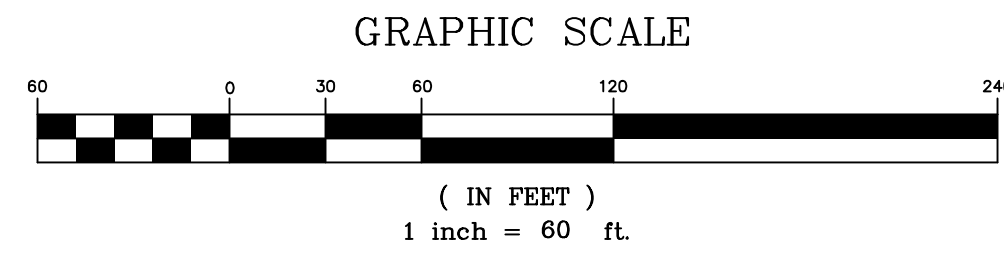
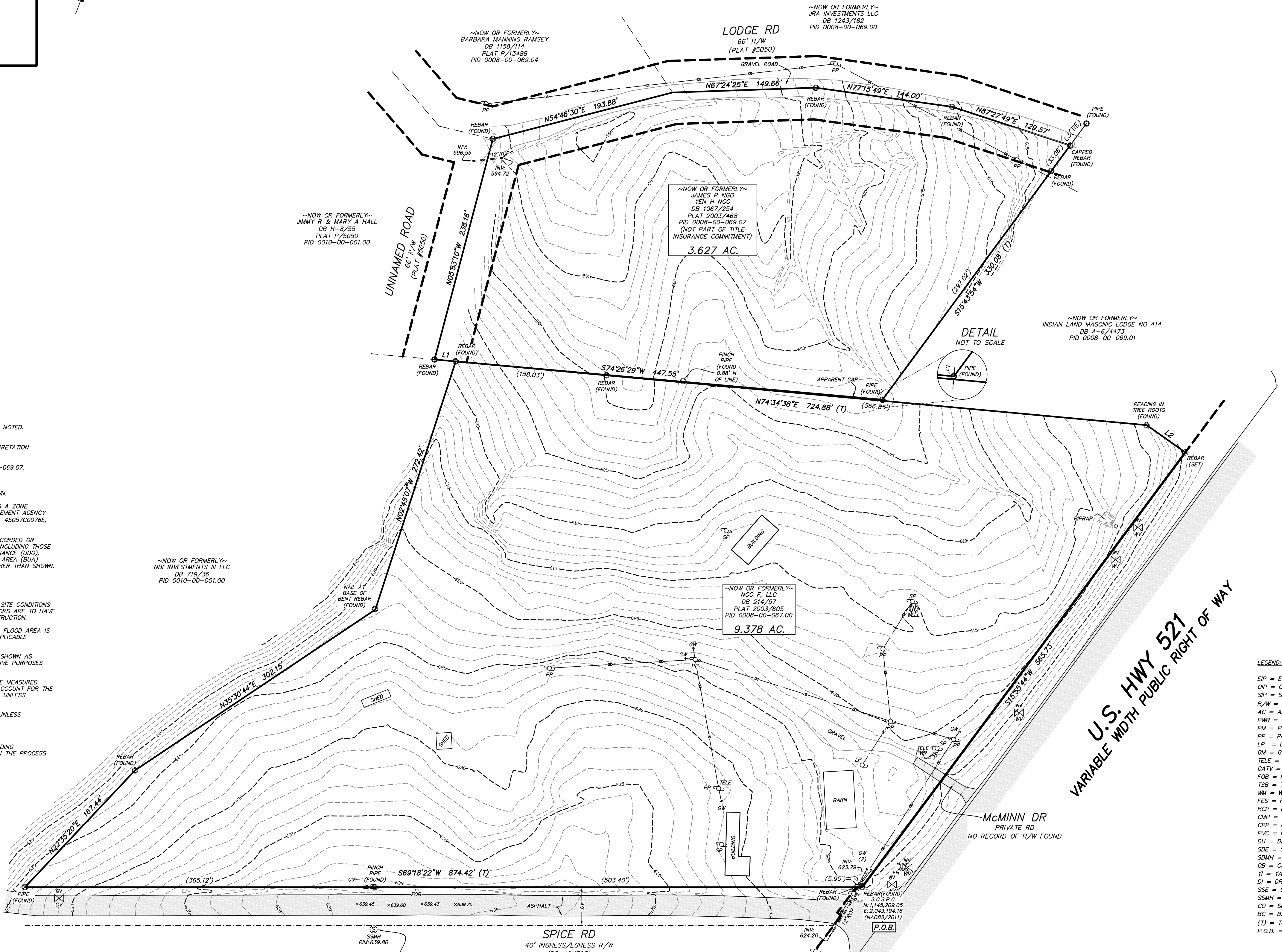


LINE	BEARING	LENGTH
L1	S74°26'29"W	22.20'
L2	S75°25'12"E	49.33'
L3	N15°43'54"E	28.59'



FIDELITY NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT DATE: OCTOBER 11, 2023 AT 8:00 AM
 COMMITMENT NO.: M732951-C-1
 SCHEDULE B, PART II - EXCEPTIONS
 4. SUCH MATTER(S) AS ARE SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 233 (NO PLOTTABLE MATTERS), PLAT BOOK 2003, PAGE 605 (BOUNDARY LINES SHOWN), AND PLAT NO. 8779 (NO PLOTTABLE MATTERS).
 5. TITLE TO THAT PORTION OF SUBJECT PROPERTY EMBRACED WITHIN THE BOUNDS OF MCMINN DRIVE, U.S. HIGHWAY 521, AND SPICE ROAD, (AS SHOWN).
 6. EASEMENT(S) AND / OR RIGHT(S) OF WAY IN FAVOR OF PALMETTO CABLE TV COMPANY RECORDED IN DEED BOOK D-8 AT PAGE 91 OF THE LANCASTER COUNTY REGISTRY, (BLANKET IN NATURE, NOT PLOTTABLE).
 7. EASEMENT(S) AND / OR RIGHT(S) OF WAY IN FAVOR OF LANCASTER TELEPHONE COMPANY RECORDED IN DEED BOOK E-6 AT PAGE 2838 OF THE LANCASTER COUNTY REGISTRY, (LOCATED OFFSITE).

REVISIONS:	DATE
SCALE: 1" = 60'	
PROJECT: 23-0453	
DRAWN BY: NB	
FIELD WORK: GW/CJ	
NOVEMBER 6, 2023	
DWG: CARLSON 2023 (BA7) McMillin Dr #142	
COGO: 2023.McMillin Dr #142	



- NOTES:
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY ZONED: OB (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
 - TAX PARCEL NUMBER 0008-00-067.00 & 0008-00-069.07.
 - DEED REFERENCES AS SHOWN.
 - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
 - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 45057C0078E, WITH A DATE OF IDENTIFICATION OF 5/16/2017.
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS AND BUFFERS INCLUDING THOSE WITHIN THE APPLICABLE UNIFIED DEVELOPMENT ORDINANCE (UDO), RIGHTS-OF-WAY, IMPROVED AREAS & BUILT UPON AREA (BUA), RESTRICTIONS, AND/OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
 - AREA COMPUTED BY COORDINATE METHOD.
 - NO NCGS MONUMENT FOUND WITHIN 2000'.
 - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY, CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
 - ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY ANY APPLICABLE ORDINANCES OR REGULATIONS.
 - OFFSITE ADJOINER LINES AND RIGHT-OF-WAY LINES SHOWN AS DASHED ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
 - LINES SHOWN REPRESENTING FENCES AND WALLS ARE MEASURED FROM THE APPROXIMATE CENTERLINE AND DO NOT ACCOUNT FOR THE THICKNESS, PLUMBNESS OR MEANDER OF THE FENCE UNLESS OTHERWISE STATED.
 - DISTANCES SHOWN ARE GROUND U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 - NO NEW LOTS OR PROPERTY LINES ESTABLISHED.
 - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THIS IS TO CERTIFY TO
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 RAMAN SETH
 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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6a,7a,7b,7c,8,9,13,16,17,18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON _____

THOMAS E. WHITE, SCPLS #27745 DATE _____

- LEGEND:
- EIP = EXISTING IRON PIPE
 - OIP = OLD IRON PIPE
 - SIP = SET IRON PIPE
 - R/W = RIGHT OF WAY
 - AC = AIR CONDITIONING UNIT
 - PWR = POWER PAD
 - PM = POWER METER
 - PP = POWER POLE
 - LP = LIGHT POLE
 - GM = GAS METER
 - TELE = TELEPHONE PEDESTAL
 - CATV = CABLE TELEVISION
 - FOB = FIBER OPTIC BOX
 - TSB = TRAFFIC SIGNAL BOX
 - WM = WATER METER
 - FES = FLARED END SECTION
 - ROP = REINFORCED CONCRETE PIPE
 - CMP = CORRUGATED METAL PIPE
 - CPP = CORRUGATED PLASTIC PIPE
 - PVC = POLYVINYL CHLORIDE PIPE
 - DU = DESTINATION UNKNOWN
 - SDE = STORM DRAINAGE EASEMENT
 - SDMH = STORM DRAIN MANHOLE
 - CB = CATCH BASIN
 - YI = YARD INLET
 - DI = DROP INLET
 - SSE = SANITARY SEWER EASEMENT
 - SSMH = SANITARY SEWER MANHOLE
 - CO = SEWER CLEAN OUT
 - BC = BACK OF CURB
 - (T) = TOTAL DISTANCE
 - P.O.B. = POINT OF BEGINNING
- SYMBOL LEGEND:
- SET MONUMENT (TYPE INDICATED)
 - EXISTING MONUMENT (TYPE INDICATED)
 - CALCULATED POINT
 - GAS VALVE
 - WATER VALVE
 - MAIL BOX
 - WATER METER
 - WELL
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - TELEPHONE/COMMUNICATIONS MANHOLE
 - ELECTRIC MANHOLE
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - LIGHT POLE
 - POWER/UTILITY POLE
 - DROP INLET
 - BACK FLOW PREVENTOR
 - GUY WIRE
 - CATCH BASIN
 - DROP INLET
 - YARD INLET
- LINE/TYPE LEGEND:
- BOUNDARY LINE
 - - - TIE LINE
 - - - RIGHT OF WAY
 - - - APPROXIMATE RIGHT OF WAY (NOT SURVEYED)
 - - - ADJOINER LINE (NOT SURVEYED)
 - - - FENCE
 - - - STORM DRAIN PIPE
 - - - OVERHEAD ELECTRIC
 - - - SANITARY SEWER PIPE

THE FOLLOWING WAS USED TO ESTABLISH S.C.S.P.C. INFORMATION:

- CLASS OF SURVEY: A-URBAN LAND SURVEY
- POSITIONAL ACCURACY: 0.06'
- TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION USER SERVICE
- DATES OF SURVEY: 10/31/2023
- DATUM/EPOCH: NAD 83 (2011), EPOCH 2010
- PUBLISHED/FIXED-CONTROL USE: CORS SITES

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
D7471	NCOO CONCORD CORS ARP	N352535.243	W0803351.114	5121.7
DM3995	NCOO ROCKINGHAM CORS ARP	N3445751.987	W0794747.740	96687.1
DK7758	SCAN UNION CORS ARP	N344558.805	W0813855.699	78437.1
DM3523	NCHI HICKORY CORS ARP	N354431.010	W0811830.934	93824.2
DK7402	NCOO POLKTON CORS ARP	N345933.172	W0801037.857	61892.4
DI1682	NCLU LUMBERTON CORS ARP	N343736.336	W0790439.694	167317.4
DK4043	NCSF SPINDALE CORS ARP	N352155.834	W0815457.347	105587.9
DI1538	NCOO MOOREVILLE CORS ARP	N353448.877	W0804812.536	66441.2

(8) COMBINED GRID FACTOR(S): 1.00003105
 (9) UNITS: INTERNATIONAL FEET

CAROLINA SURVEYORS, INC.
 P.O. BOX 267 PINEVILLE, N.C. 28134-0267
 THOMAS E. WHITE, N.C.P.L.S. & S.C.P.L.S. 704-889-7601
 TENCAROLINASURVEYS.COM
 CERTIFICATE OF AUTHORIZATION N.E.C. 1242 SC.886

McMINN DR & U.S. HWY 521
 SURVEYED FOR:
 AREA: 13.005 AC.
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA