

LINE	LENGTH	BEARING
L1	28.59'	S 86°09'12" E
L2	49.33'	N 55°13'19" E
L3	44.00'	N 24°47'00" E
L4	22.62'	S 38°48'13" E
L5	82.13'	S 37°15'19" E
L6	45.85'	S 84°22'07" W
L7	33.04'	S 55°13'19" W
L8	25.11'	S 09°55'24" W
L9	36.57'	S 10°13'19" W
L10	55.26'	S 34°46'40" E
L11	56.82'	S 64°37'43" W
L12	50.27'	S 34°42'13" E
L13	49.62'	S 34°29'05" E
L14	14.14'	N 55°13'19" E



FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
(AREAS OF MINIMAL FLOODING)
THE LOCATION OF THE 100 YEAR FLOOD PER NFIP FIRM COMMUNITY PANEL NO. 3720209700J
EFFECTIVE DATE: JUNE 2, 2006

PARKING INFORMATION

REGULAR SPACES 139
HANDICAP SPACES 6
SPACES TOTAL 145

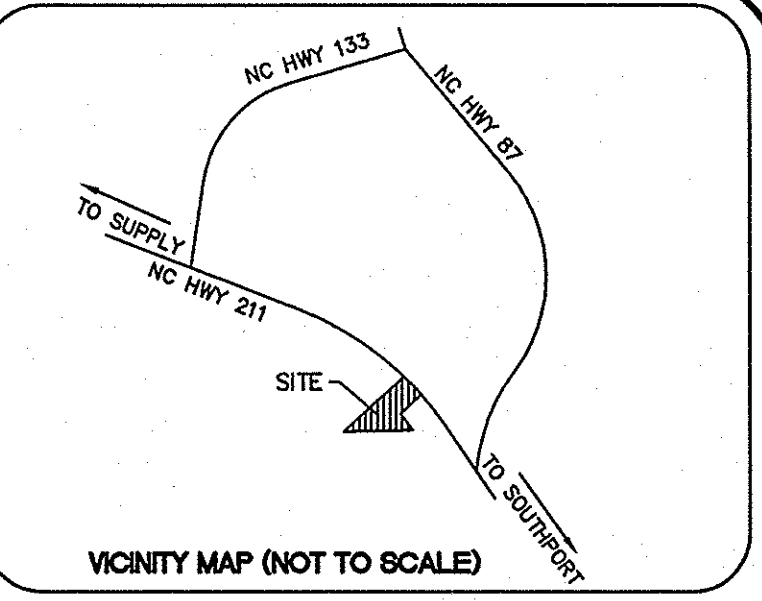
ZONING INFORMATION:

ZONED: HC (HIGHWAY COMMERCIAL DISTRICT)
SETBACK LINE: FRONT: 25'
SIDE: NONE SPECIFIED (PLEASE NOTE: WHERE ANY SIDE YARD IS PROVIDED THROUGH NOT REQUIRED, THE SAME SHALL BE NOT LESS THAN FOUR (4) FEET.
REAR: 10'
MAXIMUM BUILDING HEIGHT - 40'
ZONING REPORT: PZR REPORT DATED 11/16/2012; PZR SITE #53988-5

THIS PLAT REFLECTS SURVEY PARTICULARS AS SHOWN ON PB 21-188 AND 189 AND PB 22-291 AND 292.

- LEGEND:**
- ☆ LIGHT POLE
 - PP POWER POLE
 - WM WATER VALVE
 - SSMH STORM DRAIN MANHOLE
 - CSDI CATCH BASIN DROP INLET
 - SSMH SANITARY SEWER MANHOLE
 - GREASE TRAP
 - GV GAS VALVE
 - TP TELEPHONE PEDESTAL
 - EPANEL ELECTRIC PANEL
 - TPANEL TELEPHONE PANEL
 - FIRE HYDRANT
 - IRON PIN SET (1/2" REBAR)
 - IRON PIN FOUND
 - OE OVERHEAD ELECTRIC LINE
 - UE UNDERGROUND ELECTRIC LINE
 - SS SANITARY SEWER LINE
 - W WATER LINE
 - G GAS LINE
 - OT OVERHEAD TELEPHONE LINE
 - UT UNDERGROUND TELEPHONE LINE
 - GUARD POST
 - UNDERGROUND GAS MARKER
 - CLEANOUT
 - REINFORCED CONCRETE PIPE
 - CORRUGATED METAL PIPE
 - 3 HEAD LIGHT STANDARD

- TITLE EXCEPTIONS:**
- First American Title Insurance Company Commitment # NCS-573236NC3NY, EFFECTIVE DATE: NOVEMBER 1, 2012
 - Easements with Covenants and Restrictions Affecting Land between Wai Mart Real Estate Business Trust and W.D. of Southport, LLC recorded in Book 1361, Page 588; as affected by First Amendment to ECR recorded in Book 1361, Page 604; as affected by Declaration of Notice recorded in Book 1361, Page 616; as affected by Second Amendment to ECR recorded in Book 1366, Page 728; as affected by Declaration of Notice recorded in Book 1857, Page 1082; as affected by Third Amendment to Easements with Covenants and Restrictions Affecting Land recorded in Book 2083, Page 160, all of the Brunswick County Registry, reference being made to the records thereof for the full particulars. As an appurtenant easement to the insured legal description. As shown on the survey dated 10/19/2012, last revised 11/21/2012; by Freeland & Associates, Inc., Drawing No. 64147. The "Survey."
 - Easements, Setback Lines and any other facts shown on that Plat in Book 21, Pages 188 and 189 and Book 22, Pages 291 and 292, all of the Brunswick County Registry, reference being made to the records thereof for the full particulars. As shown on the survey.
 - Dead Notifications regarding Wetland and Water Areas recorded in Book 1320, Page 669 of the Brunswick County Registry, reference being made to the records thereof for the full particulars. As shown on the survey.
 - Easement(s) in favor of Bellsouth Telecommunications, Inc. as recorded in Book 1356, Page 434 of the Brunswick County Registry, reference being made to the records thereof for the full particulars. As shown on the survey.
 - Declaration Regarding Maintenance of Sanitary Sewer Lift Station recorded in Book 1356, Page 508 of the Brunswick County Registry, reference being made to the records thereof for the full particulars. As shown on the survey.
 - Rights of parties in possession as tenants, as tenants only, under unrecorded leases. As Tenants only which contain no options to purchase or rights of first refusal.
 - Terms and Conditions of Memorandum of Lease by and between W.D. of Southport, LLC, Lessor, and The Cato Corporation, Lessee, recorded in Book 1356, Page 375 of the Brunswick County Registry, reference being made to the records thereof for the full particulars. As Tenant only which contains no options to purchase or rights of first refusal.



- SURVEYOR'S NOTES:**
- ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY: TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
 - SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
 - 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.
 - 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.
 - THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND HAVE NOT BEEN FIELD MARKED BY LOCATOR SERVICES NOR FIELD VERIFIED BY THE SURVEYOR OTHER THAN VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

SITE ADDRESS:
1671 N. HOWE STREET
(N.C. HIGHWAY #211)
SOUTHPORT, NC 28461

CURRENT OWNER OF RECORD:
SOUTHPORT TIDEWATER WMS LLC
8816 SIX FORKS RD
SUITE 201 RALEIGH, NC 27615

POSSIBLE ENCROACHMENTS:
NONE OBSERVED

SHOPS TRACT LAND AREA:
272,254 SQ.FT.
6.250 ACRES

BASIS OF BEARINGS AND BENCHMARK:
BASIS OF BEARINGS AND ELEVATIONS BASED ON GPS "RTK" OBSERVATION OF USGS MONUMENT "MILLER"
NAD 83 - NAVD 88

PARCEL DESCRIPTION:
Commencing at the USGS monument "Miller" having grid coordinates Y=72203.428, X=2294254.277; thence with a tie line N 57-32-07 W for 440.66 feet to an iron pin located along the southwestern right of way of Howe Street (150' R/W); thence with said southwestern right of way S 40-48-26 E for 497.20 feet to an iron pin; thence S 38-48-13 E for 280.34 feet to an iron pin being the northeasterly corner of Outparcel 2 and the Point of Beginning; thence continuing with said southwestern right of way S 35-48-13 E for 22.82 feet to an iron pin; thence S 37-15-19 E for 82.13 feet to an iron pin; thence leaving said southwestern right of way with the common line of Outparcel 1 S 84-22-07 W for 45.85 feet to an iron pin; thence S 10-13-19 W for 33.04 feet to an iron pin; thence S 47-45-37 W for 120.94 feet to an iron pin; thence S 09-55-24 W for 25.11 feet to an iron pin; thence S 34-48-41 E for 98.59 feet to an iron pin; thence S 10-13-19 W for 36.57 feet to an iron pin; thence S 34-46-40 E for 55.26 feet to an iron pin; thence with the common line of Pattison (D.B. 1688-1037) S 64-37-43 W for 56.82 feet to an iron pin; thence S 34-42-13 E for 50.27 feet to an iron pin; thence with the common line of Faircloth (D.B. 368-661) S 55-13-19 E for 127.72 feet to an iron pin; thence with the northern right of way to Roy Daniel per P.B. 29-254 N 74-52-15 W for 589.74 feet to an iron pin; thence with the common line of Wai-Mart N 15-09-34 E for 122.17 feet to an x in wall; thence N 34-46-41 W for 204.50 feet to a PK nail; thence N 55-13-19 E for 14.14 feet to a PK nail; thence N 34-46-41 W for 120.00 feet to a PK nail; thence N 55-13-19 E for 289.47 feet to a PK nail; thence N 47-45-37 E for 98.74 feet to an iron pin; thence N 55-13-19 E for 127.73 feet to an iron pin; thence S 86-09-12 E for 28.59 feet to an iron pin; thence N 47-45-37 E for 98.74 feet to an iron pin; thence N 55-13-19 E for 49.33 feet to an iron pin; thence N 24-47-00 E for 44.00 feet to the Point of Beginning containing 6.250 Acres (272,254 Sq. Ft.) more or less.

"The property described and shown on the survey is the same as the property shown on First American Title Insurance Company's commitment no. NCS-573236NC3NY".

CERTIFICATE:

NOTE: THIS PROPERTY IS LOCATED WITHIN 2000 FEET OF A NCGS HORIZONTAL CONTROL MONUMENT, AS SHOWN ON GEODEIC CONTROL INDEX MAP. THEREFORE, SAID PROPERTY IS TIED TO "MILLER" MONUMENT AS REQUIRED BY G.S. 47-30.

NORTH CAROLINA
BRUNSWICK COUNTY

I, JAMES R. FREELAND, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK: 1833, PAGE 925), THAT THE RATIO OF PRECISION AS CALCULATED BY COORDINATE COMPUTATION IS 1/10,000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK PAGE THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22ND DAY OF OCTOBER, 2012.

SURVEYOR: JAMES R. FREELAND
REGISTRATION NUMBER: L2836

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

JAMES R. FREELAND; PLS L2836

CERTIFICATE:

To Southport (Tidewater) WMS, LLC, First American Title Insurance Company and Wells Fargo Bank, National Association, 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6, 6(b), 7, 10, 11, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

The field work was completed on October 19, 2012.
Date of Plat or Map: October 22, 2012

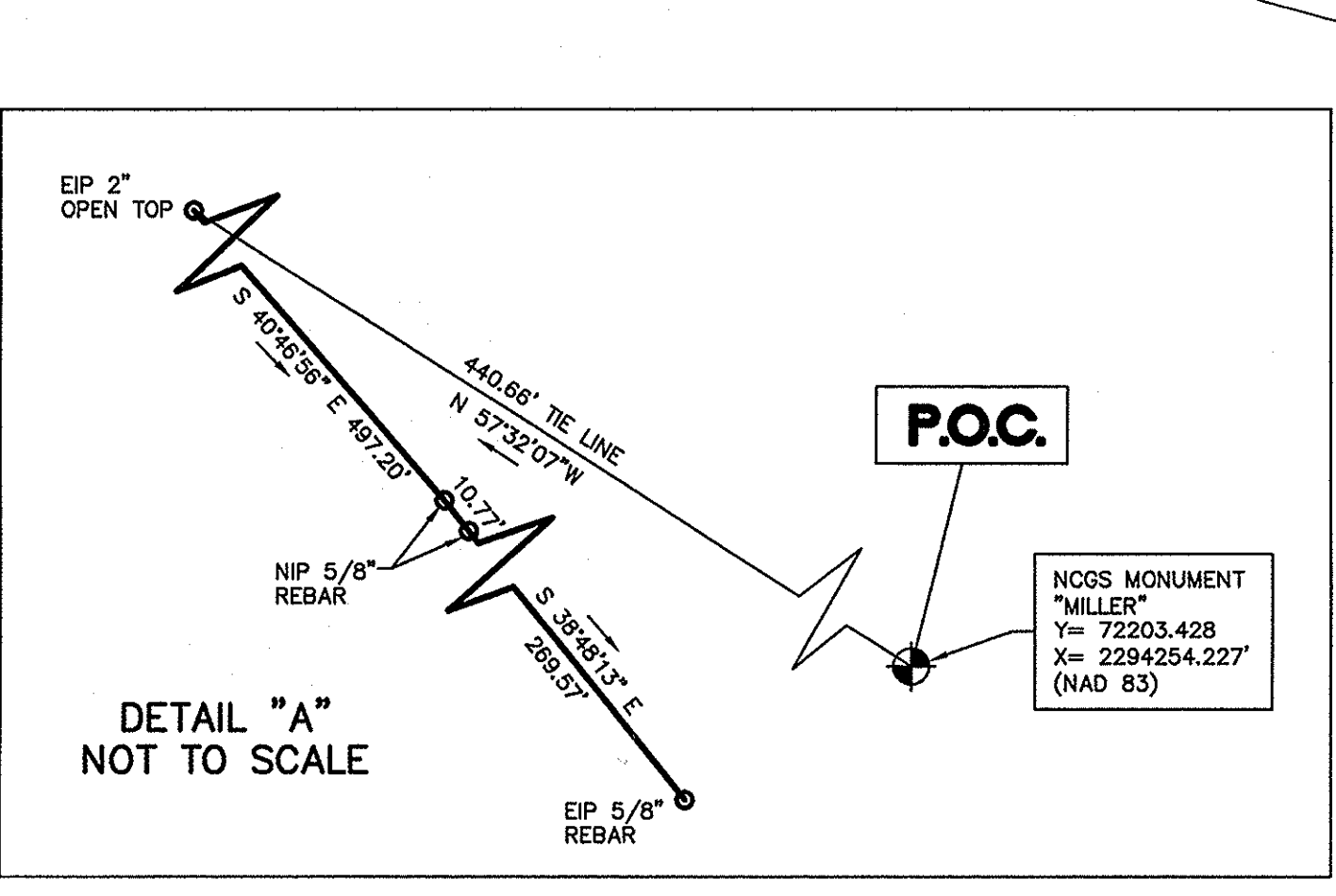
PLS: JAMES R. FREELAND
NO: L2836
COA: C-0478

STATE OF NORTH CAROLINA
BRUNSWICK COUNTY
SMITHVILLE TOWNSHIP
CITY OF SOUTHPORT

ALTA/ACSM LAND TITLE SURVEY FOR SOUTHPORT (TIDEWATER) WMS, LLC.

RECORD DESCRIPTION:

Beginning at NCGS Monument "Miller" having coordinates of Y=72203.428 and X=2294254.277 (NAD 83), thence N 57-32-07 W for 440.66 feet to an existing iron pin, thence S 40-48-15 E for 497.20 feet to a point, thence S 38-47-32 E for 280.43 feet to the place and point of beginning, from the beginning point so located S 35-47-32 E for 22.53 feet to a point, thence S 37-14-39 E for 82.23 feet to a point, thence S 84-23-00 W for 45.85 feet to a point, thence S 55-14-12 W for 33.04 feet to a point, thence S 47-46-30 W for 120.94 feet to a point, thence S 09-55-17 W for 25.11 feet to a point, thence S 34-45-48 E for 98.59 feet to a point, thence S 10-13-19 W for 36.57 feet to a point, thence S 34-45-48 E for 55.26 feet to a point, thence S 64-38-24 W for 56.77 feet to a point, thence S 34-41-32 E for 50.27 feet to a point, thence S 34-28-24 E for 49.62 feet to a point, thence S 33-39-40 E for 151.24 feet to a point, thence S 28-38-58 E for 263.72 feet to a point, thence N 74-51-04 W for 589.73 feet to a point, thence N 15-10-18 E for 121.89 feet to a point, thence N 34-45-48 W for 204.50 feet to a point, thence N 55-14-12 E for 14.14 feet to a point, thence N 34-45-48 W for 120.00 feet to a point, thence N 55-14-12 E for 289.47 feet to a point, thence N 64-45-48 W for 64.66 feet to a point, thence N 55-14-12 E for 128.73 feet to a point, thence S 34-45-48 E 127.72 feet to a point, thence S 86-09-12 E for 28.59 feet to a point, thence N 47-46-30 E for 86.74 feet to a point, thence N 55-14-12 E for 49.33 feet to a point, thence N 24-47-53 E for 44.00 feet to the place and point of beginning. Said tract contains 6.250 acres more or less.



P.O.C.

NCGS MONUMENT "MILLER"
Y= 72203.428
X= 2294254.277
(NAD 83)

