

**Project Overview**

#1369642

**Project Title:** Eutaw Village Shopping LLC**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:** 2620 BRAGG BLVD  
(0428216821000)**Zip Code:** 28303Is it in Fayetteville? [Click this link to the Cumberland County Tax Office GIS system](#)**GIS Verified Data****Property Owner: Parcel**

- 2620 BRAGG BLVD: EUTAW SHOPPING CENTER INC

**Zoning District: Zoning District**

- 2620 BRAGG BLVD: CC

**Fire District:****Airport Overlay District:****Hospital Overlay District:****Coliseum Tourism District:****Cape Fear District:****Downtown Historic District:****Haymount Historic District:****Floodway:****100 Year Flood:** <100YearFlood>**500 Year Flood:** <500YearFlood>**Watershed:****General Project Information****Has the land been the subject of a map amendment application in the last five years?:** No**Previous Amendment Approval Date:****Previous Amendment Case #:****Proposed Zoning District:** CC**Acreage to be Rezoned:** 1.73**Is this application related to an annexation?:** No**Water Service:** Public**Sewer Service:** Public**A) Please describe all existing uses of the land and existing structures on the site, if any:****B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:**

This is a lingering zoning from an old annexation we believe. The shopping center and the parcel is zoned CC but the old bank building and a portion of the parking lot do not match the zoning. The bank building is zoned OI and the parking lot is zoned SF10 (see attached survey). We would like the entire parcel to be a single zoning of CC (we have a coffee shop prepared to occupy the old bank building by the end of the year)

The rest of the parcel is where the building and parking lot are located are already zoned CC. Across Bragg Blvd is CC (2507 Bragg Blvd). The opposite corner is zoned CC (2505 Bragg Blvd). Across stamper road the corner is OI (804 Stamper) and further along stamper there is some SF6 and SF10 zoning

**Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).**

**A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:**

This fixes the mixed zoning issue inside the parcel and allows for the CC use in the corner building for a more appropriate occupancy (coffeehouse)

**B) Are there changed conditions that require an amendment? :**

No, I don't believe so.

**C) State the extent to which the proposed amendment addresses a demonstrated community need.:**

Having this building zoned CC will allow for better occupancy options for the community.

**D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:**

The rest of the parcel is already CC. It makes sense that all of the area inside the parcel would be zoned the same thing.

**E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:**

It makes sense to keep the parcel uniform in its zoning, which is a commercial shopping center, not an office complex.

**F) State the extent to which the proposed amendment might encourage premature development.:**

I'm not sure I understand this question, but this would allow for better occupancy at this location.

**G) State the extent to which the proposed amendment results in strip-style commercial development.:**

This is already a commercial shopping complex.

**H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.:**

This rezoning would allow the land to match the rest of the parcel and the surrounding areas.

**I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:**

I don't believe there would be any adverse impact on the surrounding property values. It would likely increase the values.

**J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:**

I don't believe this would have an adverse impact on the natural environment.

## Primary Contact Information

**Contractor's NC ID#:**

**Project Owner**

Zachary Fisher  
Eutaw Village Shopping LLC  
11010 Lake Grove Blvd, Ste 100-313  
Morrisville, NC 27560  
P:9192802901  
[zack@palisadesone.com](mailto:zack@palisadesone.com)

**Project Contact - Agent/Representative**

Zachary Fisher  
Eutaw Village Shopping LLC  
11010 Lake Grove Blvd, Ste 100-313  
Morrisville, NC 27560  
P:9192802901  
[zack@palisadesone.com](mailto:zack@palisadesone.com)

**As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :**

NC State General Contractor's License Number:  
NC State Electrical Contractor #1 License Number:  
NC State Electrical Contractor #2 License Number:  
NC State Electrical Contractor #3 License Number:  
NC State Mechanical Contractor's #1 License Number:  
NC State Mechanical Contractor's #2 License Number:  
NC State Mechanical Contractor:  
NC State Plumbing Contractor #1 License Number:  
NC State Plumbing Contractor #2 License Number:

Indicate which of the following project contacts should be included on this project:

# AFFIDAVIT OF OWNERSHIP

1. Zachary K Fisher, being duly sworn, deposes and says:

1. That I am the owner of the property/properties located at  
2620 Bragg Blvd  
Eutaw Village Shopping LLC in the City of Fayetteville, a political  
subdivision of the State of North Carolina.

2. I do hereby give permission to Zachary K Fisher to submit a  
Conditional Rezoning/Rezoning/Variance/Special Use (circle one) application to the City of  
Fayetteville on my behalf for the above referenced property/properties.

3. This authority is only granted for the application to be submitted on  
June 2024.

[Signature]  
Signature of Affiant

\_\_\_\_\_  
Signature of Affiant

Cumberland County, North Carolina

Sworn to and subscribed before me this day on the 5 day of June, 2024

[Signature]  
Signature of Notary Public

(Official Seal)



Kathleen M. Founds, Notary Public  
Printed Name of Notary Public

My Commission Expires: 2/1/2029



## 1 TITLE DESCRIPTION

All that certain real property located in Cumberland County, North Carolina more particularly described as follows:  
TRACT ONE:  
i) Cumberland County Tax PIN: 0428-22-0491  
Street Address (Tax): 815 ½ Elm St  
ii) Cumberland County Tax PIN: 0428-22-0618  
Street Address (Tax): 2101 Beech St  
BEING all of Lot 3 according to the plat entitled "Composite Map of Eutaw Shopping Center" duly recorded in Plat Book 47, Page 25, Cumberland County Registry.  
LESS AND EXCEPT the land described in the deed recorded in Deed Book 1019, Page 807, Cumberland County Registry.  
And as more particularly shown and described on that certain ALTA/NSPS Land Title Survey having a Project Name of Eutaw Village Fayetteville and a CDS Project Number of 22-01-0345, prepared by Commercial Due Diligence Services and being certified by David B. Jordan NCPLS #3940 of David B. Jordan & Associates, PLLC, dated March 9, 2022, as revised, as follows:

Beginning at a rebar set on the Northerly R/W of Sigmon Street (a 50' R/W P.B. 47, Pg. 25) and being the southeasterly corner of Stout Properties, Inc. (D.B. 2045, Pg. 468 & Lot 5 of P.B. 108, Pg. 178); thence with Stout Properties' line 4 calls: 1) N 28°30'49" E a distance of 313.49' to a mark found at reading; 2) N 28°28'22" E a distance of 88.17' to a mark found at reading; 3) N 29°13'49" E a distance of 50.89' to a mag nail found; 4) N 69°30'55" W a distance of 121.52' to a mark found at reading in the line of Stout Properties, Inc. (D.B. 2052, Pg. 006); thence with said D.B. 2052, Pg. 006 easterly line N 20°32'32" E a distance of 125.18' to a flat iron pin found on the southerly R/W of Beech Street (60' Public R/W P.B. 47, Pg. 25); thence with said southerly R/W 2 calls: 1) S 69°24'57" E a distance of 349.85' to an iron pin found; 2) with a curve turning to the right with an arc length of 42.61', with a radius of 25.00', with a chord bearing of S 20°07'01" E, with a chord length of 37.63' to a computed point on the westerly R/W of Elm Street (P.B. 47, Pg. 25); thence with said westerly R/W 2 calls: 1) S 26°42'13" W a distance of 547.40' to a computed point; 2) with a curve turning to the right with an arc length of 37.82', with a radius of 25.00', with a chord bearing of S 72°30'30" W, with a chord length of 34.32' to a mag nail found on the northerly R/W of said Sigmon Street; thence with said northerly R/W N 64°24'44" W a distance of 212.06' to the Point of Beginning having an area of 155.243 square feet or 3.564 acres, more or less.

TRACT TWO:  
Cumberland County Tax PIN: 0428-22-4414  
Street Address (Tax): 894 Elm St  
BEGINNING at the northwest corner of Tract Number One, Eutaw Shopping Center, Inc., recorded in Plat Book 16, Page 64, Cumberland County, North Carolina Registry, and running thence with the eastern boundary of Elm Street, North 32 degrees 07 minutes East, 339.05 feet to an iron pipe; thence South 58 degrees 52 minutes East, 169.83 feet to a point; thence a new line South 31 degrees 08 minutes West, 331.38 feet to a point; thence North 61 degrees 21 minutes West, 175.81 feet to the beginning, Containing 1.329 acres, more or less.

And as more particularly shown and described on that certain ALTA/NSPS Land Title Survey having a Project Name of Eutaw Village Fayetteville and a CDS Project Number of 22-01-0345, prepared by Commercial Due Diligence Services and being certified by David B. Jordan NCPLS #3940 of David B. Jordan & Associates, PLLC, dated March 9, 2022, as revised, as follows:

Beginning at a computed point on the easterly R/W of Elm Street the northwesterly corner of the below described Tract 3; thence with the easterly R/W of Elm Street N 28°08'54" E a distance of 339.05' to a mag nail set the southwestwery corner of Frank P. Stout (D.B. 9713, Pg. 727); thence with Stout's line S 62°15'08" E a distance of 169.83' to a mag nail set the northwesterly corner of Murray E. Hodges, Jr. (D.B. 2558, Pg. 491); thence S 27°09'10" W a distance of 331.38' to a mark found Hodges southwestwery corner in the line of the below described Tract 3; thence N 64°45'21" W a distance of 175.81' to the Point of Beginning having an area of 57,904 square feet or 1.329 acres, more or less.

TRACT THREE:  
i) Cumberland County Tax PIN: 0428-21-6821  
Street Address (Tax): 2620 Bragg Boulevard  
ii) Cumberland County Tax PIN: 0428-21-0842  
Street Address (Tax): 2810 Bragg Blvd  
iii) Cumberland County Tax PIN: 0428-21-9377  
Street Address (Tax): 2606 Bragg Blvd  
BEGINNING at an iron stake located where the northern right-of-way margin of Bragg Boulevard (Highway 24) intersects the western right-of-way margin of Stamper Road and running thence with the northern right-of-way margin of Bragg Blvd., North 60 degrees 56 minutes 30 seconds West, 1,158.70 feet to an iron stake located in the eastern right-of-way margin of Elm Street; thence with the eastern right-of-way margin of Elm Street, North 32 degrees 06 minutes 40 seconds East 815.24 feet to a corner, said corner being a painted "X" in the edge of a concrete sidewalk; thence leaving the eastern right-of-way margin of Elm Street, South 61 degrees 27 minutes 31 seconds East, 732.53 feet to an iron stake; thence South 58 degrees 58 minutes 00 seconds East, 269.33 feet to an iron stake; thence South 23 degrees 17 minutes 21 seconds West, 64.18 feet to an iron stake; thence South 54 degrees 53 minutes 00 seconds East, 175.04 feet to an iron stake located in the western right-of-way margin of Stamper Road; thence with the western right-of-way margin of Stamper Rd., South 35 degrees 07 minutes 53 seconds West, 531.68 feet to the point of BEGINNING, containing 16.31 acres, more or less. Also being all of Lot 1 according to the plat entitled "Composite Map of Eutaw Shopping Center" duly recorded in Plat Book 47, Page 25, Cumberland County Registry, less and except the land described in Tract Two above.

And as more particularly shown and described on that certain ALTA/NSPS Land Title Survey having a Project Name of Eutaw Village Fayetteville and a CDS Project Number of 22-01-0345, prepared by Commercial Due Diligence Services and being certified by David B. Jordan NCPLS #3940 of David B. Jordan & Associates, PLLC, dated March 9, 2022, as revised, as follows:

Beginning at a computed point on the easterly R/W of Elm Street (a 60' Public R/W) the southwestwery corner of the above described Tract 2; thence with Tract 2' southerly line S 64°45'21" E a distance of 175.81' to a mark found the southwestwery corner of Murray E. Hodges, Jr. (D.B. 2558, Pg. 491); thence with Hodges' southerly line S 64°45'21" E a distance of 556.72' to a pipe found the southwestwery corner of Justin D. Pearson (D.B. 8779, Pg. 180); thence with Pearson's line S 62°13'51" E a distance of 269.17' to a nail found in the line of Frank P. Stout (D.B. 4286, Pg. 82); thence with Stout's line 2 calls: 1) S 19°53'00" W a distance of 64.20' to a nail found; 2) S 58°36'11" E a distance of 175.03' to a rebar set the southeasterly corner of said Stout (being located S 31°54'00" W a distance of 80.00' from Stout's northeasterly corner) and being located on the westerly R/W of Stamper Road (60' Public R/W P.B. 47, Pg. 25); thence with said westerly R/W; S 31°54'00" W a distance of 532.10' to iron pin found on the northerly R/W of Bragg Boulevard (120' Public R/W P.B. 47, Pg. 25) (said iron pin found having NC Grid Coordinates of N: 481,289.46' & E: 2,002,996.44' NAD 83/2011); thence with the northerly R/W of said Bragg Boulevard N 64°18'37" W a distance of 1158.13' to a mark in the easterly R/W of Elm Street; thence with said easterly R/W N 28°48'50" E a distance of 615.24' to the Point of Beginning, having an area of 710,029 square feet or 16.300 acres, more or less.

TOGETHER WITH those easements set forth in that certain Joint Easement recorded in Deed Book 2218 at Page 523, Cumberland County, North Carolina, Registry

The land shown hereon is the same as that described in Old Republic National Title Insurance Company, commitment #202240021CAO, Dated January 23, 2022.

### Approved CDS Surveyor

David B. Jordan  
&  
Associates, PLLC

592 Bowles Farm Road  
Statesville, N.C. 28625  
704-576-6898  
Firm# P-2937

## 2 TITLE INFORMATION

The Title Description and Schedule B items hereon are from Old Republic National Title Insurance Company, commitment #202240021CAO, Dated January 23, 2022.

## 3 SCHEDULE 'B' ITEMS

### NOTES CORRESPONDING TO SCHEDULE "B":

3. Intentionally deleted, 4/6/2022 - Restrictions appearing of record in Book 584 at Page 51, Cumberland County, North Carolina, Registry, but this policy insures that a violation thereof will not cause a forfeiture or reversion of Title.
4. Amended, 4/6/2022 - Matters shown on plats recorded in **Plat Book 47 at Page 25 (R/Ws as noted), Plat Book 31 at Page 65 (No Plottable Items noted) and Plat Book 17 at Page 58, (No Plottable Items noted),** Cumberland County, North Carolina, Registry.
5. Amended, 4/6/2022 - Utility Easements to City of Fayetteville recorded in Cumberland County, North Carolina, Registry as follows:  
a) Deed Book 706 at Page 121, Deed Book 2229 at Page 139, and Deed Book 3712 at Page 155 are blanket in nature; and  
b) Deed Book 702 at Page 306, Deed Book 891 at Page 187, Deed Book 2893 at Page 335, are shown on the Survey.
6. Intentionally deleted, 4/12/2022 - Access and Parking Agreement recorded in Deed Book 707 at Page 369 (Blanket in nature), Cumberland County, North Carolina, Registry.
7. Intentionally deleted, 4/6/2022 - Agreements with City of Fayetteville re Florence Street recorded in Deed Book 706 at Page 355, Deed Book 892 at Page 368 and Deed Book 2019 at Page 219, Cumberland County, North Carolina, Registry.
8. Intentionally deleted, 4/6/2022 - Judgment recorded in Deed Book 2125 at Page 257, Cumberland County, North Carolina, Registry, regarding restrictive covenants and road name changes.
9. Amended, 4/6/2022 - Joint Easement between Florence Rogers Charitable Trust and Eutaw Shopping Center, Inc. recorded in Deed Book 2218 at Page 523, Cumberland County, North Carolina, Registry, as shown on the Survey.
10. Amended, 4/6/2022 - Easement(s) to State Highway Commission recorded in Book 2287 at Pages 365 and 367, Cumberland County, North Carolina, Registry.
11. Amended, 4/6/2022 - Easement(s) to North Carolina Natural Gas recorded in Book 2897 at Page 273 (Affects property as shown), Cumberland County, North Carolina, Registry, as shown on the Survey.
12. Intentionally deleted, 4/6/2022 - Release of Restrictions recorded in Book 2020 at Page 55, Cumberland County, North Carolina, Registry.
13. Intentionally deleted, 4/6/2022 - Judgment declaring certain property free from restrictions recorded in Book 584 at Page 51 recorded in Deed Book 2890 at Page 590, Cumberland County, North Carolina, Registry.
14. Amended, 4/6/2022 - Assignment of Lease Rights from Carolina Telephone and Telegraph Company recorded in Book 2151 at Page 175 (Not a plottable item), Cumberland County, North Carolina, Registry.
- As to Tract One:  
18. Amended, 4/6/2022 - Memorandum of Lease to State of North Carolina recorded in Deed Book 8170 at Page 90 (Not a survey item), Cumberland County, North Carolina, Registry.
19. Intentionally deleted, 4/6/2022 - Short Form Lease Agreement (with option to purchase) recorded in Deed Book 3185 at Page 59, Cumberland County, North Carolina, Registry.
20. Amended, 4/6/2022 - Electric Easement to City of Fayetteville recorded in Deed Book 1195 at Page 49 (Blanket in nature), Cumberland County, North Carolina, Registry.
21. Intentionally deleted, 4/6/2022 - Easement recorded in Deed Book 471 at Page 804 and restated in Deed Book 1132 at Page 553 and Deed Book 827 at Page 89, Cumberland County, North Carolina, Registry.
22. Intentionally deleted, 4/6/2022 - Easement(s) to Heart of Fayetteville Motel, Inc. recorded in Book 1159 at Page 281, Cumberland County, North Carolina, Registry.
23. Intentionally deleted, 4/6/2022 - Short Form Lease (with option to buy) Agreement recorded in Deed Book 3185 at Page 59, Cumberland County, North Carolina, Registry.
- As to Tract Two:  
24. Amended, 4/6/2022 - Memorandum of Lease to PPG Architectural Finishes, Inc. recorded in Deed Book 9635 at Page 465 (Not a survey item), Cumberland County, North Carolina, Registry. (NOTE: Upon receipt of Subordination, Non-Disturbance and Attornment Agreement, this exception will be listed as a subordinate matter under Schedule B, Part I of the Loan Policy.)  
As to Tract Three:  
25. Amended, 4/6/2022 - Amended and Restated Memorandum of Lease to Dollar Tree Stores, Inc. recorded in Deed Book 11309 at Page 315 (Not a survey item), Cumberland County, North Carolina, Registry. (NOTE: Upon receipt of Subordination, Non-Disturbance and Attornment Agreement, this exception will be listed as a subordinate matter under Schedule B, Part I of the Loan Policy.)  
26. Amended, 4/6/2022 - Memorandum of Lease to Foot Locker Retail, Inc. recorded in Deed Book 10592 at Page 216 (Not a survey item), Cumberland County, North Carolina, Registry. (NOTE: Upon receipt of Subordination, Non-Disturbance and Attornment Agreement, this exception will be listed as a subordinate matter under Schedule B, Part I of the Loan Policy.)  
27. Amended, 4/6/2022 - Short Form Lease to Carlie C's of Fayetteville, Inc. recorded in Deed Book 3471 at Page 815 (Not a survey item), Cumberland County, North Carolina, Registry. (NOTE: Upon receipt of Subordination, Non-Disturbance and Attornment Agreement, this exception will be listed as a subordinate matter under Schedule B, Part I of the Loan Policy.)  
28. Amended, 4/6/2022 - Customer Parking Lots Joint Utilization Agreement recorded in Deed Book 2569 at Page 528 (Blanket in nature), Cumberland County, North Carolina, Registry.
29. Intentionally deleted, 4/6/2022 - Amendment to Memorandum of Lease recorded in Deed Book 9391 at Page 713, Cumberland County, North Carolina, Registry.
30. Intentionally deleted, 4/6/2022 - Memorandum of Lease recorded in Deed Book 2838 at Page 68, Cumberland County, North Carolina, Registry.
31. Amended, 4/6/2022 - Short Form Lease recorded in Deed Book 2160 at Page 119 (Not a survey item), Cumberland County, North Carolina, Registry.
32. Intentionally deleted, 4/6/2022 - Restrictions appearing of record in Book 2890 at Page 581, Cumberland County, North Carolina, Registry, but this policy insures that a violation thereof will not cause a forfeiture or reversion of Title.

## 5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 3720042800J, which bears an effective date of 01/05/2007 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas of minimal flood hazard.

## 6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

## 7 POSSIBLE ENCROACHMENTS

- A —Building encroaches 2.17' into adjoiner.
- B —Building encroaches 3.19' into adjoiner.
- C —Building violates 3' setback 2.09'
- D —Building encroaches into 50' Access Ease. 8.91'

## 8 ZONING INFORMATION

SITE RESTRICTION:  
ZONE - CC (Community Commercial)

#### SETBACKS

FRONT - 25'  
SIDE - 3'  
REAR - 3'

HEIGHT - 75' or 6 stories  
BULK - 65%

PARKING - 1 spaces for every 300 sq.ft. floor area

Zoning information obtained from:

FA Commercial Due Diligence Services, Inc.  
3550 W. Robinson Street, Third Floor  
Norman, OK 73072  
405-253-2444

Job # 22-01-0345  
Dated: 03-03-2022

## 12 PARKING INFORMATION

Tract 1 Parking Totals
202 Regular Spaces +9 Handicap Spaces
211 Total Spaces
Tract 2 & 3 Parking Totals
874 Regular Spaces +43 Handicap Spaces
917 Total Spaces
Survey Parking Totals
1076 Regular Spaces + 52 Handicap Spaces
1128 Total Spaces

## 5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 3720042800J, which bears an effective date of 01/05/2007 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas of minimal flood hazard.

## 6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

## 7 POSSIBLE ENCROACHMENTS

- A —Building encroaches 2.17' into adjoiner.
- B —Building encroaches 3.19' into adjoiner.
- C —Building violates 3' setback 2.09'
- D —Building encroaches into 50' Access Ease. 8.91'

## 8 ZONING INFORMATION

SITE RESTRICTION:  
ZONE - CC (Community Commercial)

#### SETBACKS

FRONT - 25'  
SIDE - 3'  
REAR - 3'

HEIGHT - 75' or 6 stories  
BULK - 65%

PARKING - 1 spaces for every 300 sq.ft. floor area

Zoning information obtained from:

FA Commercial Due Diligence Services, Inc.  
3550 W. Robinson Street, Third Floor  
Norman, OK 73072  
405-253-2444

Job # 22-01-0345  
Dated: 03-03-2022

## 9 LEGEND

	PROPERTY LINE		IRON PIN FOUND UNLESS NOTED
P.O.B.	POINT OF BEGINNING		REBAR SET UNLESS NOTED
P.O.C.	POINT OF COMMENCEMENT		COMPUTED POINT
	CONCRETE		PIPE FOUND UNLESS NOTED
M/L	MORE OR LESS		HANDICAP PARKING
	FENCE		SEWER MANHOLE
SSBL	SIDE SETBACK LINE		UNKNOWN MANHOLE
RSBL	REAR SETBACK LINE		CLEAN OUT SAANITARY SEWER
FSBL	FRONT SETBACK LINE		WATER VALVE
(M)	MEASURED CALL		ELECTRIC MANHOLE
(R)	RECORD CALL		POWER POLE
	MAG NAIL SET		DRAINAGE INLET
	MAG NAIL FOUND		LIGHT POLE
	ZONING LINE SCALED FROM CUMBERLAND COUNTY GIS		WATER METER
			FIRE HYDRANT
			TELEPHONE PEDESTAL
			ELECTRIC TRANSFORMER
			OVERHEAD ELECTRIC LINES
			BUILDING SETBACK LINE
			EASEMENT LINE

## 13 LAND AREA

Tract 1
3.564 Acres or 155,243 sq.ft.
Tract 2
1.329 Acres or 57,904 sq.ft.
Tract 3
16.300 Acres or 710,029 sq.ft.
Total Area Surveyed
21.193 Acres or 923,176 sq.ft.

## 14 BUILDING AREA

Bldg 1: 180,938 square feet  
Bldg 2: 2,144 square feet  
Bldg 3: 2,281 square feet  
Bldg 4: 2,595 square feet  
Bldg 5: 12,014 square feet  
Bldg 6: 40,258 square feet  
Bldg 7: 5,469 square feet  
Bldg 8: 2,708 square feet

## 15 BUILDING HEIGHT

Bldg 1: 27.4 feet or 1 story @ roof line  
Bldg 2: 13.3 feet or 1 story @ roof line  
Bldg 3: 12.2 feet or 1story @ roof line  
Bldg 4: 10.5 feet or 1story @ roof line  
Bldg 5: 19.0 feet or 1 story @ roof line  
Bldg 6: 23.3 feet or 2 stories @ roof line  
Bldg 7: 10.6 feet or 1 story @ roof line  
Bldg 8: 20.2 feet or 2 stories @ roof line

### Key to CDS ALTA Survey

#### 1 TITLE DESCRIPTION

#### 2 TITLE INFORMATION

#### 3 SCHEDULE 'B' ITEMS

#### 4 SURVEYOR CERTIFICATION

#### 5 FLOOD INFORMATION

#### 6 CEMETERY

#### 7 POSSIBLE ENCROACHMENTS

#### 8 ZONING INFORMATION

#### 9 LEGEND

#### 10 BASIS OF BEARING

#### 11 SURVEYOR'S NOTES

#### 12 PARKING INFORMATION

#### 13 LAND AREA

#### 14 BUILDING AREA

#### 15 BUILDING HEIGHT

#### 16 VICINITY MAP

#### 17 NORTH ARROW / SCALE

#### 18 CLIENT INFORMATION BOX

#### 19 SURVEY DRAWING

#### 20 PROJECT ADDRESS

Date: 06-05-24  
Revision: added  
Zoning

## 11 SURVEYOR'S NOTES

1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
3. Property has physical access to Elm Street, Sigmon Street, Beech Street, Stamper Road, and Bragg Boulevard all of which are public R/Ws.
4. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
5. No markers indicating a delineation of wetlands have been observed during the completion of this survey. Nor has the surveyor been instructed that there has any wetland marked on this site by a qualified specialist.
6. No observed evidence of site use as a solid waste dump, sump or sanitary landfill.
7. Tract 1 and the rights-of-way lines of Sigmon Street, Elm Street and Beech Street are contiguous without gaps or gores.
8. Tract 2 and the right-of-way lines of Elm Street are contiguous without gaps or gores.
9. Tract 3 and the rights-of-way lines of Elm Street and Bragg Boulevard are contiguous without gaps or gores.

## 18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2021)

This Work Coordinated By:  
FA Commercial Due Diligence Services Co.

CDS  
COMMERCIAL  
DUE DILIGENCE  
SERVICES

3350 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Office: 405.253.2444

Toll Free: 888.322.7371

Drwn By: D.A.J.	Date: 03-23-22
Surveyor Ref.No: 220216	Revision: client comments
Aprvd By: D.B.J.	Date: 04-07-22
Field Date: 02-17-22	Revision: client comments
Scale: 1" = 80'	Date: 04-11-22
	Revision: client comments

#### Prepared For:

Client Ref. No:

## 20 PROJECT ADDRESS

2620 Bragg Blvd., Fayetteville,  
Cumberland County, NC

Project Name:  
Eutaw Village Fayetteville

CDS Project Number:  
22-01-0345



#### MEASURED LINE TABLE

Course	Bearing	Distance
L1	N 28°28'22" E	88.17'
L2	N 29°13'49" E	50.89'
L3	N 69°30'55" W	121.52'
L4	N 20°32'32" E	125.18'
L5	N 28°08'54" E	339.05'
L6	S 62°15'08" E	169.83'
L7	S 27°09'10" W	331.38'
L8	N 64°45'21" W	175.81'
L9	S 19°53'00" W	64.20'
L10	S 58°36'11" E	175.03'

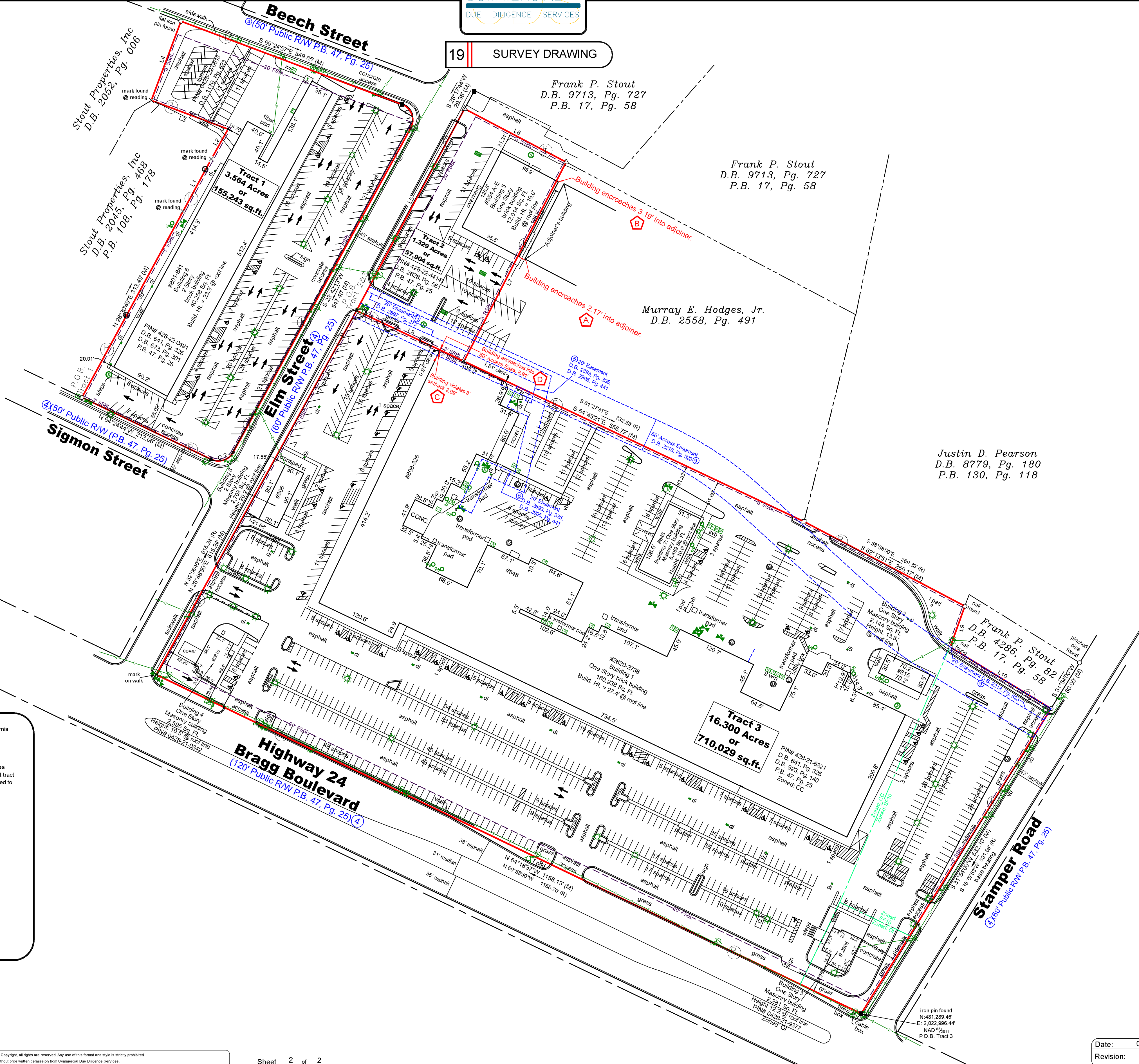
#### MEASURED CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	25.00'	42.61'	37.63'	S 20°07'01" E
C2	25.00'	37.82'	34.32'	S 72°30'30" W

#### RECORD LINE TABLE

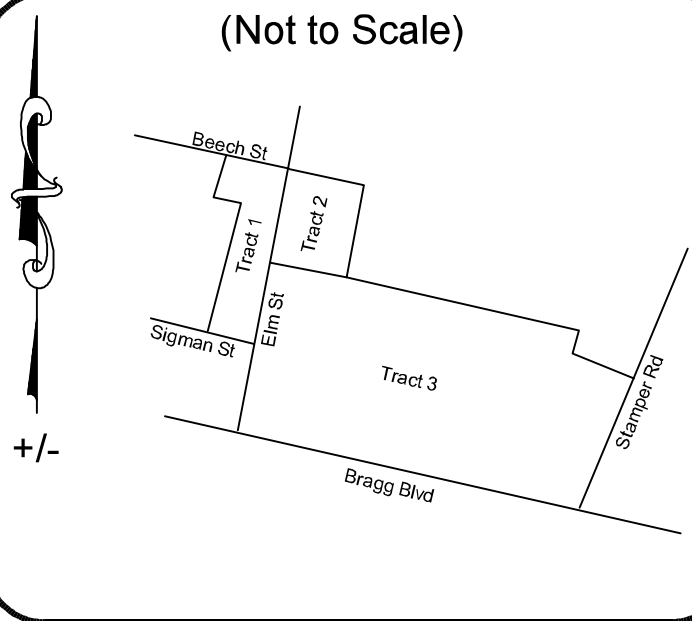
Course	Bearing	Distance
L1		
L2		
L3		
L4		
L5	N 32°07'00" E	339.05'
L6	S 58°52'00" E	169.83'
L7	S 31°08'00" W	331.38'
L8	N 61°21'00" W	175.81'
L9	S 23°17'21" W	64.18'
L10	S 54°53'00" E	175.04'

#### 19 SURVEY DRAWING



#### 16 VICINITY MAP

(Not to Scale)



SCALE : 1" = 80'

#### 17 NORTH ARROW / SCALE

0' 80' 160' 240'

#### 10 BASIS OF BEARINGS

The bearing S 31°54'00" W being the easterly line of Tract 3 of this survey, was used as the Base Bearing for this survey. Said easterly line, being shown on said map as S 31°54'00" W - 532.10' and is referenced to the NC Grid System.

#### 18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2021)

This Work Coordinated By:



3350 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Office: 405.253.2444  
Toll Free: 800.767.7832

Drwn By:	D.A.J.	Date:	03-23-22
Surveyor Ref.No:	220216	Revision:	client comments
Aprvd By:	D.B.J.	Date:	04-07-22
Field Date:	02-17-22	Revision:	client comments
Scale:	1" = 80'	Date:	04-08-22
		Revision:	client comments
		Date:	04-11-22
		Revision:	client comments

Prepared For:

Client Ref. No:

#### 20 PROJECT ADDRESS

2620 Bragg Blvd., Fayetteville,  
Cumberland County, NC

Project Name:  
Eutaw Village Fayetteville

CDS Project Number:  
22-01-0345

#### 4 SURVEYOR CERTIFICATION

To: Eutaw Shopping Center, Inc., a North Carolina corporation, Eutaw Village Shopping LLC, a North Carolina limited liability company, 330 NW 71ST ST. LLC, a North Carolina limited liability company, and Eliot and Kim Fisher Family Trust, a California revocable trust, WELLS FARGO BANK, NATIONAL ASSOCIATION, its successors and assigns, Old Republic National Title Insurance Company and Commercial Due Diligence Services.

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 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)(1), 7(c), 8, 9, 11a, 13, 14, 16, 19, and 20(a) (Graphically depicted in relation to the subject tract or property any offsite easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A", of Table A thereof.

The fieldwork was completed on 02-17-22.  
Date of Plat or Map 03-09-22  
Signed & Sealed: 04-13-22, Revised: 04-14-22, 06-05-24

the Global Positioning System (GPS) survey and the following information was used to perform the GPS (GNSS) if dual constellations are used) survey:  
Class of survey AA  
Positional accuracy 95%+  
Type of GPS field procedure: RTK networks  
Dates of survey: 02-17-22  
Datum/Epoch: NAD 83(2011) epoch 2010  
Published/Fixed-control use: NCGS CORS Network  
Geoid model: geoid12  
Combined grid factor(s): 0.99987528587483  
Units: US Survey feet

David B. Jordan N.C.P.L.S. # 3940



Approved CDS Surveyor

David B. Jordan  
&  
Associates, PLLC  
592 Bowles Farm Road  
Statesville, N.C. 28625  
704-876-6898  
Firm# P-2387

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