



SURVEYOR'S NOTES:

- ZONING PROVIDED BY THE PLANNING AND ZONING RESOURCE COMPANY, PZR SITE # 146621-1, DATED: MAY 25, 2021.
- SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURES ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR PURCHASE.
- SOME WORDS "CERTIFY", "CERTIFIED" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESS OR IMPLIED.
- THE UNDERGROUND UTILITIES SHOWN HEREIN WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:10,000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY DMD METHOD.

SITE ADDRESS:
7707 AND 7711 S. RAEFORD RD.
FAYETTEVILLE, NC 28304

CURRENT OWNER OF RECORD:
HAUPPAUGE PROPERTIES LLC
1975 HEMPSTEAD TPK, 308
EAST MEADOW, NY 11554

POSSIBLE PROJECTIONS:
NONE OBSERVED

TOTAL LAND AREA:
330,166 SQ.FT.
7.579 ACRES

BASIS OF BEARINGS:
BASIS OF BEARINGS BASED ON GPS "RTK"
OBSERVATION OF
USGS MONUMENTS "ACACIA" AND "RELLY"
NAD 83 - NAVD 88

FREELAND
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE, S.C. 29609
TEL: (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWING INFO: PARTY CHIEF: WD CROOKED: JCC
REF. PLAT BOOKS: SEE INDIVIDUAL PARCELS
REF. DEED BOOKS: SEE INDIVIDUAL PARCELS
TAX MAP: SEE INDIVIDUAL PARCELS
DATE OF SURVEY: 4-13-2021
DATE DRAWN: 4-13-2021
DRAWING NO: 74992
DATE OF LAST REVISION:
SCALE: 1" = 40'

ALTA/NSPS CERTIFICATE:
I, JAMES R. FREELAND, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6299, PAGE 596, ETC.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITH MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 11TH DAY OF DECEMBER, A.D., 2021.

JAMES R. FREELAND, SURVEYOR
L-2638
COA: C-0478

STATE OF NORTH CAROLINA
CUMBERLAND COUNTY
SEVENTY-FIRST TOWNSHIP
NEAR CITY OF FAYETTEVILLE

ALTA/ACSM LAND TITLE
SURVEY OF LOTS 2 AND 3
WESTSIDE VILLAGE
SHOPPING CENTER

PARCEL DESCRIPTION:

LOT 2
All that tract of land lying and being in the Seventy-First Township, Cumberland County, North Carolina, being located at the southwest corner of the intersection of Raeford Road (U.S. 401 South) and Gillis Hill Road (SR 1102) and being more particularly described as follows:

Beginning at an iron pin located on the southern right-of-way being the common corner of Lot 5, Bryan Restaurants, Inc. (DB: 6539-8972), thence being said right-of-way along the common line of Lot 5 the following courses and distances: S 78-02-31 W for 49.24 feet to an iron pin (5/8" rebar set); thence S 30-46-01 W for 223.74 feet to an iron pin (5/8" rebar set); thence S 16-55-47 E for 43.84 feet to an iron pin (5/8" rebar set); thence S 64-37-25 E for 120.03 feet to an iron pin (5/8" rebar set); thence along the common line of Lot 1 the following courses and distances: S 25-22-25 W for 573.83 feet to an iron pin (5/8" rebar set); thence S 17-38-05 E for 203.52 feet to an iron pin (5/8" rebar set); thence S 25-22-25 W for 87.00 feet to an iron pin (5/8" rebar set); thence S 64-37-25 W for 37.99 feet to an iron pin (5/8" rebar set); thence S 25-22-25 W for 139.92 feet to an iron pin (5/8" rebar set); thence N 64-37-25 W for 300.39 feet to an iron pin (5/8" rebar set); thence S 25-22-25 W for 174.88 feet to an iron pin (5/8" rebar set); thence along the common line of Lot 3 the following courses and distances: S 84-37-35 E for 148.98 feet to an iron pin (5/8" rebar set); thence S 25-22-25 W for 42.08 feet to an iron pin (5/8" rebar set); thence N 28-45-00 E for 158.27 feet to an iron pin (5/8" rebar set); thence along the common line of Lot 1 the following courses and distances: S 84-37-35 E for 158.27 feet to an iron pin (5/8" rebar set); thence with a curve to the left having a radius 300.00 feet, an arc length of 46.65 feet and a chord bearing and distance of N 25-24-39 W for 42.08 feet to an iron pin (5/8" rebar set); thence N 64-37-35 E for 148.98 feet to an iron pin (5/8" rebar set); thence along the common line of Lot 4 the following courses and distances: S 64-37-35 E for 148.98 feet to an iron pin (5/8" rebar set); thence S 70-04-13 E for 44.38 feet to an iron pin (5/8" rebar set); thence N 30-46-01 E for 232.97 feet to an iron pin (5/8" rebar set); thence N 18-29-05 W for 48.69 feet to an iron pin (5/8" rebar set); thence along the southern right-of-way of Raeford Road, thence being said right-of-way the following courses and distances: S 67-44-19 E for 21.25 feet to an iron pin (5/8" rebar set); thence S 37-45-09 E for 60.17 feet to an iron pin (5/8" rebar set); thence S 58-54-39 E for 194.65 feet to an iron pin (5/8" rebar set) being the Point of Beginning. Said tract contains 6,707 acres or 22,170 square feet more or less.

LOT 3
All that tract of land lying and being in the Seventy-First Township, Cumberland County, North Carolina, being located near the southeast corner of the intersection of Raeford Road (U.S. 401 South) and Gillis Hill Road (SR 1102) and being more particularly described as follows:

Commencing at an iron pin found at the southern right-of-way of Raeford Road (U.S. 401 South - 200' right-of-way) thence being said right-of-way along the common line of Murphy Oil USA (Deed Book 7102, page 55) S 28-45-00 W for 213.33 feet to an iron pin being the Point of Beginning, thence along the common line of Lot 2 the following courses and distances: S 64-37-35 E for 138.82 feet to an iron pin; thence with a curve to the right having a radius 300.00 feet, an arc length of 46.65 feet and a chord bearing and distance of S 25-24-39 W for 42.08 feet to an iron pin; thence S 25-22-25 W for 573.83 feet to an iron pin; thence S 17-38-05 E for 203.52 feet to an iron pin; thence S 25-22-25 W for 87.00 feet to an iron pin; thence S 64-37-25 W for 37.99 feet to an iron pin; thence S 25-22-25 W for 139.92 feet to an iron pin; thence N 64-37-25 W for 300.39 feet to an iron pin; thence S 25-22-25 W for 174.88 feet to an iron pin; thence along the common line of Lot 3 the following courses and distances: S 84-37-35 E for 148.98 feet to an iron pin (5/8" rebar set); thence S 25-22-25 W for 42.08 feet to an iron pin (5/8" rebar set); thence N 28-45-00 E for 158.27 feet to an iron pin (5/8" rebar set); thence along the common line of Lot 1 the following courses and distances: S 84-37-35 E for 158.27 feet to an iron pin (5/8" rebar set); thence with a curve to the left having a radius 300.00 feet, an arc length of 46.65 feet and a chord bearing and distance of N 25-24-39 W for 42.08 feet to an iron pin (5/8" rebar set); thence N 64-37-35 E for 148.98 feet to an iron pin (5/8" rebar set); thence along the common line of Lot 4 the following courses and distances: S 64-37-35 E for 148.98 feet to an iron pin (5/8" rebar set); thence S 70-04-13 E for 44.38 feet to an iron pin (5/8" rebar set); thence N 30-46-01 E for 232.97 feet to an iron pin (5/8" rebar set); thence N 18-29-05 W for 48.69 feet to an iron pin (5/8" rebar set); thence along the southern right-of-way of Raeford Road, thence being said right-of-way the following courses and distances: S 67-44-19 E for 21.25 feet to an iron pin (5/8" rebar set); thence S 37-45-09 E for 60.17 feet to an iron pin (5/8" rebar set); thence S 58-54-39 E for 194.65 feet to an iron pin (5/8" rebar set) being the Point of Beginning. Said tract contains 0.872 acres or 37,996 square feet more or less.

LEGEND:

- POB POINT OF BEGINNING
- FOC POINT OF COMMENCEMENT
- HP NAIL IRON PIN (5/8" REBAR)
- EP EXISTING IRON PIN
- LA LIMITED ACCESS
- RTM RIGHT-OF-WAY
- PP POWER LINE
- LP LIGHT POLE
- FL FLOOD LIGHT
- EM ELECTRIC METER
- DM DRAIN MANHOLE
- SM STORM DRAIN MANHOLE
- SD STORM DRAIN OPEN INLET
- OP DUCTILE IRON PIPE
- CP CORRUGATED PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- OM CORRUGATED METAL PIPE
- SMH SANITARY SEWER MANHOLE
- GM GREASE MANHOLE
- CO CLEANOUT
- UMK UNDERGROUND GAS MANHOLE
- GV GAS VALVE
- SM GAS METER
- TP TELEPHONE FEEDSAIL
- GP GUARD POST
- GR GRASS
- OE OVERHEAD ELECTRIC LINE
- UE UNDERGROUND ELECTRIC LINE
- SE SANITARY SEWER LINE
- WL WATER LINE
- LE OVERHEAD TELEPHONE LINE
- UT UNDERGROUND TELEPHONE LINE
- SDM STORM DRAIN MANHOLE
- FI FENCE

TITLE EXCEPTIONS:
FIRST NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # NACS21-232
EFFECTIVE: APRIL 16, 2021

- Conventions, conditions, restrictions, easements, reservations, options and covenants recorded in DB: 5801-594 and amended in DB: 5833-311 and Notice Statement in DB: 9117-307, * affects subject property, see deed of record.
- Matters as shown on plots recorded in PB: 106-99; all affecting matters are shown.
- Matters as shown on plots recorded in PB: 107-17; all affecting matters are shown.
- Water, Sewer and Utility Easements to the City of Fayetteville recorded in DB: 5865-142; * affects as shown.
- Water and/or Sanitary Sewer Annexation Agreement recorded in DB: 6637-173; * Agreement that the sewer and water of the subject property can be extended to the lot and be a part of the City of Fayetteville water and sewer utility. Affects property, not a matter that can be platted or shown.

APPLIES TO LOT 2 ONLY:

- Easement for 10" plastic NC Natural Gas recorded in DB: 5707-485; * affects as shown.
- Water and/or Sanitary Sewer Annexation Agreement recorded in DB: 6637-173; * Agreement that the sewer and water of the subject property can be extended to the lot and be a part of the City of Fayetteville water and sewer utility. Affects property, not a matter that can be platted or shown.

APPLIES TO LOT 3 ONLY:

- Restrictions recorded in PB: 107-66, DB: 5801-621 and DB: 5801-633, re-recorded in DB: 5804-818, for the benefit of Lot 78 shown on * * affects subject property, see deed of record.
- Easement to City of Fayetteville recorded in DB: 6637-170; * affects as shown.

ZONING INFORMATION:
ZONED: CO (COMMUNITY COMMERCIAL)

SETBACK:
FRONT & CORNER SIDE: THE LESSOR OF 25 FT. OR 60 FT. FROM CENTERLINE OF PRIVATE STREETS

SIDE: S, 15 WHERE ABUTTING A SINGLE-FAMILY ZONING DISTRICT OR USE

REAR: S, 20 WHERE ABUTTING AN ALLEY OR SINGLE-FAMILY ZONING DISTRICT OR USE

MAX BUILDING HEIGHT: THE GREATER OF SIX STORIES OR UP TO 75 FEET

PER PLAT BOOK 107-17 THIS IS A ZERO LOT SUBDIVISION

PARKING INFORMATION

REGULAR SPACES	312
HANDICAP SPACES	4
SPACES TOTAL	316

REGULAR SPACES	53
HANDICAP SPACES	3
SPACES TOTAL	56

REQUIRED PARKING: 236 SPACES TOTAL

LINE TABLE

LINE	LENGTH	BEARING
L1	35.38'	S 70°22'25" E
L2	30.05'	N 28°45'00" E
L3	44.38'	N 73°04'13" E
L4	45.69'	N 10°29'09" W
L5	21.23'	S 67°44'19" E
L6	60.17'	S 57°43'09" E
L7	19.45'	S 58°54'39" E
L8	48.24'	S 78°30'31" E
L9	43.84'	S 18°29'47" E
L10	20.52'	S 17°39'05" E
L11	87.00'	S 25°22'25" W
L12	37.99'	N 64°37'25" W
L13	58.16'	S 30°46'01" E
L14	28.17'	N 52°15'50" W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	300.00'	46.65'	28.53'	42.09'	S 25°24'39" W

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN FLOOD ZONE "A"
(AREAS OF MINIMAL FLOODING)
THE LOCATION OF THE 100 YEAR FLOOD PER NFP FIRE COMPANY PANEL NO. 3700494000
EFFECTIVE DATE: JANUARY 5, 2007

ALTA/NSPS CERTIFICATE:
I, JAMES R. FREELAND, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6299, PAGE 596, ETC.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITH MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 11TH DAY OF DECEMBER, A.D., 2021.

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L-2638
COA: C-0478

NORTH CAROLINA CERTIFICATE:
I, JAMES R. FREELAND, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6299, PAGE 596, ETC.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITH MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 11TH DAY OF DECEMBER, A.D., 2021.

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