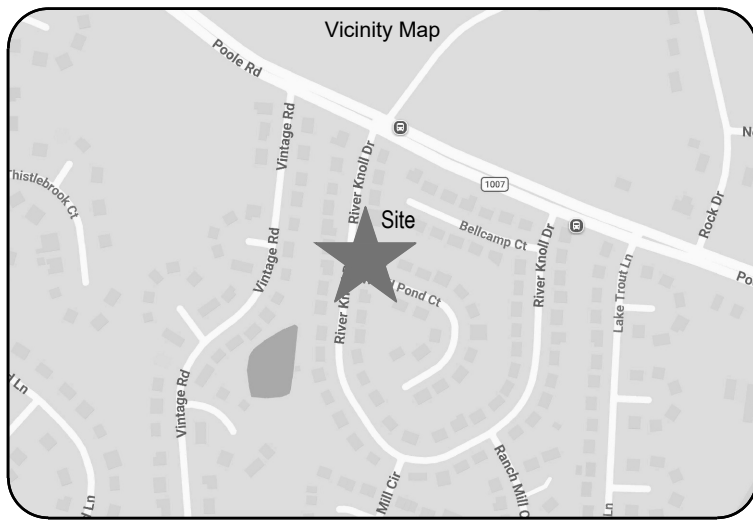




Surveyor Notes

a) The property described herein is the same property described in Investors Title Insurance Company, Commitment # 202610286CA, Dated February 15, 2026 at 05:00 PM, and all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
b) The subject property has vehicular and pedestrian access to Riverknoll Drive.
c) No apparent evidence of cemeteries or burial grounds observed on site.

Description

Being all of Lot 78, Riverknoll, Part A, as shown on map recorded in Book of Maps 1986, Page 22, Wake County Registry.

Parcel Info

Owner: Aspre Higher LLC
Address: 1621 River Knoll Drive
Raleigh, NC 27610

Parcel ID # 1733400861
Deed Book 019416, Page 02395
Plat Book BM1986, Page 00022

Area

8,015 SqFt
0.184 Acres

Parking Count

0 Regular Parking Spaces
0 Handicap Parking Spaces
0 Total Parking Spaces

Fema Notes

Per review of FEMA FIRM Panel No. 3720173300K, Effective date: 7/19/2022, this parcel is not in a Special Flood Hazard Area and is designated as "Zone X".

LEGEND

- Pole - Guy
- Light Pole
- Floodlight
- Electric Meter
- Electric Apparatus
- Electric Manhole
- Telecom Manhole
- Telecom Pedestal
- Handhole
- Curb Inlet
- Yard Inlet W/Grate
- Storm Junction Box
- Sanitary Sewer Manhole
- Sanitary Sewer Cleanout
- Grease Trap
- Gas Assembly
- Well - Bore Hole
- Water Meter
- Water Valve
- Hydrant
- Water Main Manhole
- Sign - Large Sign
- Handicapped Space
- Buried Utility Marker
- Tree
- Solard
- Boundary Point Found
- Boundary Point Set
- Mathematical Point
- Horizontal Control Point
- Temporary Benchmark
- Concrete Monument

LINETYPES

- Boundary Line
- Adjacent Boundary
- Easement/Right-of-Way
- Overhead Utility Line
- Fence Line
- Approx. Woods Line
- Gas Line Marking
- Electric Line Marking
- Telecom Line Marking
- Water Line Marking
- Storm Drainage Pipe
- Sanitary Sewer Pipe
- Major Contour Line
- Minor Contour Line

ALTA Certification

The undersigned, being a registered surveyor of the state of North Carolina certifies to:

(I), (II), & (III) Investors Title Insurance 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, 13, 14, 16, 17, 18, & 19 of Table A thereof. The fieldwork was completed on 2/24/2026.

Jonathan F. Murphy, L-4382
Date of Plat or Map: 3/16/2026

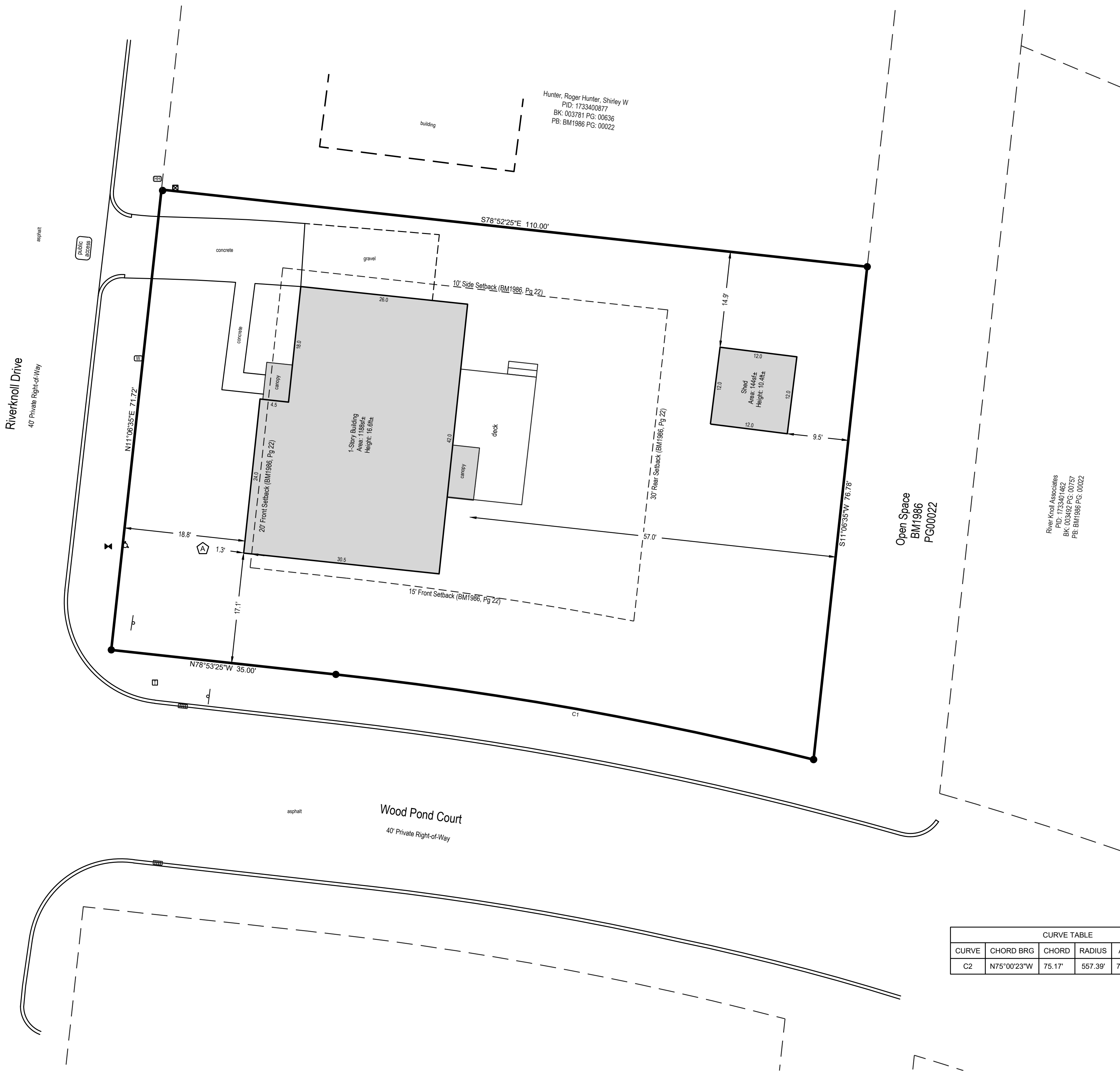
INTENTIONALLY UNSIGNED
ISSUED FOR REVIEW ONLY
PRELIMINARY PLAT
NOT FOR RECORDING SALES OR CONVEYANCE

ALTA Notes

- No zoning information provided by client.
- All evidence of utilities observed at the time of the survey shown hereon.
- Adjacent owners and public right of way information identified hereon.
- No evidence of recent earth moving work, building construction, or building additions observed on site.
- No changes in street right of way lines observed on or adjacent to site.
- All plottable offsite easements or servitudes per title commitment referenced hereon shown on survey.

JONATHAN MURPHY
Professional Land Surveying

(919) 787-7873
NC Firm #C-0257
4650 Paragon Park Road,
Raleigh, NC 27616
Email: Raleigh@MurphyGeomatics.com



CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C2	N78°00'23\"W	75.17'	557.39'	75.23'	007°43'58\"

Surveyor's Review of Special Exceptions

Surveyor's review of Investors Title Insurance Company Commitment # 202610286CA, Dated February 15, 2026 at 05:00 PM.

Schedule B - Section II
Items 1-2 Standard Exceptions.

3. Matters shown on recorded Book of Maps 1986 at Page 22 including the following, located on the Land:
a) 30' front setback, 20' side setback and 30' rear setback.
All matters shown.

4. Deed of Easement with General Warranty for Stopping Easement and Permanent Stormwater Drainage Easement as recorded in Book 18351 at Page 1698.
Does not affect, PDE lies north of subject property along Poole Rd

Items 5-6 Standard Exceptions.

7. Restrictions appearing of record in Book 3634, Page 423, but this policy insures that a violation thereof will not cause a forfeiture or reversion of Title.
Affects, no plottable matters.

Item 8 Standard Exception.

Sheet 1 of 1
ALTA/NSPS Land Title Survey
1621 River Knoll Drive
City of Raleigh, Wake County, North Carolina
March 2026 - Scale 1"=10'



Bar Graph 1 inch = 10 ft.
NC Raleigh 1621 River Knoll Dr.dwg

