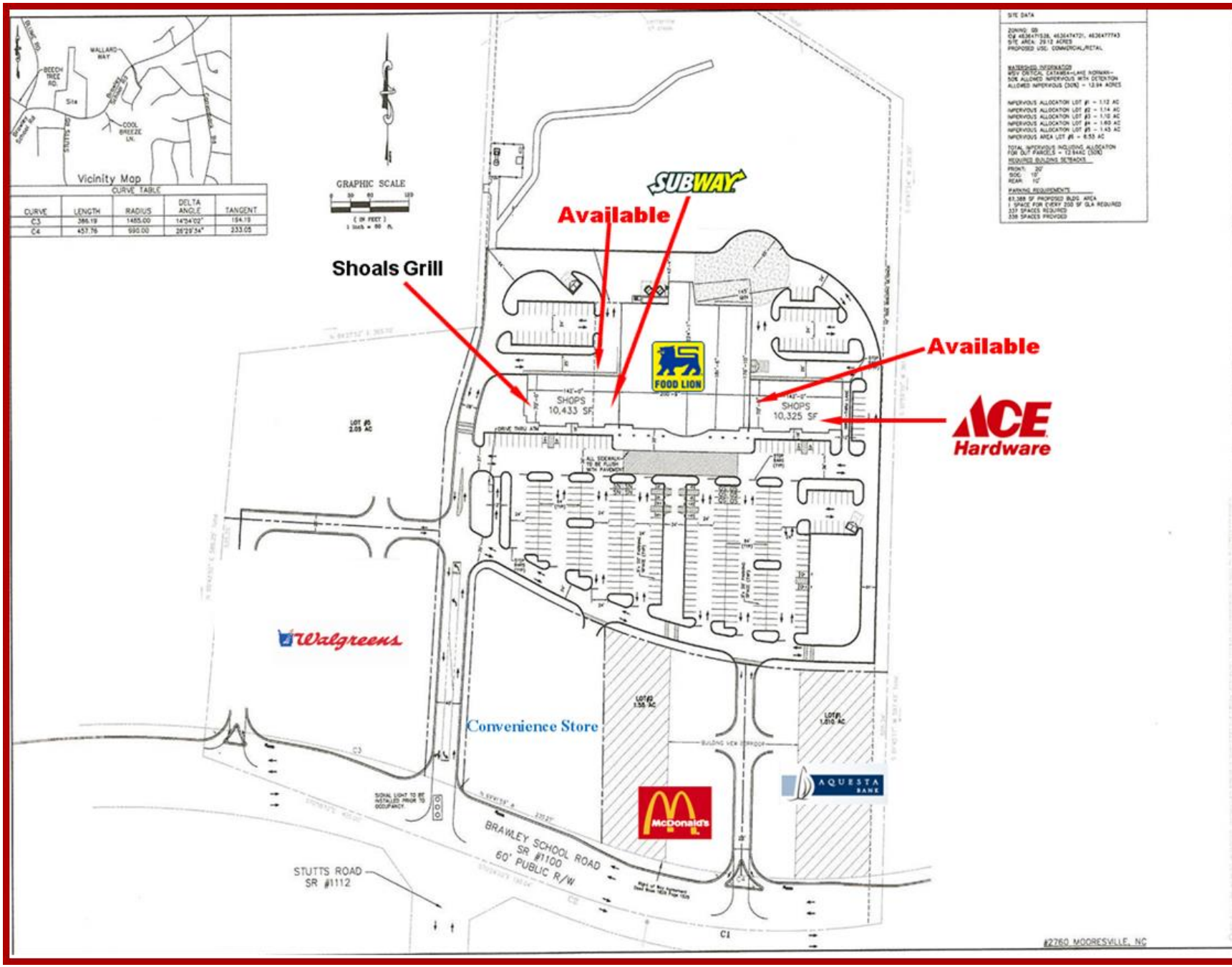


CHAS. H. SELLS, INC.

128 Overhill Drive
Suite 100
Mooresville, NC 28117
Tel: 704-662-0100
Fax: 704-662-0101
www.chashsells.com

MAYHEW PROMENADE

MOORESVILLE, NORTH CAROLINA

REVISIONS

PROJECT #: 06061 DATE: 05/13/06

DRAWN BY: GB CHECKED BY: DB

TITLE
LEASING PLAN EXHIBIT

SHEET
C-1

I, Jimmy N. Faires, certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description and/or Map Book _See_ Page _Note #2_ the boundaries not surveyed are clearly indicated as drawn from information found in Book _N/A_ Page _N/A_ that the ratio of precision as calculated is 1:10,000+; that this plat creates a subdivision of land within a county or municipality that has an ordinance that requires approval of land, and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal; this 08th day of October 2010

JIMMY N. FAIRES, PLS
LICENSE NUMBER: L-4311

NORTH CAROLINA PROFESSIONAL SEAL L-4311 LAND SURVEYOR JIMMY N. FAIRES

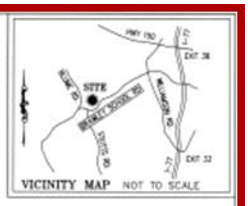
I hereby certify that I am the owner of the property shown and described here on, which is located in the subdivision jurisdiction of the Town of Mooresville and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and all sanitary sewer, storm sewer and public water lines to the Town of Mooresville.

12/13/10 Date

Samuel L. Holder Jr. Signature of Owner/Member

File No. 2010-000001 Type: CRP
Recorded: 12/14/2010 at 09:40:38 PM
Fee Amt: $81.00 Page 1 of 1
Iredell County, NC
Matthew J. Pickell Register of Deeds
BK 58 PG 68
By: Joyce R Bess Deputy

SURVEYOR'S COPY



VICINITY MAP NOT TO SCALE

LEGEND
IPS = ⌀ REBAR SET
—/— = NOT TO SCALE
R/W = RIGHT-OF-WAY

North Carolina, Surry County

I, Michelle S. Gough certify that Samuel L. Holder, Jr. personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 2 day of December, 2010.

Michelle S. Gough
Notary Public
My Commission Expires 6-26-2015

OFFICIAL SEAL MICHELLE S. GOUGH NOTARY PUBLIC - NORTH CAROLINA SURRY COUNTY MY COMMISSION EXPIRES JUNE 26, 2015

All lots within Mayhew Promenade Subdivision to the best of my knowledge lie within the WS-IV, Critical area of the Lake Norman/Catawba Watershed basin as designated by the North Carolina Division of Environmental Management and as appears on the Watershed Protection Map of Iredell County.

Maureen Gable 12-14-10
Subdivision Administrator Date

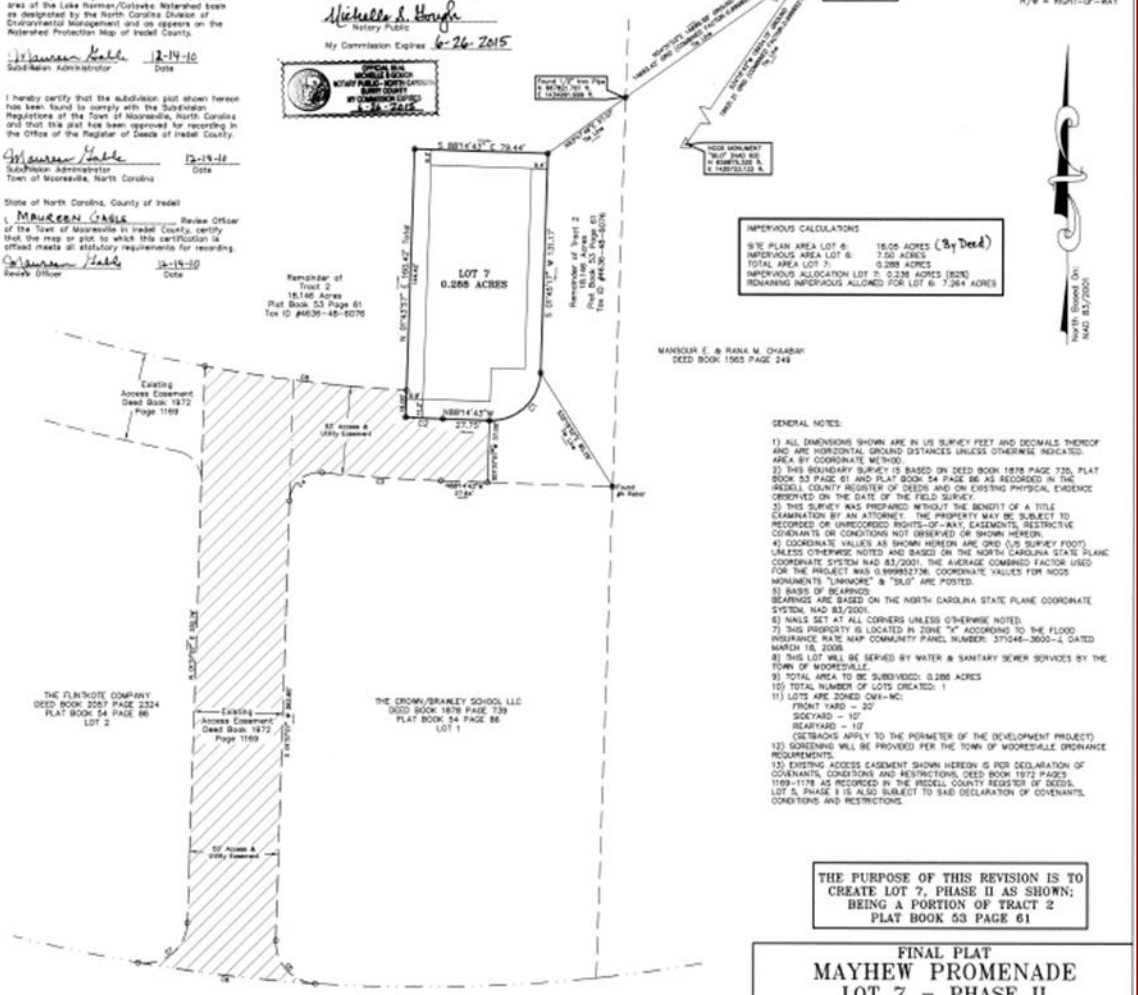
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Mooresville, North Carolina and that this plat has been approved for recording in the Office of the Register of Deeds of Iredell County.

Maureen Gable 12-14-10
Subdivision Administrator Date
Town of Mooresville, North Carolina

State of North Carolina, County of Iredell

I, MAUREEN GABLE Review Officer of the Town of Mooresville in Iredell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Maureen Gable 12-14-10
Review Officer Date



IMPERVIOUS CALCULATIONS

SITE PLAN AREA LOT 6:	18.05 ACRES (By Deed)
IMPERVIOUS AREA LOT 6:	7.50 ACRES
TOTAL AREA LOT 7:	0.288 ACRES
IMPERVIOUS ALLOCATION LOT 7:	0.236 ACRES (82%)
REMAINING IMPERVIOUS ALLOWED FOR LOT 6:	7.264 ACRES

GENERAL NOTES:

1) ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF AND ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE INDICATED. AREA BY COORDINATE METHOD.
2) THIS BOUNDARY SURVEY IS BASED ON DEED BOOK 1878 PAGE 739, PLAT BOOK 53 PAGE 61 AND PLAT BOOK 54 PAGE 86 AS RECORDED IN THE IREDELL COUNTY REGISTER OF DEEDS AND ON EXISTING PHYSICAL EVIDENCE OBSERVED ON THE DATE OF THE FIELD SURVEY.
3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. THE PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY, EASEMENTS, RESTRICTIVE COVENANTS OR CONDITIONS NOT OBSERVED OR SHOWN HEREON.
4) COORDINATE VALUES AS SHOWN HEREON ARE GRID (US SURVEY FOOT) UNLESS OTHERWISE NOTED AND BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 83/2001. THE AVERAGE COMBINED FACTOR USED FOR THE PROJECT WAS 0.999852736. COORDINATE VALUES FOR HGS MONUMENTS "LINKMORE" & "BLO" ARE POSTED.
5) BASIS OF BEARING:
BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2001.
6) NAILS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
7) THIS PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 3710446-3600-L DATED MARCH 18, 2008.
8) THIS LOT WILL BE SERVED BY WATER & SANITARY SEWER SERVICES BY THE TOWN OF MOORESVILLE.
9) TOTAL AREA TO BE SUBDIVIDED: 0.288 ACRES
10) TOTAL NUMBER OF LOTS CREATED: 1
11) LOTS ARE ZONED CMX-NC:
FRONT YARD – 20'
SIDEYARD – 10'
REARYARD – 10'
(SETBACKS APPLY TO THE PERIMETER OF THE DEVELOPMENT PROJECT)
12) SCREENING WILL BE PROVIDED PER THE TOWN OF MOORESVILLE ORDINANCE REQUIREMENTS.
13) EXISTING ACCESS EASEMENT SHOWN HEREON IS PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, DEED BOOK 1972 PAGES 1169-1178 AS RECORDED IN THE IREDELL COUNTY REGISTER OF DEEDS. LOT 5, PHASE II IS ALSO SUBJECT TO SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

THE PURPOSE OF THIS REVISION IS TO CREATE LOT 7, PHASE II AS SHOWN; BEING A PORTION OF TRACT 2 PLAT BOOK 53 PAGE 61

BRAWLEY SCHOOL ROAD
SR #1100
120' PUBLIC R/W
NCDOT Project #34554.2.2
Deed Book 1828 Page 1526
Deed Book 1838 Page 297
Deed Book 1855 Page 2280

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	46.34	29.50	N46°45'17"E	41.72	90°00'00"
C2	22.13	975.50	S87°30'44"E	22.13	1°17'99"
C3	70.79	1012.50	N88°14'43"W	70.93	4°00'12"
C4	28.75	17.50	S48°45'18"W	25.83	94°08'22"
C5	38.46	25.00	S42°26'51"E	34.77	88°07'37"
C6	108.11	950.00	N83°28'20"W	106.06	6°08'28"
C7	42.76	25.00	N02°31'23"E	37.74	98°00'32"
C8	120.99	958.50	S83°18'40"E	120.91	7°13'30"

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

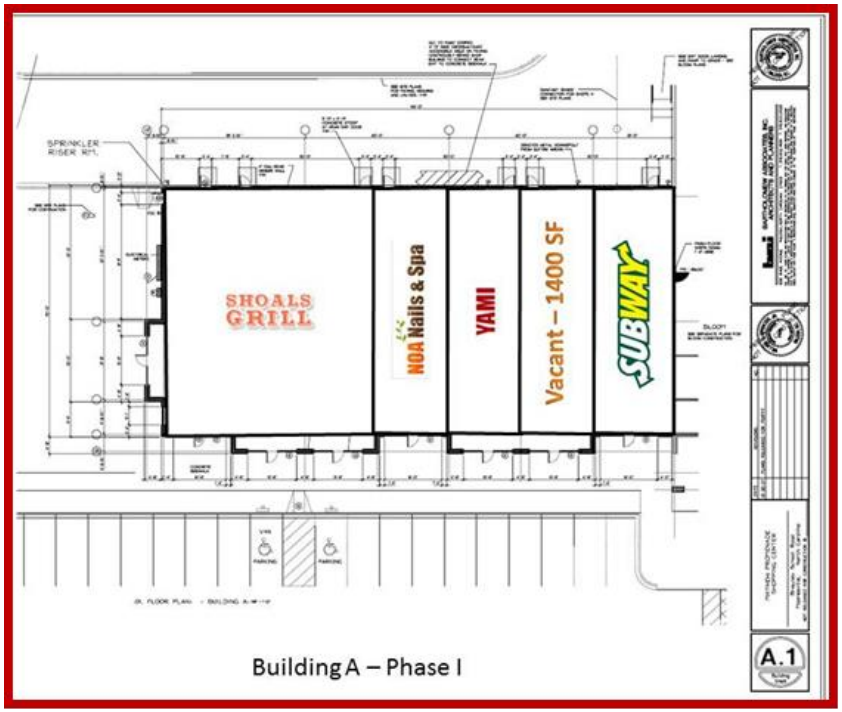
FINAL PLAT
MAYHEW PROMENADE
LOT 7 – PHASE II
A PORTION OF TRACT 2
PLAT BOOK 53 PAGE 61

TOWN OF MOORESVILLE, CODDLE CREEK TOWNSHIP, IREDELL COUNTY, N.C.

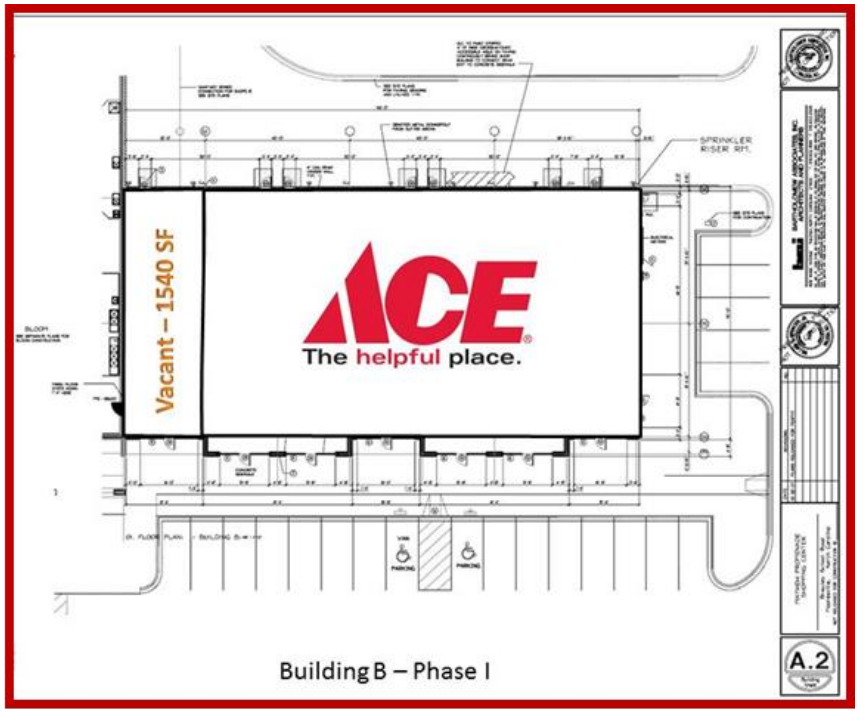
OWNER/DEVELOPER: THE CROWN/BRAMLEY SCHOOL, LLC
121 NORTH CRUTCHFIELD STREET
DOBSON, NC 27017
PH: (336)386-9790 FAX: (336)386-9785

WSP • SELLS
Transportation & Infrastructure
128 Overhill Drive Suite 105 • Mooresville, NC 28117 • 704.662.0100
www.wspsells.com LICENSE NO. F-0891

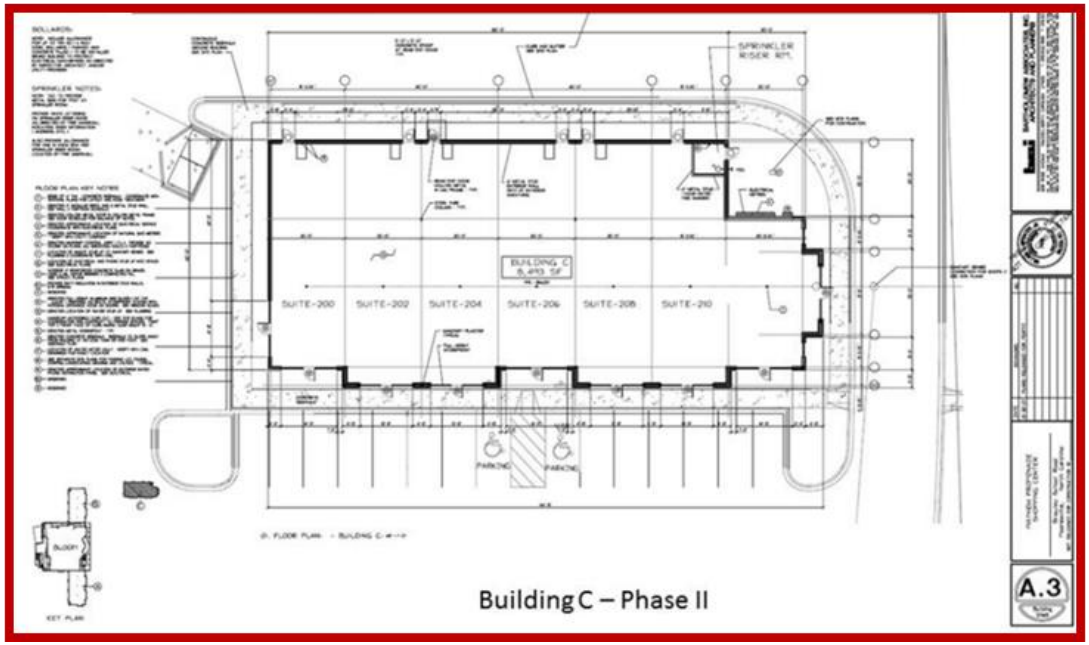
Tax Parcel Number(s)	Drawn By	Date of Field Survey	Field Book	Project No.
PORTION OF 4636-48-6076	SHL	JULY 2007	74, 97, 107	06-0281
	Checked By JNF	Date OCTOBER 28, 2010	Scale 1" = 40'	Drawing File 06-0281-PHASE2



Building A – Phase I



Building B – Phase I



Building C – Phase II