

THE STATE OF NORTH CAROLINA
I, JAMES T. WEST, CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN DEED BOOKS AS SHOWN, THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:23,000+-; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLATTED FROM INFORMATION FOUND AS NOTED AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NCGS 47-30 AS AMENDED:
THE G.P.S. SURVEY WAS PERFORMED UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
CLASS OF SURVEY "AA", POSITIONAL ACCURACY 0.05',
GPS PROCEDURE N.C.GRID SURVEY NETWORK RTK
DATUM/EPOCH: NAD 1983 (2011) NAVD 1988
USING FIXED BASE STATION: "WILLIAMSTON CORRS ARP"
COMBINED GRID FACTOR: 0.99982687 GEOD MODE: GEOD12
UNITS: US SURVEY FOOT, EQUIPMENT: SP-80 GNSS RECEIVER
DATE OF SURVEY: NOVEMBER 15, 2024

WITNESS MY HAND AND SEAL THIS 24th DAY OF JANUARY 2025

James T. West L-3392
JAMES T. WEST REG. NO.



THE UNDERSIGNED BEING A REGISTERED SURVEYOR OF THE STATE OF NORTH CAROLINA, CERTIFIES TO:
• DJ WINDSOR, LLC
• FIRST CITIZENS BANK & TRUST COMPANY, and/or its successors and/or assigns as their interests may appear.
• STATEWIDE 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 THE ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 6a, 6b, 7a, 8, 9, 11, 13, 16, 17, 18, 19 AND 20 OF TABLE "A" THEREOF, THE FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2024

DATE OF MAP OF SURVEY: JANUARY 24, 2025

James T. West
JAMES T. WEST NCLSP# 3392

THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY AS DESCRIBED IN STATEWIDE TITLE INSURANCE COMPANY COMMITMENT NO. S1351574 WITH AN EFFECTIVE DATE OF 12/20/2024 AT 8:00AM

PIN# 6802 48 4079, DB 693 PG 238, DB 694 PG 311, PG "B" PG 258
BEING THE SAME PROPERTY DESCRIBED IN TITLE COMMITMENT #S1351574
ALL OF THAT CERTAIN LOT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWN OF WINDSOR, BERTIE COUNTY, NORTH CAROLINA,
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

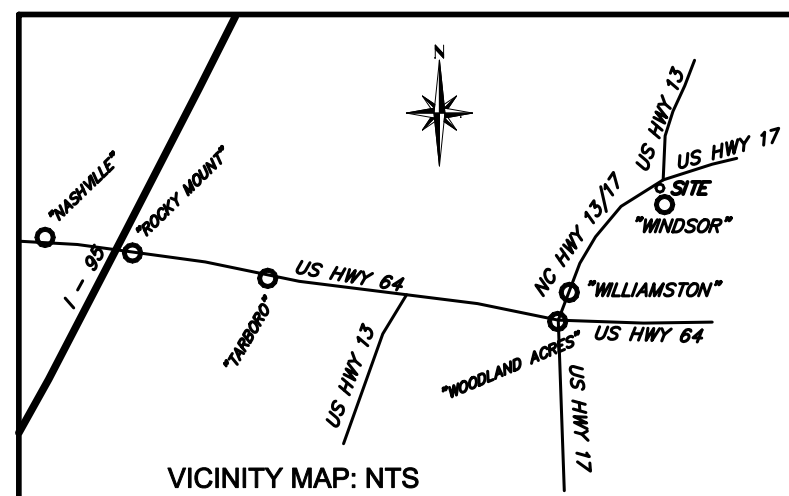
POINT OF BEGINNING BEING A 1" OPENPIPE HAVING NC GRID COORDINATES OF N: 828,408.01FT E: 2,605,100.47FT AND BEING ON THE WESTERN EDGE OF THE VARIABLE WIDTH RIGHT OF WAY (R/W) FOR KING STREET AND THE NORTH EASTERN CORNER OF REDCO PROPERTIES LLC, DB 866 PG 782 AND ON THE SOUTHERN EDGE OF THE VARIABLE WIDTH PUBLIC R/W FOR CARSON'S ALLEY; THENCE WITH SAID R/W FOR CARSON'S ALLEY AND REDCO PROP. LLC S 64°-58'-28" W - 303.73' TO A 1" OPENPIPE BEING AT THE NORTH EASTERN CORNER OF REDCO PROPERTIES LLC, DB 877 PG 99; THENCE WITH SAID REDCO AND CONTINUING WITH CARSON'S ALLEY S 64°-59'-06" W - 103.90' TO A 1" OPENPIPE THE NORTH WESTERN CORNER OF REDCO PROPERTIES LLC; THENCE LEAVING THE R/W OF CARSON'S ALLEY AND WITH REDCO PROP. LLC THREE CALLS 1) S 13°-23'-25" E - 118.37' TO 1" OPENPIPE 2) S 41°-30'-55" W - 102.77' TO A BENT 1" OPENPIPE 3) S 44°-23'-01" E - 151.59' TO A BROKEN MONUMENT ON THE NORTHERN LINE OF WINDSOR LIMITED PARTNERSHIP, DB 707 PG 615; THENCE TWO CALLS WITH WINDSOR LP 1) S 50°-04'-02" W - 305.40' TO A IRONPIPE 2) S 50°-04'-58" W - 145.21' TO A MONUMENT IN BRANCH, BEING THE NORTH EASTERN CORNER OF JS ROBERSON, DB 583 PG 200; THENCE WITH ROBERSON N 69°-38'-28" W - 185.76' TO A MONUMENT, BEING THE NORTH EASTERN CORNER OF CM HUGHES, DB 820 PG 901; THENCE WITH HUGHES N 74°-20'-36" W - 122.18' TO A REBAR, BEING THE SOUTH WESTERN CORNER OF MARSHALL WILLIFORD JR, DB 754 PG 84; THENCE TWO CALLS WITH WILLIFORD 1) N 50°-12'-46" E - 238.40' TO A REBAR 2) N 40°-02'-14" W - 268.10' TO A REBAR, ON THE SOUTHERN EDGE OF THE VARIABLE WIDTH R/W FOR US HIGHWAY 13-17; THENCE WITH SAID R/W THREE CALLS 1) N 45°-06'-40" E - 120.01' TO A REBAR 2) N 49°-21'-24" E - 189.93' TO A REBAR 3) N 50°-34'-41" E - 191.48' TO A BENT REBAR, BEING THE NORTH WESTERN CORNER OF HARRELL ENTERPRISES, DB 714 PG 253; THENCE LEAVING R/W OF US HIGHWAY 13-17 AND WITH HARRELL S 40°-00'-08" E - 212.12' TO A BENT REBAR, BEING ON THE NORTHERN EDGE OF CARSON'S ALLEY; THENCE CONTINUING WITH CARSON'S ALLEY AND HARRELL N 65°-00'-19" E - 190.89' TO A MARK ON CURB, BEING THE SOUTH WESTERN CORNER OF P AND N PROPERTIES, DB 720 PG 383; THENCE WITH P AND N WITH CARSON'S ALLEY TWO CALLS 1) N 62°-21'-39" E - 79.95' TO MARK ON CURB 2) N 66°-12'-34" E - 80.12' TO A 8" NAIL, BEING THE SOUTH WESTERN CORNER OF BERTIE FARM BUREAU INC, DB 917 PG 260; THENCE WITH BERTIE FARM BUREAU N 67°-10'-27" E - 83.65' TO A 8" NAIL ON THE WESTERN EDGE OF THE VARIABLE WIDTH R/W FOR KING DRIVE; THENCE WITH SAID R/W S 15°-28'-35" E - 50.61' TO THE POINT OF BEGINNING, CONTAINING 7.16 ACRES AND SHOWN ON A SURVEY BY HARRISBURG SURVEYING, DATED JANUARY 24, 2025, JOB # 241101

TABLE "A" NOTES:

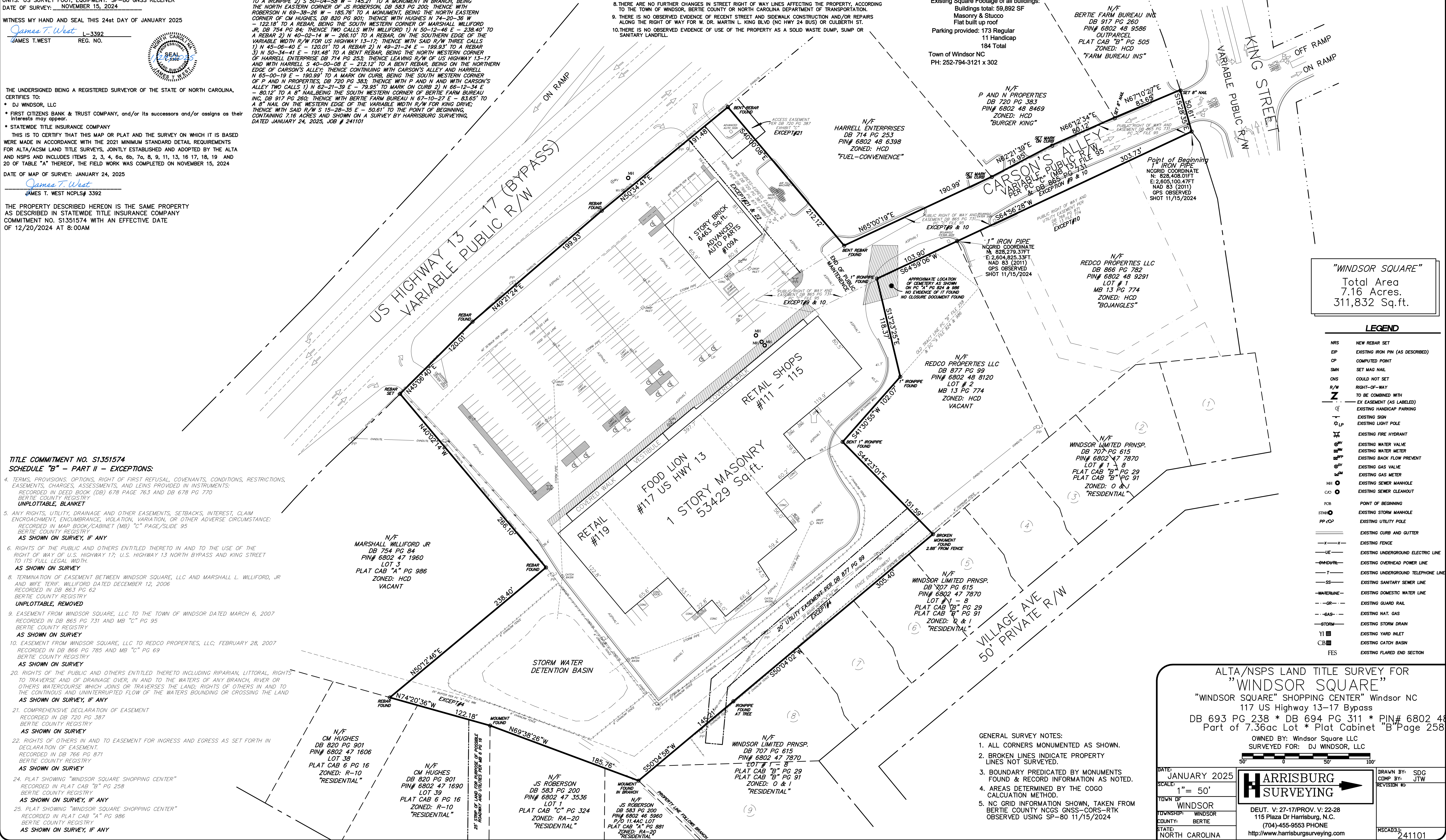
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF NORTH CAROLINA.
2. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD AS SHOWN.
3. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 372068020J, WITH A DATE OF IDENTIFICATION OF 2/4/2009, FOR COMMUNITY NO. 370019, IN THE TOWN OF WINDSOR, BERTIE COUNTY, STATE OF NORTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
4. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
5. THE PROPERTY HAS DIRECT ACCESS TO AND FROM KING DRIVE, US HIGHWAY 13-17 BYPASS AND CARSON'S ALLEY WHICH ARE ALL DEDICATED PUBLICLY MAINTAINED ROADWAYS.
6. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 173, INCLUDING 11 DESIGNATED HANDICAP SPACES FOR A TOTAL OF 184, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.
7. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
8. THERE ARE NO FURTHER CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO THE TOWN OF WINDSOR, BERTIE COUNTY OR NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
9. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET AND SIDEWALK CONSTRUCTION AND/OR REPAIRS ALONG THE RIGHT OF WAY FOR W. DR. MARTIN L. KING BLVD (NC HWY 24 BUS) OR CULBERTH ST.
10. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

ZONING INFORMATION.

Zoning per Town of Windsor Ordinance
Highway Commercial District (HCD) C-2
Shopping Center Business
Building use: Grocery, Restaurant & Retail
Setbacks Per Section 6, Table 6.7.4
Front: 40' King Street & US Hwy 13-17 North Bypass
Side: 10' off all sidelines
Rear: 20'
Existing Buildings at highest point:
Approx. 23' as shown.
Existing Buildings stories: 1
Existing Square Footage of all buildings:
Buildings total: 59,892 SF
Masonry & Stucco
Flat built up roof
Parking provided: 173 Regular
11 Handicap
184 Total
Town of Windsor NC
PH: 252-794-3121 x 302



N.C.S. GRID NORTH
N.C.G. SURVEY COORDINATES AND 83
OBSERVED BY GPS SP80
SEE GENERAL NOTE #5 FOR GRID BASE



"WINDSOR SQUARE"
Total Area
7.16 Acres.
311,832 Sq.ft.

LEGEND

NRS	NEW REBAR SET
EP	EXISTING IRON PIN (AS DESCRIBED)
CP	COMPUTED POINT
SMN	SET MAG NAIL
CNS	COULD NOT SET
R/W	RIGHT-OF-WAY
Z	TO BE COMBINED WITH
EX	EASEMENT (AS LABELED)
EXISTING HANDICAP PARKING	
EXISTING SIGN	
EXISTING LIGHT POLE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING WATER METER	
EXISTING BACK FLOW PREVENT	
EXISTING GAS VALVE	
EXISTING GAS METER	
EXISTING SEWER MANHOLE	
EXISTING SEWER CLEANOUT	
POINT OF BEGINNING	
EXISTING STORM MANHOLE	
EXISTING UTILITY POLE	
EXISTING CURB AND GUTTER	
EXISTING FENCE	
EXISTING UNDERGROUND ELECTRIC LINE	
EXISTING OVERHEAD POWER LINE	
EXISTING UNDERGROUND TELEPHONE LINE	
EXISTING SANITARY SEWER LINE	
EXISTING DOMESTIC WATER LINE	
EXISTING GUARD RAIL	
EXISTING NAT. GAS	
EXISTING STORM DRAIN	
EXISTING YARD INLET	
EXISTING CATCH BASIN	
EXISTING FLARED END SECTION	

ALTA/NSPS LAND TITLE SURVEY FOR
"WINDSOR SQUARE"
"WINDSOR SQUARE" SHOPPING CENTER Windsor NC
117 US Highway 13-17 Bypass
DB 693 PG 238 * DB 694 PG 311 * PIN# 6802 48 4079
Part of 7.36ac Lot * Plat Cabinet "B" Page 258

OWNED BY: Windsor Square LLC
SURVEYED FOR: DJ WINDSOR, LLC

HARRISBURG SURVEYING

DEUT. V: 27-17/PROV. V: 22-28
115 Plaza Dr Harrisburg, N.C.
(704)-455-9553 PHONE
http://www.harrisburgsurveying.com

DATE: JANUARY 2025
SCALE: 1" = 50'

TOWN OF WINDSOR
COUNTY: BERTIE
STATE: NORTH CAROLINA

DRAWN BY: SDG
COMP BY: JTW
REVISION #1:

MSCAD3.1
241101

GENERAL SURVEY NOTES:

1. ALL CORNERS MONUMENTED AS SHOWN.
2. BROKEN LINES INDICATED PROPERTY LINES NOT SURVEYED.
3. BOUNDARY PRECIPITATED BY MONUMENTS FOUND & RECORD INFORMATION AS NOTED.
4. AREAS DETERMINED BY THE COGO CALCULATION METHOD.
5. NC GRID INFORMATION SHOWN, TAKEN FROM BERTIE COUNTY NCGS GNSS-CORS-RTK OBSERVED USING SP-80 11/15/2024