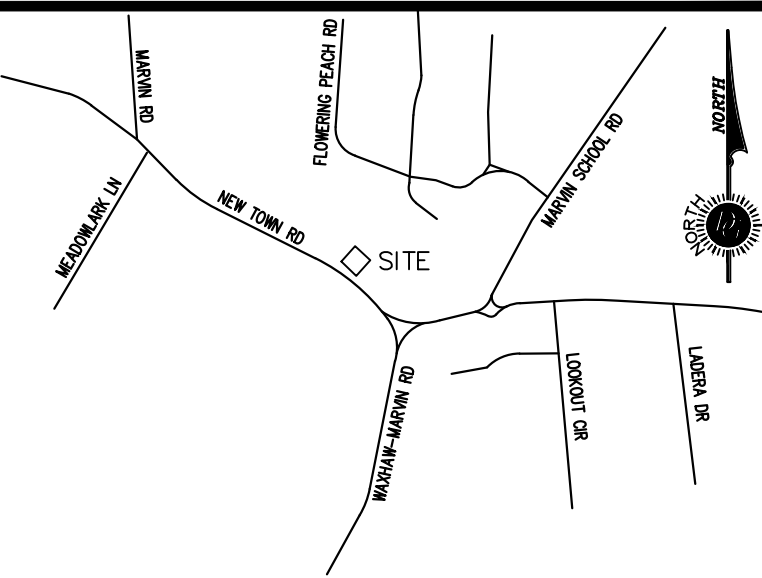
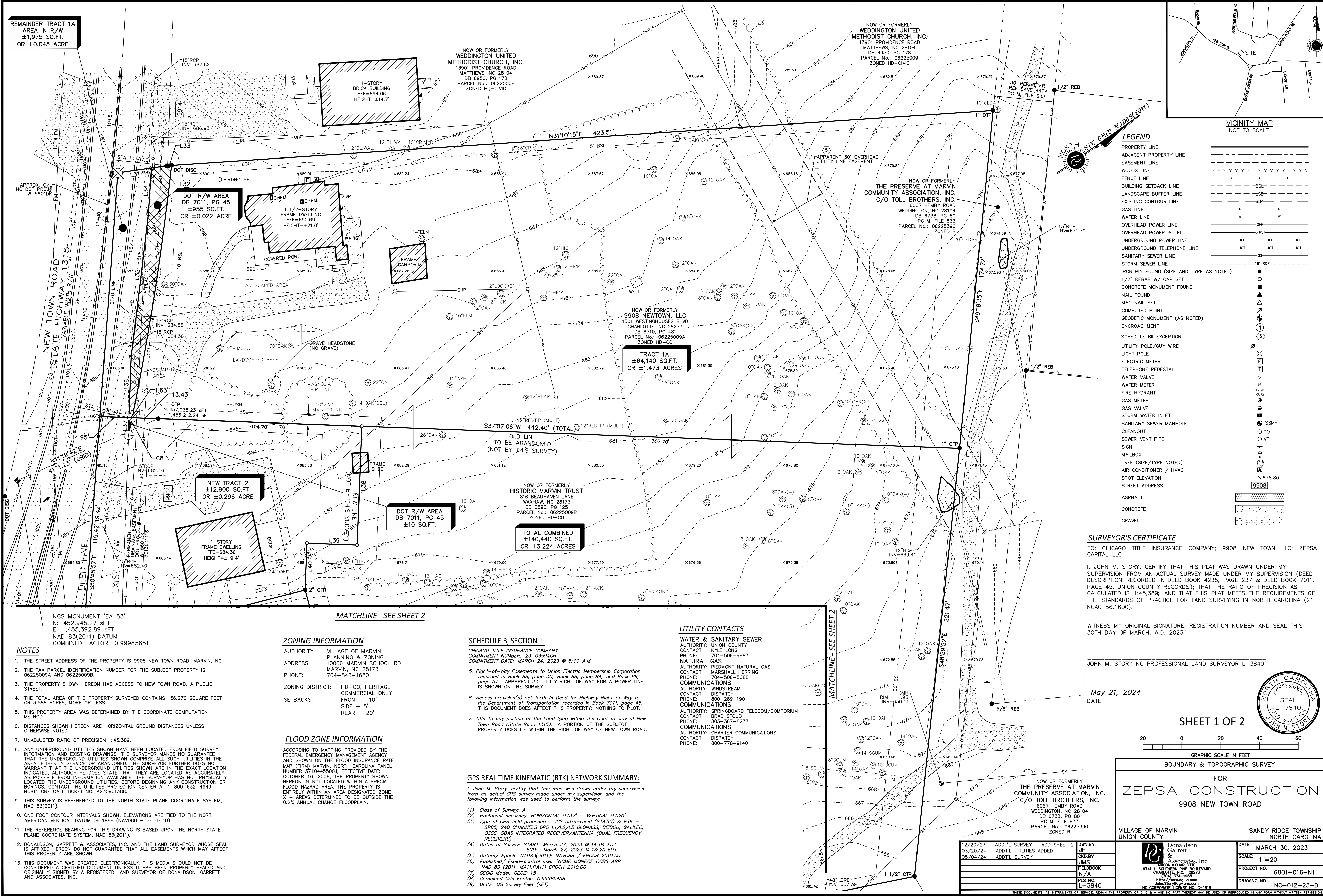




LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
WOODS LINE
FENCE LINE
BUILDING SETBACK LINE
LANDSCAPE BUFFER LINE
EXISTING CONTOUR LINE
GAS LINE
WATER LINE
OVERHEAD POWER LINE
OVERHEAD POWER & TEL
UNDERGROUND POWER LINE
UNDERGROUND TELEPHONE LINE
SANITARY SEWER LINE
STORM SEWER LINE
IRON PIN FOUND (SIZE AND TYPE AS NOTED)
1/2" REBAR W/ CAP SET
CONCRETE MONUMENT FOUND
NAIL FOUND
NAIL SET
COMPUTED POINT
GEODETIC MONUMENT (AS NOTED)
ENCROACHMENT

SCHEDULE BII EXCEPTION
UTILITY POLE/GUY WIRE
LIGHT POLE
ELECTRIC METER
TELEPHONE PEDESTAL
WATER VALVE
WATER METER
FIRE HYDRANT
GAS METER
GAS VALVE
STORM WATER INLET
SANITARY SEWER MANHOLE
CLEANOUT
SEWER VENT PIPE
SIGN
MAILBOX
TREE (SIZE/TYPE NOTED)
AIR CONDITIONER / HVAC
SPOT ELEVATION
STREET ADDRESS

ASPHALT
CONCRETE
GRAVEL

SURVEYOR'S CERTIFICATE
TO: CHICAGO TITLE INSURANCE COMPANY; 9908 NEW TOWN LLC; ZEPSA CAPITAL LLC

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 DEED BOOK 4235, PAGE 235 & DEED BOOK 7011, PAGE 45, UNION COUNTY RECORDS); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:45,389; AND THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 30TH DAY OF MARCH, A.D. 2023

JOHN M. STORY NC PROFESSIONAL LAND SURVEYOR L-3840

May 21, 2024
DATE

SHEET 1 OF 2

GRAPHIC SCALE IN FEET

BOUNDARY & TOPOGRAPHIC SURVEY

FOR
ZEPSA CONSTRUCTION

9908 NEW TOWN ROAD

VILLAGE OF MARVIN
UNION COUNTY

SANDY RIDGE TOWNSHIP
NORTH CAROLINA

DATE: MARCH 30, 2023
SCALE: 1"=20'
PROJECT NO. 6801-016-N1
DRAWING NO. NC-012-23-D

Donaldson
Garrett
Associates, Inc.
9741
SOUTHERN PINE BOULEVARD
CHARLOTTE, NC 28273
(704) 271-1955
http://www.dg-a.com
JOHN.M.STORY@dg-a.com
NC CORPORATE LICENSE NO. C-1518

REMAINDER TRACT 1A
AREA IN R/W
±1,975 SQ.FT.
OR ±0.045 ACRE

1-STORY
BRICK BUILDING
FFE=694.06
HEIGHT=±14.7'

NOW OR FORMERLY
WEDDINGTON UNITED
METHODIST CHURCH, INC.
13901 PROVIDENCE ROAD
MATTHEWS, NC 28104
DB 6950, PG 178
PARCEL No.: 06225008
ZONED HD-CIVIC

NOW OR FORMERLY
THE PRESERVE AT MARVIN
COMMUNITY ASSOCIATION, INC.
C/O TOLL BROTHERS, INC.
6067 HEMBY ROAD
WEDDINGTON, NC 28104
DB 6738, PG 80
PC M, FILE 633
PARCEL No.: 06225390
ZONED R

NOW OR FORMERLY
9908 NEWTOWN, LLC
1501 WESTINGHOUSES BLVD
CHARLOTTE, NC 28273
DB 8710, PG 48
PARCEL No.: 06225009A
ZONED HD-CO

DOT R/W AREA
DB 7011, PG 45
±955 SQ.FT.
OR ±0.022 ACRE

1 1/2-STORY
FRAME DWELLING
FFE=690.69
HEIGHT=±21.6'

TRACT 1A
±64,140 SQ.FT.
OR ±1.473 ACRES

NEW TRACT 2
±12,900 SQ.FT.
OR ±0.296 ACRE

1-STORY
FRAME DWELLING
FFE=684.36
HEIGHT=±19.4'

DOT R/W AREA
DB 7011, PG 45
±10 SQ.FT.

TOTAL COMBINED
±140,440 SQ.FT.
OR ±3.224 ACRES

UTILITY CONTACTS

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

NOTES

NGS MONUMENT 'EA 53'
N: 452,945.27 sFT
E: 1,455,392.89 sFT
NAD 83(2011) DATUM
COMBINED FACTOR: 0.99985651

MATCHLINE - SEE SHEET 2

UTILITY CONTACTS

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

NOTES

NGS MONUMENT 'EA 53'
N: 452,945.27 sFT
E: 1,455,392.89 sFT
NAD 83(2011) DATUM
COMBINED FACTOR: 0.99985651

MATCHLINE - SEE SHEET 2

UTILITY CONTACTS

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

NOTES

NGS MONUMENT 'EA 53'
N: 452,945.27 sFT
E: 1,455,392.89 sFT
NAD 83(2011) DATUM
COMBINED FACTOR: 0.99985651

MATCHLINE - SEE SHEET 2

UTILITY CONTACTS

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

NOTES

NGS MONUMENT 'EA 53'
N: 452,945.27 sFT
E: 1,455,392.89 sFT
NAD 83(2011) DATUM
COMBINED FACTOR: 0.99985651

MATCHLINE - SEE SHEET 2

UTILITY CONTACTS

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

NOTES

NGS MONUMENT 'EA 53'
N: 452,945.27 sFT
E: 1,455,392.89 sFT
NAD 83(2011) DATUM
COMBINED FACTOR: 0.99985651

MATCHLINE - SEE SHEET 2

UTILITY CONTACTS

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

NOTES

NGS MONUMENT 'EA 53'
N: 452,945.27 sFT
E: 1,455,392.89 sFT
NAD 83(2011) DATUM
COMBINED FACTOR: 0.99985651

MATCHLINE - SEE SHEET 2

UTILITY CONTACTS

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

NOTES

NGS MONUMENT 'EA 53'
N: 452,945.27 sFT
E: 1,455,392.89 sFT
NAD 83(2011) DATUM
COMBINED FACTOR: 0.99985651

MATCHLINE - SEE SHEET 2

UTILITY CONTACTS

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

NOTES

NGS MONUMENT 'EA 53'
N: 452,945.27 sFT
E: 1,455,392.89 sFT
NAD 83(2011) DATUM
COMBINED FACTOR: 0.99985651

MATCHLINE - SEE SHEET 2

UTILITY CONTACTS

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

NOTES

NGS MONUMENT 'EA 53'
N: 452,945.27 sFT
E: 1,455,392.89 sFT
NAD 83(2011) DATUM
COMBINED FACTOR: 0.99985651

MATCHLINE - SEE SHEET 2

UTILITY CONTACTS

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

NOTES

NGS MONUMENT 'EA 53'
N: 452,945.27 sFT
E: 1,455,392.89 sFT
NAD 83(2011) DATUM
COMBINED FACTOR: 0.99985651

MATCHLINE - SEE SHEET 2

UTILITY CONTACTS

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

NOTES

NGS MONUMENT 'EA 53'
N: 452,945.27 sFT
E: 1,455,392.89 sFT
NAD 83(2011) DATUM
COMBINED FACTOR: 0.99985651

MATCHLINE - SEE SHEET 2

UTILITY CONTACTS

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

NOTES

NGS MONUMENT 'EA 53'
N: 452,945.27 sFT
E: 1,455,392.89 sFT
NAD 83(2011) DATUM
COMBINED FACTOR: 0.99985651

MATCHLINE - SEE SHEET 2

UTILITY CONTACTS

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

NOTES

NGS MONUMENT 'EA 53'
N: 452,945.27 sFT
E: 1,455,392.89 sFT
NAD 83(2011) DATUM
COMBINED FACTOR: 0.99985651

MATCHLINE - SEE SHEET 2

UTILITY CONTACTS

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

NOTES

NGS MONUMENT 'EA 53'
N: 452,945.27 sFT
E: 1,455,392.89 sFT
NAD 83(2011) DATUM
COMBINED FACTOR: 0.99985651

MATCHLINE - SEE SHEET 2

UTILITY CONTACTS

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

NOTES

NGS MONUMENT 'EA 53'
N: 452,945.27 sFT
E: 1,455,392.89 sFT
NAD 83(2011) DATUM
COMBINED FACTOR: 0.99985651

MATCHLINE - SEE SHEET 2

UTILITY CONTACTS

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

NOTES

NGS MONUMENT 'EA 53'
N: 452,945.27 sFT
E: 1,455,392.89 sFT
NAD 83(2011) DATUM
COMBINED FACTOR: 0.99985651

MATCHLINE - SEE SHEET 2

UTILITY CONTACTS

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

NOTES

NGS MONUMENT 'EA 53'
N: 452,945.27 sFT
E: 1,455,392.89 sFT
NAD 83(2011) DATUM
COMBINED FACTOR: 0.99985651

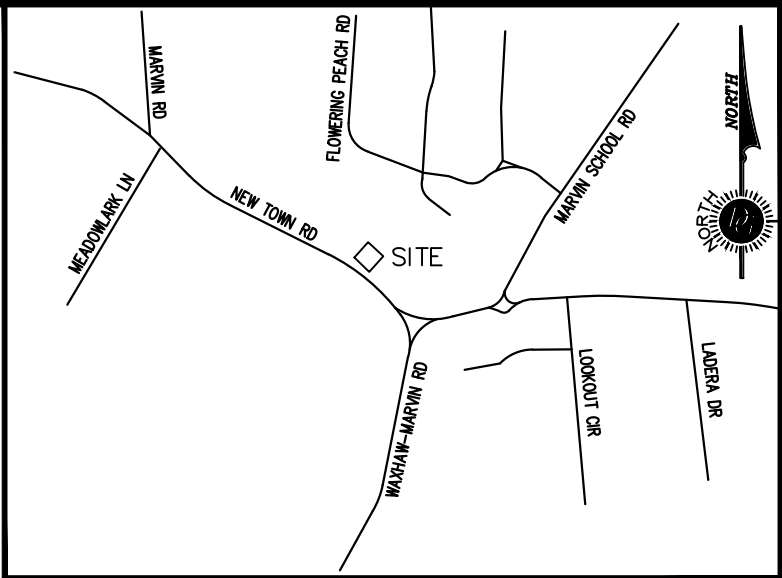
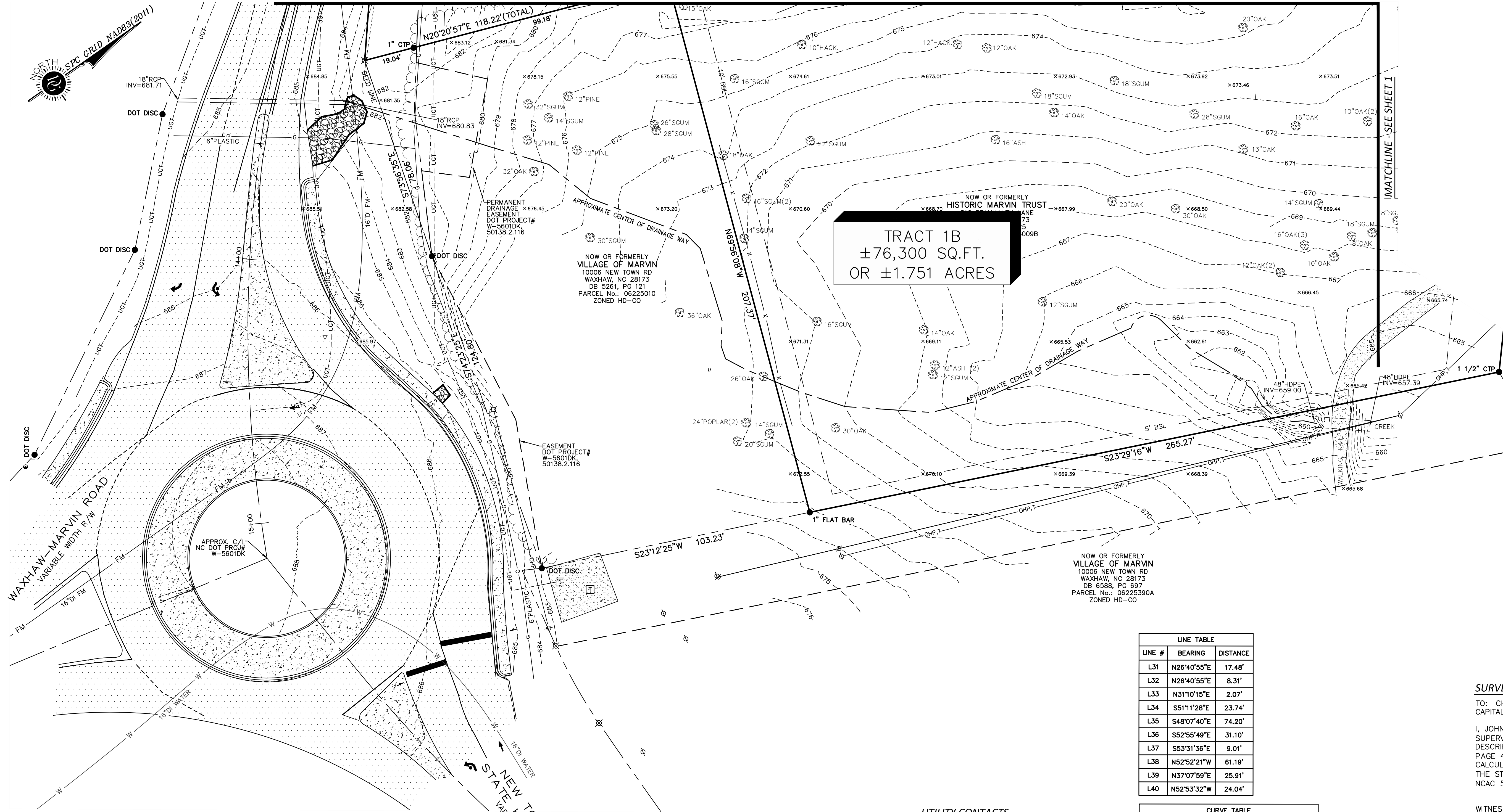
MATCHLINE - SEE SHEET 2

UTILITY CONTACTS

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

NOTES

MATCHLINE - SEE SHEET 1



VICINITY MAP
NOT TO SCALE

LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
WOODS LINE	---
FENCE LINE	---
BUILDING SETBACK LINE	---
LANDSCAPE BUFFER LINE	---
EXISTING CONTOUR LINE	---
GAS LINE	---
WATER LINE	---
OVERHEAD POWER LINE	---
OVERHEAD POWER & TEL	---
UNDERGROUND POWER LINE	---
UNDERGROUND TELEPHONE LINE	---
SANITARY SEWER LINE	---
STORM SEWER LINE	---
IRON PIN FOUND (SIZE AND TYPE AS NOTED)	---
1/2" REBAR W/ CAP SET	---
CONCRETE MONUMENT FOUND	---
NAIL FOUND	---
MAG NAIL SET	---
COMPUTED POINT	---
GEODETIC MONUMENT (AS NOTED)	---
ENCROACHMENT	---
SCHEDULE BII EXCEPTION	---
UTILITY POLE/GUY WIRE	---
LIGHT POLE	---
ELECTRIC METER	---
TELEPHONE PEDESTAL	---
WATER VALVE	---
WATER METER	---
FIRE HYDRANT	---
GAS METER	---
GAS VALVE	---
STORM WATER INLET	---
SANITARY SEWER MANHOLE	---
CLEANOUT	---
SEWER VENT PIPE	---
SIGN	---
MAILBOX	---
TREE (SIZE/TYPER NOTED)	---
AIR CONDITIONER / HVAC	---
SPOT ELEVATION	---
STREET ADDRESS	---
ASPHALT	---
CONCRETE	---
GRAVEL	---

SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY; 9908 NEW TOWN LLC; ZEPSA CAPITAL LLC

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 DEED BOOK 4235, PAGE 237 & DEED BOOK 7011, PAGE 45, UNION COUNTY RECORDS); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:45,389; AND THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 30TH DAY OF MARCH, A.D. 2023"

JOHN M. STORY NC PROFESSIONAL LAND SURVEYOR L-3840

May 14, 2024
DATE

SHEET 2 OF 2



BOUNDARY & TOPOGRAPHIC SURVEY

FOR
ZEPSA CONSTRUCTION
9908 NEW TOWN ROAD

VILLAGE OF MARVIN
NORTH COUNTY

SANDY RIDGE TOWNSHIP
NORTH CAROLINA



DATE: MARCH 30, 2023
SCALE: 1"=20'
PROJECT NO. NC-012-23-D
DRAWING NO. 9908-016-N1

12/20/23 - ADD'L SURVEY - ADD SHEET 2
03/20/24 - ADD'L UTILITIES ADDED
05/04/24 - ADD'L SURVEY

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

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF JOHN M. STORY & ASSOCIATES, INC. AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

S:\Working\6801-Zepso Construction\016 (N1629) 9908 New Town Road, Marvin, NC\Drawing\N1629 BNDY-TOPO 05.21.2024.dwg 5/21/2024 4:49:41 PM BY:JOHN STORY

NOTES

- THE STREET ADDRESS OF THE PROPERTY IS 9908 NEW TOWN ROAD, MARVIN, NC.
- THE TAX PARCEL IDENTIFICATION NUMBER FOR THE SUBJECT PROPERTY IS 06225009A AND 06225009B.
- THE PROPERTY SHOWN HEREON HAS ACCESS TO NEW TOWN ROAD, A PUBLIC STREET.
- THE TOTAL AREA OF THE PROPERTY SURVEYED CONTAINS 156,270 SQUARE FEET OR 3.588 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 1:45,389.
- 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 AT 1-800-632-4949. NC811 ONE CALL TICKET NO. A230901388.
- THIS SURVEY IS REFERENCED TO THE NORTH STATE PLANE COORDINATE SYSTEM, NAD 83(2011).
- ONE FOOT CONTOUR INTERVALS SHOWN, ELEVATIONS ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID 18).
- THE REFERENCE BEARING FOR THIS DRAWING IS BASED UPON THE NORTH STATE PLANE COORDINATE SYSTEM, NAD 83(2011).
- 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 DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF DONALDSON, GARRETT AND ASSOCIATES, INC.

ZONING INFORMATION

AUTHORITY: VILLAGE OF MARVIN
PLANNING & ZONING
ADDRESS: 10006 MARVIN SCHOOL RD
MARVIN, NC 28173
PHONE: 704-843-1680

ZONING DISTRICT: HD-CO, HERITAGE
COMMERCIAL ONLY
FRONT - 10'
SIDE - 5'
REAR - 20'

FLOOD ZONE INFORMATION

ACCORDING TO MAPPING PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) MARVIN, NORTH CAROLINA PANEL NUMBER 3710445500, EFFECTIVE DATE: OCTOBER 18, 2008, THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY IS ENTIRELY WITHIN AN AREA DESIGNATED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SCHEDULE B, SECTION II:

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 23-035940H
COMMITMENT DATE: MARCH 24, 2023 @ 8:00 A.M.

- Right-of-Way Easements to Union Electric Membership Corporation recorded in Book 88, page 30; Book 88, page 84; and Book 89, page 57. APPARENT 30' UTILITY RIGHT OF WAY FOR A POWER LINE IS SHOWN ON THE SURVEY.
- Access provision(s) set forth in Deed for Highway Right of Way to the Department of Transportation recorded in Book 7011, page 45. THIS DOCUMENT DOES AFFECT THIS PROPERTY; NOTHING TO PLOT.
- Title to any portion of the Land lying within the right of way of New Town Road (State Road 1315). A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN THE RIGHT OF WAY OF NEW TOWN ROAD.

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

I, John M. Story, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- Class of Survey: A
- Positional accuracy: HORIZONTAL 0.017" - VERTICAL 0.020"
- Type of GPS field procedure: 10S ultra-rapid (STATIC) & RTK - SP85, 240 CHANNELS GPS 1/L2/L5 GLONASS, BEIDOU, GALILEO, QZSS, SBAS INTEGRATED RECEIVER/ANTENNA (DUAL FREQUENCY RECEIVERS)
- Dates of Survey: START: March 27, 2023 @ 14:04 EDT. END: March 27, 2023 @ 18:20 EDT
- Datum/ Epoch: NAD83(2011); NAVD88 / EPOCH 2010.00
- Published/ Fixed-control use: "NOMR MONROE CORS ARP" NAD 83 (2011, MA11,PA11) EPOCH 2010.00
- Geoid Model: GEOID 18
- Combined Grid Factor: 0.99985458
- Units: US Survey Feet (SFT)

UTILITY CONTACTS

WATER & SANITARY SEWER
AUTHORITY: UNION COUNTY
CONTACT: KYLE LONG
PHONE: 704-506-9683
NATURAL GAS
AUTHORITY: PIEDMONT NATURAL GAS
CONTACT: MARSHALL HERRING
PHONE: 704-506-5688
COMMUNICATIONS
AUTHORITY: WINDSTREAM
CONTACT: DISPATCH
PHONE: 800-289-1901
COMMUNICATIONS
AUTHORITY: SPRINGBOARD TELECOM/COMPORIUM
CONTACT: BRAD STLOUD
PHONE: 803-367-8237
COMMUNICATIONS
AUTHORITY: CHARTER COMMUNICATIONS
CONTACT: DISPATCH
PHONE: 800-778-9140