

VICINITY MAP
(NOT TO SCALE)

AMBERLEIGH SHORES
A PORTION OF THE LANDS OF

BAYSHORE ESTATES, INC.

ALL AND SINGULAR, ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND WITH ANY IMPROVEMENTS THEREON; SITUATE, LYING AND BEING IN HARNETT TOWNSHIP, COUNTY OF NEW HANOVER, STATE OF NORTH CAROLINA; BEING BOUNDED ON THE NORTH BY MARSH OAKS DRIVE HAVING A VARIABLE RIGHT-OF-WAY, ON THE EAST BY MARYMOUNT TOWNHOMES, HOA, INC., CAPE FEAR PUBLIC UTILITY AUTHORITY, MARYMOUNT TOWNHOMES HOA, INC., et al, DALE F. & SUSAN E. BAEMANN, JAMES S. & BARBARA W. FURR, JENNIFER BLYTHE & BOBBY PRETELLE HOLT, SR., AND SARA S. REHREY, ON THE SOUTH BY DORIS RIGGS SMITH, ESTHER F. LEE, AND E & B JONES, LLC, ON THE WEST BY MARKET STREET (U.S. HIGHWAY 17) HAVING A 100' RIGHT-OF-WAY, WILLIAM Q. & ROBIN S. GOODMAN, JAMES S. & BARBARA W. FURR, BAYSHORE ESTATES, INC., A NORTH CAROLINA CORPORATION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM MONUMENT STAMPED "MO-1 7-08" LOCATED WITHIN THE EASTERN EDGE OF RIGHT-OF-WAY OF MARKET STREET AND NORTH WESTERN RIGHT-OF-WAY OF MARSH OAKS DRIVE, HAVING A NORTH CAROLINA STATE PLANE GRID COORDINATE OF NORTH 198,893.41, EAST 2,362,381.39; THENCE A BEARING OF S 27°43'47" W, A DISTANCE OF 6.49 FEET TO A 5/8" IRON REBAR SET AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERN EDGE OF MARSH OAKS DRIVE VARIABLE PUBLIC RIGHT-OF-WAY A BEARING OF S 80°50'37" E, A DISTANCE OF 44.40 FEET TO A 5/8" IRON REBAR SET; THENCE A BEARING OF S 37°04'05" E, A DISTANCE OF 74.59 FEET TO A 5/8" IRON REBAR SET; THENCE ALONG A CURVE TO THE LEFT, A CHORD BEARING OF S 47°09'35" E, A CHORD DISTANCE OF 249.87 FEET, (DELTA= 2011°00', RADIUS= 713.00 FEET, ARC= 251.17 FEET) TO A 5/8" IRON REBAR SET AND POINT OF BEGINNING; THENCE ALONG A COMPOUND CURVE TO THE LEFT, A CHORD BEARING OF S 68°55'06" E, A CHORD DISTANCE OF 30.02 FEET, (DELTA= 224°45', RADIUS= 713.00 FEET, ARC= 30.02 FEET) TO A 5/8" IRON REBAR SET; THENCE A BEARING OF S 68°55'06" E, A DISTANCE OF 30.92 FEET TO A POINT; THENCE A BEARING OF S 68°55'06" E, A DISTANCE OF 69.22 FEET TO A 5/8" IRON REBAR SET; THENCE ALONG A CURVE TO THE LEFT, A CHORD BEARING OF S 73°56'38" E, A CHORD DISTANCE OF 87.48 FEET, (DELTA= 928°04', RADIUS= 530.00 FEET, ARC= 87.58 FEET) TO A 5/8" IRON REBAR FOUND, HAVING A NORTH CAROLINA STATE PLANE COORDINATE OF NORTH 198,522.66, EAST 2,362,964.21; THENCE LEAVING SAID EDGE OF MARSH OAKS DRIVE RIGHT-OF-WAY ALONG THE LANDS OF MARYMOUNT TOWNHOMES HOA, INC. A BEARING OF S 41°43'27" W, A DISTANCE OF 146.69 FEET TO A 5/8" REBAR SET; THENCE ALONG THE LANDS OF CAPE FEAR PUBLIC UTILITY AUTHORITY A BEARING OF N 48°16'33" W, A DISTANCE OF 107.17 FEET TO A POINT; THENCE A BEARING OF N 48°16'33" W, A DISTANCE OF 55.66 FEET TO A 5/8" IRON REBAR SET; THENCE A BEARING OF S 86°43'36" W, A DISTANCE OF 11.84 FEET TO A POINT; THENCE A BEARING OF S 86°43'36" W, A DISTANCE OF 61.21 FEET TO A 5/8" IRON REBAR SET; THENCE A BEARING OF S 41°43'27" W, A DISTANCE OF 150.00 FEET TO A 5/8" IRON REBAR SET; THENCE A BEARING OF S 48°16'33" W, A DISTANCE OF 214.48 FEET TO A 5/8" IRON REBAR SET; THENCE ALONG THE LANDS OF MARYMOUNT TOWNHOMES HOA, INC. A BEARING OF S 38°13'51" W, A DISTANCE OF 124.28 FEET TO A POINT; THENCE A BEARING OF S 42°47'04" W, A DISTANCE OF 22.05 FEET TO A POINT; THENCE A BEARING OF S 42°47'04" W, A DISTANCE OF 168.39 FEET TO A POINT; THENCE A BEARING OF S 36°42'45" W, A DISTANCE OF 33.50 FEET TO A POINT; THENCE A BEARING OF S 30°21'37" W, A DISTANCE OF 35.26 FEET TO A POINT; THENCE A BEARING OF S 30°57'26" W, A DISTANCE OF 246.25 FEET TO A POINT; THENCE A BEARING OF S 21°57'54" W, A DISTANCE OF 16.55 FEET TO A POINT; THENCE A BEARING OF S 0°05'21" W, A DISTANCE OF 42.97 FEET TO A POINT; THENCE A BEARING OF S 0°41'6" E, A DISTANCE OF 19.95 FEET TO A POINT; THENCE ALONG THE LANDS OF MARYMOUNT TOWNHOMES HOA, INC., et al, A BEARING OF S 0°41'6" E, A DISTANCE OF 21.16 FEET TO A POINT; THENCE A BEARING OF S 0°05'56" W, A DISTANCE OF 34.50 FEET TO A POINT; THENCE A BEARING OF S 31°33'26" W, A DISTANCE OF 41.71 FEET TO A 5/8" IRON REBAR SET, HAVING A NORTH CAROLINA STATE PLANE COORDINATE VALUE OF NORTH 197,587.75, EAST 2,362,332.28; THENCE A BEARING OF S 58°02'59" E, A DISTANCE OF 57.91 FEET TO A POINT; THENCE A BEARING OF S 55°25'42" E, A DISTANCE OF 31.23 FEET TO A POINT; THENCE A BEARING OF S 57°34'03" E, A DISTANCE OF 54.43 FEET TO A POINT; THENCE A BEARING OF S 57°34'03" E, A DISTANCE OF 29.06 FEET TO A POINT; THENCE A BEARING OF S 73°56'38" E, A DISTANCE OF 33.12 FEET TO A POINT; THENCE A BEARING OF S 72°31'01" E, A DISTANCE OF 64.30 FEET TO A POINT; THENCE A BEARING OF S 65°15'19" E, A DISTANCE OF 43.59 FEET TO A 1/2" IRON REBAR FOUND, HAVING A NORTH CAROLINA STATE PLANE COORDINATE VALUE OF NORTH 197,452.13, EAST 2,362,812.49; THENCE ALONG THE LANDS OF DALE F. & SUSAN E. BAEMANN A BEARING OF S 41°19'37" W, A DISTANCE OF 173.06 FEET TO A 1/2" IRON REBAR FOUND; THENCE ALONG THE LANDS OF JENNIFER BLYTHE & BOBBY PRETELLE HOLT, SR. A BEARING OF S 41°19'37" W, A DISTANCE OF 70.08 FEET TO A 1/2" IRON REBAR FOUND; THENCE ALONG THE LANDS OF JENNIFER BLYTHE & BOBBY PRETELLE HOLT, SR. A BEARING OF N 76°51'54" W, A DISTANCE OF 267.15 FEET TO A 5/8" IRON REBAR SET; THENCE A BEARING OF S 13°07'41" W, A DISTANCE OF 150.07 FEET TO A 5/8" IRON REBAR FOUND; THENCE ALONG THE LANDS OF SARAH S. REHREY A BEARING OF S 31°02'09" W, A DISTANCE OF 276.68 FEET TO A 5/8" IRON REBAR FOUND, HAVING A NORTH CAROLINA STATE PLANE COORDINATE VALUE OF NORTH 196,947.04, EAST 2,362,015.05; THENCE ALONG THE LANDS OF DORIS RIGGS SMITH A BEARING OF N 17°03'40" W, A DISTANCE OF 435.27 FEET TO A 1/2" IRON PIPE FOUND; THENCE A BEARING OF S 72°44'23" W, A DISTANCE OF 100.70 FEET TO A 1/2" IRON PIPE FOUND; THENCE ALONG THE LANDS OF ESTHER F. LEE (TRACT 1 & 2) A BEARING OF S 81°45'49" W, A DISTANCE OF 201.01 FEET TO A 5/8" IRON REBAR FOUND; THENCE ALONG THE LANDS OF ESTHER F. LEE (TRACT 3) A BEARING OF S 46°47'34" W, A DISTANCE OF 21.34 FEET TO A 1" IRON PIPE FOUND; THENCE ALONG THE LANDS OF ESTHER F. LEE (TRACT 1 & 2) A BEARING OF N 45°12'18" W, A DISTANCE OF 50.03 FEET TO A 3/4" IRON PIPE FOUND; THENCE ALONG THE LANDS OF ESTHER F. LEE (TRACT B) A BEARING OF N 45°12'18" W, A DISTANCE OF 115.65 FEET TO A 1/2" IRON REBAR FOUND; THENCE ALONG THE LANDS OF E & B JONES, LLC A BEARING OF N 45°03'39" W, A DISTANCE OF 325.14 FEET TO A 5/8" IRON REBAR FOUND, HAVING A NORTH CAROLINA STATE PLANE COORDINATE VALUE OF NORTH 197,636.26, EAST 2,361,228.95; THENCE ALONG THE EASTERN EDGE OF MARKET STREET (U.S. HIGHWAY 17) RIGHT-OF-WAY A BEARING OF N 42°34'46" E, A DISTANCE OF 1140.66 FEET TO A 5/8" IRON REBAR SET; THENCE ALONG THE LANDS OF WILLIAM Q. & ROBIN S. GOODMAN A BEARING OF S 47°30'43" E, A DISTANCE OF 193.31 FEET TO A 3/4" IRON PIPE FOUND; THENCE A BEARING OF S 47°30'43" E, A DISTANCE OF 6.49 FEET TO A CONCRETE MONUMENT WITH 1/2" IRON REBAR FOUND; THENCE ALONG THE LANDS OF JAMES S. & BARBARA W. FURR A BEARING OF S 47°30'43" E, A DISTANCE OF 200.19 FEET TO A TALL 1" IRON PIPE FOUND; THENCE A BEARING OF N 42°29'17" E, A DISTANCE OF 200.29 FEET TO A 5/8" IRON REBAR SET; THENCE A BEARING OF N 47°30'43" W, A DISTANCE OF 39.70 FEET TO A POINT; THENCE ALONG THE LANDS OF BAYSHORE ESTATES, INC., A NORTH CAROLINA CORPORATION A BEARING OF N 42°34'46" E, A DISTANCE OF 367.56 FEET TO A 5/8" IRON REBAR SET AND POINT OF BEGINNING AND CONTAINING 26.569 ACRES/± (1,157,360 SQUARE FEET).

FOR RECORDING.

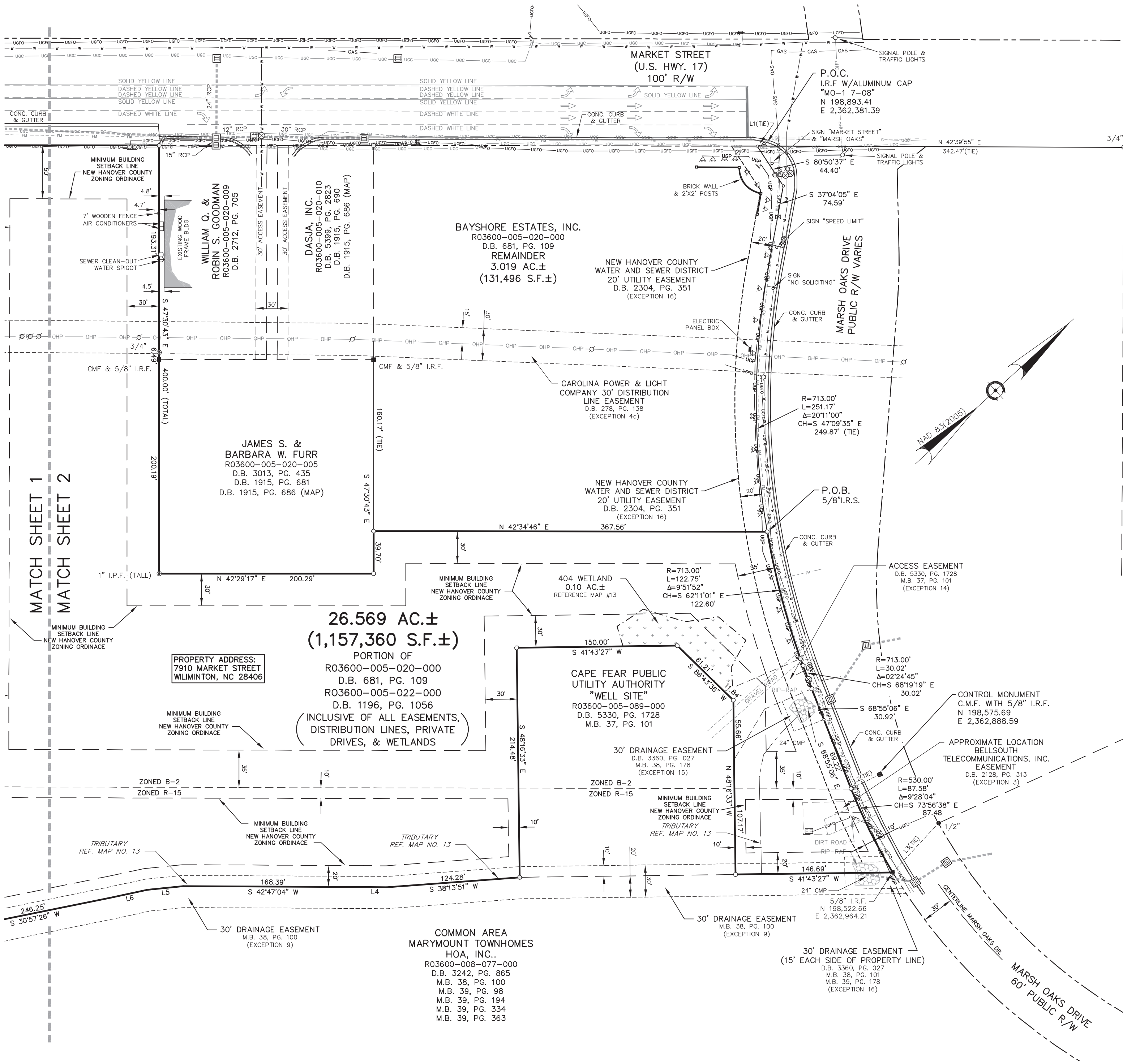
DATE

REVIEW OFFICER

AT PAGE

REGISTER OF DEEDS

BY



MATCH SHEET 1
MATCH SHEET 2

PROPERTY ADDRESS:
7910 MARKET STREET
WILMINGTON, NC 28406

26.569 AC.±
(1,157,360 S.F.±)
PORTION OF
R03600-005-020-000
D.B. 681, PG. 109
R03600-005-022-000
D.B. 1196, PG. 1056
**(INCLUSIVE OF ALL EASEMENTS,
DISTRIBUTION LINES, PRIVATE
DRIVES, & WETLANDS)**

COMMON AREA
MARYMOUNT TOWNHOMES
HOA, INC..
R03600-008-077-000
D.B. 3242, PG. 865
M.B. 38, PG. 100
M.B. 39, PG. 98
M.B. 39, PG. 194
M.B. 39, PG. 334
M.B. 39, PG. 363

- NOTES:
- 1) TAX PARCEL NO. R03600-005-020-000 & R03600-005-022-000.
 - 2) ACCORDING TO F.I.R.M. MAP NO. 3720316900J, PANEL NO. 3169, DATED APRIL 3, 2006, IT IS MY OPINION THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD ZONE X- DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN AND IS SUBJECT TO REVIEW BY THE COUNTY FLOODPLAIN ADMINISTRATOR / FEMA OFFICER.
 - 3) ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD83, (2005 ADJUSTMENT) ON SITE CONTROL ESTABLISHED FROM OBSERVATIONS WITH CORRECTIONS PROVIDED BY THE N.C. V.R.S NETWORK AND VERIFIED FROM NC85 MONUMENT "PATROL 1963." ALL DISTANCES ARE GROUND LEVEL DISTANCES, NOT GRID DISTANCES. TO CONVERT DISTANCES TO GRID DISTANCES; MULTIPLY BY COMBINED SCALE FACTOR 1.00002454.
 - 4) THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
 - 5) NO TITLE SEARCH PERFORMED BY THIS OFFICE ON THIS DATE.
 - 6) THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - 7) DEED REFERENCE D.B. 681, PG. 109 & D.B. 1196, PG. 1056.
 - 8) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED ON THIS DATE. THE SURVEYOR MADE A DILIGENT ATTEMPT TO LOCATE UNDERGROUND UTILITIES WHERE OBVIOUS, VISIBLE MARKS HAVE BEEN ESTABLISHED. SURVEYOR MAKES NO STATEMENT TO THE ACCURACY OF SAID MARKINGS AND THEIR SUBSEQUENT LOCATIONS SHOWN HEREON.
 - 9) CURRENT OWNER: BAYSHORE ESTATES, INC., A NORTH CAROLINA CORPORATION.
 - 10) WETLANDS SHOWN HEREON COMPILED FROM REFERENCE MAP NO. 13.
 - 11) FIRST AMERICAN TITLE INSURANCE COMPANY POLICY FILE NUMBER: NCS-451497-ATL EFFECTIVE DATE: AUGUST 27, 2010; 10:57 AM. REVISED OCTOBER 25, 2010; 10:22 AM EDT.

- SCHEDULE B - SECTION II EXCEPTIONS:
- THE SURVEYOR OFFERS THE FOLLOWING OPINIONS BASED ON EVIDENCE OF RECORDED INSTRUMENTS, FIELD OBSERVATIONS, AND PAROL EVIDENCE FROM MUNICIPALITIES AND UTILITY COMPANIES:
- a. BOOK 862, PAGE 286, NEW HANOVER COUNTY REGISTRY, DOES AFFECT SAID PREMISES. EASEMENT IS BLANKET IN NATURE, NO WIDTH PROVIDED. LOCATION SHOWN HEREON INDICATE AREAS SURVEYOR CAN IDENTIFY BY PROVIDED INSTRUMENT. SURVEYOR CANNOT DETERMINE ENTIRE LOCATION OF EASEMENT FROM PROVIDED INSTRUMENT.
 - b. BOOK 639, PAGE 27 AND BOOK 672, PAGE 337, NEW HANOVER COUNTY REGISTRY, MAY AFFECT SAID PREMISES. LOCATION OF EASEMENT CANNOT BE ACCURATELY LOCATED FROM PROVIDED INSTRUMENT.
 - c. BOOK 560, PAGE 537, NEW HANOVER COUNTY REGISTRY, MAY AFFECT SAID PREMISES. LOCATION OF EASEMENT CANNOT BE ACCURATELY LOCATED FROM PROVIDED INSTRUMENT.
 - d. BOOK 560, PAGE 567, NEW HANOVER COUNTY REGISTRY, DOES AFFECT SAID PREMISES. EASEMENT IS BLANKET IN NATURE, NO WIDTH PROVIDED. APPROXIMATE LOCATION SHOWN HEREON.
 - e. BOOK 278, PAGE 138, NEW HANOVER COUNTY REGISTRY, DOES AFFECT SAID PREMISES AS SHOWN HEREON.
 - f. BOOK 672, PAGE 337, NEW HANOVER COUNTY REGISTRY, MAY AFFECT SAID PREMISES. EASEMENT CANNOT BE ACCURATELY LOCATED FROM PROVIDED INSTRUMENT.
 - g. BOOK 482, PAGE 435, NEW HANOVER COUNTY REGISTRY, MAY AFFECT SAID PREMISES. LOCATION OF EASEMENT CANNOT BE ACCURATELY LOCATED FROM PROVIDED INSTRUMENT.
5. RIGHT OF WAY FOR ACCESS, INGRESS AND EGRESS OVER AN OLD DIRT IN FAVOR OF DORIS RIGGS SMITH CONTAINED IN DEED RECORDED IN BOOK 2532, PAGE 429, NEW HANOVER COUNTY REGISTRY DOES AFFECT SAID PREMISES (UNDEFINED WIDTH) AS APPROXIMATELY SHOWN HEREON.
6. RIGHT OF WAY FOR ACCESS, INGRESS AND EGRESS OVER AN OLD DIRT IN