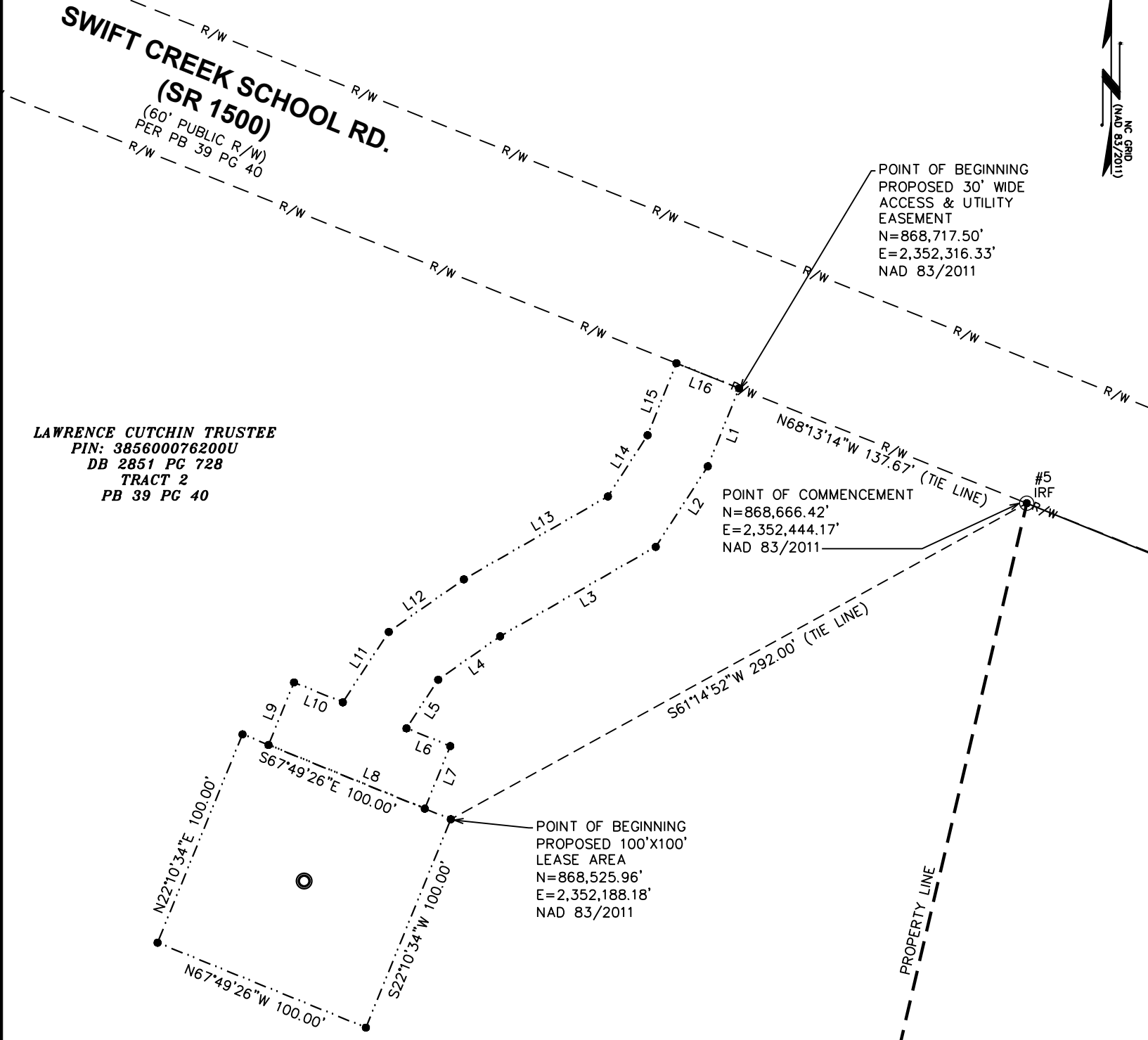
I, Timothy L. Fish, certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 2851, page 728, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Plat Book 39, page 40; that the ratio of precision or positional accuracy as calculated is 0.04; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS (GNSS if dual constellations are used) survey:  
Class of survey: Class B  
Positional accuracy: 0.04 (h) 0.06 (v)  
95% Confidence Level  
Type of GPS field procedure: Network Real-Time Kinematic  
Dates of survey: February 29, 2024  
Datum/Epoch:  
Horizontal Datum is NAD 83/2011  
Vertical Datum is NAVD88  
Published/Fixed-control use: CORS  
Geoid model: GEOID18  
Combined grid factor(s): 0.9999851  
Units: U.S. Survey Feet  
That this map meets the requirements of the standards of practice for land surveying in North Carolina (21 NCAC 56.1600). Witness my original signature and seal this the 3rd day of May, 2024.



**TIMOTHY L. FISH**  
NORTH CAROLINA PLS # L-4631

PROJECT INFORMATION:  
**NC0303 WINDY CREEK**  
7725 SWIFT CREEK SCHOOL ROAD  
WHITAKERS, NC 27891  
NORTH WHITAKERS TOWNSHIP  
NASH COUNTY

PRELIMINARY PLAT OF PROPOSED TELECOMMUNICATIONS SITE SURVEY  
PREPARED FOR:  
**TowerCo**  
simplicity. found.  
5000 VALLEYSTONE DRIVE  
CARY, NC 27519  
(919) 653-5700  
FIELD WORK PERFORMED ON: 02/29/24



**LAWRENCE CUTCHIN TRUSTEE**  
 PIN: 385600076200U  
 DB 2851 PG 728  
 TRACT 2  
 PB 39 PG 40

**LEGAL DESCRIPTION OF PROPOSED 100' X 100' LEASE AREA**

ALL THAT CERTAIN LEASE AREA, SITUATED, LYING AND BEING IN NORTH WHITAKERS TOWNSHIP, NASH COUNTY, NORTH CAROLINA, BEING A PORTION OF THE PARCEL DESCRIBED IN DEED BOOK 2851 AT PAGE 728 OF THE NASH COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON REBAR FOUND ON THE SOUTHERLY RIGHT OF SWIFT CREEK SCHOOL ROAD (SR 1500), SAID IRON BEING THE NORTHEASTERLY CORNER OF SAID PARCEL DESCRIBED IN DEED BOOK 2851, PAGE 728, HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 868,666.42', AND EASTING = 2,352,444.17'; THENCE, FROM THE POINT OF COMMENCEMENT, SOUTH 61°14'52" WEST A DISTANCE OF 292.00 FEET TO A POINT ON THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 100' X 100' LEASE AREA, SAID POINT BEING THE TRUE POINT OF BEGINNING, HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 868,525.96', AND EASTING = 2,352,188.18'; THENCE, FROM THE POINT OF BEGINNING, SOUTH 22°10'34" WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 67°49'26" WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 22°10'34" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID LEASE AREA CONTAINING 10,000 SQUARE FEET OR 0.23 ACRES MORE OR LESS.

**LEGAL DESCRIPTION OF PROPOSED 30' ACCESS & UTILITY EASEMENT**

ALL THAT CERTAIN EASEMENT AREA, SITUATED, LYING AND BEING IN NORTH WHITAKERS TOWNSHIP, NASH COUNTY, NORTH CAROLINA, BEING A PORTION OF THE PARCEL DESCRIBED IN DEED BOOK 2851 AT PAGE 728 OF THE NASH COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON REBAR FOUND ON THE SOUTHERLY RIGHT OF SWIFT CREEK SCHOOL ROAD (SR 1500), SAID IRON BEING THE NORTHEASTERLY CORNER OF SAID PARCEL DESCRIBED IN DEED BOOK 2851, PAGE 728, HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 868,666.42', AND EASTING = 2,352,444.17'; THENCE, FROM THE POINT OF COMMENCEMENT, ALONG SAID SOUTHERLY RIGHT OF WAY, NORTH 68°13'14" WEST A DISTANCE OF 137.67 FEET TO A POINT ON SAID RIGHT OF WAY, SAID POINT BEING THE TRUE POINT OF BEGINNING HAVING NORTH CAROLINA STATE PLANE COORDINATES OF: NORTHING = 868,717.50'; AND EASTING = 2,352,316.33'; THENCE, FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTHERLY RIGHT OF WAY, SOUTH 22°52'07" WEST A DISTANCE OF 37.39 FEET TO A POINT; THENCE SOUTH 32°53'26" WEST A DISTANCE OF 42.61 FEET TO A POINT; THENCE SOUTH 60°05'47" WEST A DISTANCE OF 79.78 FEET TO A POINT; THENCE SOUTH 55°00'40" WEST A DISTANCE OF 33.64 FEET TO A POINT; THENCE SOUTH 33°07'16" WEST A DISTANCE OF 25.76 FEET TO A POINT; THENCE SOUTH 67°49'26" EAST A DISTANCE OF 21.00 FEET TO A POINT; THENCE SOUTH 22°10'34" WEST A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH 67°49'26" WEST A DISTANCE OF 75.00 FEET TO A POINT; THENCE NORTH 22°10'34" EAST A DISTANCE OF 30.00 FEET TO A POINT; THENCE SOUTH 67°49'26" EAST A DISTANCE OF 23.44 FEET TO A POINT; THENCE NORTH 33°07'16" EAST A DISTANCE OF 37.36 FEET TO A POINT; THENCE NORTH 55°00'40" EAST A DISTANCE OF 40.77 FEET TO A POINT; THENCE NORTH 60°05'47" EAST A DISTANCE OF 73.86 FEET TO A POINT; THENCE NORTH 32°53'26" EAST A DISTANCE OF 32.45 FEET TO A POINT; THENCE NORTH 22°52'07" EAST A DISTANCE OF 34.45 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF SWIFT CREEK SCHOOL ROAD; THENCE, ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 68°13'14" EAST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT AREA CONTAINING 8,820.90 SQUARE FEET OR 0.203 ACRES MORE OR LESS.

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 252-261-1555  
 COA#P-1208

SHEET #: 2 OF 3 TEP #: 336648

I, Timothy L. Fish, certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 2851, page 728, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Plat Book 39, page 40; that the ratio of precision or positional accuracy as calculated is 0.04; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS (GNSS if dual constellations are used) survey:  
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 95% Confidence Level  
 Type of GPS field procedure: Network Real-Time Kinematic  
 Dates of survey: February 29, 2024  
 Datum/Epoch:  
 Horizontal Datum is NAD 83/2011  
 Vertical Datum is NAVD88  
 Published/Fixed-control use: CORS  
 Geoid model: GEOID18  
 Combined grid factor(s): 0.9999851  
 Units: U.S. Survey Feet  
 That this map meets the requirements of the standards of practice for land surveying in North Carolina (21 NCAC 56.1600). Witness my original signature and seal this the 3rd day of May, 2024.



*Timothy L. Fish*  
 NORTH CAROLINA PLS # L-4631  
**TIMOTHY L. FISH**

PROJECT INFORMATION:  
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 NORTH WHITAKERS TOWNSHIP  
 NASH COUNTY

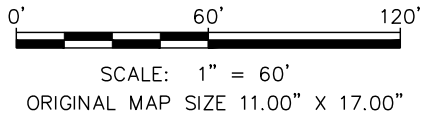
PRELIMINARY PLAT OF PROPOSED TELECOMMUNICATIONS SITE SURVEY PREPARED FOR:

**TowerCo**  
 simplicity. found.  
 5000 VALLEYSTONE DRIVE  
 CARY, NC 27519  
 (919) 653-5700  
 FIELD WORK PERFORMED ON: 02/29/24

**LEGEND**

- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- LEASE/EASEMENT LINE
- IRF IRON REBAR (FOUND)
- PROPERTY CORNER (CALCULATED)
- LEASE/EASEMENT CORNER (CALCULATED)

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S21°52'07"W	37.39'	L9	N22°10'34"E	30.00'
L2	S32°53'26"W	42.61'	L10	S67°49'26"E	23.44'
L3	S60°05'47"W	79.78'	L11	N33°07'16"E	37.36'
L4	S55°00'40"W	33.64'	L12	N55°00'40"E	40.77'
L5	S33°07'16"W	25.76'	L13	N60°05'47"E	73.86'
L6	S67°49'26"E	21.00'	L14	N32°53'26"E	32.45'
L7	S22°10'34"W	30.00'	L15	N21°52'07"E	34.45'
L8	N67°49'26"W	75.00'	L16	S68°13'14"E	30.00'



REV	DATE	ISSUED FOR	INITIALS
0	03/20/2024	PRELIMINARY	TJK
1	03/27/2024	TITLE REPORT	DDS
2	05/30/2024	LOCATION CHANGE	DDS

# SCHEDULE B - SECTION II EXCEPTIONS

U.S. TITLE SOLUTIONS  
 COMMITMENT FOR TITLE INSURANCE  
 COMMITMENT NO: UST76849  
 COMMITMENT EFFECTIVE DATE: JANUARY 08, 2024  
 SCHEDULE B – SECTION II

## 3. COVENANTS AND RESTRICTIONS

3.1 DEED OF CONSERVATION EASEMENT BETWEEN MARGARET LOUISE HAMILTON JOHNSTON AND HUSBAND, WILLIAM R. JOHNSTON AND THE STATE OF NORTH CAROLINA BY AND THROUGH THE DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, DATED FEBRUARY 01, 2000, RECORDED MARCH 15, 2006, IN BOOK 2214, PAGE 707.

NOTES: USE RESTRICTIONS SET FORTH HEREIN. (DOES NOT AFFECT PARENT PARCEL.)

## 4. EASEMENTS AND RIGHTS OF WAY

4.1 EASEMENT BY LAWRENCE MCGILBRA CUTCHIN, JR., AND WIFE, JESSICA VERONICA MATTE-CUTCHIN TO ATLANTIC COAST PIPELINE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED JANUARY 21, 2016, RECORDED FEBRUARY 23, 2016, IN BOOK 2813, PAGE 473.

NOTES: PIPELINE EASEMENT; AS MODIFIED BY:

1. MODIFICATION OF EASEMENT AGREEMENT IN BOOK 2978, PAGE 671.
2. MODIFICATION OF EASEMENT AGREEMENT IN BOOK 2992, PAGE 953.
3. MODIFICATION OF EASEMENT AGREEMENT IN BOOK 3305, PAGE 420. (AFFECT PARENT PARCEL.)

4.2 EASEMENT BY MARGARET LOUISE HAMILTON JOHNSTON AND HUSBAND, WILLIAM R. JOHNSTON TO THE STATE OF NORTH CAROLINA BY AND THROUGH THE DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, DATED FEBRUARY 01, 2000, RECORDED MARCH 15, 2006, IN BOOK 2214, PAGE 707.

NOTES: DEED OF CONSERVATION EASEMENT (DOES NOT AFFECT PARENT PARCEL.)

4.3 RIGHT OF WAY BY MRS. LOUISE B. BRASWELL, JOSEPH T. HAMILTON, MARGARET L. B. HAMILTON, MARCUS B. BRASWELL TO THE STATE HIGHWAY AND PUBLIC WORKS COMMISSION, DATED APRIL 19, 1949, RECORDED AUGUST 25, 1950, IN BOOK 554, PAGE 88.

NOTES: RIGHT OF WAY FOR HIGHWAY PURPOSES (DOES NOT AFFECT PARENT PARCEL.)

4.4 EASEMENT BY LOUISE B. BRASWELL, WIDOW; MARCUS B. BRASWELL, UNMARRIED; MARGARET B. HAMILTON AND JOSEPH P. HAMILTON, HER HUSBAND, BEING ALL THE LAWFUL HEIRS IN THE J.C. BRASWELL ESTATE OF NASH COUNTY TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED JULY 30, 1937, RECORDED DECEMBER 15, 1938, IN BOOK 435, PAGE 175.

NOTES: UTILITY EASEMENT (AFFECT PARENT PARCEL. BLANKET EASEMENT)

4.5 EASEMENT AS GRANTED IN THE DEED IN BOOK 2749, PAGE 385. SAID EASEMENT APPEARS TO BE EXPIRED. (AFFECT PARENT PARCEL. TERMS HAVE EXPIRED.)

## 5. OTHER RECORDED DOCUMENTS

5.1 EXEMPT SUBDIVISION FOR M L H J, LLC RECORDED OCTOBER 17, 2014, IN BOOK 39, PAGE 40. (AFFECT PARENT PARCEL.)

5.2 EXEMPT SUBDIVISION FOR M L H J, LLC NICHOLSON FARM PROPERTY RECORDED SEPTEMBER 28, 2014, IN BOOK 39, PAGE 32. (AFFECT PARENT PARCEL.)

5.3 DIVISION OF PROPERTY OF DR. ERNEST H. WILLIAMS AND MRS. MAE W. WILLIAMS RECORDED OCTOBER 19, 1982, IN BOOK 14, PAGE 14. (AFFECT PARENT PARCEL.)

# TITLE LEGAL DESCRIPTION (AS FURNISHED)

TRACT 2 SHOWN ON THAT CERTAIN PLAT ENTITLED "EXEMPT SUBDIVISION FOR MLHJ, LLC-NICHOLSON FARM PROPERTY" RECORDED IN NASH COUNTY REGISTER OF DEEDS PLAT BOOK 39, PAGE 40, WHICH TRACT CONSISTS OF APPROXIMATELY 213 ACRES.



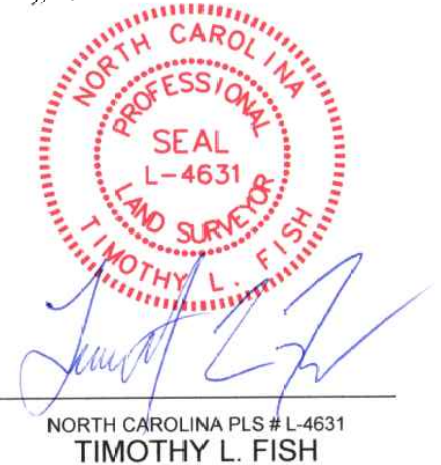
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SHEET #: 3 OF 3      TEP #: 336648

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N.T.S.  
 ORIGINAL MAP SIZE 11.00" X 17.00"