

Revisions
 20 MAR 97
 9 APR 97
 13 MAY 97

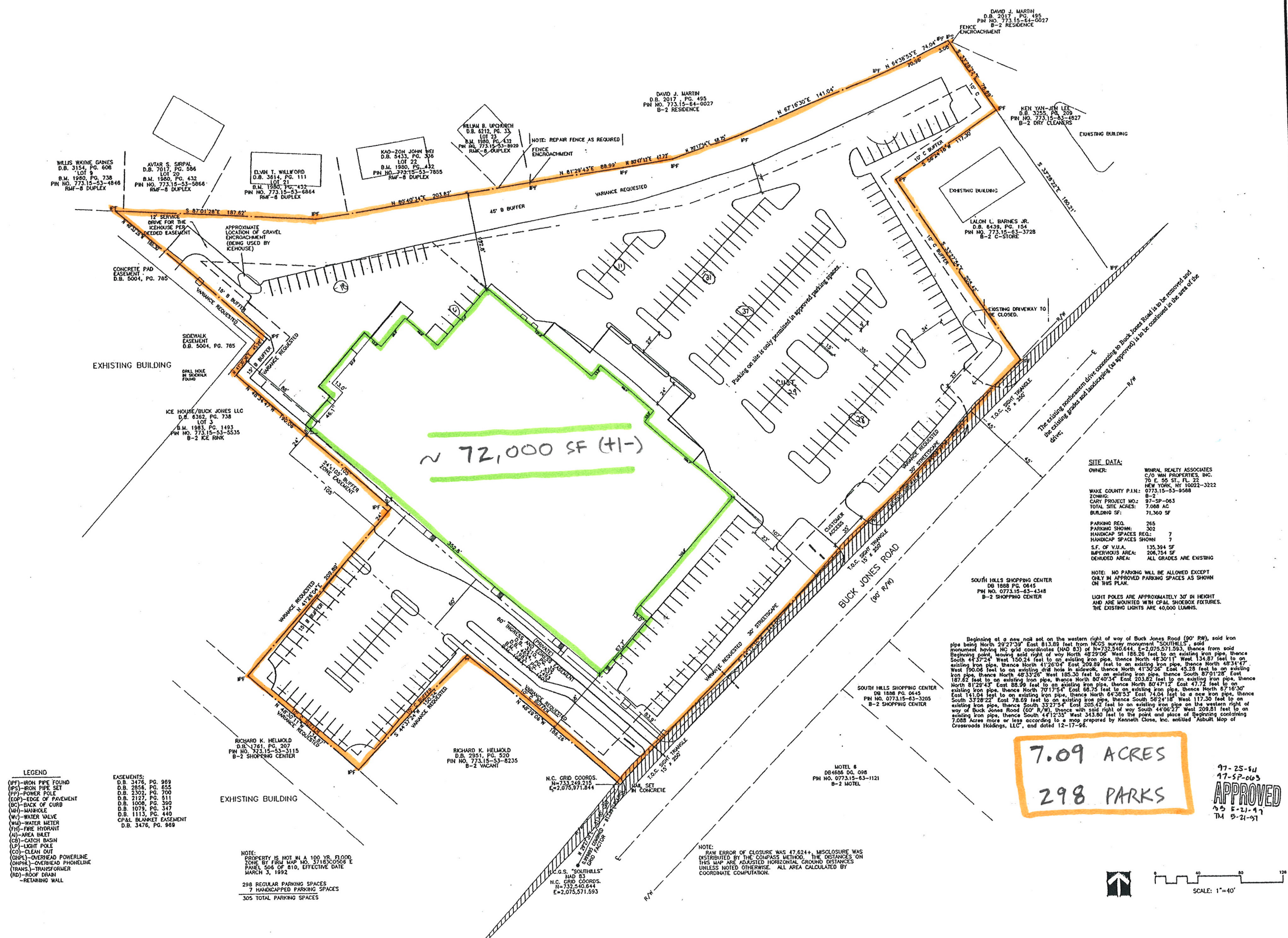


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 Urban Planning /
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 975 Walnut Street
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 Cary, North Carolina 27511
 919/467-0577

CROSSROADS FORD AS BUILT

STAKING
 PLAN
 MAY 15, 1997

Drawn By: KRH
 Checked By: _____
 Date: 3 MAR 95
 Sheet 1



- LEGEND**
- (PF) - IRON PIPE FOUND
 - (PS) - IRON PIPE SET
 - (PP) - POWER POLE
 - (EP) - EDGE OF PAVEMENT
 - (BC) - BACK OF CURB
 - (WH) - MANHOLE
 - (WV) - WATER VALVE
 - (WM) - WATER METER
 - (FH) - FIRE HYDRANT
 - (AI) - AREA INLET
 - (CB) - CATCH BASIN
 - (LP) - LIGHT POLE
 - (CO) - CLEAN OUT
 - (OHP) - OVERHEAD POWERLINE
 - (OHPH) - OVERHEAD PHONELINE
 - (TRANS) - TRANSFORMER
 - (RD) - ROCK DRAIN
 - (RM) - RETAINING WALL
- EASEMENTS:**
- D.B. 3476, PG. 969
 - D.B. 2858, PG. 655
 - D.B. 2302, PG. 700
 - D.B. 2127, PG. 611
 - D.B. 1008, PG. 390
 - D.B. 1078, PG. 347
 - D.B. 1113, PG. 440
 - D.B. 3476, PG. 969

NOTE:
 PROPERTY IS NOT IN A 100 YR. FLOOD ZONE BY FEMA MAP NO. 37183C0508 E. PANEL 506 OF 010, EFFECTIVE DATE MARCH 3, 1992.
 298 REGULAR PARKING SPACES
 7 HANDICAPPED PARKING SPACES
 305 TOTAL PARKING SPACES

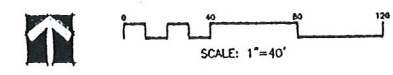
N.C. GRID COORDS.
 N=732,249.215
 E=2,075,971.844

NOTE:
 RAW ERROR OF CLOSURE WAS 47.824+ MIS-CLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

Beginning at a new nail set on the western right of way of Buck Jones Road (90' R/W), said iron pipe being North 29°27'30" East 813.89 feet from N625 survey monument "SOUTHILLS", said monument having NAD 83 of N=732,540.644, E=2,075,571.593, thence from said Beginning point, leaving said right of way North 48°29'06" West 186.26 feet to an existing iron pipe, thence South 44°37'24" West 150.24 feet to an existing iron pipe, thence North 48°30'11" West 134.87 feet to an existing iron pipe, thence North 41°26'04" East 200.89 feet to an existing iron pipe, thence North 48°34'47" West 190.08 feet to an existing iron pipe, thence North 41°30'30" East 45.28 feet to an existing iron pipe, thence North 40°33'26" West 185.30 feet to an existing iron pipe, thence South 87°01'28" East 187.62 feet to an existing iron pipe, thence North 80°40'34" East 203.62 feet to an existing iron pipe, thence North 81°29'45" East 88.99 feet to an existing iron pipe, thence North 80°47'12" East 47.72 feet to an existing iron pipe, thence North 70°17'54" East 66.75 feet to an existing iron pipe, thence North 67°16'30" East 141.04 feet to an existing iron pipe, thence North 64°38'53" East 74.04 feet to a new iron pipe, thence South 33°28'22" East 78.69 feet to an existing iron pipe, thence South 56°24'18" West 117.30 feet to an existing iron pipe, thence South 33°27'54" East 205.42 feet to an existing iron pipe on the western right of way of Buck Jones Road (90' R/W), thence with said right of way South 44°00'57" West 209.81 feet to an existing iron pipe, thence South 44°12'35" West 343.80 feet to the point and place of Beginning containing 7.088 Acres more or less according to a map prepared by Kenneth Close, Inc. entitled "Asbuilt Map of Crossroads Holdings, LLC", and dated 12-17-95.

7.09 ACRES
298 PARKS

97-25-64
 17-57-063
APPROVED
 AS E-21-47
 TM 5-21-97



SITE DATA:
 OWNER: WYRAL REALTY ASSOCIATES
 C/O WYN PROPERTIES, INC.
 70 E. 55 ST., FL. 22
 NEW YORK, NY 10022-3222
 WAKE COUNTY P.L.N.: 0773.15-53-9588
 ZONING: B-2
 CARY PROJECT NO.: 97-SP-063
 TOTAL SITE ACRES: 7.088 AC
 BUILDING SF: 71,360 SF
 PARKING REQ.: 265
 PARKING SHOWN: 302
 HANDICAP SPACES REQ.: 7
 HANDICAP SPACES SHOWN: 7
 S.F. OF V.I.U.A.: 135,394 SF
 IMPERVIOUS AREA: 206,754 SF
 DEMURSED AREA: ALL GRADES ARE EXISTING
 NOTE: NO PARKING WILL BE ALLOWED EXCEPT ONLY IN APPROVED PARKING SPACES AS SHOWN ON THIS PLAN.
 LIGHT POLES ARE APPROXIMATELY 30' IN HEIGHT AND ARE MOUNTED WITH CPAL SHOEDOX FIXTURES. THE EXISTING LIGHTS ARE 40,000 LUMENS.

SOUTH HILLS SHOPPING CENTER
 DB 1888 PG. 0445
 PN NO. 0773.15-63-4348
 B-2 SHOPPING CENTER

SOUTH HILLS SHOPPING CENTER
 DB 1888 PG. 0445
 PN NO. 0773.15-63-3205
 B-2 SHOPPING CENTER

MOTEL 6
 DB 4688 DG. 098
 PN NO. 0773.15-63-1121
 B-2 MOTEL

WILLIS WAYNE GAINES
 D.B. 3154, PG. 608
 LOT 9
 B.M. 1980, PG. 738
 PN NO. 773.15-53-4846
 RMF-8 DUPLEX

AVIAR S. SIRPAL
 D.B. 7017, PG. 586
 LOT 20
 B.M. 1980, PG. 432
 PN NO. 773.15-53-5866
 RMF-8 DUPLEX

ELVIN T. WALKFORD
 D.B. 3614, PG. 111
 LOT 21
 B.M. 1980, PG. 432
 PN NO. 773.15-53-6864
 RMF-8 DUPLEX

KAO-ZON JOHN WEI
 D.B. 6433, PG. 306
 LOT 23
 B.M. 1980, PG. 432
 PN NO. 773.15-53-8920
 RMF-8 DUPLEX

RELMAN B. UPCHURCH
 D.B. 8212, PG. 13
 LOT 22
 B.M. 1980, PG. 432
 PN NO. 773.15-53-7855
 RMF-8 DUPLEX

DAVID J. MARTIN
 D.B. 2017, PG. 495
 PN NO. 773.15-64-0027
 B-2 RESIDENCE

DAVID J. MARTIN
 D.B. 2017, PG. 495
 PN NO. 773.15-64-0027
 B-2 RESIDENCE

NEW YAN-JEN LEE
 D.B. 3225, PG. 409
 PN NO. 773.15-63-4627
 B-2 DRY CLEANERS

LALON L. BARNES JR.
 D.B. 6438, PG. 154
 PN NO. 773.15-63-3728
 B-2 C-STORE

ICE HOUSE/BUCK JONES LLC
 D.B. 6362, PG. 738
 LOT 5
 B.M. 1983, PG. 1493
 PN NO. 773.15-53-5535
 B-2 ICE RINK

RICHARD K. HELMOLD
 D.B. 1761, PG. 207
 PN NO. 773.15-53-3115
 B-2 SHOPPING CENTER

RICHARD K. HELMOLD
 D.B. 2951, PG. 520
 PN NO. 773.15-53-8235
 B-2 WALMART

N.C. GRID COORDS.
 N=732,249.215
 E=2,075,971.844