

VICINITY MAP  
NTS

**SCHEDULE B - SECTION II**  
CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 13CHIR9277  
WITH AN EFFECTIVE DATE OF: SEPTEMBER 13, 2013 AT 8:00 A.M.

**SCHEDULE B - SECTION II**  
EXCEPTIONS

- 3 FUTURE RIGHT OF WAY OF HIGHWAY 102, RIGHTS OF OTHERS IN AND TO THE DITCH, 15 FOOT UTILITY EASEMENT ALONG THE NORTHERN RIGHT OF WAY OF HIGHWAY 102, AS SHOWN ON PLAT RECORDED IN MAP BOOK 63, PAGE 96 (AFFECTS SUBJECT TRACT AS SHOWN HEREON).
  - 4 BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON MAP OR PLAT RECORDED IN MAP BOOK 67, PAGE 58 (AFFECTS SUBJECT PROPERTY).
  - 5 BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON MAP OR PLAT RECORDED IN MAP BOOK 70, PAGE 58 (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON).
  - 7 NOTICE OF FILING AND ADOPTION CORRIDOR OFFICIAL MAP AS RECORDED IN BOOK 2611, PAGE 360 (MAY AFFECT SUBJECT PROPERTY).
  - 8 CONSENT JUDGMENT WITH THE STATE HIGHWAY COMMISSION AS RECORDED IN BOOK H38, PAGE 179 (MAY AFFECT SUBJECT PROPERTY).
  - 9 TERMS AND CONDITIONS OF, AND RIGHTS OF OTHERS IN AND TO THE EASEMENTS DESCRIBED IN CROSS ACCESS AND UTILITY EASEMENT AGREEMENT AS RECORDED IN BOOK 2484, PAGE 562 (AFFECTS SUBJECT PROPERTY, 60' AND 32' EASEMENT, SHOWN HEREON).
  - 10 DRAINAGE EASEMENT RECORDED IN BOOK 2484, PAGE 571 (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON).
  - 11 UTILITY EASEMENT TO THE TOWN OF AYDEN RECORDED IN BOOK 2283, PAGE 13, 83, AND 183 (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON).
  - 12 RESTRICTIONS SET FORTH IN DEED RECORDED IN BOOK V11, PAGE 344 (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON).
  - 13 ACCESS EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT SHOWN ON PLAT RECORDED IN MAP BOOK 67, PAGE 132 (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON).
  - 16 CORRECTIVE MEMORANDUM LEASE AS RECORDED IN BOOK 2484, PAGE 553 (AFFECTS SUBJECT PROPERTY).
- THE FOLLOWING APPLY TO EASEMENT TRACT TWO (EAST ADJOINER):
- 19 DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS (BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW) RECORDED IN BOOK 1087, PAGE 840, AND IN BOOK 1030, PAGE 546 (AFFECTS EASEMENT TRACT TWO, EAST ADJOINER).
  - 20 CROSS ACCESS AND SIGN EASEMENT AS RECORDED IN BOOK 1637, PAGE 331 (AFFECTS TRACT TWO, EAST ADJOINER).

12 TEMPORARY CONSTRUCTION EASEMENT  
B.O.M. 87 PG. 132  
D.B. 2283 PG. 13-18  
M.B. 70 PG. 58

NF  
WILLIAM F. BULOW  
AND WIFE  
JOHNNIE FAYE BULOW  
DEED BOOK 375, PAGE 780  
PIN: 61099

**EXISTING PARKING**  
SUBJECT PROPERTY HAS 0 DELINEATED PAINTED PARKING SPACES.

**UTILITY NOTE**  
THE UNDERGROUND UTILITIES SHOWN HEREON ARE A COMPILATION OF FIELD DATA AND INFORMATION PROVIDED BY THE CITY OF AYDEN. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY LOCATE THE UNDERGROUND UTILITIES, THE SURVEYOR TAKES NO RESPONSIBILITY FOR THE LOCATION OF ANY UTILITIES SHOWN HEREON, EITHER IN SERVICE OR ABANDONED.

**ZONING INFORMATION**  
ZONING: B-2 HIGHWAY COMMERCIAL  
BUILDING SETBACKS:  
FRONT ..... 25 FEET  
SIDE ..... 15 FEET  
REAR ..... 20 FEET  
MAXIMUM BUILDING HEIGHT: 35 FEET  
INFORMATION PROVIDED BY CITY OF AYDEN PLANNING DEPARTMENT  
PHONE: (252) 745-7077.

**GENERAL NOTES**

- 1) THE ALTA/ACSM LAND TITLE SURVEY SHOWN HEREON DOES NOT MEET ALL OF THE REQUIREMENTS AS SET FORTH IN NCGS 47-30, AS AMENDED AND IS NOT FOR RECORDATION.
- 2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- 3) ALL AREAS COMPUTED USING COORDINATES FROM MEASURED FIELD DATA.
- 4) BEARINGS BASED ON MAP BOOK 70, PAGE 58 OF THE PITT COUNTY REGISTRY.

**FLOOD INFORMATION**  
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 3720498300L, WITH AN EFFECTIVE DATE OF JANUARY 2, 2004.

**REFERENCES**

DEED BOOK 1428, PAGE 216  
DEED BOOK 1027, PAGE 330  
DEED BOOK 370, PAGE 478  
DEED BOOK 194, PAGE 588  
DEED BOOK 1210, PAGE 432  
DEED BOOK 2282, PAGE 804  
DEED BOOK 375, PAGE 780  
MAP BOOK 63, PAGE 96  
MAP BOOK 67, PAGE 132  
MAP BOOK 70, PAGE 58  
ALL OF THE PITT COUNTY REGISTER OF DEEDS OFFICE.

**LEGEND**

|                           |   |   |
|---------------------------|---|---|
| ▲ CALCULATED POINT        | AC = ACRES  | NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |
| ○ EXISTING IRON PIPE      | ACSM = AMERICAN CONGRESS ON SURVEYING AND MAPPING | NTS = NOT TO SCALE                                |
| ○ IRON PIPE SET           | ALTA = AMERICAN LAND TITLE ASSOCIATION            | PS = PAGE   |
| ○ BORE HOLE               | ALTA = AMERICAN LAND TITLE ASSOCIATION            | P.O.B. = POINT OF BEGINNING                       |
| ○ SANITARY SEWER MANHOLE  | BM = BOOK OF MAPS                                 | P.O.C. = POINT OF COMMENCEMENT                    |
| ○ SANITARY SEWER CLEANOUT | CB = CATCH BASIN                                  | P.O.L. = POINT ON LINE                            |
| ○ WATER VALVE             | CMP = CORRUGATED METAL PIPE                       | R.C.P. = REINFORCED CONCRETE PIPE                 |
| ○ WATER METER             | D.B. = DEED BOOK                                  | RAW = RIGHT-OF-WAY                                |
| ○ FINE HYDRANT            | EB = EXISTING IRON PIPES                          | SF = SQUARE FOOT                                  |
| ○ TELEPHONE PRESSURE      | ELEV = ELEVATION                                  | SMH = SANITARY SEWER MANHOLE                      |
| ○ TELEPHONE MANHOLE       | E.M. = ELECTRIC METER                             | S.R. = STATE ROAD                                 |
| ○ LIGHT POLE              | FIRM = FLOOD INSURANCE RATE MAP                   | SBM = TEMPORARY BENCH MARK                        |
| ○ POWER POLE              | GPS = GLOBAL POSITIONING SYSTEM                   | TC = TOP CURB                                     |
| ○ CURB MILEY              | HUD = HOUSING URBAN DEVELOPMENT                   | TWSP = TOWNSHIP                                   |
| ○ STORM DRAINAGE MANHOLE  | HYD = HYDROGRAPH                                  | TYP = TYPICAL                                     |
| ○ YARD INLET              | IRV = IRRIGATION                                  | YL = YARD INLET                                   |
| ○ STORM DRAIN             | IPS = IRON PIPE SET                               |   |
| ○ OVERHEAD UTILITIES      | LLC = LIMITED LIABILITY COMPANY                   |   |
| ○ UNDERGROUND ELECTRIC    | MPI = MILES PER HOUR                              |   |
| ○ UNDERGROUND TELEPHONE   | MSL = MEAN SEA LEVEL                              |   |
| ○ WATER LINE              | NAD = NORTH AMERICAN DATUM                        |   |
| ○ SANITARY SEWER LINE     | NF = NOW OR FORMERLY                              |   |
| ○ GAS LINE                | NOCS = NORTH CAROLINA GEODETIC SURVEY             |   |
| ○ FENCE LINE              | NOVD = NATIONAL GEODETIC VERTICAL DATUM           |   |

**PROPERTY DESCRIPTION**

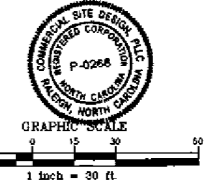
PARCEL ONE: BEING ALL OF PARCEL 3A AS SHOWN ON THAT MAP ENTITLED "FINAL PLAT-SUBDIVISION OF PARCEL 3, PINES COMMERCIAL CENTER, NC HIGHWAY 102, AYDEN TOWNSHIP, AYDEN, PITT COUNTY, NORTH CAROLINA" PREPARED BY COMMERCIAL SITE DESIGN AND RECORDED IN MAP BOOK 70, PAGE 58, PITT COUNTY REGISTRY.

PARCEL TWO (EASEMENT TRACT TWO) (EAST ADJOINER): TOGETHER WITH AND SUBJECT TO A 60 FOOT CROSS ACCESS AND UTILITIES EASEMENT AS SHOWN ON THIS MAP RECORDED IN MAP BOOK 70, PAGE 58, PITT COUNTY REGISTRY, AND AS DESCRIBED IN THE CROSS ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN BOOK 2484, PAGE 562, PITT COUNTY REGISTRY.

**ALTA SURVEY CERTIFICATION**  
TO WALGREEN CO.; WALGREENS OF NORTH CAROLINA, INC.; KERR DRUG, INC.; CAROLINA DHX, LLC AND CHICAGO 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.3, 4.8, 7.0(1-2), 8.9, 10.11(a-d), AND 20(a-b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 2, 2013.

DATE OF PLAT OR MAP: 10/2/13  
PRINTED NAME: W. Brian Burgett  
LICENSE NUMBER: 4214  
SIGNATURE: [Signature]



TOTAL AREA = 190,741 SF OR 4.38 ACRES

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |

**COMMERCIAL SITE DESIGN**

CLIENT: CAROLINA DEVELOPMENT HOLDINGS, INC.  
3220 SPRING FOREST ROAD  
AYDEN, NC 28520  
TEL: (919) 530-0696  
FAX: (919) 372-0280

PROPERTY OF:  
**CAROLINA DH, IX, LLC.**  
N.C. HIGHWAY 102  
AYDEN TOWNSHIP, PITT COUNTY, NORTH CAROLINA

ALTA/ACSM LAND TITLE SURVEY

PROJECT NO: KER-1305  
DRAWN BY: SH  
SCALE: 1" = 30'  
DATE: 10/09/2013  
SHEET NO: 1 of 1