

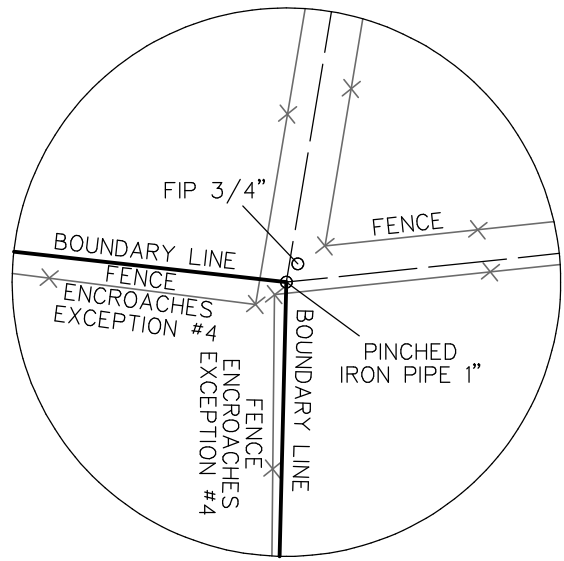
ALTA/NSPS LAND TITLE SURVEY
NEW TRACT TWO
FAYETTEVILLE, NC

71st TWP., CUMBERLAND COUNTY, N.C.
OWNER: ADDISON & ASSOCIATES, LLC.
DEED REFERENCE: DEED BOOK 7213, PAGE 517
MAP REFERENCE: PLAT BOOK 114, PAGE 23
MAP REFERENCE: PLAT BOOK 111, PAGE 136

ALTA/NSPS 2016
PROPERTY ADDRESS:
7856 RAEFORD ROAD
FAYETTEVILLE, NC 28303

THIS SURVEY WAS PREPARED BASED ON INVESTORS TITLE
INSURANCE COMPANY COMMITMENT NO. 201505758F/RC2

INSET A



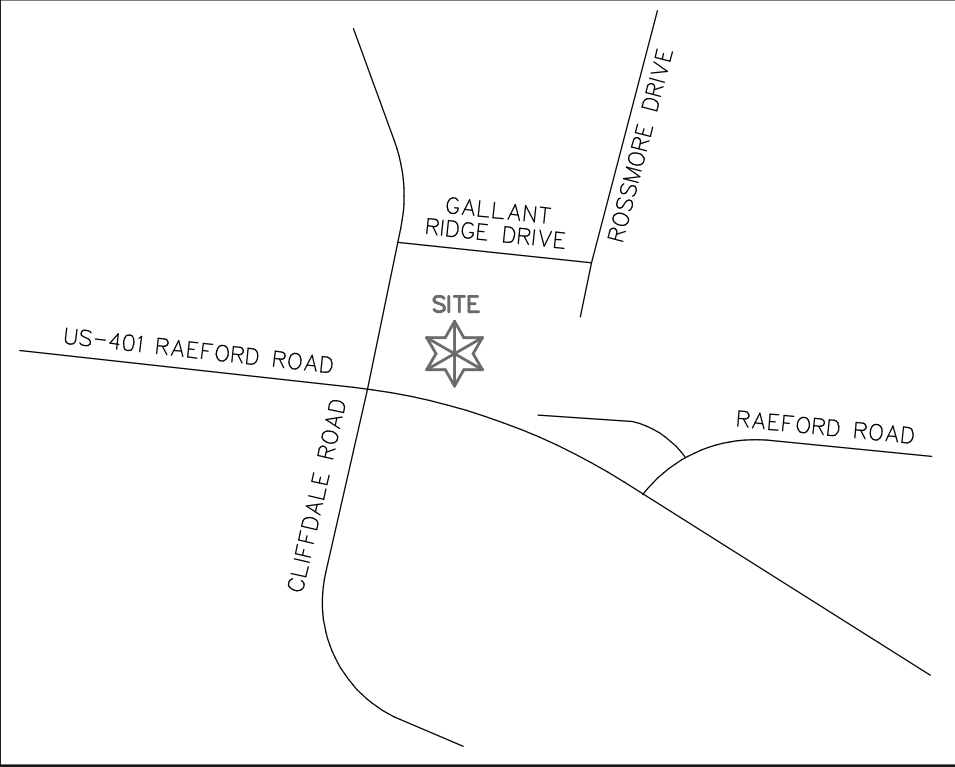
NOTES:
NO TREES 6 INCHES AND OVER OBSERVED WHILE
CONDUCTING THE SURVEY
UTILITIES WERE NOT MARKED BY UTILITY LOCATING
SERVICE PRIOR TO CONDUCTING SURVEY. ALL OBSERVED
EVIDENCE OF UTILITIES INDICATED ON PLAT
NO BUILDINGS, STRUCTURES, OR OTHER SUBSTANTIAL
FEATURES OBSERVED ON PROPERTY EXCEPT AS
INDICATED ON PLAT
TOPOGRAPHICAL INFORMATION OBTAINED FROM GROUND SURVEY
NO PARKING AREAS OBSERVED ON THE PROPERTY
NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING
CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED WHILE
CONDUCTING THE SURVEY

TO CARDINAL CAPITAL MANAGEMENT, INC. AND ITS SUCCESSORS
AND ASSIGNS: 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, 5, 7a, 7b(1), 7b(2), 7c, 8, 9, 11,
13, 14, 16, 18, & 20 OF TABLE A THEREOF. THE FIELDWORK
WAS COMPLETED ON 3/14/16.
DATE OF PLAT OR MAP: 3/23/16

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY BENNY L. BROWN, L-3031. ON 3/23/16.
THIS MEDIUM SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

SURVEYOR

NORTH BY PLAT BOOK 111, PAGE 136



VICINITY MAP NTS

CERTIFICATE OF SURVEY AND ACCURACY
I, BENNY L. BROWN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED
DESCRIPTION RECORDED AS SHOWN ON MAP, THAT THE BOUNDARIES NOT
SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND
IN BOOKS REFERENCED: THAT THE RATIO OF PRECISION AS CALCULATED
IS 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE
STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA
(21 NCAC 56. 1600). THIS 23rd DAY OF MARCH, 2016

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY BENNY L. BROWN, L-3031. ON 3/23/16.
THIS MEDIUM SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER L3031

TAX PARCEL: 9486-26-1626

ZONED LC

AREA BY COORDINATE METHOD

PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP
NUMBER 3710948600J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
EFFECTIVE DATE: JANUARY 5, 2007.

SCHEDULE B-SECTION II
EXCEPTIONS

1. TAXES FOR THE YEAR 2016, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
NOT A SURVEY MATTER.
2. RESTRICTIONS APPEARING OF RECORD IN BOOK 6522 AT PAGE 642; AND BOOK 6527 AT
PAGE 613, BUT THIS POLICY INSURES THAT A VIOLATION THEREOF WILL NOT CAUSE A
FORFEITURE OR REVERSION OF TITLE.
SHOWN ON PLAT.
3. SUBJECT TO MATTERS SHOWN ON RECORDED PLAT BOOK 111 AT PAGE 136 AND 114 AT
PAGE 23 INCLUDING 20' PUBLIC EASEMENT AND 20' PRIVATE UTILITY EASEMENT LOCATED
ON THE LAND.
SHOWN ON PLAT.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE
CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND
COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES
ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING
LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON
ADJOINING LAND. PARAGRAPH 2 (C) OF THE COVERED RISKS IS HEREBY DELETED.
SHOWN ON PLAT.
5. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
(TO BE REMOVED UPON RECEIPT OF OWNER OCCUPANCY AFFIDAVIT).
NO EVIDENCE OBSERVED.
6. EASEMENTS(S) TO PUBLIC WORKS COMMISSION RECORDED IN BOOK 6565 AT PAGE 148;
AND BOOK 3467 AT PAGE 104
NOT PLOTTABLE, BLANKET IN NATURE.
7. EASEMENTS(S) TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN
BOOK 3671 AT PAGE 790; BOOK 3527 AT PAGE 184; AND BOOK 5705 AT PAGE 892.
NOT SHOWN, OFF SITE.
8. EASEMENT(S) TO THE CITY OF FAYETTEVILLE RECORDED IN BOOK 4010 AT PAGE 743.
SHOWN ON PLAT.
9. ACCESS AGREEMENT RECORDED IN BOOK 5601 AT PAGE 856.
SHOWN ON PLAT.
10. UTILITY EASEMENT(S) RECORDED IN BOOK 3657 AT PAGE 847.
NOT SHOWN, OFF SITE.

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60' 30' 0' 60' 120'

LEGEND

- FIP FOUND IRON PIPE
- SIP SET IRON PIPE
- FCM FOUND CONCRETE MONUMENT
- SCMS SET COTTON MILL SPINDLE
- EMN EXISTING MAG NAIL
- MNM NEW MAG NAIL
- CP COMPUTED POINT
- CBL CABLEVISION EQUIPMENT
- TP TELEPHONE PEDESTAL
- ET ELECTRICAL TRANSFORMER
- PP POWER POLE
- WM WATER METER
- SCO SEWER CLEANOUT

SURVEY FOR:

CARDINAL CAPITAL MANAGEMENT, INC.
901 SOUTH 70TH STREET
WEST ALLIS, WI 53214

DATE
3/14/16

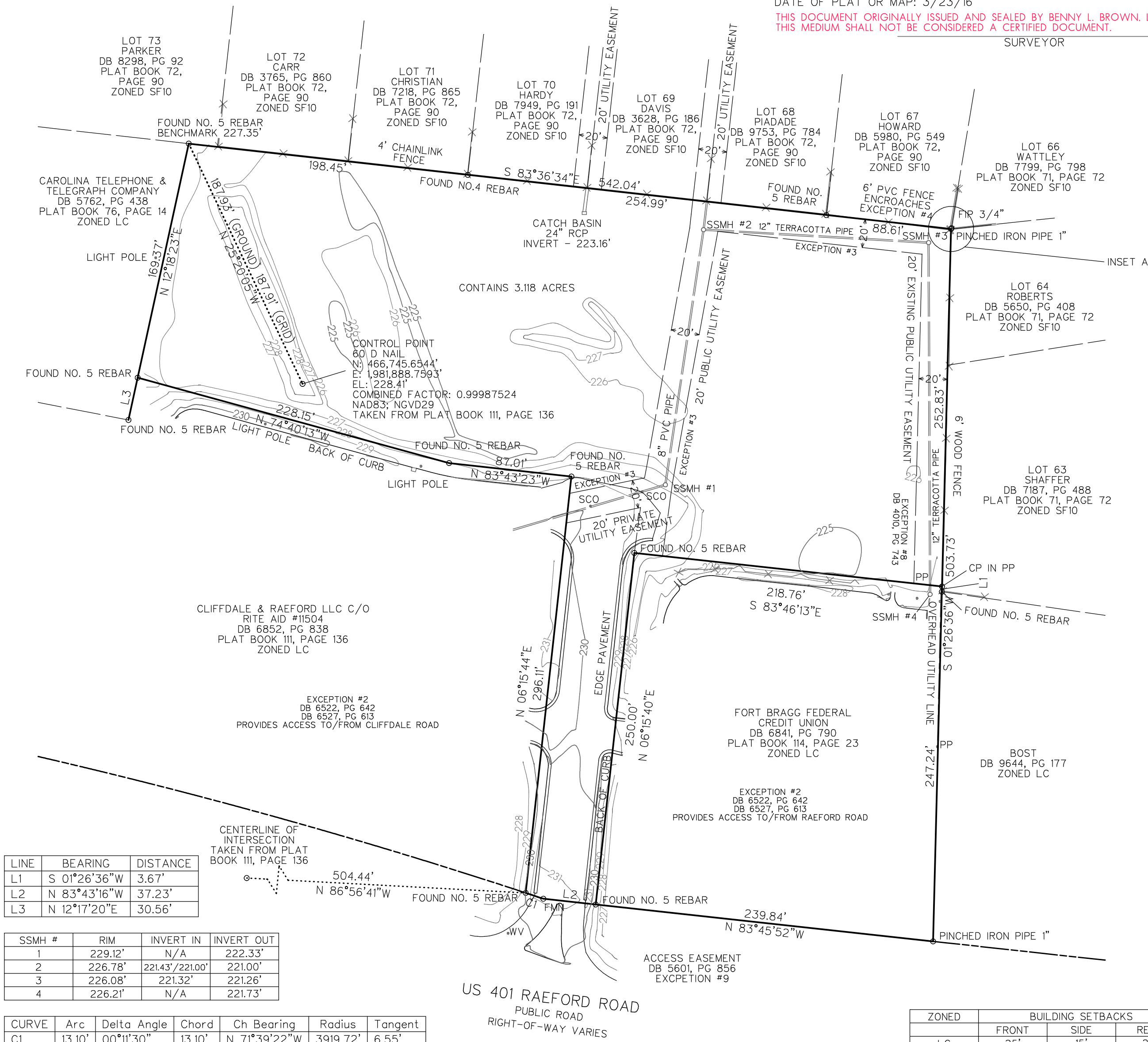
FILE NO.
2416

SCALE
1" = 60'



BENNY L. BROWN
Professional Surveyor

5318 NC HWY. 211
P.O. BOX 307
WEST END, N.C. 27376
(910) 673-1446



LINE	BEARING	DISTANCE
L1	S 01°26'36"W	3.67'
L2	N 83°43'16"W	37.23'
L3	N 12°17'20"E	30.56'

SSMH #	RIM	INVERT IN	INVERT OUT
1	229.12'	N/A	222.33'
2	226.78'	221.43'/221.00'	221.00'
3	226.08'	221.32'	221.26'
4	226.21'	N/A	221.73'

CURVE	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
C1	13.10'	00°11'30"	13.10'	N 71°39'22"W	3919.72'	6.55'

ZONED	BUILDING SETBACKS		
	FRONT	SIDE	REAR
LC	25'	15'	20'