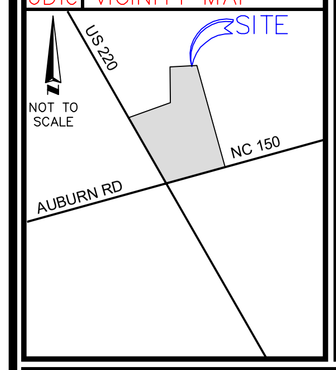
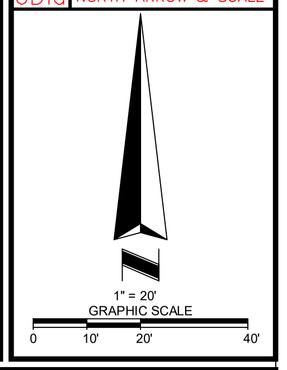
6Dic | VICINITY MAP



6Dia | NORTH ARROW & SCALE



5Ciii | SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

(A) WOOD FENCE ENCROACHES EASTERN ADJOINER. 2.8'

3 | FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.3710783900J WHICH BEARS AN EFFECTIVE DATE OF 06/18/07, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS OF MINIMAL FLOOD RISK.

6Dib | LEGEND AND ABBREVIATIONS

	RECOVERED MONUMENT AS NOTED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
A/C	AIR CONDITIONER
R/W	RIGHT OF WAY
	UTILITY POLE
	CONCRETE SURFACE
	WOOD FENCE

22 | ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	BANK	BANK
MINIMUM LOT AREA (SF)	20,000	0.96 Ac
MINIMUM FRONTAGE	100'	154'
MINIMUM LOT WIDTH	100'	–
MAX BUILDING COVERAGE	N/A	6%
MAX BUILDING HEIGHT	50'	16.7'
MINIMUM SETBACKS		
FRONT	50'	32.45'
SIDE	25'	68.94'
REAR	10'	46.96'
PARKING REQUIREMENTS: 1SP/250 SQFT		
ZONE: HB, HIGHWAY BUSINESS STATUS: Legal Non-conforming		

ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED, INFORMATION WAS NOT OBTAINED BY ASM, INC.

CONTACT: NDDS
SITE #2010601-26587
DATE OF REPORT: 05/26/20
PHONE/FAX:
877-439-2582
407-426-9741

6B | RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR.

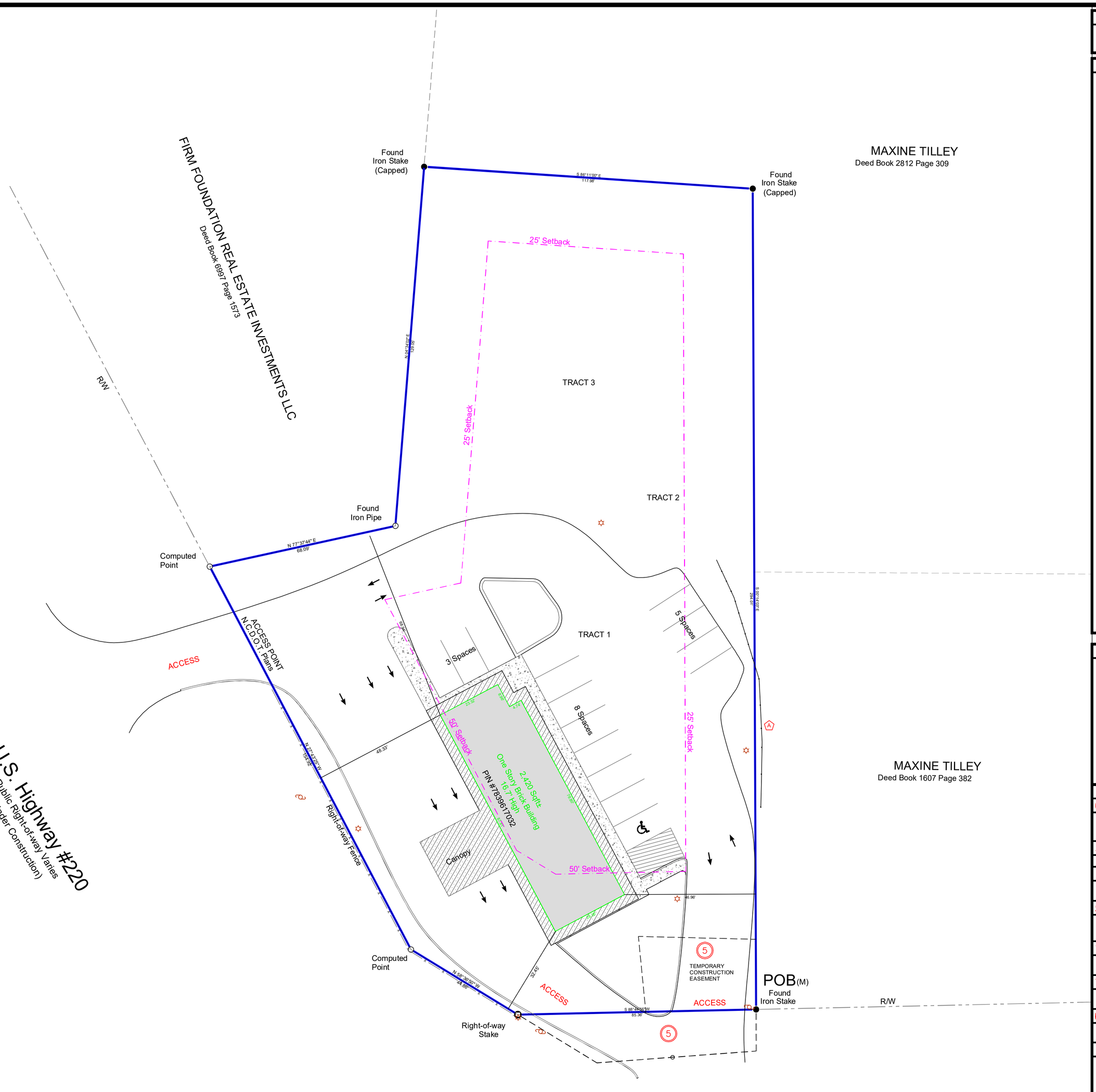
5Ei | SCHEDULE "B" ITEMS

(5) Memorandum of Action and Related Judgement recorded in Book 7226, Page 325 and Book 7355, Page 1622, Guilford County Registry.Applies and affects as shown.

NOTE: Described taking only covers the N.C. Highway 150 right-of-way.

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

2 "TABLE A" PROPERTY ADDRESS	6Bvii CONTIGUITY STATEMENT	7b "TABLE A" BUILDING AREA
3 "TABLE A" FLOOD INFORMATION	6Bx TITLE INFORMATION	7c "TABLE A" BUILDING HEIGHT
4 "TABLE A" LAND AREA	6Bi TITLE DESCRIPTION	8 SURVEYOR'S NOTES
5Biii ACCESS TO PROPERTY	6Biv BEARING BASIS	9 "TABLE A" PARKING SPACES
5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENT	6Dia NORTH ARROW & SCALE	13 "TABLE A" ADJOINING OWNERS
5Ei SCHEDULE "B" ITEMS	6Dib LEGEND & ABBREVIATIONS	14 "TABLE A" INTERSECTING STREET
5F CEMETERY NOTE	6Dic VICINITY MAP	16 "TABLE A" EARTH MOVING NOTE
6B RECORDED SETBACKS/ RESTRICTIONS PROVIDED BY INSURED	6Dvi TYPE OF SURVEY	18 "TABLE A" DUMP, SUMP OR LANDFILL NOTE
	7 SURVEYOR'S CERTIFICATE	22 "TABLE A" ZONING INFORMATION



6Bx | TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM:
FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1007849NC3-CAST, HAVING AN EFFECTIVE DATE OF APRIL 01, 2020.

SHEET 1 OF 1

6Bi | TITLE DESCRIPTION

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

All that lot or parcel of land, lying and being in Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at a found iron stake on the northern right-of-way of N.C. Highway #150, point being the common corner with the now or formerly Maxine Tilley property as shown in Deed Book 1607 Page 382 of the Guilford County Registry, thence leaving the POINT OF BEGINNING and running along the northern right-of-way of N.C. Highway #150 SOUTH 88°44'55" WEST 85.36 feet to a found right-of-way stake located on the site distance line between N.C. Highway 150 and U.S. Highway 220; thence running with the sight distance line NORTH 58°36'50" WEST 44.86 feet to a computed point on the right-of-way of U.S. Highway #220; thence running along the right-of-way of U.S. Highway #220 NORTH 27°43'25" WEST 154.92 feet to a point on the right-of-way of said U.S. Highway, a common point with now or formerly Firm Foundation Real Estate Investments LLC as shown on Deed Book 6997 Page 1573 of the Guilford County Registry; thence leaving the right-of-way and running with said Firm Foundation Real Estate Investments LLC property NORTH 77°37'44" EAST 68.09 feet to a found iron pipe; thence continuing with said adjoiner NORTH 04°34'02" EAST 129.05 feet to a found capped iron stake, a common corner of the said Tilley (Deed Book 2812 Page 309) property; thence running with the said Tilley property the following two (2) courses and distances: 1) SOUTH 86°11'00" EAST 117.98 feet to a found capped iron stake, 2) SOUTH 00°14'03" EAST 294.01 feet to the POINT AND PLACE OF BEGINNING.

8 | SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. 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.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/ACSM SURVEY REQUIREMENTS.
4. PUBLIC RIGHT-OF-WAY SHOWN FROM RIGHT-OF-WAY PLANS PROVIDED TO THIS OFFICE FROM THE N.C.D.O.T. MONUMENTS NOT SET AT THE TIME OF SURVEY AND WHEN D.O.T. DOES, THE MONUMENTS WILL CONTROL.

4 | LAND AREA

41,937.639± SQUARE FEET 0.9622± ACRES

6Biv | BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE PROVIDED TITLE (MAGNETIC NORTH) BEING S 86°11'00" E PER DESCRIPTION.(TRACT 3)

5F | CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 | PARKING SPACES

REGULAR = 16 HANDICAP = 1 TOTAL = 17

5Biii | ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO US 220 & NC 150, A DEDICATED PUBLIC STREET.

16 | EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 | DUMP, SUMP OR LANDFILL NOTE

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii | CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 | SURVEYOR'S CERTIFICATE

To: Column Financial, Inc.; Barclays Capital Real Estate, Inc.; Morgan Stanley Bank, N.A.; ARC HRSMSSE001, LLC; First American Title Insurance Company; Stewart Title Guaranty Company; National Due Diligence Services; National Land Tenure Company; AR Global Investments, LLC, a Delaware limited liability company; American Finance Trust, Inc., a Maryland corporation; and American Finance Operating Partnership, L.P., a Delaware limited partnership.

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 **, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, and 20** of Table A thereof. The field work was completed on April 24, 2020.

I certify that this map was drawn under my supervision from an actual survey made under my supervision, described in the noted provided title; that the boundaries not surveyed are indicated as drawn from information of record for adjoining properties; that the ratio of precision or positional accuracy is 1:20,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. L2498 JIMMY F. CAIN

Digitally signed by Jimmy F. Cain, PLS
Date: 2020.06.30 13:46:50 -04'00'

Jimmy F. Cain, PLS
PROFESSIONAL LAND SURVEYOR #L-2498
STATE OF NORTH CAROLINA
PROJECT NO. 2010601

Cain Surveying, P.C.
License No. C-4491
6333 N.C. Highway #242 South
Bladenboro, N.C. 28320
(910) 648-4509 Office
jimmy@cainsurveying.com

DATE	REVISIONS	TECH
06/29/20	Comments, Zoning, CTPs	JAC

DATE	REVISIONS	TECH
		JAC

FIELD	04/24/20	DRAWING SCALE	1"=20'
DRAWN BY	JAC	APPROVED BY	JFC
DRAWING NAME	2010601.DWG		

6Dvi: ALTA/NSPS LAND TITLE SURVEY
2
OF
SUNTRUST
4600 US 220 NORTH
Summerfield, North Carolina
Guilford County

AMERICAN SURVEYING & MAPPING INC.
3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FLORIDA 32803
PHONE (407) 426-7979 WWW.ASMCORPORATE.COM

© 2014, AMERICAN SURVEYING & MAPPING, INC. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAYBE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.