

LEGEND OF SYMBOLS & ABBREVIATIONS

POB-Point of Beginning
POC-Point of Commencement
⊙ -Manhole
■ -Drainage Inlet
⚡ -Fire Hydrant
⚡ -Security Light
⚡ -Power Pole
□ -Concrete Monument
● -Found Iron Stake
● -Water Meter

RW-Right-of-way
-x-Fence line
C-Centerline
⊞-Power Box
♿-Handicap Space
☎-Telephone Pedestal
⦿-Right-of-way Monument (D.O.T.)
○-Default Node
☑ -Clean Out

SIGNIFICANT OBSERVATIONS

None Apparent

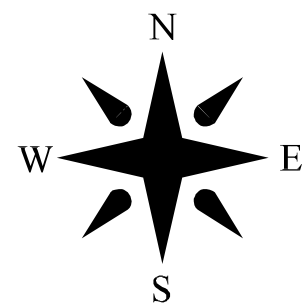
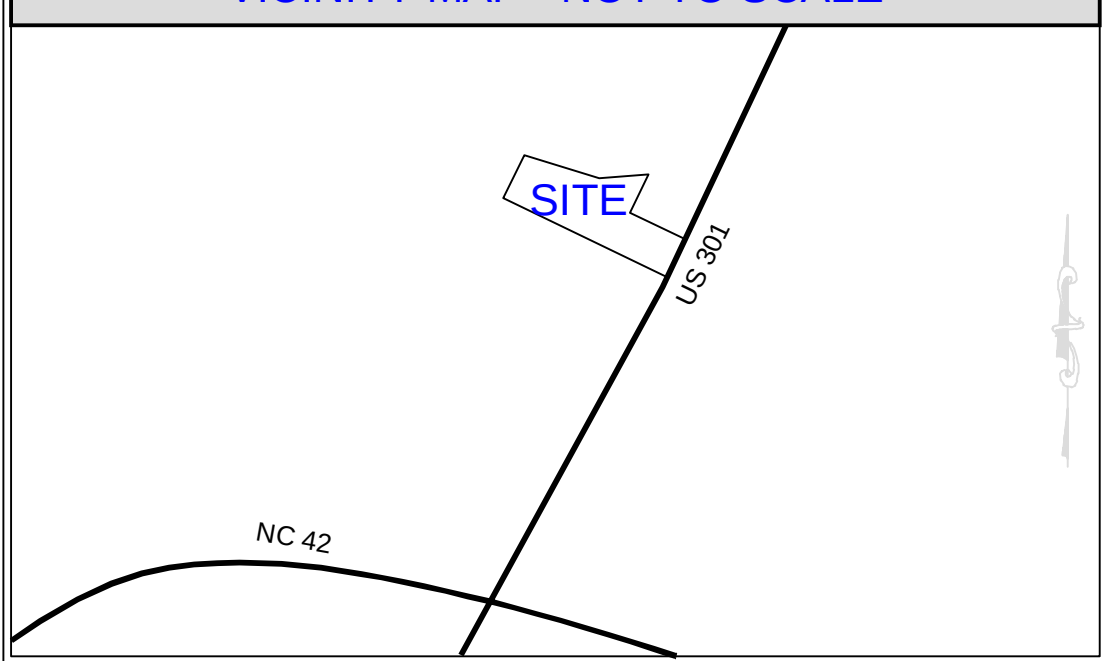
PARKING

No marked spaces

AREA

3.871 Ac±
168630.4 Sqft±

VICINITY MAP - NOT TO SCALE



RECORD DESCRIPTION

Tract 1:
BEGINNING in the centerline of said highway, the Lilly Deese corner, runs thence with and along said line of highway S. 30 deg. 58 min. W. 175 feet to the Hackney corner, corners; runs thence with and along the Hackney line N. 59 deg. 2 min. W. 230 feet, corners; and continues with the Hackney line N. 30 deg. 58 min. E. 175 feet to the Lilly Deese line, corners; and runs thence with and along the line of Lilly Deese S. 59 deg. 2 min. E. 230 feet to the beginning.

Tract 2:
BEGINNING at the Southwesterly corner of Redmond Wells' property, said point being N. 59 deg. 30 min. W. 76.25 feet from the Westerly right of way line of U.S. Highway 301; thence from said point of beginning N. 59 deg. 30 min. W. 515.47 feet to a corner in the Woodard line, thence S. 87 deg. 30 min. E. 398.6 feet along the Woodard line to a corner; thence N. 5 deg. 51 min. E. 66.4 feet to a corner; thence N. 89 deg. 45 min. E. 207.35 feet to a corner; thence S. 30 deg. 30 min. W. 178 feet to a corner; thence S. 59 deg. 30 min. E. 1306 feet to a corner; thence S. 30 deg. 30 min. W. 175 feet to the point of beginning.

Tract 3:
BEGINNING at an iron stake, Redmond Wells' and Thurston Motor Lines' corner in Mrs. Walter F. Woodard's Southerly property line, said stake being N. 59 deg. 30 min. W. 691.57 feet from Redmon Wells' and Thurston Motor Lines' corner in the Westerly right-of-way of U.S. Highway #301; thence from said point of beginning N. 30 deg. 30 min. E. 200 feet to an iron stake, cornering; thence S. 67deg. 50 min. E. 327.71 feet to an iron stake, Joseph C. Cox and Redmond Wells' corner in Mrs. Walter F. Woodard's Easterly property line, cornering; thence with and along Mrs. Walter F. Woodard's Easterly property line, cornering; thence with and along Mrs. Walter F. Woodard's Easterly property line S. 5 deg. 51 min. W. 66.4 feet to a point, cornering; thence with and along Mrs. Walter Woodard's Southerly property line N. 89 deg. 30 min. W. 398.6 feet to the point of beginning, containing 1.05 acres.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. GB25013285, DATED SEPTEMBER 8, 2025.

ITEMS CORRESPONDING TO SCHEDULE B-II

No survey related items

MEASURED:

BEGINNING AT A POINT WITHIN THE RIGHT-OF-WAY OF US HIGHWAY #301 AND RUNS THENCE N 64°16'47" W A DISTANCE OF 745.92' TO A FOUND IRON STAKE, A CORNER OF THE MARION PRIDGEN JR PROPERTY AS FOUND IN DEED BOOK 2644 PAGE 783 OF THE WILSON COUNTY REGISTRY; THENCE N 25°52'57" E A DISTANCE OF 200.22' TO A FOUND IRON PIPE AT THE BASE OF A TREE; THENCE S 72°32'35" E A DISTANCE OF 327.74' TO THE SOUTHEASTERN CORNER OF THE KARL KNIGHT JR PROPERTY AS FOUND IN DEED BOOK 2726 PAGE 134; THENCE N 85°02'30" E A DISTANCE OF 207.43' TO A FOUND AXLE; THENCE S 25°48'11" W A DISTANCE OF 177.96' TO A FOUND AXLE; THENCE S 64°09'51" E A DISTANCE OF A TOTAL DISTANCE OF 243.02' TO A POINT IN THE SAID RIGHT-OF-WAY; THENCE S 25°45'58" W A DISTANCE OF 174.70' TO THE POINT AND PLACE OF BEGINNING.

ALTA/NSPS LAND TITLE SURVEY

R.L.R. Wilson, NC Project
NV5 Project No. 202503700-1

3415 Leanne Circle, Wilson, NC

Based on Title Commitment No. GB25013285
of Fidelity National Title Insurance Company
bearing an effective date of September 8, 2025

Surveyor's Certification

To: R.L.R. Investments, L.L.C.; Fidelity National Title Insurance Company and Bock & Clark Corporation, an NV5 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), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 10/15/2025.

Digitally signed by
Jimmy F. Cain, PLS
Date: 2026.03.05
11:25:36 -05'00'

Jimmy F. Cain, PLS
Registration No. L-2498
In the State of North Carolina
Date of Plat or Map: 10/15/2025
Date of Last Revision: 11/26/2025
NV5 Network Project No. 202503700-1 AA



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SHEET 1 OF 1

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NV5

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SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

MISCELLANEOUS NOTES

- MN1 All field measurements matched recorded dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- MN2 All underground utilities shown were plotted from maps provided and actual above ground location. No underground investigation has been performed.
- MN3 No evidence of any recent earth moving work, building construction or building additions within the recent months.
- MN4 No apparent changes in the street right-of-way lines, either completed or proposed. No observed evidence of recent street or sidewalk construction.
- MN5 No evidence that any portion of the property is being used as a cemetery, grave site or burial ground.
- MN6 From above ground appurtenances only as shown hereon, electric, gas, sanitary sewer and water lines and/or service is available to the subject property within a dedicated street or easement.
- MN7 Property has direct access to US 301, a dedicated public right-of-way.
- MN8 No observed party walls unless otherwise noted.
- MN9 Observed Address: 3415 Leanne Circle
- MN10 Property is contiguous without any gaps or gores.
- MN11 Table A #18: No known offsite easements.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 370270, MAP NUMBER 3720373200K WHICH BEARS AN EFFECTIVE DATE OF 04/16/2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://NWS.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

ZONING INFORMATION

Awaiting Zoning Report

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
10/29/2025	FIRST DRAFT		
11/26/2025	NETWORK COMMENTS		
FIELD WORK: JSN		DRAFTED: JAC	
		CHECKED BY: JFC	
		FB & PG:	