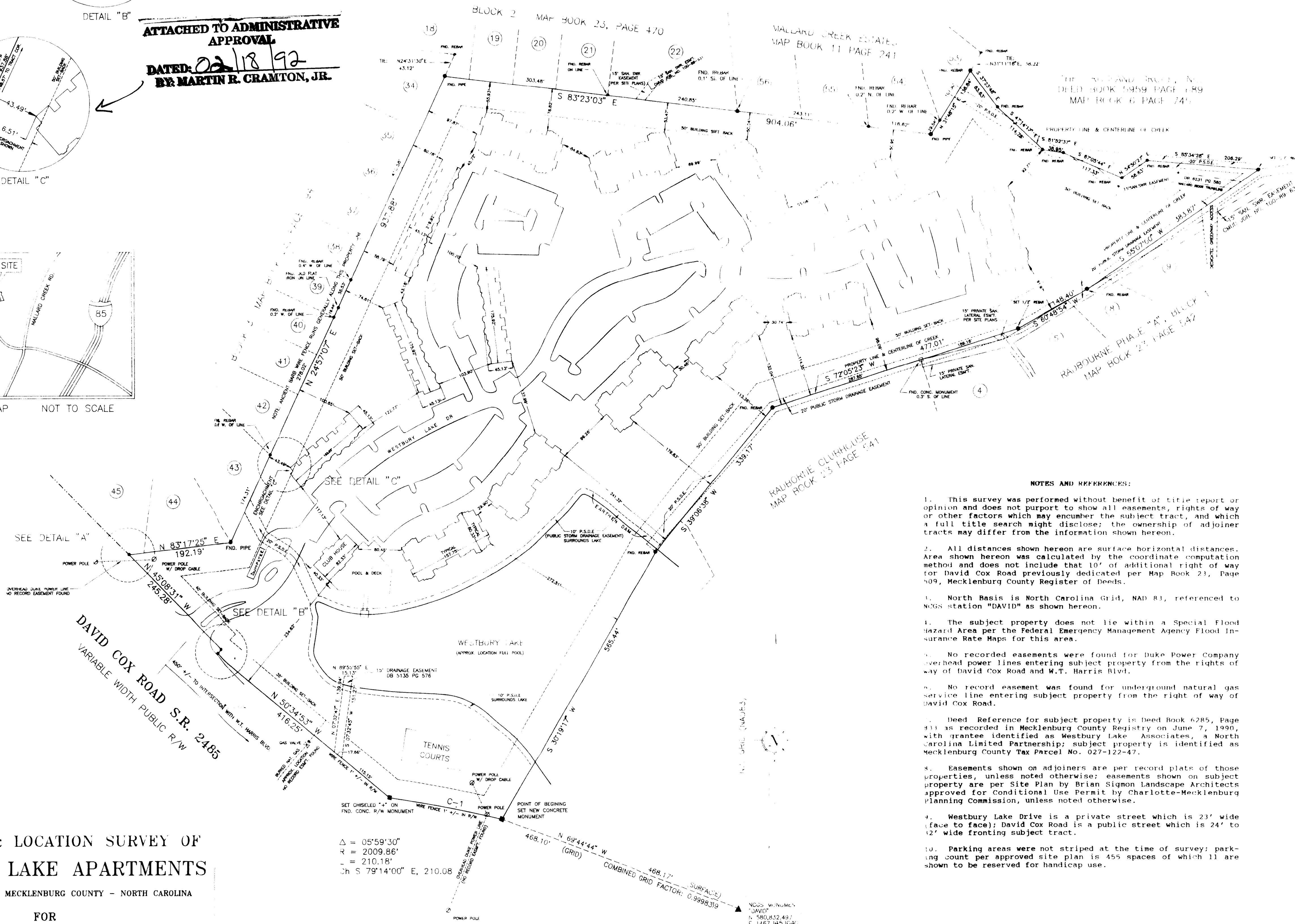


ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 02/18/92
BY: MARTIN R. CRAMTON, JR.



- NOTES AND REFERENCES:
- This survey was performed without benefit of title report or opinion and does not purport to show all easements, rights of way or other factors which may encumber the subject tract, and which a full title search might disclose; the ownership of adjoining tracts may differ from the information shown hereon.
 - All distances shown hereon are surface horizontal distances. Area shown hereon was calculated by the coordinate computation method and does not include that 10% of additional right of way for David Cox Road previously dedicated per Map Book 23, Page 509, Mecklenburg County Register of Deeds.
 - North Basis is North Carolina Grid, NAD 83, referenced to NCGS Station "DAVID" as shown hereon.
 - The subject property does not lie within a Special Flood Hazard Area per the Federal Emergency Management Agency Flood Insurance Rate Maps for this area.
 - No recorded easements were found for Duke Power Company overhead power lines entering subject property from the rights of way of David Cox Road and W.T. Harris Blvd.
 - No record easement was found for underground natural gas service line entering subject property from the right of way of David Cox Road.
 - Deed Reference for subject property is Deed Book 6285, Page 411 as recorded in Mecklenburg County Registry on June 7, 1990, with grantee identified as Westbury Lake, Associates, a North Carolina Limited Partnership; subject property is identified as Mecklenburg County Tax Parcel No. 027-122-47.
 - Easements shown on adjoiners are per record plats of those properties, unless noted otherwise; easements shown on subject property are per Site Plan by Brian Sigmon Landscape Architects approved for Conditional Use Permit by Charlotte-Mecklenburg Planning Commission, unless noted otherwise.
 - Westbury Lake Drive is a private street which is 23' wide (face to face); David Cox Road is a public street which is 24' to 42' wide fronting subject tract.
 - Parking areas were not striped at the time of survey; parking count per approved site plan is 455 spaces of which 11 are shown to be reserved for handicap use.

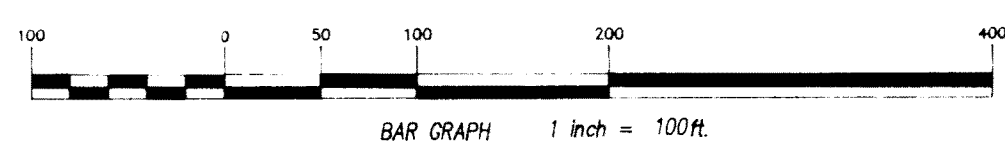
BOUNDARY & LOCATION SURVEY OF WESTBURY LAKE APARTMENTS

CITY OF CHARLOTTE - MECKLENBURG COUNTY - NORTH CAROLINA

FOR

CROSLAND PROPERTIES
CHARLOTTE, NORTH CAROLINA

W. T. HARRIS BLVD.
200' PUBLIC R/W



DATE: FEBRUARY 10, 1992 SCALE 1" = 100'
FILE.DWG WESTBURY MYA JOB# 6234
FIELD BOOK 70, PAGE 27

CERTIFICATION

I, Michael C. Sawhill, a Registered Land Surveyor, do hereby certify to Nationwide Life Insurance Company, Employers Life Insurance Company of Wausau, that this plat of survey represents a true and correct survey made by me on January 29, 1992, of the following described property:

COMMENCING at North Carolina Geodetic Monument "David", (north: 580,812.4967'; east: 1,467,145.1640'; combined grid factor: 0.999839, NAD83);
THENCE North 69 deg. 44 min. 44 sec. West, 468.17 feet (surface distance), to a set concrete monument, THE POINT OF BEGINNING;
THENCE with the northerly right of way of W.T. Harris Blvd., SR 2947 (200' right of way) with a curve to the left having a radius of 2009.86 feet and an arc distance of 210.18 feet and a chord bearing and distance of North 79 deg. 14 min. 00 sec. West, 210.08 feet to a set chiseled "x" on found concrete right of way monument;
THENCE continuing with the northerly right of way of W.T. Harris Blvd. North 50 deg. 34 min. 53 sec. West, 416.25 feet to a set 1/2" rebar by found NCDOT concrete right of way monument;
THENCE with the northeasterly right of way of David Cox Road (variable width public right of way) per right of way dedication plat of record in Map Book 23, Page 509, North 44 deg. 51 min. 09 sec. East, 10.00 feet to a set 1/2" rebar;
THENCE continuing with the northeasterly right of way of David Cox Road North 45 deg. 08 min. 31 sec. West, 245.28 feet to a set 1/2" rebar in the southerly line of Block 3 per Map Book 23, Page 794;
THENCE with said line, North 86 deg. 51 min. 05 sec. East, 2.16 feet to a set 1/2" rebar;
THENCE continuing with said line, North 83 deg. 17 min. 25 sec. East, 192.19 feet to an existing 1" iron pipe;
THENCE along the easterly line of said Block 3, North 24 deg. 57 min. 07 sec. East, 937.88 feet to an existing 1" iron pipe, the southwesterly corner of Lot 18, Block 2 per Map Book 23, Page 470;
THENCE with the southerly line of said Block 2 and the southerly lines of Lots 56 through 54 per Map Book 11, Page 241, South 83 deg. 23 min. 03 sec. East, 904.06 feet to an existing 1" iron pin;
THENCE with the easterly lines of Lots 54 and 53 per Map Book 11, Page 241, North 11 deg. 48 min. 15 sec. East, 136.84 feet to an existing 3/4" rebar, from which the northeast corner of said Lot 53, a found 3/8" rebar, bears North 31 deg. 11 min. 16 sec. East, 18.22 feet;
THENCE with the southerly boundary of that Crosland Group, Inc. tract as recorded in Deed Book 5959, Page 689 and generally with the centerline of an existing creek, the following six (6) courses:

- South 17 deg 23 min 48 sec East, 81.63 feet to a found 3/4" rebar;
- South 47 deg 14 min 17 sec East, 114.78 feet to a found 3/4" rebar;
- South 81 deg 52 min 17 sec East, 38.95 feet to a found 3/4" rebar;
- South 67 deg 05 min 44 sec East, 117.11 feet to a found 3/4" rebar;
- North 54 deg 50 min 27 sec East, 56.61 feet to a found 3/4" rebar;
- South 85 deg 34 min 28 sec East, 206.29 feet to a found 3/4" rebar in the northerly line of a Dedicated Greenway Access of Radbourne Subdivision, Phase "A", Block 1 per Map Book 23, Page 542;
- THENCE with said greenway access and the northerly line of said Block 1 and generally with the centerline of an existing creek, south 55 deg 07 min. 00 sec. West, 383.87 feet to a found 3/4" rebar;
- THENCE, continuing with said line and generally with the centerline of an existing creek, South 60 deg 48 min. 54 sec West, 148.40 feet to a set 1/2" rebar;
- THENCE, continuing with said line and the northerly line of Radbourne Clubhouse per Map Book 23, Page 541 and generally with the centerline of an existing creek, South 72 deg 05 min. 23 sec west, 477.01 feet to a found 3/4" rebar;
- THENCE, with the northwesterly line of said Radbourne Clubhouse and generally with the centerline of an existing creek, South 39 deg 06 min. 38 sec West, 319.17 feet to a found 3/4" rebar on an earthen dam;
- THENCE, with the westerly line of said Radbourne Clubhouse and crossing Westbury Lake, South 30 deg 19 min. 17 sec West, 565.44 feet to THE POINT OF BEGINNING, and containing 27.9628 acres or 1,218,016 square feet, more or less, as shown on that survey map entitled "BOUNDARY & LOCATION SURVEY OF WESTBURY LAKE APARTMENTS" dated February 10, 1992, as prepared by Murphy Yelle Associates, Registered Land Surveyors and signed by Michael C. Sawhill, R.L.S. No. 3223, to which reference hereby made.

The undersigned further certifies to Nationwide Life Insurance Company, Employers Life Insurance Company of Wausau, as of the 29th day of January, 1992, that the foregoing survey correctly shows (i) the location of all buildings and significant features and other improvements situated on the above premises, and that, except as shown, there are no visible or recorded easements or rights of which the undersigned has been advised, no party walls, no encroachments on adjoining premises, easements, streets or alleys by and of said buildings, structures or other improvements, and no encroachments on said premises by buildings, structures or other improvements situated on adjoining premises; (ii) the courses and measured distances of the exterior property lines of the premises and any easements, of which the undersigned has been advised, located on or affecting the said premises; (iii) the number of parking spaces and the total square foot area of the said premises and any easements located on or affecting the said premises of which the undersigned has been advised; (iv) the dimensions of all building envelopes on the said premises at ground surface level and the distance therefrom to the nearest facing exterior property line of the said premises; and (v) the scale, the north direction, the beginning point, the distance to the nearest intersecting street and point of reference from which the premises are measured, the width of the street or streets on which the premises abut, the lot and block number shown on any filed map to which reference is made in the legal description of the premise and an accurate reference to the real estate records of Mecklenburg County, North Carolina, identifying all easements of record, of which the undersigned has been advised, crossing or affecting the said premises. The undersigned further certifies that all streets abutting the said premises and all means of ingress and egress for the said premises have been completed, dedicated and accepted for public maintenance by the City/County of Charlotte/Mecklenburg, unless noted otherwise. Except as shown, there are no building set-back lines of which the undersigned has been advised.

Michael C. Sawhill
Michael C. Sawhill, R.L.S. 3223
NORTH CAROLINA REGISTERED SEAL
LAND SURVEYOR
MICHAEL C. SAWHILL