

POINT OF COMMENCEMENT
NGS MONUMENT "K-180"
N=692,930.86 sFT
E=1,005,074.40 sFT
NAD 83(2011) DATUM
COMBINED FACTOR: 0.99978722

SURVEY LEGAL DESCRIPTION

All that tract or parcel of land, lying and being in the Town of Black Mountain, Buncombe County, North Carolina containing 75,525 square feet or 1.665 acres, more or less, and being more particularly described as follows:

COMMENCING at NGS monument "K-180", having North Carolina State Plane Coordinates (NAD 83(2011)) N: 692,930.86 sFT, E: 1,005,074.40 sFT; thence along a tie line North 89 degrees 29 minutes 57 seconds East a distance of 6,483.24' to a point marked by a 1/2" rebar set on the southeast right of way line of West State Street (U.S. Highway 70, 100 feet right of way), said point having North Carolina State Plane Coordinates (NAD 83(2011)) N: 694,802.03' sFT, E: 1,011,280.44' sFT and being the POINT OF BEGINNING; thence, along a curve to the right in the southeast right of way line of West State Street an arc distance of 303.62 feet to a point marked by a 1" open top iron pipe, said point having North Carolina State Plane Coordinates (NAD 83(2011)) N: 694,918.35 sFT, E: 1,011,560.64 sFT, said point also being the northwest corner of James D. Pressley and Sandra Y. Pressley (Deed Book 5715, Page 457 Buncombe County Register of Deeds), and said curve having a chord bearing of North 67 degrees 27 minutes 20 seconds East, a chord distance of 303.39 feet and a radius of 2,242.00 feet; thence, with the west boundary line of Pressley South 10 degrees 08 minutes 03 seconds East a distance of 234.92 feet to a point marked by a 1/2" rebar set in the northwest right of way margin of Southern Railway (100 feet right of way); thence, along the northwest right of way of said Southern Railway South 65 degrees 15 minutes 54 seconds West a distance of 307.65 feet to a point marked by a 5/8" rebar found, said point having North Carolina State Plane Coordinates (NAD 83(2011)) N: 694,558.82 sFT, E: 1,011,323.10 sFT; thence, leaving the Southern Railway right of way and with the east boundary line of North Carolina Academy, LLC (Deed Book 5419, Page 580), North 09 degrees 56 minutes 30 seconds West (passing an 5/8" rebar found on line at a distance of 239.22 feet) a total distance of 247.12 feet to a point marked by a 1/2" rebar set, said point being the POINT OF BEGINNING.

This is the same property as described in Deed Book 2215, page 307, recorded with the Buncombe County Register of Deeds

RECORD LEGAL DESCRIPTION

Commencing from a point located at the centerline intersection of U.S. Highway# 70 and Craigmont Road; thence S 33-53-50 W for 98.12 feet to an iron pin located on the southern right-of-way of U.S. Highway# 70 and also being N 73-10-57 E for 6483.87 feet from NGS monument K-180 being the True Point of Beginning; Thence with the southern right-of-way of U.S. Highway# 70 (100' R/W) along a curve to the right having a radius of 2242.0 feet, arc of 299.07 feet, and a chord of S 67-17-04 W for 298.85 feet to an iron pin; thence leaving said right-of-way along a common property line with T.R. Cline, ET. AL. Property (TMS PT. 0619-13-14-1544) S 10-10-59 E for 234.92 feet to a point passing through an iron pin at 214.24 feet, said tract being located on the northern right-of-way of Southern Railroad; thence along the Southern Railroad right-of-way S 65-04-43 W for 302.85 feet to an iron pin; thence leaving said right-of-way crossing a 20.79 undeveloped road and along the common property line with Brigmens Valley Funeral Service (TMS 0619-13-14-1544) N 09-59-26 W for 247.12 feet to an iron pin being the True Point of Beginning. Said tract contains 1.64 acres or 71,367 square feet.

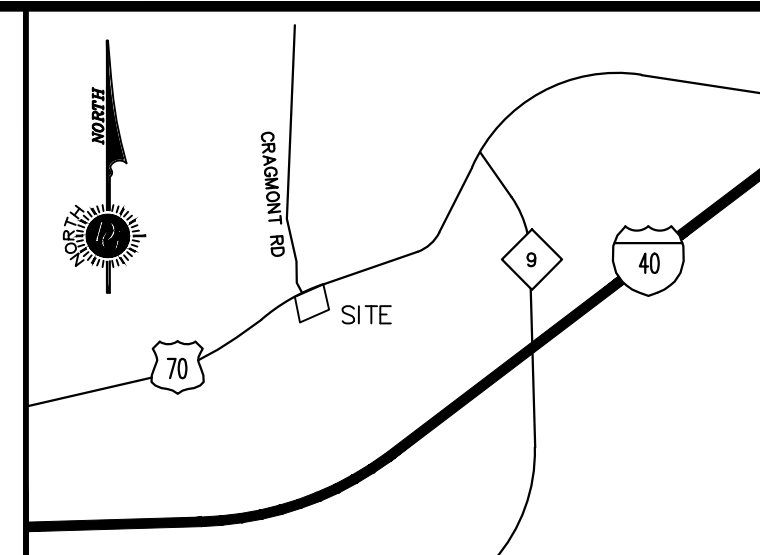
SCHEDULE B SECTION II

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 19-10463RA
EFFECTIVE DATE: JULY 1, 2019 @ 8:00 A.M.

- ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN PLAT BOOK 5, PAGE 25. AS SHOWN HEREON.
- LEASE AND TERMS AND PROVISIONS THEREOF BY AND BETWEEN WEC 99J-78 LLC AND REVCO DISCOUNT DRUG CENTERS, INC., A MEMORANDUM OF WHICH IS RECORDED IN BOOK 2215, PAGE 311. NO MATTERS TO PLOT.
- DECLARATION OF WITHDRAWAL RECORDED IN BOOK 1508, PAGE 70, AND RE-RECORDED IN BOOK 1527, PAGE 842. AS SHOWN HEREON.

NOTES

- THE STREET ADDRESS OF THE PROPERTY IS 421-425 WEST STATE STREET, BLACK MOUNTAIN, NC.
- THE TAX PARCEL IDENTIFICATION NUMBERS FOR THE SUBJECT PROPERTY ARE 0619-14-3781-00000, 0619-14-4786-00000 & 0619-14-5748-00000.
- THE TOTAL AREA OF THE PROPERTY SURVEYED CONTAINS 72,525 SQUARE FEET OR 1.665 ACRES, MORE OR LESS.
- THIS PROPERTY AREA WAS DETERMINED BY THE COORDINATE COMPUTATION METHOD.
- DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- UNADJUSTED RATIO OF PRECISION 1:45,778.
- ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE 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 HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE BEGINNING ANY CONSTRUCTION OR BORINGS, CONTACT THE UTILITIES PROTECTION CENTER.
- THE PROPERTY SHOWN HEREON HAS ACCESS TO WEST STATE STREET, A PUBLIC STREET.
- THIS SURVEY IS REFERENCED TO THE NC STATE PLANE COORDINATE SYSTEM, NAD 83(2011).
- THERE ARE 62 TOTAL PARKING SPACES, INCLUDING FOUR (4) HANDICAP SPACES.
- DONALDSON, GARRETT & ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 19-10463RA, DATED JULY 1, 2019 AT 8:00 AM.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AS OF SEPTEMBER 23, 2019.
- THERE WAS NO OBSERVED EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WHICH CONSTITUTES ONE CONTIGUOUS PARCEL WITHOUT GAPS, GORES OR OVERLAPS.
- THE SURVEYOR HAS NOT BEEN PROVIDED ANY INFORMATION REGARDING PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES. NO RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED.
- NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
RAILROAD TRACKS	
FENCE LINE	---
BUILDING SETBACK LINE	---
GAS LINE	---
WATER LINE	---
OVERHEAD POWER LINE	---
OVERHEAD TELEPHONE LINE	---
OVERHEAD POWER & TEL	---
OVERHEAD TRAFFIC SIGNAL	---
SANITARY SEWER LINE	---
STORM SEWER LINE	---
IRON PIN FOUND (SIZE AND TYPE AS NOTED)	●
1/2" REBAR W/ CAP SET	○
GEODETIC MONUMENT FOUND	⊕
SCHEDULE BII EXCEPTION	⊕
APPARENT ENCROACHMENT	⊕
UTILITY POLE/GUY WIRE	⊕
LIGHT POLE	⊕
TRAFFIC SIGNAL JUNC. BOX	⊕
WATER VALVE	⊕
WATER METER	⊕
FIRE HYDRANT	⊕
ELECTRIC METER	⊕
GAS METER	⊕
MANHOLE	⊕
DROP INLET	⊕
CLEANOUT	⊕
BOLLARD	⊕
STREET SIGN	⊕
MAILBOX	⊕
STREET ADDRESS	⊕
ASPHALT	▨
CONCRETE	▨

ZONING INFORMATION

AUTHORITY: TOWN OF BLACK MOUNTAIN
PLANNING & ZONING
ADDRESS: 160 MIDLAND AVE
BLACK MOUNTAIN, NC 287
PHONE #: 828-419-9300

ZONING DISTRICT: HB-8, HIGHWAY BUSINESS

CURRENT BUILDING SETBACK DISTANCES
(PER PZR REPORT FOR CVS 3860 DATED 10/07/2019)

FRONT: 15'
SIDE: 0'
REAR: 10'

PARKING SPACES REQUIRED: 45 TOTAL SPACES, INCLUDING 1 LOADING SPACE.

EXISTING PARKING SPACES: 62 TOTAL SPACES, INCLUDING 4 HANDICAP SPACES.

NOW OR FORMERLY
JAMES D. PRESSLEY
SANDRA Y. PRESSLEY
419 WEST STATE ST
BLACK MOUNTAIN, NC 28711
DB 5715, PG 457
PB 5, PG 25
PARCEL No.:
0619-14-6822-00000
ZONED HB-8

NOW OR FORMERLY
WEC 99J-78 LLC
C/O CVS PHAR INC
STORE ACT DPT
1 CVS DR
WOONSOCKET, RI 02895-6146
PB 5, PG 25
PARCEL No.:
0619-14-3781-00000
0619-14-4786-00000
0619-14-5748-00000
ZONED HB-8

1-STORY
BLOCK BUILDING
AREA=±10,213 SQ.FT.
HEIGHT=±22.9'
FFE= 2,338.6'

CVS PHARMACY
#3860

1-STORY
WOOD FRAME BUILDING
HEIGHT=±17.6'
FFE= 2,347.6'

PRECISION GRAPHICS

TOTAL AREA
±72,525 SQ. FT.
OR ±1.665 ACRES

SURVEYOR'S CERTIFICATE

TO: PNC BANK, NATIONAL ASSOCIATION, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS; WEC 99J-78 LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND CHICAGO 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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B) (A&2), 7(C), 8, 9, 10, 11(A), 11(B), 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 18, 2019.

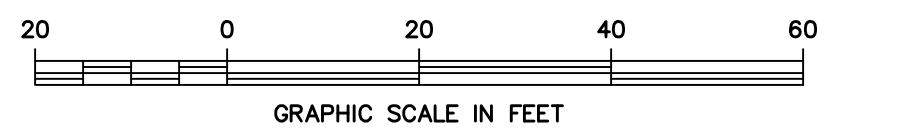
"I, JOHN M. STORY, CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET."

"I, JOHN M. STORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DB 2215, PG 307 BUNCOMBE COUNTY RECORDS); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:45,778; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 24TH DAY OF SEPTEMBER A.D. 2019.

John M. Story
JOHN M. STORY
PROFESSIONAL LAND SURVEYOR L-3840

November 11, 2019
DATE



APPARENT ENCROACHMENT

1. ASPHALT PAVEMENT CROSSES THE EAST BOUNDARY OF THE SITE.

FLOOD ZONE INFORMATION

ACCORDING TO MAPPING PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) BUNCOMBE COUNTY, NORTH CAROLINA PANEL NUMBER 3710061900J, EFFECTIVE DATE: JANUARY 6, 2010, THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY IS ENTIRELY WITHIN AN AREA DESIGNATED ZONE X - AREAS OF MINIMAL FLOOD HAZARD.

ALTA/NSPS LAND TITLE SURVEY
FOR
PNC BANK, NATIONAL ASSOCIATION,
together with its successors and assigns
WEC 99J-78 LLC,
a Delaware Limited Liability Company
CHICAGO TITLE INSURANCE COMPANY
CVS PHARMACY #3860

TOWN OF BLACK MOUNTAIN BUNCOMBE COUNTY NORTH CAROLINA

DWN.BY:	JH
CHK.BY:	JMS
FIELDBOOK:	N/A
PLS NO.:	L-3840

DATE:	9/24/2019
SCALE:	1"=20'
PROJECT NO.:	5658-019-N1
DRAWING NO.:	NC-038-19-D