

**5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS**  
NONE OBSERVED AT TIME OF FIELD SURVEY.

**3 FLOOD INFORMATION**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X," "X-SHADED" AND "AE," AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3720567600J, WHICH BEARS AN EFFECTIVE DATE OF 05/15/2003, AND IS PARTICULARLY IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYS WERE PERFORMED TO DETERMINE THIS ZONE. "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "X-SHADED" DENOTES AREAS OF MODERATE FLOOD HAZARD. USUALLY THE AREA BETWEEN THE LIMITS OF THE 100 YEAR AND 500 YEAR FLOODS. ZONE "AE" DENOTES THE BASE FLOODLINE WHERE BASE FLOOD ELEVATIONS ARE PROVIDED.

**6Dib LEGEND & ABBREVIATIONS**

CL	CHAIN LINK FENCE	CT	CRAMP TOP PIPE	T.C.	TRASH COMPACTOR
EA	OVERHEAD ELECTRIC LINE	DT	EDGE OF ASPHALT	NP	NO PARKING AREA
FD	FOUND	FT	FOUND		
GL	GRASS	GP	GRASS		
HS	HANDICAP PARKING	HC	HANDICAP		
IS	IRREGULAR SURFACE	IC	IRREGULAR		
MS	MASONRY	MS	MASONRY		
NS	NATURAL SURFACE	NS	NATURAL		
OP	OPEN TOP PIPE	OP	OPEN TOP PIPE		
PS	PAVED SURFACE	PS	PAVED SURFACE		
RE	REAR	RE	REAR		
RP	REINFORCED CONCRETE PIPE	RP	REINFORCED CONCRETE PIPE		
RS	REAR SIDE	RS	REAR SIDE		
RT	RIGHT-OF-WAY	RT	RIGHT-OF-WAY		
SB	SEWER	SB	SEWER		
SE	SEWER EASEMENT	SE	SEWER EASEMENT		
SP	SEWER PILE	SP	SEWER PILE		
ST	STORM DRAIN	ST	STORM DRAIN		
SW	SEWER WORK	SW	SEWER WORK		
TR	TRUNK	TR	TRUNK		
UT	UTILITY	UT	UTILITY		
VA	VACANT	VA	VACANT		
VE	VEGETATION	VE	VEGETATION		
W	WATER	W	WATER		
WC	WATER CURB	WC	WATER CURB		
WD	WATER DRAIN	WD	WATER DRAIN		
WE	WATER EASEMENT	WE	WATER EASEMENT		
WF	WATER FLOW	WF	WATER FLOW		
WG	WATER GAGE	WG	WATER GAGE		
WH	WATER HEAD	WH	WATER HEAD		
WI	WATER INLET	WI	WATER INLET		
WO	WATER OUTLET	WO	WATER OUTLET		
WP	WATER PILE	WP	WATER PILE		
WT	WATER TOWER	WT	WATER TOWER		
WV	WATER VALVE	WV	WATER VALVE		
WY	WATER YARD	WY	WATER YARD		
WZ	WATER ZONE	WZ	WATER ZONE		
X	CONCRETE	X	CONCRETE		
Y	ASPHALT	Y	ASPHALT		
Z	GRAVEL	Z	GRAVEL		

**22 ZONING INFORMATION**

ITEM	REQUIRED	OBSERVED	ZONING INFORMATION SHOWN
PERMITTED USE	B-3*	RETAIL	HEREON WAS PROVIDED BY
MINIMUM LOT AREA (SQ.FT.)	10,000	432,037	INSURED PURSUANT TO TABLE
MINIMUM FRONTAGE	NONE STATED	82.4'	A ITEM 6B
BUILDING DENSITY FORMULA	NO REQUIREMENT		
MAX BUILDING COVERAGE	NONE STATED	22%	ACCORDING TO A ZONING REPORT
MAX BUILDING HEIGHT	50'	32.1±	PREPARED BY THE PLANNING &
MINIMUM SETBACKS			ZONING RESOURCE COMPANY (PZR),
FRONT	50'	675.1'	DATED 08/17/2018, THE PROPERTY
SIDE	20'/25'	62.1'	IS ZONED "B-3" GENERAL BUSINESS
REAR	20'	94.7'	DISTRICT

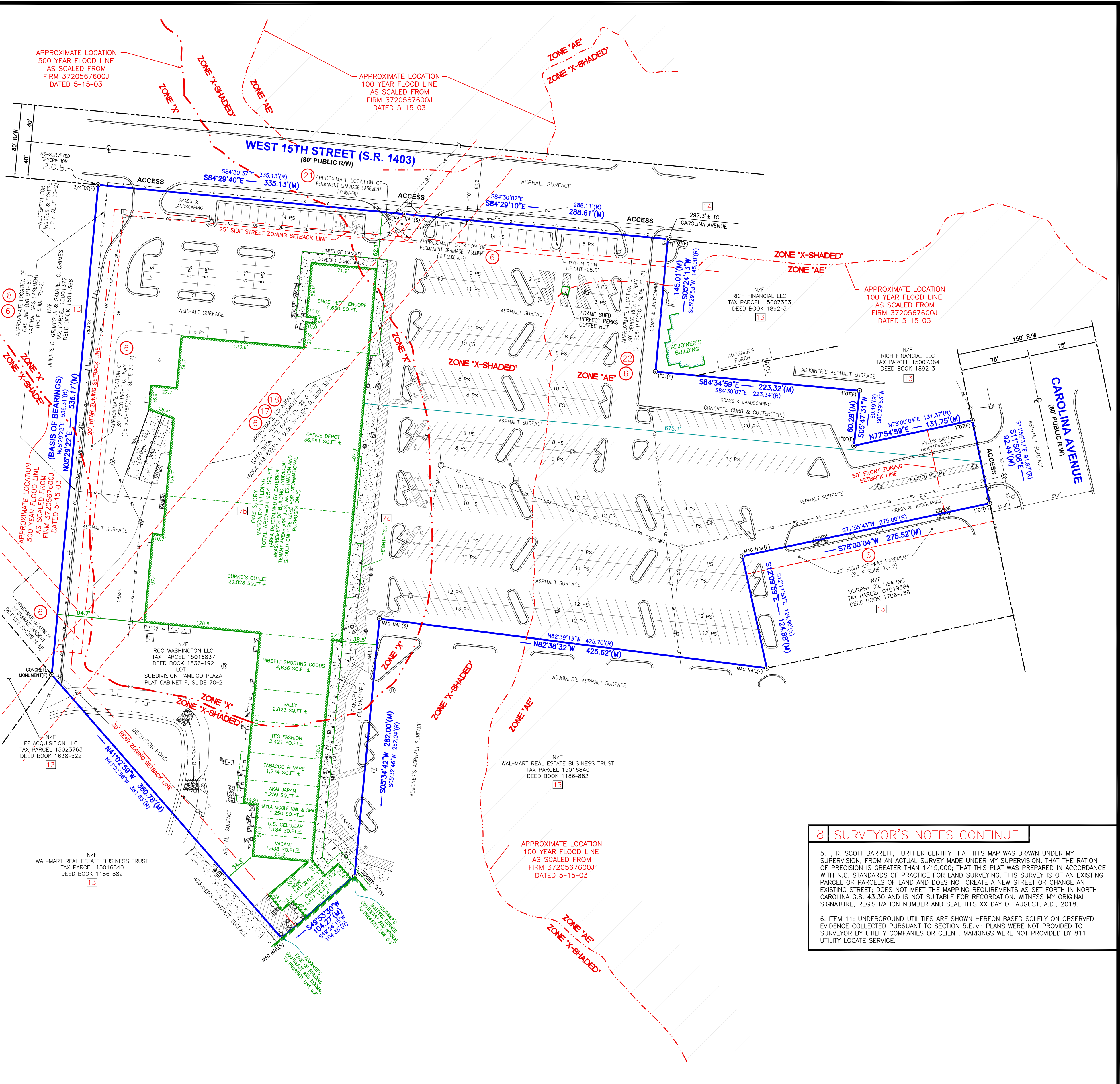
**PARKING REQUIREMENTS**  
SPRINKLERS AND BEATY SPACES 3 PER OPERATOR, PLUS 1 PER OTHER BARGAINS (ESTIMATED) OPERATORS AND 1 OTHER BARGAIN = 10 SPACES, RESTAURANTS NO DRIVE-THRU 1 PER EVERY 2 SEATS PLUS 1 FOR EVERY 2 EMPLOYEES ON LARGEST SHIFT (ESTIMATED) 50 SEATS / 17 ± ESTIMATED 6 BARGAINS = 20 SPACES, SEWAGE TREATMENT PLANTS, FOOD STORES, RETAIL SALES 1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA (65.66 / 200 = 48 SPACES)

**PARKING SPACES REQUIRED:** 488 TOTAL PARKING SPACES

**NOTE:** \* BUILDINGS OVER 50' IN HEIGHT MUST BE SETBACK FROM THE FRONT LINE Y' FOR EVERY Z' IN EXCESS OF 50' IN HEIGHT.  
\* SIDE WALKER - 20'  
\* SIDE CORNER - 25'

**6Bj RECORDED SETBACKS/RESTRICTIONS**  
NONE PROVIDED TO THIS SURVEYOR

- 5Ei SCHEDULE "B" ITEMS**
- TERMS, PROMISSORY OPTIONS, RIGHTS OF FIRST REFUSAL, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LENS PROVIDED FOR IN INSTRUMENT(S) FILED FOR RECORD IN BOOK 1090, PAGE 437, BOOK 1198, PAGE 595, BOOK 1235, PAGE 591 AND BOOK 1133, PAGE 347, BEAUFORT COUNTY REGISTRY, AND ANY REGISTRY, AND ANY RELATED MAPS, PLANS, BLUEPRINTS AND OTHER DOCUMENTS) AND AMENDMENTS), BUT OMITTING ANY COVENANT OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, SOURCE OF INCOME, DISABILITY, HANDICAP OR NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTIONS IS PROHIBITED BY APPLICABLE LAW. DOES AFFECT GENERAL IN NATURE. ACCESS EASEMENT FROM BOOK 1090, PAGE 437 IS BLANKET IN NATURE. NOTHING PLOTTABLE.
  - BUILDING RESTRICTION LINES, EASEMENTS AND OTHER MATTERS SHOWN ON PLAT RECORDED IN PLAT CABINET F, SLIDE 70-2 AND CABINET D, SLIDE 309, BEAUFORT COUNTY REGISTRY. MATTERS AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON.
  - SHORT TERM LEASE IN FAVOR OF GON ASSOCIATES INC. RECORDED IN BOOK 909, PAGE(S) 120 AND BOOK 925, PAGE 478, BEAUFORT COUNTY REGISTRY. NOT A SURVEY MATTER. NOTHING PLOTTED.
  - EASEMENT IN FAVOR OF NORTH CAROLINA NATURAL GAS CORPORATION RECORDED IN BOOK 911, PAGE(S) 811, BEAUFORT COUNTY REGISTRY. DOES AFFECT APPROXIMATE LOCATION OF GAS LINE SHOWN HEREON.
  - ASSIGNMENT AND ASSUMPTION OF LEASES AND CLOSING AGREEMENT RECORDED IN BOOK 972, PAGE(S) 962, BEAUFORT COUNTY REGISTRY. NOT A SURVEY MATTER. NOTHING PLOTTED.
  - RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 1090, PAGE(S) 437, BEAUFORT COUNTY REGISTRY. DOES AFFECT ACCESS EASEMENT IS BLANKET EASEMENT. NOTHING PLOTTABLE.
  - ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 1110, PAGE(S) 380 AND BOOK 1110, PAGE 566, BEAUFORT COUNTY REGISTRY. DOES AFFECT ACCESS EASEMENT IS BLANKET IN NATURE. NOTHING PLOTTABLE.
  - EASEMENT AGREEMENT RECORDED IN BOOK 1110, PAGE(S) 398, BEAUFORT COUNTY REGISTRY. DOES AFFECT ACCESS EASEMENT IS BLANKET IN NATURE. NOTHING PLOTTABLE.
  - EASEMENT IN FAVOR OF CITY OF WASHINGTON RECORDED IN BOOK 1140, PAGE(S) 876, BEAUFORT COUNTY REGISTRY. DOCUMENT DOES NOT PROVIDE ADEQUATE INFORMATION TO DETERMINE THE AFFECT OF ANY TO THE PROPERTY. UTILITY EASEMENT IS GENERAL IN NATURE. NOTHING PLOTTED.
  - RECIPROCAL ACCESS EASEMENT RECORDED IN BOOK 1196, PAGE 79, BEAUFORT COUNTY REGISTRY. DOES AFFECT EASEMENT FOR INGRESS & EGRESS IN GENERAL IN NATURE. NOTHING PLOTTED.
  - MEMORANDUM OF LEASE IN FAVOR OF THE CATO CORPORATION RECORDED IN BOOK 1916, PAGE(S) 294, BEAUFORT COUNTY REGISTRY. NOT A SURVEY MATTER. NOTHING PLOTTED.
  - AS TO TRACT 1:
  - EASEMENTS IN FAVOR OF VIRGINIA POWER AND ELECTRIC COMPANY RECORDED IN BOOK 432, PAGE(S) 115, BOOK 432, PAGE 122, BOOK 432, PAGE 433, BEAUFORT COUNTY REGISTRY. DOES AFFECT APPROXIMATE LOCATION OF 50' EASEMENT SHOWN HEREON.
  - EASEMENT RECORDED IN BOOK 478, PAGE(S) 69, BEAUFORT COUNTY REGISTRY. DOES AFFECT APPROXIMATE LOCATION OF 50' EASEMENT SHOWN HEREON.
  - CONSENT JUDGMENT IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 859, PAGE(S) 759, BEAUFORT COUNTY REGISTRY. DOES NOT AFFECT. NOTHING PLOTTED.
  - CONSENT JUDGMENT IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 857, PAGE 311, BEAUFORT COUNTY REGISTRY. DOES AFFECT PERMANENT DRAINAGE EASEMENT IS APPROXIMATE LOCATION SHOWN HEREON.
  - RIGHT OF WAY IN FAVOR OF VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN BOOK 905, PAGE(S) 188, BEAUFORT COUNTY REGISTRY. DOES AFFECT APPROXIMATE LOCATION OF RIGHT-OF-WAY SHOWN HEREON.



**ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE**

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**6Bx TITLE INFORMATION** SHEET 1 OF 1  
THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 18-2027 DATED 08/02/2018.

**6Bi TITLE DESCRIPTION**

**TRACT 1**  
BEING ALL OF THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF WASHINGTON, BEAUFORT COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 3/4" OPEN TOP PIPE FOUND ON THE SOUTHERN RIGHT OF WAY OF U.S. HIGHWAY 264 AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY JUNIUS D. GRIMES III & SAMUEL G. GRIMES (DEED BOOK 1504-366), THENCE RUNNING WITH THE SOUTHERN RIGHT OF WAY OF U.S. HIGHWAY 264 S84°29'40"E 335.13 FEET TO A NAIL SET, THENCE S84°29'10"E 288.61 FEET TO THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY ROBERT J. RICH (DEED BOOK 994-5722), THENCE LEAVING SAID RIGHT OF WAY AND RUNNING WITH THE COMMON LINE OF THE RICH PLOTTED TO 105°22'43"W 169.01 FEET TO A 1" OPEN TOP PIPE FOUND, THENCE S84°34'59"E 223.32 FEET TO A 1" OPEN TOP PIPE FOUND, THENCE S05°47'31"W 60.28 FEET TO A 1" OPEN TOP PIPE FOUND, THENCE N77°54'59"E 131.75 FEET TO A 1" OPEN TOP FOUND ON THE WESTERN RIGHT OF WAY OF CAROLINA AVENUE, THENCE RUNNING WITH THE WESTERN RIGHT OF WAY OF CAROLINA AVENUE S11°50'08"E 92.44 FEET TO A 1" OPEN TOP PIPE FOUND AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY MURPHY OIL USA INC. (DEED BOOK 1706-788), THENCE LEAVING SAID RIGHT OF WAY AND RUNNING WITH THE COMMON LINE OF MURPHY OIL USA INC. S78°00'04"W 275.52 FEET TO A NAIL FOUND, THENCE S12°09'59"E 124.88 FEET TO A NAIL FOUND AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY WAL-MART REAL ESTATE BUSINESS TRUST (DEED BOOK 1186-882), THENCE RUNNING WITH THE COMMON LINE OF WAL-MART REAL ESTATE BUSINESS TRUST N82°38'32"W 425.62 FEET TO A NAIL SET, THENCE RUNNING S05°34'42"W 282.00 FEET TO A "X" SCRIBED IN CONCRETE, THENCE S49°53'30"W 104.27 FEET TO A NAIL SET, THENCE N41°02'59"W 380.78 FEET TO A CONCRETE MONUMENT FOUND AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY JUNIUS D. GRIMES III & SAMUEL G. GRIMES (DEED BOOK 1504-366), THENCE RUNNING WITH THE COMMON LINE OF THE GRIMES PROPERTY N05°29'22"E 536.17 FEET TO A 3/4" OPEN TOP PIPE LOCATED ON THE SOUTHERN RIGHT OF WAY OF U.S. HIGHWAY 264, THE POINT OF BEGINNING, CONTAINING 9.918 ACRES, MORE OR LESS, ACCORDING TO A PLAT ENTITLED ALTA /ACSM LAND TITLE SURVEY PREPARED FOR PAMILCO PLAZA, 570 PAMILCO PLAZA, WASHINGTON, NC; DATED DECEMBER 3, 2013, PREPARED BY R. SCOTT BARRETT, PLS., NC REGISTRATION NO. L-4513, BEARING JOB NO. 13-3186.

**8 SURVEYOR'S NOTES**

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
- NO GOVERNMENT AGENCY REQUIREMENTS HAVE BEEN FURNISHED TO THE UNDERSIGNED AT THE TIME OF THE SURVEY, FOR THE SUBJECT PROPERTY.

**4 LAND AREA** 432.037± SQUARE FEET 9.918± ACRES

**6Biv BEARING BASIS**  
BEARINGS SHOWN HEREON ARE BASED ON THE WESTERN PROPERTY LINE OF THE SUBJECT BEARING N05°29'22"E, PER PLAT CABINET F, SLIDE 70, PAGE 2.

**5F CEMETERY NOTE**  
THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

**9 PARKING SPACES** REGULAR = 437 HANDICAP = 15

**5Biii ACCESS TO PROPERTY**  
THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WEST 15TH STREET AND CAROLINA AVENUE, DEDICATED PUBLIC STREETS OR HIGHWAYS.

**16 EARTH MOVING NOTE**  
THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

**18 DUMP, SUMP OR LANDFILL NOTE**  
THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

**6Bvii CONTIGUITY STATEMENT**  
THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

**8 SURVEYOR'S NOTES CONTINUE**

- I, R. SCOTT BARRETT, FURTHER CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATION OF PRECISION IS GREATER THAN 1/15,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH N.C. STANDARDS OF PRACTICE FOR LAND SURVEYING; THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; DOES NOT MEET THE MAPPING REQUIREMENTS AS SET FORTH IN NORTH CAROLINA G.S. 43-30 AND IS NOT SUITABLE FOR RECORDATION; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS XX DAY OF AUGUST, A.D., 2018.
- ITEM 11: UNDERGROUND UTILITIES ARE SHOWN HEREON BASED SOLELY ON OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV.; PLANS WERE NOT PROVIDED TO SURVEYOR BY UTILITY COMPANIES OR CLIENT. MARKINGS WERE NOT PROVIDED BY 811 UTILITY LOCATE SERVICE.

**7 SURVEYOR'S CERTIFICATE**  
TO: ISLAND ABSTRACT INC.; PAMILCO PROPERTIES LLC; HAUPPAUGE PROPERTIES LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY 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 2016 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, 11(OBSERVED EVIDENCE), 12, 13, 14, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/16/2018.  
DATE OF PLAT OR MAP: 08/22/2018.

SURVEY PREPARED BY:  
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