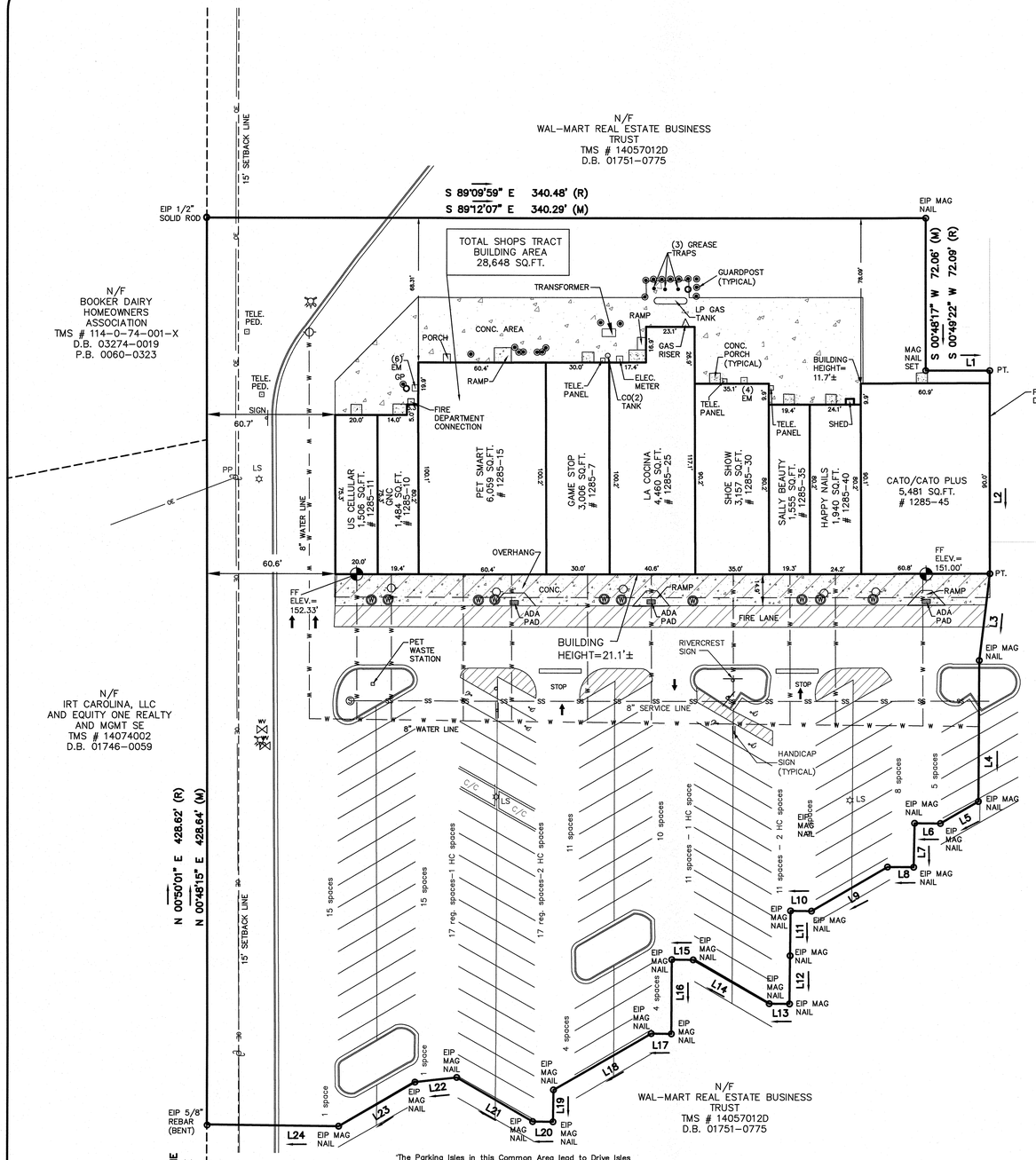
NOT FOR RECORDATION





PARKING INFORMATION:

139 REGULAR SPACES
6 HANDICAP SPACES

145 SPACES TOTAL

ZONING INFORMATION:

ZONED: B-3 (HIGHWAY ENTRANCEWAY BUSINESS DISTRICT)

SETBACK LINE:
FRONT: 50'
SIDE: 0' OR 8'
BACK: 25'
MAX HEIGHT: 40'

REQUIRED PARKING:

REQUIRED TOTAL SPACES: 148

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (NO PART OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN) PER JOHNSTON COUNTY FIRM 3720260400K EFFECTIVE DATE: 6-20-2018.

LEGEND:

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	EXISTING IRON PIN
R/W	RIGHT-OF-WAY
PP	POWER POLE
	LIGHT STANDARD
	WATER VALVE
	FIRE HYDRANT
SSMH	SANITARY SEWER MANHOLE
CO	CLEANOUT
	GUARD POST
SIGN	SIGN
OE	OVERHEAD ELECTRIC LINE
SS	SANITARY SEWER LINE
W	WATER LINE
	WATER VALVE
WM	WATER METER
TP	TELEPHONE PEDESTAL

TITLE DESCRIPTION:

The Land referred to herein below is situated in the County of Johnston, State of North Carolina, and is described as follows:

BEING ALL OF LOT 3 AS SHOWN ON PLAT ENTITLED "SUBDIVISION MAP OF SMITHFIELD SHOPPING CENTER FOR WYATT DEVELOPMENT CO., INC.", BY MCKIM & CREED DATED MARCH 13, 1997 AND RECORDED IN MAP BOOK 49 AT PAGE 359 IN THE OFFICE OF THE REGISTER OF DEEDS FOR JOHNSTON COUNTY, NORTH CAROLINA.

TOGETHER WITH THE NON-EXCLUSIVE, BENEFICIAL EASEMENTS SET FORTH UNDER THAT CERTAIN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") RECORDED IN BOOK 1604, PAGE 793, JOHNSTON COUNTY REGISTRY, AS AMENDED BY FIRST AMENDMENT TO ECR RECORDED IN BOOK 2545, PAGE 330, AFORESAID REGISTRY.

TOGETHER WITH THE NON-EXCLUSIVE, BENEFICIAL EASEMENTS SET FORTH UNDER THAT CERTAIN DECLARATION OF EASEMENT AND RESTRICTIONS AFFECTING LAND RECORDED IN BOOK 1771, PAGE 576, JOHNSTON COUNTY REGISTRY.

TITLE EXCEPTIONS:

First American Title Insurance Company
Commitment # 3020-1Z7UNC01
Effective Date: July 29, 2025

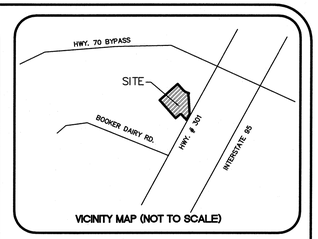
8. Terms, provisions, covenants, conditions, easements and restrictions as provided in Easements with Covenants and Restrictions Affecting Land , recorded in Book 1604, Page 793; as amended by First Amendment in Book 2545, Page 330; and as affected by Declaration of Notice in Book 3085, Page 465, Notice Statement by Acquiring Party recorded in Book 4696, Page 741, Johnston County Registry. * AFFECTS SUBJECT PROPERTY, BLANKET EASEMENTS.

9. Declaration of Easements and Restrictions recorded in Book 1771, Page 576, Johnston County Registry. * AFFECTS, SEE DEED OF RECORD. NOTHING TO PLOT, BLANKET EASEMENTS.

10. Easement to Carolina Power & Light Company recorded in Book 642, Page 189, Johnston County Registry. * MAY OR MAY NOT AFFECT SUBJECT PROPERTY, NO POWER POLES FROM THAT ERA LOCATED ON PROPERTY.

11. Rural Line Permit recorded in Book 503, Page 347, Johnston County Registry. * MAY OR MAY NOT AFFECT SUBJECT PROPERTY, NO POWER POLES FROM THAT ERA LOCATED ON PROPERTY.

12 Easements and other facts as shown on Plat Book 49, Page 359; * ALL APPLICABLE MATTERS SHOWN.



VICINITY MAP (NOT TO SCALE)

SURVEYOR'S NOTES:

1) ZONING PROVIDED BY THE PLANNING AND ZONING RESOURCE COMPANY BEARING PZR SITE # 182404-5, DATED: 8-22-2025.

2) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.

3) HEIGHT AND DIMENSIONS OF OVERHEAD ELECTRIC LINES ESTABLISHED BY TRIANGULATION METHODS USING ELECTRONIC SURVEYING EQUIPMENT. ALL HEIGHTS AND DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR OR LOCAL ELECTRIC COMPANY BEFORE CONSTRUCTION BEGINS.

4.)THE WORDS "CERTIFY", "CERTIFIES" 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, EXPRESSED OR IMPLIED.

5.) THE UNDERGROUND UTILITIES SHOWN HEREON 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.

6.) THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT FILE NO. 3020-1Z7UNC01 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 7-29-2025, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY, WITHOUT ANY GAPS OR GORES.

7.) THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF NORTH CAROLINA.

8.) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY.

9.) THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.

10.) THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

11.) THERE IS NO OBSERVED EVIDENCE OR EVIDENCE FROM APPROPRIATE AUTHORITIES THAT THERE ARE WETLAND AREAS LOCATED ON THE PROPERTY.

12.) THE PROPERTY SHOWN HEREON HAS INDIRECT ACCESS TO U.S. HWY. # 301, A DEDICATED PUBLIC RIGHT OF WAY PURSUANT TO EASEMENTS CONTAINED IN BOOK 1604, PAGE 793 AND BOOK 1771, PAGE 576, JOHNSTON COUNTY REGISTRY.

13.) THE TOTAL NUMBER OF STRIPED PARKING SPACES REQUIRED BY LOCAL ZONING ORDINANCE IS 143, INCLUDING N\A DESIGNATED AS HANDICAPPED SPACES. THE NUMBER OF ACTUAL PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 145, INCLUDING 3 DESIGNATED AS HANDICAPPED SPACES.

14.) BEARINGS AND DISTANCES SHOWN ON THIS SURVEY ARE FROM VESTING DEED RECORDED IN BOOK 3063, PAGE 549. THIS IS THE SAME PROPERTY SHOWN AS LOT 3 ON PLAT RECORDED IN BOOK 49, PAGE 359 AND THE DIFFERENCES BETWEEN THE CALLS OF RECORD AND THOSE THAT WERE FOUND DO NOT CREATE ANY GAPS OR OTHER TITLE PROBLEMS.

15.) THE FEE PARCEL AND THE EASEMENT PARCEL DESCRIBED UNDER TITLE DESCRIPTION ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES.

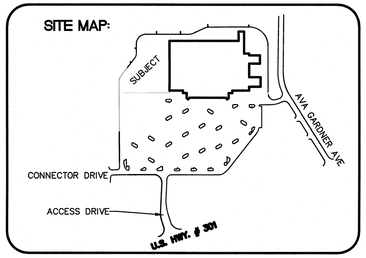
POSSIBLE PROJECTIONS:

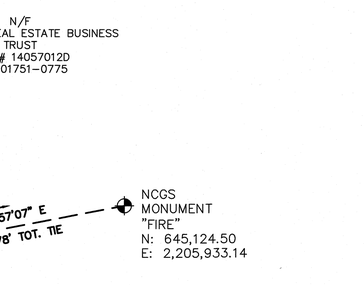
NONE OBSERVED

LAND AREA:

137,570 SQ.FT.
3.158 ACRES

SITE MAP:





LINE TABLE (MEASURED)		
LINE	DIRECTION	DISTANCE
L1	S89°13'01"E	30.28'
L2	S00°49'09"W	96.06'
L3	S07°46'37"W	41.32'
L4	S01°13'52"W	66.68'
L5	S60°42'27"W	20.80'
L6	N88°41'11"W	12.20'
L7	S02°09'06"W	20.74'
L8	N88°32'41"W	12.29'
L9	S60°44'56"W	41.57'
L10	N88°34'49"W	9.88'
L11	S01°28'20"W	21.21'
L12	S01°33'34"W	22.80'
L13	N88°35'26"W	9.57'
L14	N59°15'11"W	41.56'
L15	N88°34'51"W	10.11'
L16	S01°12'48"W	35.10'
L17	N88°27'15"W	9.59'
L18	S60°47'50"W	53.35'
L19	S01°29'09"W	15.08'
L20	N88°20'57"W	9.64'
L21	N59°09'51"W	41.55'
L22	S84°11'25"W	19.92'
L23	S60°40'29"W	41.62'
L24	N88°27'52"W	62.35'

LINE TABLE (RECORD)		
LINE	DIRECTION	DISTANCE
L1	S 89°10'38" E	30.00'
L2	S 00°49'22" W	96.16'
L3	S 07°35'29" W	41.23'
L4	S 01°15'09" W	66.68'
L5	S 60°49'22" W	20.78'
L6	N 88°35'52" W	12.19'
L7	S 02°16'23" W	20.74'
L8	N 88°35'52" W	12.29'
L9	S 60°49'22" W	41.57'
L10	N 88°35'52" W	9.89'
L11	S 01°24'08" W	21.17'
L12	S 01°40'27" W	22.82'
L13	N 88°35'08" W	9.58'
L14	N 59°10'38" W	41.57'
L15	N 88°35'52" W	10.10'
L16	S 01°13'51" W	35.09'
L17	N 88°35'52" W	9.63'
L18	S 60°49'22" W	53.34'
L19	S 01°34'27" W	15.05'
L20	N 88°18'57" W	9.61'
L21	N 59°10'38" W	41.57'
L22	S 84°07'06" W	19.89'
L23	S 60°46'10" W	41.63'
L24	N 88°25'23" W	62.45'

CURVE DATA (MEASURED)					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	110.00'	39.32'	19.87'	39.11'	N06°59'45"W

CURVE DATA (RECORD)					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	110.00'	39.32'	19.87'	39.11'	N06°59'45"W

8-14-2025 COMMENTS

CERTIFICATE:

TO : SMITHFIELD (SMITHFIELD) WMB, LLC., WELLS FARGO BANK, NATIONAL ASSOCIATION, and its successors and assigns AND FIRST AMERICAN 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6a, 6b, 7a,7b1, 7c, 8, 9, 10, 11b, 13, 14, 16-19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 7-30-2025.

DATE OF PLAT OR MAP:8-13-2025

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN TITLE COMMITMENT # 3020-1Z7UNC01

JAMES R. FREELAND, PLS# L2836

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

DRAWN:	CF	PARTY CHIEF: RH	CHECKED: JCC
REF. PLAT BOOK:	48-70&71 & 49-359		
REF. DEED BOOK:	3063-549		
TAX MAP :	14057012F		
DATE OF SURVEY:	7-30-2025		
DATE DRAWN:	8-13-2025		
DRAWING NO:	84355		
DATE OF LAST REVISION: 8-28-2025 ZONING REPORT			

0' 30' 60' 90'
SCALE: 1" = 30'

NORTH CAROLINA PROFESSIONAL SEAL L-2836 LAND SURVEYOR JAMES R. FREELAND

PLS: JAMES R. FREELAND
NO: L2836
COA: C-0478

STATE OF NORTH CAROLINA
JOHNSTON COUNTY
TOWN OF SMITHFIELD

ALTA/NSPS LAND TITLE SURVEY FOR SMITHFIELD (SMITHFIELD) WMB, LLC. SMITHFIELD PLAZA

SITE ADDRESS
1285 N. BRIGHTLEAF BLVD
SMITHFIELD, NC 27577