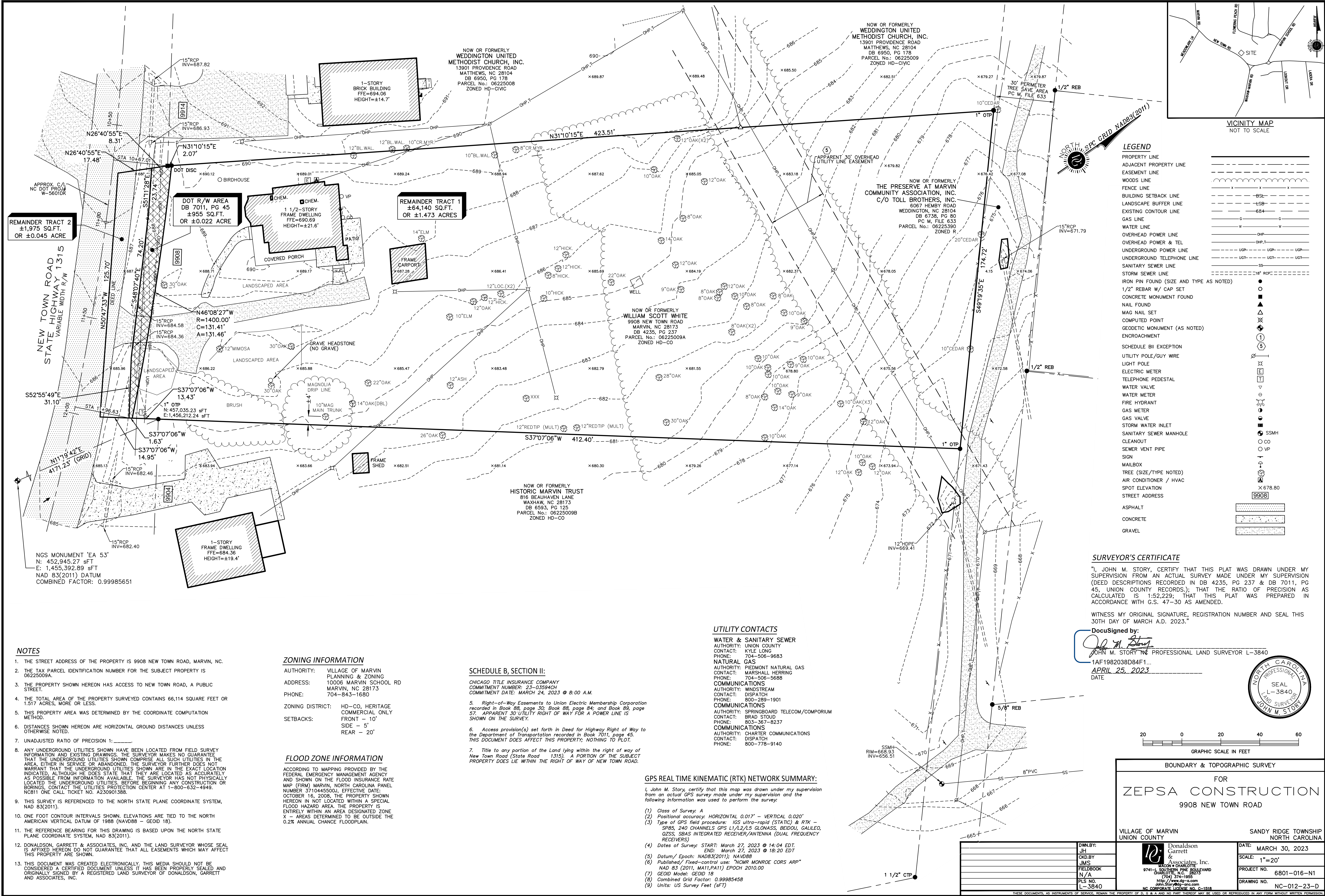


Environmental Inventory/ Boundary Survey



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.
- THE PROPERTY SHOWN HEREON HAS ACCESS TO NEW TOWN ROAD, A PUBLIC STREET.
- THE TOTAL AREA OF THE PROPERTY SURVEYED CONTAINS 66,114 SQUARE FEET OR 1.517 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: _____
- 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
SETBACKS: 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: 3710445500U, EFFECTIVE DATE: OCTOBER 16, 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: 23-03594CH
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 1/12-1/5 G-CLASS, 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
- Published/ Fixed-control use: "NOMR MONROE CORS ARP" NAD 83 (2011, MAT1,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 STOUT
PHONE: 803-367-8237
COMMUNICATIONS
AUTHORITY: CHARTER COMMUNICATIONS
CONTACT: DISPATCH
PHONE: 800-778-9140

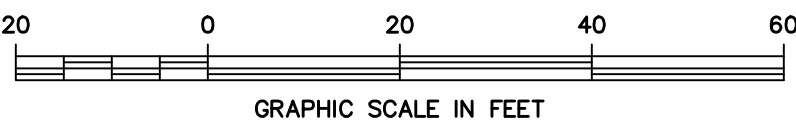
SURVEYOR'S CERTIFICATE

"I, JOHN M. STORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN DB 4235, PG 237 & DB 7011, PG 45, UNION COUNTY RECORDS.); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:52,229; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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

DocuSigned by:

JOHN M. STORY, NC PROFESSIONAL LAND SURVEYOR L-3840
1AF1982038D84F1...
APRIL 25, 2023
DATE



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



NC CORPORATE LICENSE NO. C-1518