

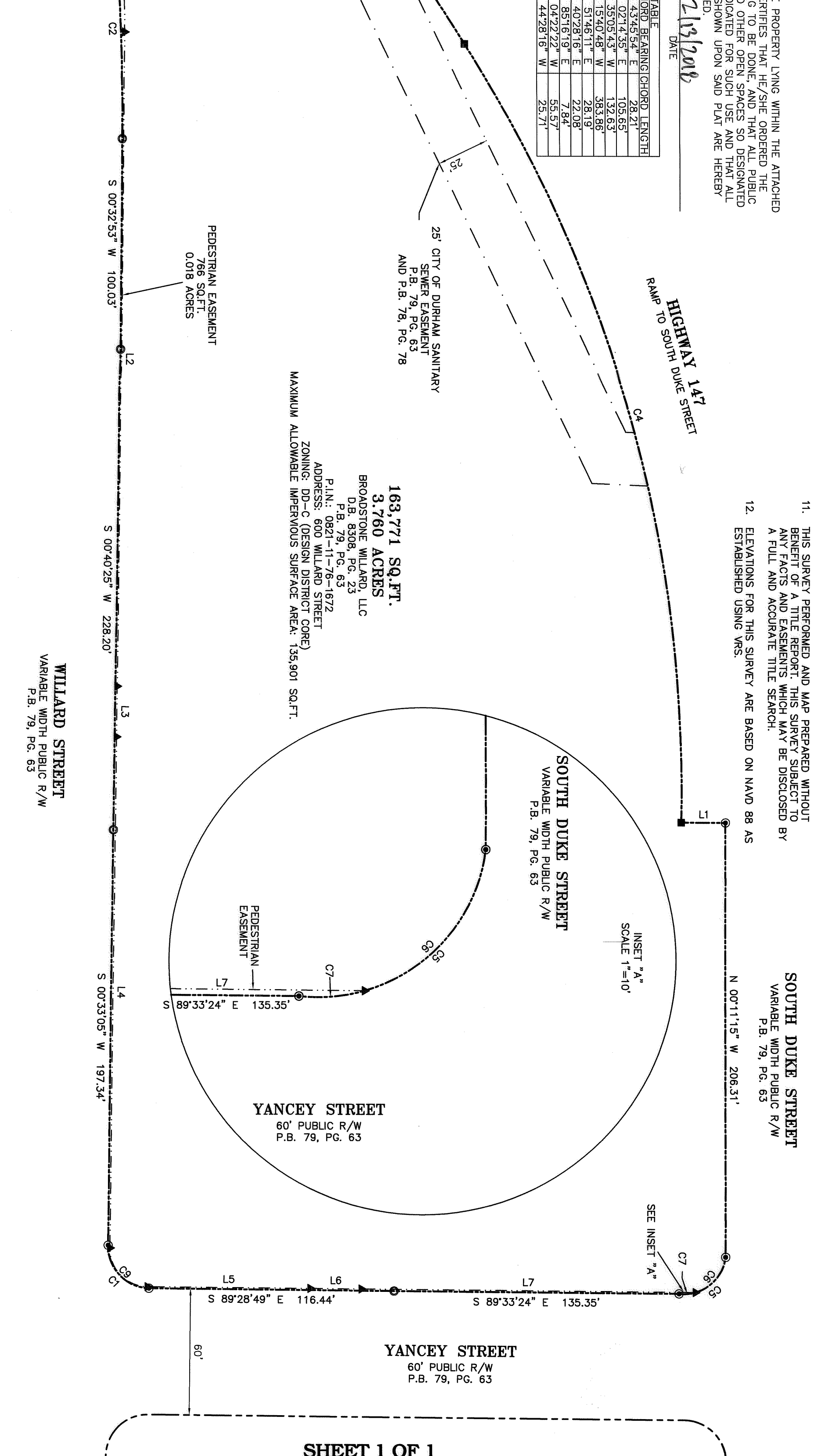
- ### GENERAL NOTES
- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN EASEMENT MAP.
  - BEARINGS FOR THIS SURVEY ARE BASED ON GRID NORTH NAD83 (2011) PLAT BOOK 79, PAGE 63. LINES SHOWN AS DASHED ARE BASED ON AN ALTA SURVEY PREPARED BY S.D. PUCKETT AND ASSOCIATES, P.C. DATED APRIL 4, 2017.
  - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
  - ZONING: DD-C ZONING TIER: DOWNTOWN
  - WATERSHED: THIRD FORK CREEK RIVER BASIN: CAPE FEAR
  - AREA BY COORDINATE GEOMETRY.
  - FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DENIED BY F.E.M.A. F.I.R.M COMMUNITY PANEL #3720082100K DATED 08/02/07.
  - DEED BOOK 8308, PAGE 23 AND PLAT BOOK 64, PAGE 20
  - REFERENCES: PLAT BOOK 78, PAGE 78 OF THE DURHAM COUNTY REGISTRY, UNRECORDED ALTA SURVEY FROM S.D. PUCKETT AND ASSOCIATES P.C., "ALTA/ACSM LAND TITLE SURVEY OF 600 WILLARD STREET" SEALED 04-04-2017
  - P.L.N.: 0821-11-76-1672 (DD-C ZONING)
  - UTILITY STATEMENT FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
  - THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
  - ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88 AS ESTABLISHED USING VRS.

OWNERS CERTIFICATE  
 THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE, AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED.

OWNER: *[Signature]*  
 DATE: 2/13/2018

CURVE#	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.31'	S 43°45'54" E	28.21'
C2	1023.50'	105.69'	S 02°14'35" E	105.65'
C3	1382.39'	132.69'	N 35°05'43" W	132.63'
C4	666.20'	389.38'	N 15°40'48" W	383.86'
C5	20.00'	31.28'	N 51°46'11" E	28.19'
C6	20.00'	23.39'	N 40°28'16" E	22.08'
C7	20.00'	7.89'	N 85°16'19" E	7.84'
C8	321.83'	55.63'	N 04°22'22" W	55.57'
C9	18.17'	28.57'	N 44°28'16" W	25.71'

LINE#	BEARING	DISTANCE
L1	N 89°41'55" W	20.99'
L2	N 00°34'47" E	310.77'
L3	N 00°34'47" E	24.00'
L4	N 00°34'47" E	242.81'
L5	N 89°31'18" W	77.25'
L6	N 89°31'18" W	24.33'
L7	N 89°31'18" W	158.69'

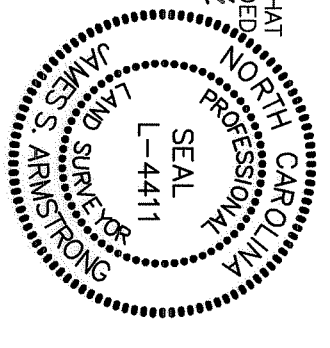


163,771 SQ. FT.  
 3.760 ACRES  
 BROADSTONE WILLARD, LLC  
 D.B. 8308, PG. 23  
 P.B. 79, PG. 63  
 P.L.N.: 0821-11-76-1672  
 ADDRESS: 600 WILLARD STREET  
 ZONING: DD-C (DESIGN DISTRICT CORE)  
 MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA: 135,901 SQ. FT.

SURVEYOR'S CERTIFICATE

I, JAMES S. ARMSTRONG, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 7586, PAGE 533); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:169,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED BY \_\_\_\_\_; THAT THE DATE OF THIS PLAT WAS \_\_\_\_\_; THAT I AM A LICENSED SURVEYOR AND SEAL THIS DAY OF FEBRUARY, A.D., 2018.

JAMES S. ARMSTRONG, PROFESSIONAL LAND SURVEYOR L-4417



TYPE OF PLAT

I HEREBY CERTIFY THIS PLAT OF THE FOLLOWING TYPE: G.S. 47-30 (F)(1)(D), THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT
- CONCRETE MONUMENT
- EXISTING BOUNDARY
- SEWER EASEMENT
- RIGHT-OF-WAY
- PEDESTRIAN EASEMENT
- SETBACK LINE

State of North Carolina  
 County of Durham  
 I, *Lucinda Shepard*, County Review Officer of Durham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.  
 Date: 2/20/18  
 Review Officer: *[Signature]*

FOR REGISTRATION  
 SIMON A. DAVIS  
 REGISTER OF DEEDS  
 DURHAM COUNTY, NC  
 2018 FEB 20 09:36:21 AM  
 BK-188 PG-291-291  
 PLAT  
 FEE: \$21.00  
 INSTRUMENT # 2018005417

DURHAM COUNTY RECORRATION STAMP

DURHAM APPROVAL STAMP

EMPT PLAT  
 THIS PLAT HAS BEEN CERTIFIED FOR RECORRATION AS AN EMPT PLAT PURSUANT TO §153A-335 AND §161-176 OF THE NORTH CAROLINA CONSTITUTIONAL STATUTES  
 02.16.18  
 [Signature]

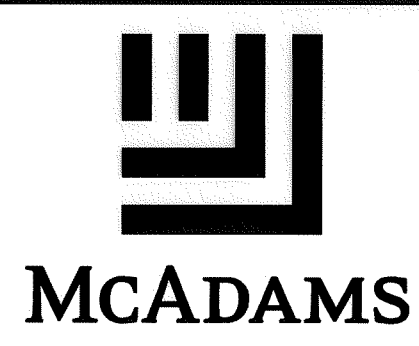
DURHAM CASE NUMBER: S1700301

SHEET 1 OF 1

**600 WILLARD STREET**  
**BROADSTONE WILLARD, LLC**  
 DURHAM TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA

OWNER:  
 BROADSTONE WILLARD, LLC  
 2525 E. CAMELBACK ROAD,  
 SUITE 500  
 PHOENIX, AZ 85016

REVISIONS:  
 △ ..



**THE JOHN R. McADAMS COMPANY, INC.**  
 2905 Meridian Parkway  
 Durham, North Carolina 27713  
 License No.: C-0293  
 (800) 733-5646 • McAdamsCo.com

PROJECT NO: ALL-17000  
 FILENAME: ALL17000F1  
 CHECKED BY: USA  
 DRAWN BY: USA  
 SCALE: 1"=40'  
 DATE: 12-11-2017  
**McADAMS**