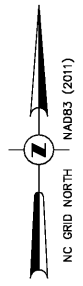


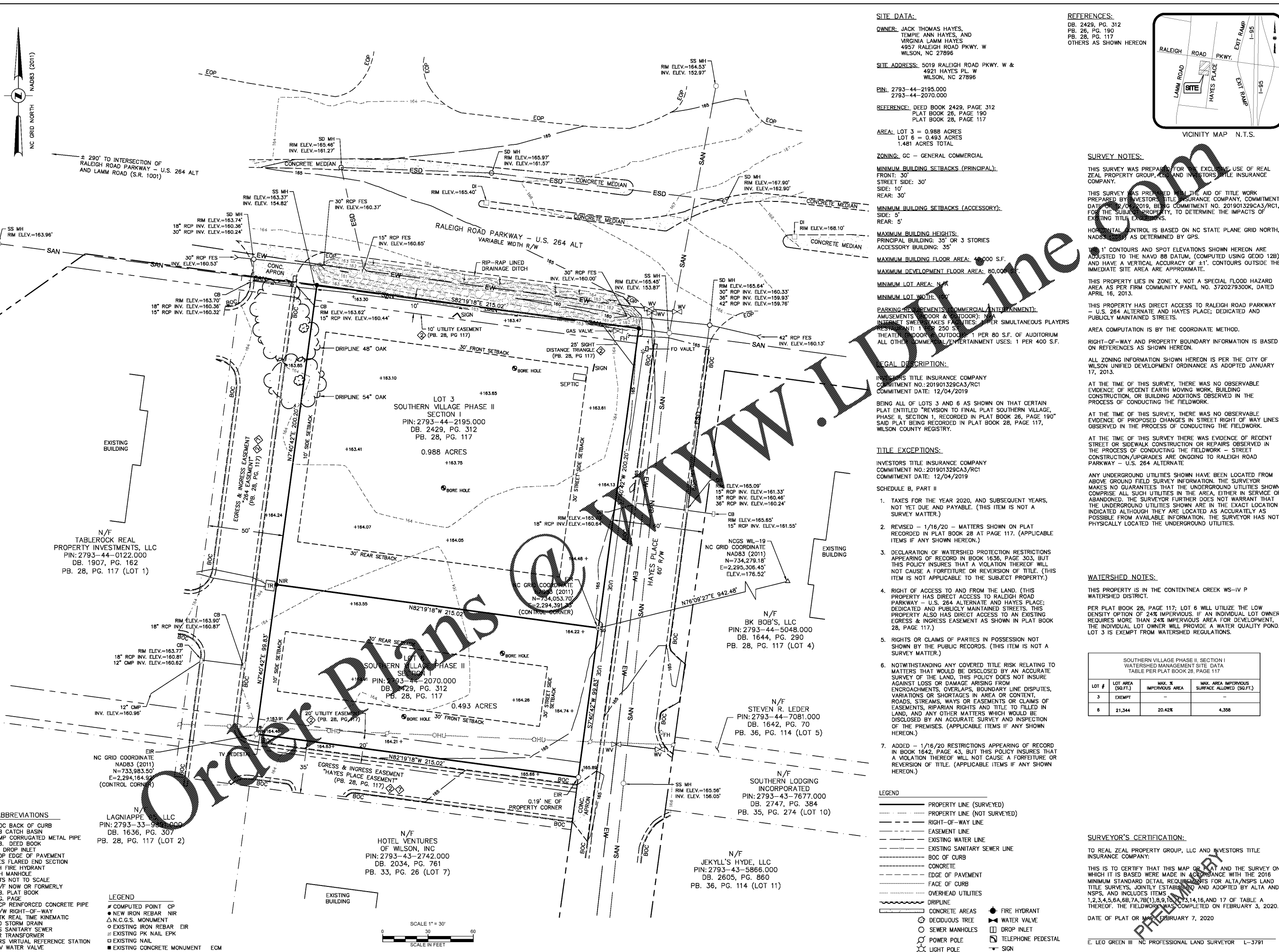
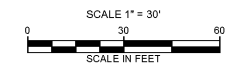
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± 290' TO INTERSECTION OF RALEIGH ROAD PARKWAY - U.S. 264 ALT AND LAMM ROAD (S.R. 1001)

ABBREVIATIONS
BOC BACK OF CURB
CB CATCH BASIN
CMP CORRUGATED METAL PIPE
DB DEED BOOK
DI DROP INLET
EOP EDGE OF PAVEMENT
FES FLARED END SECTION
FH FIRE HYDRANT
MH MANHOLE
NTS NOT TO SCALE
N/F NOW OR FORMERLY
PB PLAT BOOK
PC PAGE
RCP REINFORCED CONCRETE PIPE
R/W RIGHT-OF-WAY
RTK REAL TIME KINEMATIC
SD STORM DRAIN
SS SANITARY SEWER
TR TRANSFORMER
VRS VIRTUAL REFERENCE STATION
WV WATER VALVE

LEGEND
● COMPUTED POINT CP
◆ NEW IRON REBAR NIR
△ N.C.G.S. MONUMENT
○ EXISTING IRON REBAR EIR
□ EXISTING PK NAIL EPK
⊠ EXISTING NAIL
■ EXISTING CONCRETE MONUMENT ECM



SITE DATA:
OWNER: JACK THOMAS HAYES,
TEMPIE ANN HAYES, AND
VIRGINIA LAMM HAYES
4957 RALEIGH ROAD PKWY. W
WILSON, NC 27896

SITE ADDRESS: 5019 RALEIGH ROAD PKWY. W &
4921 HAYES PL. W
WILSON, NC 27896

PIN: 2793-44-2195.000
2793-44-2070.000

REFERENCE: DEED BOOK 2429, PAGE 312
PLAT BOOK 26, PAGE 190
PLAT BOOK 28, PAGE 117

AREA: LOT 3 = 0.988 ACRES
LOT 6 = 0.493 ACRES
1.481 ACRES TOTAL

ZONING: GC - GENERAL COMMERCIAL

MINIMUM BUILDING SETBACKS (PRINCIPAL):
FRONT: 30'
STREET SIDE: 30'
SIDE: 10'
REAR: 30'

MINIMUM BUILDING SETBACKS (ACCESSORY):
SIDE: 5'
REAR: 5'

MAXIMUM BUILDING HEIGHTS:
PRINCIPAL BUILDING: 35' OR 3 STORIES
ACCESSORY BUILDING: 35'

MAXIMUM BUILDING FLOOR AREA: 40,000 S.F.
MAXIMUM DEVELOPMENT FLOOR AREA: 80,000 S.F.

MINIMUM LOT AREA: N/A
MINIMUM LOT WIDTH: N/A

PARKING REQUIREMENTS (COMMERCIAL/ENTERTAINMENT):
AMUSEMENTS (INDOOR & OUTDOOR): N/A
INTERNET SWEET SPOTS (CITIES): 1 PER SIMULTANEOUS PLAYERS
RESTAURANTS: 1 PER 250 S.F.
THEATERS (INDOOR & OUTDOOR): 1 PER 80 S.F. OF AUDITORIUM
ALL OTHER COMMERCIAL/ENTERTAINMENT USES: 1 PER 400 S.F.

LEGAL DESCRIPTION:
INVESTORS TITLE INSURANCE COMPANY
COMMITMENT NO.: 201901329CA3/RC1
COMMITMENT DATE: 12/04/2019

BEING ALL OF LOTS 3 AND 6 AS SHOWN ON THAT CERTAIN
PLAT ENTITLED "REVISION TO FINAL PLAT SOUTHERN VILLAGE,
PHASE II, SECTION I, RECORDED IN PLAT BOOK 28, PAGE 190"
SAID PLAT BEING RECORDED IN PLAT BOOK 28, PAGE 117,
WILSON COUNTY REGISTRY.

TITLE EXCEPTIONS:
INVESTORS TITLE INSURANCE COMPANY
COMMITMENT NO.: 201901329CA3/RC1
COMMITMENT DATE: 12/04/2019

SCHEDULE B, PART II
1. TAXES FOR THE YEAR 2020, AND SUBSEQUENT YEARS,
NOT YET DUE AND PAYABLE. (THIS ITEM IS NOT A
SURVEY MATTER.)

2. REVISED - 1/16/20 - MATTERS SHOWN ON PLAT
RECORDED IN PLAT BOOK 28 AT PAGE 117. (APPLICABLE
ITEMS IF ANY SHOWN HEREON.)

3. DECLARATION OF WATERSHED PROTECTION RESTRICTIONS
APPEARING OF RECORD IN BOOK 1636, PAGE 303, BUT
THIS POLICY INSURES THAT A VIOLATION THEREOF WILL
NOT CAUSE A FORFEITURE OR REVERSION OF TITLE. (THIS
ITEM IS NOT APPLICABLE TO THE SUBJECT PROPERTY.)

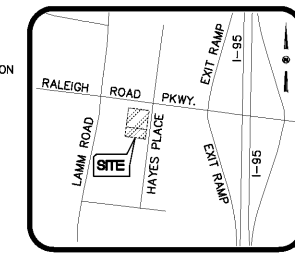
4. RIGHT OF ACCESS TO AND FROM THE LAND. (THIS
PROPERTY HAS DIRECT ACCESS TO RALEIGH ROAD
PARKWAY - U.S. 264 ALTERNATE AND HAYES PLACE;
DEDICATED AND PUBLICLY MAINTAINED STREETS. THIS
PROPERTY ALSO HAS DIRECT ACCESS TO AN EXISTING
EGRESS & INGRESS EASEMENT AS SHOWN IN PLAT BOOK
28, PAGE 117.)

5. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT
SHOWN BY THE PUBLIC RECORDS. (THIS ITEM IS NOT A
SURVEY MATTER.)

6. NOTWITHSTANDING ANY COVERED TITLE RISK RELATING TO
MATTERS THAT WOULD BE DISCLOSED BY AN ACCURATE
SURVEY OF THE LAND, THIS POLICY DOES NOT INSURE
AGAINST LOSS OR DAMAGE ARISING FROM
ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES,
VARIATIONS OR SHORTAGES IN AREA OR CONTENT,
ROADS, STREAMS, WAYS OR EASEMENTS OR CLAIMS OF
EASEMENTS, RIPARIAN RIGHTS AND TITLE TO FILLED IN
LAND, AND ANY OTHER MATTERS WHICH WOULD BE
DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION
OF THE PREMISES. (APPLICABLE ITEMS IF ANY SHOWN
HEREON.)

7. ADDED - 1/16/20 RESTRICTIONS APPEARING OF RECORD
IN BOOK 1642, PAGE 43, BUT THIS POLICY INSURES THAT
A VIOLATION THEREOF WILL NOT CAUSE A FORFEITURE OR
REVERSION OF TITLE. (APPLICABLE ITEMS IF ANY SHOWN
HEREON.)

REFERENCES:
DB. 2429, PG. 312
PB. 26, PG. 190
PB. 28, PG. 117
OTHERS AS SHOWN HEREON



SURVEY NOTES:

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF REAL
ZEAL PROPERTY GROUP, LLC AND INVESTORS TITLE INSURANCE
COMPANY.

THIS SURVEY WAS PREPARED WITH THE AID OF TITLE WORK
PREPARED BY INVESTORS TITLE INSURANCE COMPANY, COMMITMENT
DATE: 12/04/2019, BEING COMMITMENT NO. 201901329CA3/RC1,
FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF
EXISTING TITLE EXCEPTIONS.

HORIZONTAL CONTROL IS BASED ON NC STATE PLANE GRID NORTH,
NAD83 (2011) AS DETERMINED BY GPS.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE
ADJUSTED TO THE NAVD 88 DATUM, (COMPUTED USING GEOID 12B)
AND HAVE A VERTICAL ACCURACY OF ±1'. CONTOURS OUTSIDE THE
IMMEDIATE SITE AREA ARE APPROXIMATE.

THIS PROPERTY LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD
AREA AS PER FIRM COMMUNITY PANEL NO. 3720279300K, DATED
APRIL 16, 2013.

THIS PROPERTY HAS DIRECT ACCESS TO RALEIGH ROAD PARKWAY
- U.S. 264 ALTERNATE AND HAYES PLACE; DEDICATED AND
PUBLICLY MAINTAINED STREETS.

AREA COMPUTATION IS BY THE COORDINATE METHOD.

RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS BASED
ON REFERENCES AS SHOWN HEREON.

ALL ZONING INFORMATION SHOWN HEREON IS PER THE CITY OF
WILSON UNIFIED DEVELOPMENT ORDINANCE AS ADOPTED JANUARY
17, 2013.

AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE
EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING
CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE
PROCESS OF CONDUCTING THE FIELDWORK.

AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE
EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES
OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

AT THE TIME OF THIS SURVEY THERE WAS EVIDENCE OF RECENT
STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN
THE PROCESS OF CONDUCTING THE FIELDWORK - STREET
CONSTRUCTION/UPGRADES ARE ONGOING TO RALEIGH ROAD
PARKWAY - U.S. 264 ALTERNATE.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM
ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR
MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN
COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR
ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT
THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION
INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS
POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS NOT
PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

WATERSHED NOTES:

THIS PROPERTY IS IN THE CONTENTNEA CREEK WS-IV P
WATERSHED DISTRICT.

PER PLAT BOOK 28, PAGE 117; LOT 6 WILL UTILIZE THE LOW
DENSITY OPTION OF 24% IMPERVIOUS. IF AN INDIVIDUAL LOT OWNER
REQUIRES MORE THAN 24% IMPERVIOUS AREA FOR DEVELOPMENT,
THE INDIVIDUAL LOT OWNER WILL PROVIDE A WATER QUALITY POND.
LOT 3 IS EXEMPT FROM WATERSHED REGULATIONS.

SOUTHERN VILLAGE PHASE II, SECTION I
WATERSHED MANAGEMENT SITE DATA
TABLE PER PLAT BOOK 28, PAGE 117

LOT #	LOT AREA (SQ.FT.)	MAX. % IMPERVIOUS AREA	MAX. AREA IMPERVIOUS SURFACE ALLOWED (SQ.FT.)
3	EXEMPT	-	-
6	21,344	20.42%	4,358

SURVEYOR'S CERTIFICATION:

TO REAL ZEAL PROPERTY GROUP, LLC AND INVESTORS 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/NSP LAND
TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND
NSPS, AND INCLUDES ITEMS
1,2,3,4,5,6A,6B,7A,7B(1),8,9,10,11,12,13,14,16, AND 17 OF TABLE A
THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 3, 2020.

DATE OF PLAT OR MAP: FEBRUARY 7, 2020

E. LEO GREEN III NC PROFESSIONAL LAND SURVEYOR L-3791

SURVEY PREPARED BY:



WATER
WASTEWATER
SURVEYING
PLANNING
PROJECT MANAGEMENT

NC FIRM LICENSE: P-0115
303 GOLDSBORO ST. EAST
P.O. BOX 609
WILSON, NC 27893
TEL 252.237.5365
FAX 252.243.7489
office@greeneng.com

**ALTA/NSP
LAND TITLE
SURVEY**

**SOUTHERN
VILLAGE
PHASE II
SECTION I
LOTS 3 & 6**

5019 RALEIGH ROAD PKWY W
4921 HAYES PLACE W
CITY OF WILSON
WILSON COUNTY
NORTH CAROLINA

SURVEY PREPARED FOR:

**REAL ZEAL
PROPERTY GROUP**
1437 WINTERCRESS COURT
MARIETTA, GA 30066

DATE: FEBRUARY 7, 2020

REVISION	DATE	BY
TITLE REVISION	2/11/2020	AEM
CLIENT COMMENTS	2/25/2020	AEM

ORIGINAL DRAWING SIZE: 22"x34"

SHEET NO. 1 OF 1