

PARCEL: 140 002 FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 1002-367677-RTT COMMITMENT DATE: JANUARY 3, 2023

SCHEDULE B-II (EXCEPTIONS)

ROWAN COUNTY REGISTRY. (BLANKET IN NATURE)

(4) EASEMENT IN FAVOR OF DUKE POWER COMPANY, RECORDED IN BOOK 236, PAGE 25, ROWAN COUNTY REGISTRY. (THE SOUTHEAST EASEMENT LINE IS AS SHOWN HEREON.)

5. EASEMENT IN FAVOR OF DUKE POWER COMPANY, RECORDED IN BOOK 236, PAGE 549,

6. EASEMENT IN FAVOR OF DUKE POWER COMPANY, RECORDED IN BOOK 370, PAGE 199, ROWAN COUNTY REGISTRY. (BLANKET IN NATURE)

7. EASEMENT IN FAVOR OF DUKE POWER COMPANY, RECORDED IN BOOK 373, PAGE 165, ROWAN COUNTY REGISTRY. (BLANKET IN NATURE)

8. RIGHT OF WAY AGREEMENT IN FAVOR OF THE STATE HIGHWAY COMMISSION, RECORDED IN BOOK 531, PAGE 313, ROWAN COUNTY REGISTRY. (DOES NOT AFFECT THE SUBJECT

(9.) RIGHT-OF-WAY AND EASEMENT IN FAVOR OF THE TOWN OF LANDIS, RECORDED IN BOOK 894, PAGE 83, ROWAN COUNTY REGISTRY. (AS SHOWN HEREON)

10. RECORD PLAT ENTITLED "ANNEXATION PLAT/BOUNDARY SURVEY OF 117.234 ACRES – PROPOSED ADDITION TO CORPORATE LIMITS SURVEY FOR TOWN OF LANDIS" RECORDED IN PLAT BOOK 9995, PAGE 3954 AND MATTERS SHOWN THEREON. (CONTAINS NO PLOTTABLE MATTERS)

SURVEYED PROPERTY DESCRIPTION.

PARCEL #: 140 002

BEING THAT CERTAIN PARCEL OF LAND LYING AND BEING IN ROWAN COUNTY, NORTH CAROLINA. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT "SANDY", NAD83 COORDINATES NORTHING 660,193.39 FEET AND EASTING 1,517,900.02 FEET, FROM SAID MONUMENT S 46°29'07" EAST A GROUND DISTANCE OF 10,283.05 FEET AND A GRID DISTANCE OF 10,281.50 FEET TO THE POINT AND PLACE OF **BEGINNING**, SAID POINT BEING A ½" EXISTING IRON ROD LOCATED ALONG THE WESTERLY LINE OF THE OTHO L. AND JOYCE D. DEAL PROPERTY AS DESCRIBED IN DEED BOOK 877, PAGE 64 OF THE ROWAN COUNTY PUBLIC REGISTRY; THENCE WITH THE DEAL LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) S 00°11'45" E A DISTANCE OF 95.68 FEET TO A 1-1/4" EXISTING IRON PIPE; (2) S 86°08'15" E A DISTANCE OF 290.40 FEET TO A 1/2" NEW IRON ROD LOCATED AT THE SOUTHWEST CORNER OF THE FANNIE D. LIPE PROPERTY AS DESCRIBED IN DEED BOOK 1324. PAGE 392: THENCE WITH THE LIPE LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES; (1) S 86°08'15" E A DISTANCE OF 395.86 FEET TO A 12" SOURWOOD TREE; (2) S 04°22'43" W A DISTANCE OF 327.59 FEET TO A ½" NEW IRON ROD; (3) S 04°22'43" W A DISTANCE OF 96.94 FEET TO AN AXLE; (4) N 81°47'12" W A DISTANCE OF 65.63 FEET TO AN AXLE; (5) S 04°18'26" W A DISTANCE OF 791.99 FEET TO A 1/2" EXISTING IRON ROD LOCATED ALONG THE NORTHERLY LINE OF THE LARRY R. SECHLER. SR. PROPERTY AS DESCRIBED IN DEED BOOK 1362, PAGE 881; THENCE WITH THE SECHLER LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) N 88°00'03" W A DISTANCE OF 294.61 FEET TO A 2" EXISTING IRON PIPE; (2) S 05°00'23" W A DISTANCE OF 778.73 FEET TO A 1" EXISTING IRON PIPE LOCATED AT THE NORTHWEST CORNER OF THE LINDA G. MOORE PROPERTY AS DESCRIBED IN DEED BOOK 1062, PAGE 541: THENCE WITH THE MOORE LINE S 03°29'37" W A DISTANCE OF 485.17 FEET TO A 1/2" NEW IRON ROD LOCATED AT THE NORTHEAST CORNER OF THE THOMAS AND JEANNINE SMITH PROPERTY AS DESCRIBED IN DEED BOOK 660, PAGE 710; THENCE WITH THE SMITH LINE N 88°29'29" W A DISTANCE OF 150.06 FEET TO A ½" NEW IRON ROD LOCATED AT THE EASTERLY TERMINUS OF THE RIGHT-OF-WAY OF BILLY STREET (32' PUBLIC RIGHT-OF-WAY) THENCE WITH THE TERMINUS OF SAID RIGHT-OF-WAY AND CONTINUING WITH THE LONNIE E. GRAHAM PROPERTY N 88°27'03" W A DISTANCE OF 180.49 FEET TO A 3/4" EXISTING IRON PIPE LOCATED AT THE NORTHEAST CORNER OF THE KIMBERLY HURLOCKER PROPERTY AS DESCRIBED IN DEED BOOK 1115, PAGE 250; THENCE WITH THE HURLOCKER LINE S 89°43'07" W A DISTANCE OF 90.02 FEET TO A ½" EXISTING IRON ROD LOCATED AT THE NORTHEAST CORNER OF THE PHILIP MUNN PROPERTY AS DESCRIBED IN DEED BOOK 831, PAGE 39; THENCE WITH THE MUNN LINE N 89°10'19" W A DISTANCE OF 89.91 FEET TO A ½" EXISTING IRON ROD LOCATED AT THE NORTHEAST CORNER OF THE PHILIP MUNN PROPERTY AS DESCRIBED IN DEED BOOK 1332, PAGE 755; THENCE WITH THE MUNN LINE N 87°53'04" W A DISTANCE OF 327.31 FEET TO A 1" EXISTING IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF LOT 40 AS SHOWN ON A PLAT ENTITLED "CREEKSIDE AT HIGHLAND WOODS" AND RECORDED IN MAP BOOK 9995, PAGE 4345; THENCE WITH THE REAR LINES OF LOTS 40 – 48 THE FOLLOWING NINE (9) COURSES AND DISTANCES; (1) N 02°06'56" E A DISTANCE OF 351.84 FEET (CROSSING A ½" EXISTING IRON ROD AT 351.84 FEET) TO A CALCULATED POINT; (2) N 59°59'37" W A DISTANCE OF 127.15 FEET TO A CALCULATED POINT; (3) N 70°25'58" W A DISTANCE OF 146.51 FEET TO A CALCULATED POINT; (4) N 43°14'38" W A DISTANCE OF 155.83 FEET TO A CALCULATED POINT; (5) N 63°22'11" W A DISTANCE OF 154.85 FEET TO A CALCULATED POINT; (6) N 34°42'49" W A DISTANCE OF 630.89 FEET TO A CALCULATED POINT; (7) N 42°26'11" W A DISTANCE OF 142.55 FEET TO A CALCULATED POINT; (8) N 50°14'47" W A DISTANCE OF 60.49 FEET TO A CALCULATED POINT: (9) N 12°14'27" W A

DISTANCE OF 86.59 FEET TO A CALCULATED POINT LOCATED ALONG THE REAR LINE OF LOT 18, BLOCK C AS SHOWN ON A PLAT ENTITLED "HIGHLAND WOODS" AND RECORDED IN MAP BOOK 9995, PAGE 2814; THENCE WITH THE REAR LINE OF LOT 18, BLOCK C THE FOLLOWING THREE COURSES AND DISTANCES; (1) N 83°23'06" W A DISTANCE OF 58.78 FEET TO A CALCULATED POINT; (2) N 55°22'24" W A DISTANCE OF 71.13 FEET TO A CALCULATED POINT; (3) N 08°40'38" W A DISTANCE OF 79.91 FEET TO A CALCULATED POINT LOCATED ALONG THE REAR LINE OF LOT 17, BLOCK C AS SHOWN ON A PLAT ENTITLED "EAST ALEXANDER

HEIGHTS" AND RECORDED IN MAP BOOK 9995, PAGE 916; THENCE WITH THE REAR LINES OF

LOT 17, 16 AND 15, BLOCK C THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) N 52°04'34" W A DISTANCE OF 187.29 FEET TO A CALCULATED POINT; (2) N 32°23'20" W A DISTANCE OF 332.61 FEET TO A CALCULATED POINT: (3) N 34°56'05" W A DISTANCE OF 68.53 FEET TO A CALCULATED POINT ALONG A SOUTHERLY LINE OF THE BRUCE HOWARD AND FLORENCE PAIGE PROPERTY; THENCE WITH THE HOWARD AND PAIGE LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) N 58°20'36" E A DISTANCE OF 79.00 FEET TO A CALCULATED POINT: (2) N 00°54'45" E A DISTANCE OF 95.00 FEET TO A CALCULATED POINT: (3) S 76°11'44" W A DISTANCE OF 132.95 FEET TO A CALCULATED POINT AT THE SOUTHEAST CORNER OF THE JUSTIN H. JORDAN PROPERTY AS DESCRIBED IN DEED BOOK 1322, PAGE 458; THENCE WITH THE JORDAN PROPERTY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) N 53°46'48" W A DISTANCE OF 27.25 FEET TO A CALCULATED POINT; (2) N 45°39'20" E A DISTANCE OF 40.15 FEET TO A CALCULATED POINT; (3) N 03°40'36" E A DISTANCE OF 32.04 FEET TO A CALCULATED POINT: (4) N 69°06'55" W A DISTANCE OF 51.78 FEET TO A CALCULATED POINT; N 30°57'33" W A DISTANCE OF 29.59 FEET TO A CALCULATED POINT ALONG THE EASTERLY LINE OF THE RUTH M. SHERRILL PROPERTY; THENCE WITH THE SHERRILL PROPERTY THE FOLLOWING TWO (2) COURSES AND DISTANCES (1) N 37°06'05" E A DISTANCE OF 31.05 FEET TO A CALCULATED POINT: (2) N 36°20'37" W A DISTANCE OF 82.99 FEET TO A CALCULATED POINT LOCATED ALONG THE EASTERLY LINE OF THE GEORGE AND MARY KNOW PROPERTY AS DESCRIBED IN DEED BOOK 565, PAGE 667; THENCE WITH THE KNOW LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; (1) N 15°52'57" E A

DISTANCE OF 37.34 FEET TO A CALCULATED POINT; (2) N 50°24′04″ W A DISTANCE OF 13.76 FEET TO A CALCULATED POINT; (3) S 89°25′49″ W A DISTANCE OF 38.67 FEET TO A CALCULATED POINT; (4) N 58°30′37″ W A DISTANCE OF 28.71 FEET TO A CALCULATED POINT; (5) N 27°21′58″ E A DISTANCE OF 28.36 FEET TO A CALCULATED POINT; (6) N 57°14′18″ E A DISTANCE OF 21.99 FEET TO A CALCULATED POINT; (7) N 25°02′10″ W A DISTANCE OF 57.46 FEET TO A CALCULATED POINT LOCATED ALONG THE EASTERLY LINE OF THE EVERETTE AND ALMA ALLMAN PROPERTY AS DESCRIBED IN DEED BOOK 1327, PAGE 191; THENCE WITH THE ALLMAN LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) N 87°57′18″ E A

DISTANCE OF 22.27 FEET TO A CALCULATED POINT; (2) N 05°36'50" W A DISTANCE OF 23.64 FEET TO A CALCULATED POINT; (3) N 62°13'32" W A DISTANCE OF 14.98 FEET TO A CALCULATED POINT; (4) S 88°47'35" W A DISTANCE OF 24.78 FEET TO A CALCULATED POINT; (5) N 49°24'41" W A DISTANCE OF 39.51 FEET TO A CALCULATED POINT LOCATED ALONG A SOUTHERLY LINE OF THE JOHN AND JOLENE ECHARD PROPERTY AS DESCRIBED IN DEED BOOK 1270 PAGE 780; THENCE WITH THE ECKARD LINE N 76°08'11" E A DISTANCE OF 352.71 FEET (CROSSING A ½" EXISTING IRON ROD AT 29.89 FEET) TO A ½" EXISTING IRON ROD LOCATED ALONG A SOUTHERLY LINE OF THE JOHN ECKARD PROPERTY AS DESCRIBED IN DEED BOOK 1308, PAGE 565: THENCE WITH THE ECKARD LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) S 85°23'36" E A DISTANCE OF 34.67 FEET TO A 1/2" EXISTING IRON ROD; (2) N 00°49'44" E A DISTANCE OF 34.37 FEET TO A 1-1/2" EXISTING IRON PIPE LOCATED AT A SOUTHWEST CORNER OF THE JOHN AND JANET ECKARD PROPERTY AS DESCRIBED IN DEED BOOK 1287, PAGE 416; THENCE WITH THE ECKARD LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) S 88°34'24" E A DISTANCE OF 724.23 FEET TO A ½" EXISTING IRON ROD: (2) S 88°34'24" E A DISTANCE OF 379.66 FEET TO A ½" EXISTING IRON ROD LOCATED AT THE SOUTHWEST CORNER OF THE MARTHA MINCEY PROPERTY AS DESCRIBED IN DEED BOOK 1288, PAGE 959; THENCE WITH THE MINCEY LINE S 88°34'24" E A DISTANCE OF 199.94 FEET (CROSSING A ½" EXISTING IRON ROD AT 99.96 FEET) TO A ½" EXISTING IRON ROD LOCATED AT THE SOUTHWEST CORNER OF THE KARL BENZ PROPERTY AS DESCRIBED IN DEED BOOK 1289. PAGE 84: THENCE WITH THE BENZ LINE S 88°34'24" E A DISTANCE OF 99.99 FEET TO A ½" EXISTING IRON ROD LOCATED AT THE SOUTHWEST CORNER OF THE PHILIP LONG AND EMILIA MENDOZA PROPERTY AS DESCRIBED IN DEED BOOK 1004, PAGE 784; THENCE WITH THE LONG AND MENDOZA LINE S 88°34'24" E A DISTANCE OF 715.50 FEET TO THE POINT AND PLACE OF BEGINNING. HAVING AN AREA OF 5,108,160 SOUARE FEET OR 117.2672 ACRES ACCORDING TO A SURVEY BY CLONINGER BELL SURVEYING & MAPPING,

BEING THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1002-367677-RTT. DATED JANUARY 3. 2023.

PLLC DATED OCTOBER 18, 2022. JOB NO. 2080.

PARCEL: 140 003; 140 167; 140 168; 140 169; 140 170 FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 1002-371196-RTT COMMITMENT DATE: OCTOBER 5, 2022

SCHEDULE B-II (EXCEPTIONS)

4. RIGHT(S) OF WAY IN FAVOR OF NCDOT AS RECORDED IN BOOK 480, PAGE 340, ROWAN COUNTY REGISTRY. (TRACT 1, TRACT 2, AND TRACT 3) (DOES NOT AFFECT THE SUBJECT PROPERTY)

5. RIGHT(S) OF WAY IN FAVOR OF DUKE POWER COMPANY AS RECORDED IN BOOK 529, PAGE 334, AND BOOK 529, PAGE 333, ROWAN COUNTY REGISTRY. (ALL TRACTS) (BLANKET IN

6. RIGHT(S) OF WAY IN FAVOR OF NCDOT AS RECORDED IN BOOK 1255, PAGE 767, ROWAN COUNTY REGISTRY. (TRACT 1 AND TRACT 2) (DOES NOT AFFECT THE SUBJECT PROPERTY)

7. EASEMENT TO SPECTRASITE COMMUNICATIONS, LLC, RECORDED IN BOOK 1244, PAGE 452, ROWAN COUNTY REGISTRY. (TRACT 1 AND TRACT 2) (DOES NOT AFFECT THE SUBJECT

SURVEYED PROPERTY DESCRIPTION:

PARCEL #: 140 003

BEING THAT CERTAIN PARCEL OF LAND LYING AND BEING IN ROWAN COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT "SANDY", NAD83 COORDINATES NORTHING 660,193.39

FEET AND EASTING 1,517,900.02 FEET, FROM SAID MONUMENT S 51°14'06" EAST A GROUND DISTANCE OF 9.559 21 FEET AND A GRID DISTANCE OF 9.557 77 FEET TO THE POINT AND PLACE OF BEGINNING, SAID POINT BEING A ½" EXISTING IRON PIPE LOCATED ALONG THE EASTERLY LINE OF THE GERALD AND THELMA HILTON PROPERTY AS DESCRIBED IN DEED BOOK 1131, PAGE 779 OF THE ROWAN COUNTY PUBLIC REGISTRY; THENCE WITH THE HILTON LINE S 81°14'31" E A DISTANCE OF 146.71 FEET TO A CALCULATED POINT LOCATED IN THE CENTERLINE OF OLD BEATTY FORD ROAD; THENCE WITH SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES; (1) S 49°37'11" E A DISTANCE OF 181.50 FEET TO A CALCULATED POINT; (2) S 42°11'11" E A DISTANCE OF 251.80 FEET TO A CALCULATED POINT; (3) S 42°11'11" E A DISTANCE OF 160.00 FEET TO A CALCULATED POINT; (4) S 42°11'11" E A DISTANCE OF 92.20 FEET TO A CALCULATED POINT; (5) S 44°12'21" E A DISTANCE OF 150.36 FEET TO A CALCULATED POINT LOCATED AT THE NORTHWEST CORNER OF THE FANNIE LIPE PROPERTY AS DESCRIBED IN DEED BOOK 1324. PAGE 392: THENCE WITH THE LIPE LINE S 03°30'43" W A DISTANCE OF 616.91 FEET (CROSSING A ½" NEW IRON ROD AT 40.78 FEET) TO A 12" SOURWOOD TREE LOCATED AT THE NORTHEAST CORNER OF THE RALPH LINN PROPERTY AS SHOWN IN MAP BOOK 9995. PAGE 316: THENCE WITH THE LINN LINE N 86°08'15" W A DISTANCE OF 395.86 FEET TO A ½" NEW IRON ROD LOCATED AT THE SOUTHEAST CORNER OF THE OTHO AND JOYCE DEAL PROPERTY AS DESCRIBED IN DEED BOOK 877, PAGE 64: THENCE WITH THE DEAL LINE N 00°11'45" W A DISTANCE OF 150.00 FEET TO A ½" NEW IRON ROD LOCATED AT THE SOUTHEAST CORNER OF THE BRENDA MILLS PROPERTY; THENCE WITH THE MILLS LINE N 00°11'45" W A DISTANCE OF 300.00 FEET TO A 1/2 NEW IRON ROD LOCATED AT THE SOUTHEAST CORNER OF THE OTHO AND JOYCE DEAL PROPERTY AS DESCRIBED IN DEED BOOK 1037, PAGE 816; THENCE WITH THE DEAL LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) N 00°11'45" W A DISTANCE OF 150.00 FEET TO A 1/2" NEW IRON ROD: (2) N 86°08'15" W A DISTANCE OF 290.40 FEET TO A ½" NEW IRON ROD LOCATED ALONG THE EASTERLY LINE OF THE PHILIP LONG AND EMILIA MENDOZA PROPERTY AS DESCRIBED IN DEED BOOK 1004, PAGE 784: THENCE WITH THE LONG AND MENDOZA LINE N 00°11'45" W A DISTANCE OF 590.69 FEET TO THE POINT AND PLACE OF **BEGINNING**. HAVING AN AREA OF

PARCEL #: 140 1

BEING THAT CERTAIN PARCEL OF LAND LYING AND BEING IN ROWAN COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

511,946 SQUARE FEET OR 11.7527 ACRES ACCORDING TO A SURVEY BY CLONINGER BELL

SURVEYING & MAPPING, PLLC DATED OCTOBER 18, 2022. JOB NO. 2080.

COMMENCING AT NGS MONUMENT "SANDY", NAD83 COORDINATES NORTHING 660,193.39 FEET AND EASTING 1.517.900.02 FEET. FROM SAID MONUMENT S 47°47'14" EAST A GROUND DISTANCE OF 11,256.90 FEET AND A GRID DISTANCE OF 11,255.20 FEET TO THE POINT AND PLACE OF BEGINNING. SAID POINT BEING ALONG THE NORTHERLY LINE OF THE FANNIE LIPE PROPERTY AS DESCRIBED IN DEED BOOK 1324, PAGE 392 OF THE ROWAN COUNTY PUBLIC REGISTRY; THENCE WITH THE LIPE LINE N 86°13'55" W A DISTANCE OF 220 69 FEFT TO A 1/2" NEW IRON ROD LOCATED ALONG A FASTERLY LINE OF THE RALPH LINN PROPERTY AS SHOWN IN MAP BOOK 9995, PAGE 316; THENCE WITH THE LINN LINE N 04°22'43" E A DISTANCE OF 327.59 FEET TO A 12" SOURWOOD TREE LOCATED AT THE SOUTHEAST CORNER OF THE FANNIE LIPE PROPERTY AS DESCRIBED IN DEED BOOK 1324, PAGE 392; THENCE WITH THE LIPE LINE N 03°30'43" E A DISTANCE OF 616.91 FEET (CROSSING A ½" NEW IRON ROD AT 576.13 FEET) TO A CALCULATED POINT LOCATED IN THE CENTERLINE OF OLD BEATTY FORD ROAD; THENCE WITH SAID CENTERLINE S 44°37'24" E A DISTANCE OF 294.18 FEET TO A CALCULATED POIN THENCE TURNING AND RUNNING WITH THE WESTERLY LINE OF THE DONALD KIMBALI AND ELAINE KIMBALL PORTER PROPERTY AS DESCRIBED IN DEED BOOK 1136, PAGE 551, S 03°46'05" WA DISTANCE OF 749.13 FEET (CROSSING A ½" NEW IRON ROD AT 38.42 FEET) TO THE POINT AND PLACE OF BEGINNING. HAVING AN AREA OF 185,078 SOUARE FEET OR 4.2488 ACRES ACCORDING TO A SURVEY BY CLONINGER BELL SURVEYING & MAPPING, PLLC DATED OCTOBER 18, 2022. JOB NO. 2080.

PARCEL #: 140 168

BEING THAT CERTAIN PARCEL OF LAND LYING AND BEING IN ROWAN COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT "SANDY", NAD83 COORDINATES NORTHING 660,193.39 FEET AND EASTING 1,517,900.02 FEET, FROM SAID MONUMENT S 46°29'07" EAST A GROUND DISTANCE OF 10,283.05 FEET AND A GRID DISTANCE OF 10,281.50 FEET TO THE POINT AND PLACE OF BEGINNING, SAID POINT BEING A ½" EXISTING IRON ROD LOCATED AT THE SOUTHEAST CORNER OF THE PHILIP LONG AND EMILIA MENDOZA PROPERTY AS DESCRIBED IN DEED BOOK 1004, PAGE 784 OF THE ROWAN COUNTY PUBLIC REGISTRY: THENCE WITH THE LONG AND MENDOZA LINE N 00°11'45" W A DISTANCE OF 54.32 FEET TO A ½" NEW IRON ROD LOCATED AT THE SOUTHWEST CORNER OF THE BRENDA MILLS PROPERTY; THENCE WITH THE MILLS LINE S 86°08'15" E A DISTANCE OF 290.40 FEET TO A ½" NEW IRON ROD LOCATED ALONG THE WESTERLY LINE OF THE FANNIE LIPE PROPERTY AS DESCRIBED IN DEED BOOK 1324, PAGE 392; THENCE WITH THE LIPE LINE S 00°11'45" E A DISTANCE OF 150.00 FEET TO A 1/2" NEW IRON ROD LOCATED ALONG A NORTHERLY LINE OF THE RALPH LINN PROPERTY AS SHOWN IN MAP BOOK 9995, PAGE 316; THENCE WITH THE LINN LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) N 86°08'15" W A DISTANCE OF 290.40 FEET TO A 1-1/4" EXISTING IRON PIPE: (2) N 00°11'45" W A DISTANCE OF 95.68 FEET TO THE POINT AND PLACE OF BEGINNING. HAVING AN AREA OF 43,451 SQUARE FEET OR 0.9975 ACRES ACCORDING TO A SURVEY BY CLONINGER BELL SURVEYING & MAPPING, PLLC DATED OCTOBER 18, 2022. JOB

PARCEL #: 140 169

BEING THAT CERTAIN PARCEL OF LAND LYING AND BEING IN ROWAN COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT "SANDY", NAD83 COORDINATES NORTHING 660,193.39 FEET AND EASTING 1,517,900.02 FEET, FROM SAID MONUMENT S 47°56'49" EAST A GROUND DISTANCE OF 10.041.48 FEET AND A GRID DISTANCE OF 10.039.97 FEET TO THE POINT AND PLACE OF BEGINNING, SAID POINT BEING A 1/2" NEW IRON ROD LOCATED AT THE SOUTHWEST CORNER OF THE OTHO AND JOYCE DEAL PROPERTY AS DESCRIBED IN DEED BOOK 1037, PAGE 816 OF THE ROWAN COUNTY PUBLIC REGISTRY; THENCE WITH THE DEAL LINE S 86°08'15" E A DISTANCE OF 290.40 FEET TO A ½" NEW IRON ROD LOCATED ALONG A WESTERLY LINE OF THE FANNIE LIPE PROPERTY AS DESCRIBED IN DEED BOOK 1324, PAGE 392; THENCE WITH THE LIPE LINE S 00°11'45" E A DISTANCE OF 300.00 FEET TO A 1/2" NEW IRON ROD LOCATED AT THE NORTHEAST CORNER OF THE OTHO AND JOYCE DEAL PROPERTY AS DESCRIBED IN DEED BOOK 877, PAGE 64; THENCE WITH THE DEAL LINE N 86°08'15" W A DISTANCE OF 290.40 FEET TO A ½" NEW IRON ROD LOCATED ALONG THE EASTERLY LINE OF THE PHILIP LONG AND EMILIA MENDOZA PROPERTY AS DESCRIBED IN DEED BOOK 1004, PAGE 784: THENCE WITH THE LONG AND MENDOZA LINE N 00°11'45" W A DISTANCE OF 300.00 FEET TO THE POINT AND PLACE OF BEGINNING. HAVING AN AREA OF 86,902 SQUARE FEET OR 1.9950 ACRES ACCORDING TO A SURVEY BY CLONINGER BELL SURVEYING & MAPPING, PLLC DATED OCTOBER 18, 2022, JOB NO. 2080.

PARCEL #: 140 170

BEING THAT CERTAIN PARCEL OF LAND LYING AND BEING IN ROWAN COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT "SANDY", NAD83 COORDINATES NORTHING 660,193.39
FEET AND EASTING 1,517,900.02 FEET, FROM SAID MONUMENT S 47°56'49" EAST A GROUND
DISTANCE OF 10,041.48 FEET AND A GRID DISTANCE OF 10,039.97 FEET TO THE POINT AND
PLACE OF BEGINNING, SAID POINT BEING A ½" NEW IRON ROD LOCATED ALONG THE
EASTERLY LINE OF THE PHILIP LONG AND EMILIA MENDOZA PROPERTY AS DESCRIBED IN
DEED BOOK 1004, PAGE 784 OF THE ROWAN COUNTY PUBLIC REGISTRY; THENCE WITH THE
LONG AND MENDOZA LINE N 00°11'45" W A DISTANCE OF 150.00 FEET TO A ½" NEW IRON ROD
LOCATED AT A COMMON CORNER OF THE FANNIE LIPE PROPERTY AS DESCRIBED IN DEED
BOOK 1324, PAGE 392; THENCE WITH THE LIPE LINE THE FOLLOWING TWO (2) COURSES AND
DISTANCES; (1) S 86°08'15" E A DISTANCE OF 290.40 FEET TO A ½" NEW IRON ROD; (2) S
00°11'45" E A DISTANCE OF 150.00 FEET TO A ½" NEW IRON ROD LOCATED AT THE
NORTHEAST CORNER OF THE BRENDA MILLS PROPERTY; THENCE WITH THE MILLS PROPERTY
N 86°08'15" W A DISTANCE OF 290.40 FEET TO THE POINT AND PLACE OF BEGINNING. HAVING
AN AREA OF 43,451 SQUARE FEET OR 0.9975 ACRES ACCORDING TO A SURVEY BY CLONINGER
BELL SURVEYING & MAPPING, PLLC DATED OCTOBER 18, 2022. JOB NO. 2080.

BEING THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1002-371196-RTT, DATED OCTOBER 5, 2022.

PARCEL: 133A099 FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 1002-373838-RTT COMMITMENT DATE: NOVEMBER 4, 2022

SCHEDULE B-II (EXCEPTIONS)

CONTAINS NO PLOTTABLE MATTERS TO BE SHOWN HEREON.

SURVEYED PROPERTY DESCRIPTION:

BEING THAT CERTAIN PARCEL OF LAND LYING AND BEING IN ROWAN COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT "SANDY", NAD83 COORDINATES NORTHING 660,193.39 FEET AND EASTING 1,517,900.02 FEET, FROM SAID MONUMENT S 43°40'12" EAST A GROUND DISTANCE OF 9,763.86 FEET AND A GRID DISTANCE OF 9,762.38 FEET TO THE POINT AND PLACE OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF THE KARL BENZ PROPERTY AS DESCRIBED IN DEED BOOK 1289, PAGE 84 OF THE ROWAN COUNTY PUBLIC REGISTRY; THENCE WITH THE BENZ LINE N 07°22'54" W A DISTANCE OF 195.16 FEET TO A 1" EXISTING IRON PIPE LOCATED AT THE SOUTHWEST CORNER OF THE CARL AND LAURA TADLOCK PROPERTY AS DESCRIBED IN DEED BOOK 1378, PAGE 662; THENCE WITH THE TADLOCK LINE N 82°21'39" E A DISTANCE OF 317.05 FEET TO A 1" EXISTING IRON PIPE LOCATED ALONG THE SOUTHERLY LINE OF THE RALPH WILSON, JR. PROPERTY AS DESCRIBED IN DEED BOOK 1240, PAGE 930; THENCE WITH THE WILSON LINE AND CONTINUING ALONG THE REAR LINES OF THE ALISA FURR PROPERTY AS DESCRIBED IN DEED BOOK 1240, PAGE 931, THE PHILIP LONG AND EMILIA MENDOZA PROPERTY AS DESCRIBED IN DEED BOOK 1004. PAGE 784, THE EDWARD AND RAQUESHA FRANKLIN PROPERTY AS DESCRIBED IN DEED BOOK 1375, PAGE 94 AND THE EDGAR AND BARBARA WATKINS PROPERTY AS DESCRIBED IN DEED BOOK 1395, PAGE 612, N 30°32'11" E A DISTANCE OF 832.14 FEET (CROSSING A 1/2" EXISTING IRON ROD AT 822.55 FEET) TO A ½" NEW IRON ROD LOCATED ALONG A WESTERLY LINE OF THE FANNIE LIPE PROPERTY AS DESCRIBED IN DEED BOOK 1324. PAGE 392: THENCE WITH THE LIPE LINE AND CONTINUING WITH THE OTHO AND JOYCE DEAL PROPERTY AS DESCRIBED IN DEED BOOK 1037, PAGE 816, THE BRENDA MILLS PROPERTY AND THE OTHO AND JOYCE DEAL PROPERTY AS DESCRIBED IN DEED BOOK 877, PAGE 64, S 00°11'45" E A DISTANCE OF 970.24 FEET (CROSSING A ½" NEW IRON ROD AT 465.92 FEET, A ½" NEW IRON ROD AT 615.92 FEET, AND A ½" NEW IRON ROD AT 915.92) TO A ½" EXISTING IRON ROD LOCATED ALONG A NORTHERLY LINE OF THE RALPH LINN PROPERTY AS SHOWN IN MAP BOOK 9995, PAGE 316; THENCE WITH THE LINN LINE N 88°34'24" W A DISTANCE OF 715.50 FEET TO THE POINT AND PLACE OF BEGINNING. HAVING AN AREA OF 324,100 SQUARE FEET OR 7.4403 ACRES ACCORDING TO A SURVEY BY CLONINGER BELL SURVEYING & MAPPING, PLLC DATED OCTOBER 18, 2022. JOB NO. 2080.

BEING THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1002-373838-RTT, DATED NOVEMBER 4, 2022.

PARCEL: 140 004 FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 1002-376990-RTT COMMITMENT DATE: JANUARY 31, 2023

SCHEDULE B-II (EXCEPTIONS)

DURING SURVEY)

4. BOUNDARY LINE JUDGEMENT RECORDED IN BOOK 363, PAGE 262, ROWAN COUNTY REGISTRY. (UNABLE TO DETERMINE LOCATION PER RECORD DOCUMENT, NO CONCRETE MONUMENTS FOUND

5. EASEMENT(S) IN FAVOR OF DUKE POWER COMPANY AS RECORDED IN BOOK 529, PAGE 331, ROWAN COUNTY REGISTRY. (BLANKET EASEMENT)

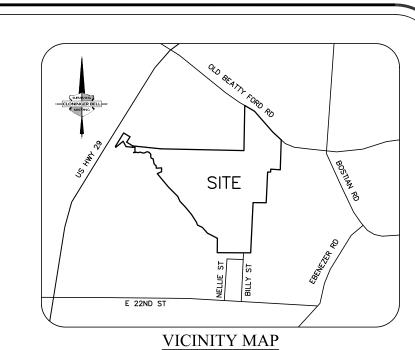
6. EASEMENTS, SETBACK LINES AND ANY OTHER MATTERS SHOWN ON PLAT RECORDED IN BOOK OF EXTRA MAPS 9998, PAGE 171, ROWAN COUNTY REGISTRY. (CONTAINS NO ADDITIONAL PLOTTABLE

SURVEYED PROPERTY DESCRIPTION

BEING THAT CERTAIN PARCEL OF LAND LYING AND BEING IN ROWAN COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT "SANDY", NAD83 COORDINATES NORTHING 660,193.39 FEET AND EASTING 1,517,900.02 FEET, FROM SAID MONUMENT S 50°44'01" EAST A GROUND DISTANCE OF 10,829.32 FEET AND A GRID DISTANCE OF 10,827.69 FEET TO THE POINT AND PLACE OF BEGINNING, SAID POINT BEING A 1/2" NEW IRON ROD LOCATED ALONG THE SOUTHERLY MARGIN OF THE RIGHT-OF-WAY OF OLD BEATTY FORD ROAD (60' PUBLIC RIGHT-OF-WAY) AND A COMMON CORNER OF THE FANNIE D. LIPE PROPERTY AS DESCRIBED IN DEED BOOK 1324, PAGE 392 OF THE ROWAN COUNTY PUBLIC REGISTRY; THENCE WITHIN THE RIGHT-OF-WAY OF OLD BEATTY FORD ROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES; (1) N 03°46'05" E A DISTANCE OF 38.42 FEET TO A CALCULATED POINT; (2) S 51°51'04" E A DISTANCE OF 167.88 FEET TO A CALCULATED POINT: (3) S 70°56'39" E A DISTANCE OF 196.20 FEET TO A CALCULATED POINT; (4) S 03°33'21" W A DISTANCE OF 18.78 FEET TO A 1" EXISTING IRON ROD LOCATED ALONG THE WESTERLY MARGIN OF AN UNNAMED ROAD AS SHOWN IN MAP BOOK 9995, PAGE 171; THENCE WITH THE WESTERLY MARGIN OF SAID ROAD THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) S 03°33'21" W A DISTANCE OF 582.62 FEET TO A 1/2" NEW IRON ROD; (2) N 86°26'28" W A DISTANCE OF 145.00 FEET TO A 1" EXISTING IRON PIPE LOCATED ALONG THE NORTHERLY LINE OF THE FANNIE D. LIPE PROPERTY AS DESCRIBED IN DEED BOOK 1324, PAGE 392; THENCE CONTINUING WITH THE LIPE PROPERTY THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) N 86°26'28" W A DISTANCE OF 185.04 FEET TO AN EXISTING IRON ROD; (2) N 03°46'05" E A DISTANCE OF 710.71 FEET TO THE POINT AND PLACE OF BEGINNING. HAVING AN AREA OF 216,641 SQUARE FEET OR 4.9734 ACRES ACCORDING TO A SURVEY BY CLONINGER BELL SURVEYING & MAPPING, PLLC DATED OCTOBER 18, 2022, JOB NO. 2080

BEING THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1002-376990-RTT, DATED JANUARY 31, 2023.



SEAL L-4430 SURVE SOLUTION SURVE SURVE SOLUTION SURVE SUR

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

JACKSON-SHAW COMPANY

OLD BEATTY FORD RD

OLD BEATTY FORD RD

TOWN OF LANDIS, CHINA GROVE - 13 TOWNSHIP, ROWAN COUNTY, NC
REFERENCE: AS SHOWN

PARCEL: 140 002; 140 003; 140 167; 140 168; 140 169; 140 170;
133A206; 133A288; 133 05706; 133A099

 No.
 REVISIONS
 Date

 PARCELS ADDED: 133A206; 133A288;
 1 1/29/22

 1 133 05706; AND 133A099
 11/29/22

 2 PARCELS ADDED: 140 004
 12/19/22

 3 ADD TITLE COMMITMENT FOR PARCEL 140 004
 2/15/23

 4 ADDRESS COMMENTS
 3/14/23

CLONINGER BELL
SURVEYING & MAPPING, PLLC
107 RIVERSIDE DR.
MCADENVILLE, NC 28101
704.864.9007
LICENSE P-2326

SHEET 2 OF 2

OCT. 18, 2022

FILE NO.

2080