

LEGEND:

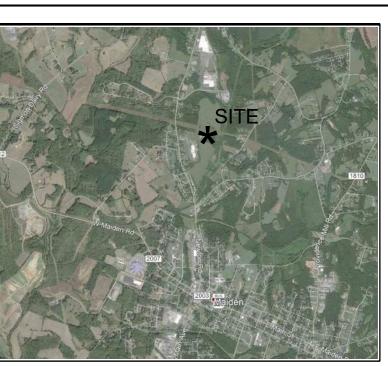
- GREENWAY LAND DEDICATION | 4.84 ACRES± (NCDOT RAILROAD R/W)
- DETACHED SFR | 51' WIDE LOTS | 250 LOTS
- AREAS TO BE SUBDIVIDED & EXCLUDED FROM CZ REZONING | 4.14 AC.±
- NEIGHBORHOOD AMENITY | 1.04 ACRES

OPEN SPACE | 45.58 ACRES± (43.8%) - EXCLUDES 4.84 ACRES IN NCDOT RAILROAD R/W - INCLUDES 1.39 ACRE DOG PARK - NET ACREAGE FOR CALCULATION = 103.97 ACRES

DEVELOPER & PROPERTY OWNER INFORMATION:

DEVELOPER:	PRESTIGE CORPORATE D 21000 TORRENCE CHAPE CORNELIUS, NORTH CAR ATTN: STEVEN BAILEY D
PROPERY OWNERS:	CAROLINA MILLS 1 / J.W. / BBC MAIDEN, LLC TEMPLE, INC. / PEGGY &
TAX PARCELS:	364705290614 (Portion), 36 364705097932, 364705098 364817114334 (Portion), 36
SITE ACREAGE:	108.13 ACRES± (GROSS A 4.84 ACRES± IN EX. NCDC 0.02 ACRES+ IN EX. NCDC 4.14 ACRES TO BE EXCLU NET CZ REZONING ACREA
DENSITY:	RESIDENTIAL ACREAGE = DENSITY = 250 UNITS / 10
CURRENT ZONING:	M-1 & R-15
PROP. ZONING:	CONDITIONAL ZONING (C

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	RESI	DENTIAL DEVELOPMENT STANDARDS:
	1.0	MIN. LOT SIZE - 6,100 SQ.FT.
	2.0	MIN. LOT WIDTH – 51 FT. (MEASURED AT MIN. FRONT SETBACK)
	3.0	MAX. BUILDING HEIGHT – 35 FT.
	4.0	BUILDING SETBACKS AND YARDS FRONT SETBACK – 20 FT. CORNER SETBACK – 15 FT. SIDE YARD – 5 FT. REAR YARD – 20 FT.
	5.0	ALLOWABLE SETBACK & YARD ENCROACHMENTS - UTILITIES AND HVAC UNITS - BUILDING OVERHANGS (CORNICES & EAVES) UP TO 18-INCHES - UNCOVERED STOOPS, STAIRS - PATIOS AND DECKS
	6.0	ALLOWED USES - SINGLE FAMILY DETACHED DWELLING UNITS - ACCESSORY STRUCTURES SUBJECT TO TOWN OF MAIDEN UNIFIED DEVELOPMENT OR
	7.0	SCREENING/LANDSCAPING - STREET/YARD TREE TO BE PROVIDED FOR EVERY 35-FT OF LOT FRONTAGE - FOR FRACTIONS LESS THAN 2/3 OF EACH 35-FT, NO ADDITIONAL TREE REQUIRED - TREES TO BE PLANTED OUTSIDE OF EXISTING/PROPOSED PUBLIC R/WS AND WITHIN - TREES TO BE SPACED AS EVENLY AS POSSIBLE, BUT MAY BE ADJUSTED TO AVOID - TREES SHALL NOT BE PLACED WITHIN THE 35-FT BY 35-FT SIGHT TRIANGLES AT - TREES TO BE PLANTED AT 50-FT INTERVALS WHEN FOR ROADS NOT FRONTED BY - TREES SHALL NOT BE PLACED WITHIN EASEMENTS OR R/WS
	8.0	OFF-STREET PARKING AND LOADING - PER TOWN OF MAIDEN UNIFIED DEVELOPMENT ORDINANCE BASED ON PROPOSED US
	9.0	AMENITY LOT SHALL MEET SETBACKS AND LANDSCAPING OUTLINED IN THIS SECTION.
	APPI	LICATION OF ZONING STANDARD – IN GENERAL
	1.0	THIS CONDITIONAL ZONING (CZ) PLAN SHALL TAKE PRECEDENCE IN CASE OF CONFLIC DEVELOPMENT ORDINANCE
	2.0	ZONING ITEMS/ISSUES NOT EXPRESSLY SPECIFIED WITHIN THIS CONDITIONAL ZONING P MAIDEN UNIFIED DEVELOPMENT ORDINANCE
	3.0	STORM DRAINAGE EASEMENTS LOCATED OUTSIDE OF PROPOSED PUBLIC R/Ws SHALL EASSOCIATION (HOA)
	4.0	STORM DRAINAGE EASEMENTS SHALL BE 15-FT IN WIDTH WHEN LOCATED OUTSIDE OF
	5.0	SANITARY SEWER EASEMENTS SHALL BE 20-FT IN WIDTH WHEN LOCATED OUTSIDE OF



VICINITY MAP - N.T.S.

E DEVELOPMENT, LLC PEL ROAD, STE 100 AROLINA 28031 | DEVELOPMENT MANAGER . ABERNATHY PLANT TONY PARKER 64705098428, 364705099676 3919 64817117545 (Portion) ACREAGE) OT RAILROAD R/W DOT ROAD R/W - EXCLUDE FROM REZONING LUDED FROM CZ REZONING EAGE = 103.97 ACRES± = 103.97 ACRES 03.97 ACRES = 2.40 UNITS/ACRE

CZ) - THE VILLAGES OF MAIDEN

CZ-VILLAGES OF MAIDEN DEVELOPMENT STANDARDS

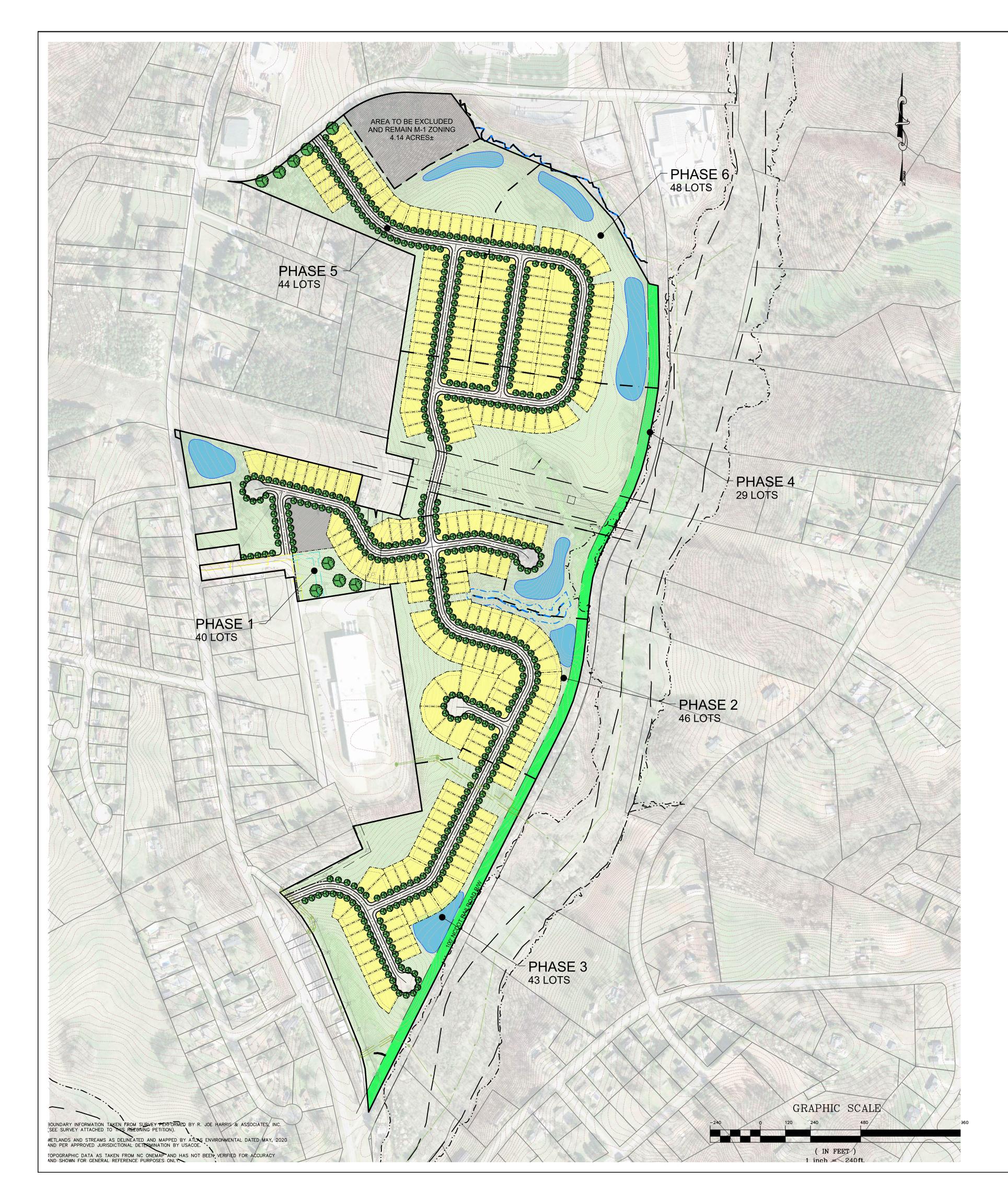
AIDEN UNIFIED DEVELOPMENT ORDINANCE

35-FT OF LOT FRONTAGE , NO ADDITIONAL TREE REQUIRED OPOSED PUBLIC R/WS AND WITHIN FRONT YARD OF EACH LOT BUT MAY BE ADJUSTED TO AVOID CONFLICTS WITH UTILITIES & DRIVEWAYS T BY 35-FT SIGHT TRIANGLES AT ALL ROAD INTERSECTIONS EN FOR ROADS NOT FRONTED BY LOTS OR R/Ws INANCE BASED ON PROPOSED USE

PRECEDENCE IN CASE OF CONFLICTS WITH THE TOWN OF MAIDEN UNIFIED THIN THIS CONDITIONAL ZONING PLAN SHALL BE GOVERNED BY THE TOWN PROPOSED PUBLIC R/Ws SHALL BE MAINTAINED BY THE HOMEOWNERS

IDTH WHEN LOCATED OUTSIDE OF PUBLIC R/Ws IDTH WHEN LOCATED OUTSIDE OF PUBLIC R/Ws

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having juris	diction.	contractor to the Authority	
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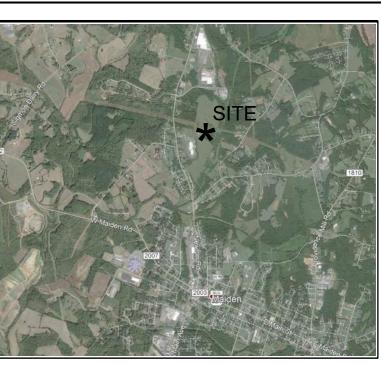
PHASING SUMMARY:

PHASE 1	- 40 LOTS	Phasi Plann
PHASE 2	- 46 LOTS	
PHASE 3	- 43 LOTS	Phasi Plann
PHASE 4	- 29 LOTS	Phasi
PHASE 5	- 44 LOTS	devel
PHASE 6	- 48 LOTS	phasi
TOTAL LOTS	- 250 LOTS	Temp 150' ii of fina

OPEN SPACE TABULATION BY PHASE

DESCRIPTION	ACRES*	OPEN SPACE	TABU	LATION	% OPEN SPACE	NOTES
PHASE 1	19.96	GENERAL SPACE AMENITY NCDOT RR R/W TOTAL		8.36 AC. 1.04 AC. 0.48 AC. 9.88 AC.	49.5%	53.0% EXCLUDING NCDOT RAILROAD R/W
PHASE 2	15.36	GENERAL SPACE NCDOT RR R/W TOTAL	_ _ _	4.40 AC. 0.93 AC. 5.33 AC.	34.7%	28.6% EXCLUDING NCDOT RAILROAD R/W
PHASE 3	19.42	GENERAL SPACE NCDOT RR R/W TOTAL	_	8.46 AC. 2.00 AC. 10.46 AC.	53.9%	43.6% EXCLUDING NCDOT RAILROAD R/W
PHASE 4	18.81	GENERAL SPACE NCDOT RR R/W TOTAL	_	11.19 AC. 0.86 AC. 12.05 AC.	64.1%	59.5% EXCLUDING NCDOT RAILROAD R/W
PHASE 5	14.37	GENERAL SPACE NCDOT RR R/W TOTAL	_ _ _	6.18 AC. 0.00 AC. 6.18 AC.	43.0%	43.0% EXCLUDING NCDOT RAILROAD R/W
PHASE 6	16.05	GENERAL SPACE NCDOT RR R/W TOTAL	_	5.95 AC. 0.57 AC. 6.52 AC.	40.6%	37.1% EXCLUDING NCDOT RAILROAD R/W
TOTALS	103.97			50.42 AC.	48.5%	43.8% EXCLUDING NCDOT RAILROAD R/W

NOTES: - ACREAGE DOES NOT INCLUDE LAND CONTAINED IN EXISTING NCDOT PUBLIC HIGHWAY R/W (*) - OPEN SPACE, LESS NCDOT RAILROAD R/W, SHALL NOT BE LESS THAN 40% OF NET DEVELOPMENT ACREAGE - ACREAGES SPECIFIED ABOVE ARE ESTIMATED AND SUBJECT TO MINOR VARIATIONS WITH FINAL ENGINEERING OF THE SITE



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E DEVELOPMENT, LLC PEL ROAD, STE 100 ROLINA 28031 | DEVELOPMENT MANAGER . ABERNATHY PLANT

TONY PARKER 64705098428, 364705099676 3919 64817117545 (Portion)

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(CZ) - THE VILLAGES OF MAIDEN

asing will be permitted to be changed, subject to approval by the Town nning & Zoning Director.

ning sequence can be altered, subject to approval by the Town ning & Zoning Director.

sing is for platting purposes only and does not restrict simultaneous elopment of entire project (or combination of phases thereof) and sing sequence can be adjusted as needed.

nporary turnarounds are only required if stubbed streets exceeding ' in length will remain for a period greater than 18 months from date nal plat approval/recording.

Traffic improvements shall be phased with development, as approved by NCDOT and Town of Maiden.

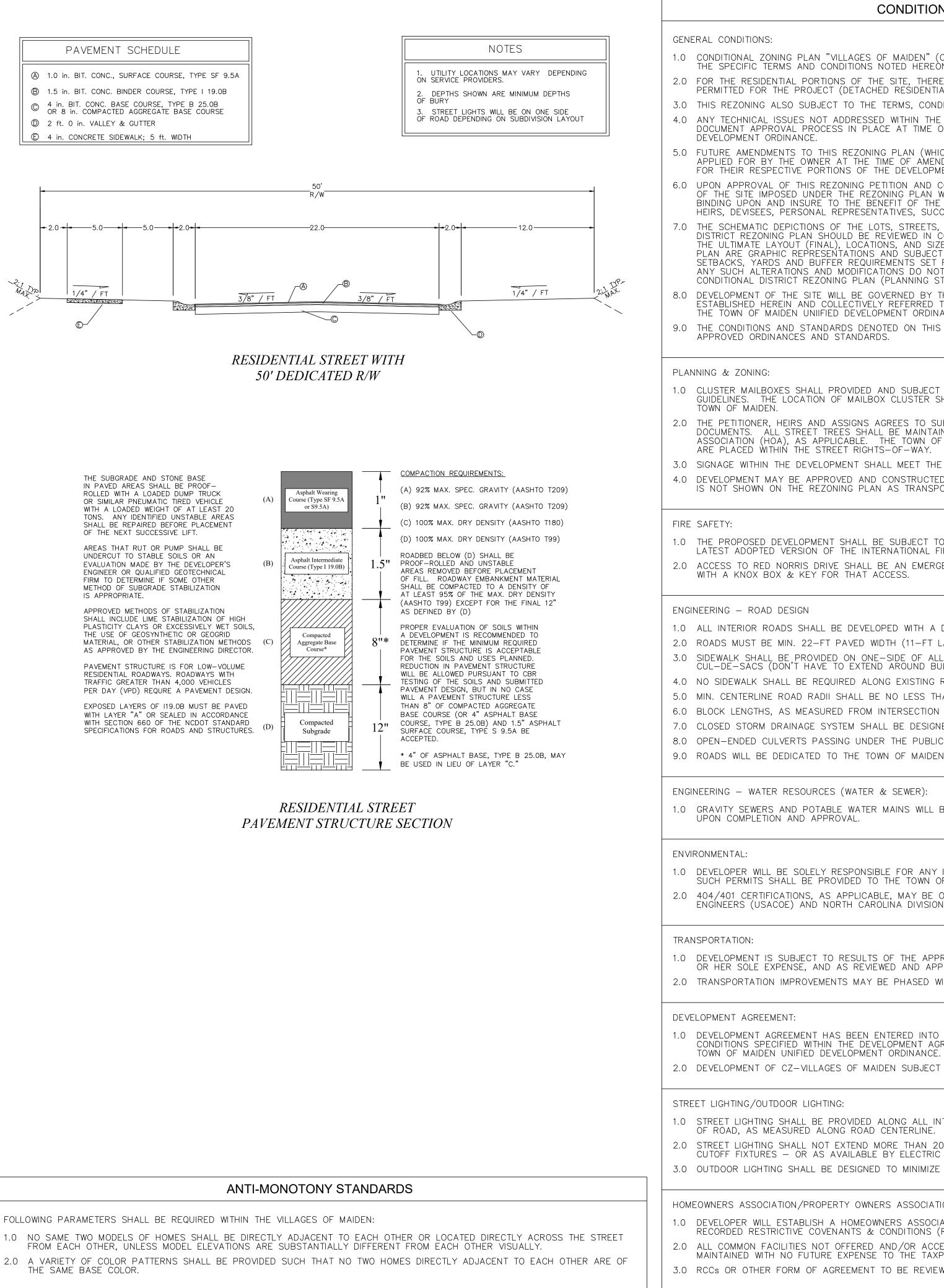
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11/4/20 2/26/21	Submittal to Town Add Public Dog Par	rk	0 1
3/31/21	Reduction of Lots/Ir	ncrease Lot Size	2
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NOR	TH CAROLINA		
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DWG File Name:

4628-Villages of Maiden Rezoning

CZ-2

PAVEMENT SCHEDULE



NAL NOTES & STANDARDS	DAT			D FOR	REV
	11/4/ 2/26/	/21 A	Submittal to Town Add Public Dog Park		0
CZ-VILLAGES OF MAIDEN) IS HEREBY SUBMITTED FOR APPROVAL SUBJECT TO IN THE REZONING PLAN.	3/31/	21 F	Reduction of Lots/Incr	ease Lot Size	2
E SHALL BE NO MORE THAN 250 COMBINED RESIDENTIAL DWELLING UNITS AL DWELLINGS & ACCESSORY STRUCTURES). DITIONS AND REQUIREMENTS OF THE APPROVED DEVELOPMENT AGREEMENT.					
REZONING MASTER PLAN SHALL BE SUBJECT TO THE CURRENT CONSTRUCTION OF SUBMITTAL AND MUST COMPLY WITH THE TOWN OF MAIDENS UNIFIED					
CH INCLUDES THESE DEVELOPMENT STANDARDS AND CONDITIONS) MAY BE IDMENT PETITION (MASTER DEVELOPER) OR BY PARCEL SPECIFIC OWNERS FOR IENT.					
CONDITIONAL DISTRICT PLAN, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE CESSORS IN INTEREST OR ASSIGNS.					
SIDEWALKS AND OTHER SITE ELEMENTS SET FORTH IN THE CONDITIONAL CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. ES OF THE DEVELOPMENT AND SITE ELEMENTED DEPICTED ON THE REZONING T TO MINOR ADJUSTMENTS. THEY MAY BE ALTERED IN ACCORDANCE WITH THE FORTH IN THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THIS TAFF MAY GRANT ADMINISTRATIVE APPROVAL OF MINOR CHANGES). THIS CONDITIONAL DISTRICT REZONING PLAN AND THE DEVELOPMENT STANDARDS TO AS THE "REZONING PLAN", AS WELL AS THE APPLICABLE PROVISIONS OF ANCE					
REZONING PLAN SHALL TAKE PRECEDENT WHEN IN CONFLICT WITH THE TOWN'S			<u> </u>	0	1
		ORTH	CAROLINA 811	Know what's b	
TO THE LATEST UNITED STATES POSTAL SERVICE (USPS) CLUSTER MAILBOX SHALL BE COORDINATED WITH AND APPROVED BY THE USPS POSTMASTER AND	North	Carolina	One-Call Center		pre you dig.
JBMIT A LANDSCAPE PLAN AND LIGHTING PLAN WITH THE CONSTRUCTION NED BY THE PROPERTY OWNERS ASSOCIATION (POA) AND/OR HOMEOWNERS MAIDEN WILL ASSUME NO MAINTENANCE RESPONSIBILITIES FOR TREES THAT	Engin	eer:			
E REQUIREMENTS OF THE TOWN OF MAIDEN UNIFIED DEVELOPMENT ORDINANCE. D IN PHASES AND MUST BE SHOWN ON THE CONSTRUCTION PLANS. PHASING ORTATION IMPROVEMENTS AND UTILITY ENGINEERING WILL DICTATE SUCH WORK.			R.	H	
O THE TOWN OF MAIDEN FIRE DEPARTMENT'S FIRE MARSHAL APPROVAL AND	$ $ $R.$	Joe	Harris &	Associa	ites, Inc.
TRE CODE. SENCY ACCESS ONLY AND DEVELOPER MUST PROVIDE MANUAL SWING GATE			ring • Land Manag ulevard, Fort Mill, S.C. 29708	gement	• Planning P: (803) 802-1799
DEDICATED 50-FT PUBLIC RIGHT-OF-WAY. _ANES) WITH 2-FT VALLEY CURB.		W	ww.rjoeł	narris.c	om
L INTERNAL ROADS (5-FT MIN. WIDTH) AND MAY TERMINATE AT THROAT OF JLB.	This dra	awing s	hall not be used for c	onstruction purpo	ses until the
ROAD FRONTAGES WHERE SIDEWALK CURRENTLY DOES NOT EXIST. IAN 100-FT AND 20-FT RADIUS WHERE R/Ws INTERSECT.	drawing by the 0	, and p Owner, (ture of the responsibl proper permit forms ar Owner's Agent or Con	nd related fees are	e transmitted
TO INTERSECTION, SHALL NOT EXCEED 1200 LINEAL FEET. IED FOR THE 10-YEAR STORM FREQUENCY.	having j Corpor			Engineer's Seal	
C ROAD SYSTEM SHALL BE DESIGNED FOR THE 25-YEAR STORM FREQUENCY. N FOR MAINTENANCE SUBJECT TO ROADWAY ACCEPTANCE PROCESS.			ZONING		
BE DEDICATED TO THE TOWN OF MAIDEN FOR OWNERSHIP AND MAINTENANCE,	N	ΟΤ	FOR CO	NSTRU	CTION
IMPACTS TO JURISDICTIONAL STREAMS AND/OR WETLANDS AND COPIES OF	Project -	: Manag	ger	Drawn B. Pridemo	ore
OF MAIDEN. OBTAINED IN PHASES AS ALLOWED BY THE UNITED STATES ARMY CORPS OF	Departı -			Checked	
N OF WATER RESOURCES (NCDWR.)	Print/Pl Marc Client		, 2021		
ROVED TRAFFIC IMPACT STUDY AS UNDERTAKEN BY THE DEVELOPER AT HIS OR PROVED BY NCDOT. /ITH DEVELOPMENT, AS APPROVED BY NCDOT AND TOWN OF MAIDEN.	DE 2100 COR	VEI 0 TO NELI	TIGE CON LOPMEN PRRENCE CHA IUS, NORTH (07.5059	T APEL ROAI	D, STE 100
BETWEEN TOWN OF MAIDEN AND DEVELOPER AND ANY LANGUAGE OR REEMENT SHALL TAKE PRECEDENT OVER THIS REZONING PLAN AND THE					
TO TERMS OF DEVELOPMENT AGREEMENT.	Projec				
			AGES C		
TERNAL PUBLIC ROADS AND SPACED NO MORE THAN 1 FIXTURE PER 180 FEET					
PROVIDER IMPACTS TO ADJACENT PROPERTIES.		R	EZONIN		
ION:	^{Co}	ndi	tional No	otes & [Jetails
ATION AND/OR PROPERTY OWNERS ASSOCIATION (HOA/POA) GOVERNED BY RCCs) FOR THE DEVELOPMENT. EPTED BY THE TOWN OF MAIDEN WILL BE PRIVATELY OWNED, OPERATED AND PAYERS OF THE TOWN OF MAIDEN. WED AND APPROVED BY THE TOWN OF MAIDEN.					
	Project 4628			rawing No.	
	DWG F 4628- Rezor	Village	ne: es of Maiden		CZ-3

SURVEY INFORMATION & PLAT STANDARDS:

- 1. THIS SURVEY IS OF EXISTING PARCELS OF LAND. 2. THIS PLAT IS OF PARCEL ID #364705098428, 364705099676, 364705098919, 364705097932, AND A PORTION OF 364705290614.
- 3. ZONING: M-1, & R-15
- 4. ACREAGE OF THIS PLAT: 108.130 ACRES \pm 5. TOTAL NUMBER OF LOTS ON THIS PLAT: 7
- 6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- 7. BEARINGS TIED TO NGS MONUMENTS "CAT-2".
- 8. THIS SURVEY IS AN ALTA/ACSM LAND TITLE SURVEY.
- 9. PROPERTY IS OWNED BY CAROLINA MILLS 1 DB 924 PG 66, DB 854 PG 58, PB 6 PG 16, DB 442 PG 30, BBC MAIDEN LLC DB 3545 PG 1216, TEMPLE INC DB 1508 PG 368, PEGGY PERKINS & TONY ADRAIN PARKER DB 2011E PG 732
- 10. AREA COMPUTED BY COORDINATE METHOD.
- 11. DASHED LINES INDICATE LINES NOT SURVEYED. 12. REBARS SET AT ALL PROPERTY CORNERS AS NOTED.
- 13. PHYSICAL IMPROVEMENTS HAVE NOT BEEN SHOWN AT TIME OF PLAT
- 14. INTERIOR DEED LINES ARE BEST FIT AND HAVE NOT BEEN FIELD RUN AT THIS TIME.
- 15. EXISTING STRUCTURES SHOWN FROM COMPILED GIS, AERIAL PHOTOGRAPHY, AND FIELD VERIFICATION.

Line Table					
Line #	Length	Direction			
L1	112.13	S26°50'43"E			
L2	42.78	S77°17'56"E			
L3	148.14	S1°05'32"E			
L4	166.71	S1°05'32"E			
L5	75.90	S0°50'25"E			
L6	100.00	S3°22'42"W			
L7	101.00	S8°59'42"W			
L8	99.00	S15°05'42"W			
L9	99.91	S20°23'14"W			
L10	100.98	S26°05'55"W			
L11	164.96	S29°23'55"W			
L12	99.94	S25°09'58"W			
L13	99.24	S17°27'47"W			
L14	100.00	S8 ° 44'57"W			
L15	99.00	S6 ° 53'57"W			
L16	101.00	S11°29'57"W			
L17	100.00	S16°13'57"W			
L18	101.00	S22 ° 14'57"W			
L19	100.00	S26°02'57"W			
L20	130.54	S26°02'57"W			

Line Table Line # Length Direction

L62 99.95 S82*12'18"W

L63 | 75.08 | N9°22'42"W

L64 | 161.34 | N9°22'42"W L65 27.06 N67°22'25"W

Line Table					
Line #	Length	Direction			
L21	208.20	N4°35'51"W			
L22	99.00	N13°46'56"W			
L23	99.02	N25°49'24"W			
L24	98.72	N32°50'35"W			
L25	98.89	N39°46'01"W			
L26	57.32	N45°23'29"W			
L27	99.85	N22°56'07"W			
L28	18.29	N23°34'45"W			
L29	5.07	S80°46'31"W			
L30	118.80	N8°01'27"W			
L31	40.00	S81°57'13"W			
L32	40.08	N7°56'23"W			
L33	100.47	S82°28'35"W			
L34	199.78	S82°28'35"W			
L35	74.11	N7°40'10"W			
L36	200.58	S82°25'30"W			
L37	75.01	N7°49'48"W			
L38	200.52	S82°24'03"W			
L39	74.94	N7°39'15"W			
L40	199.52	N82°26'03"E			

Line Iddie				
Line #	Length	Direction		
L41	112.95	N7°51'33"W		
L42	112.77	N7 ° 52 ' 51"W		
L43	200.17	S82 ° 14'25"W		
L44	35.60	N6°20'13"W		
L45	145.94	S14°03'30"W		
L46	96.59	S75 ° 55'44"E		
L47	37.98	S8°29'53"E		
L48	35.22	N8°47'30"E		
L49	111.09	S75°55'44"E		
L50	136.21	N75°58'42"W		
L51	104.64	N6°55'35"E		
L52	335.23	N8°27'14"E		
L53	206.47	N8°33'34"E		
L54	31.79	N8°34'27"E		
L55	141.49	N67°25'27"W		
L56	133.85	N67 ° 17'46"W		
L57	165.09	N67°06'35"W		
L58	147.31	N66°56'25"W		
L59	66.41	N82°21'54"W		
L60	142.38	S37°12'55"E		

Line Table

N/F PARCEL ID# 364705182089 THOMAS A & MARCIA I MORRIS DB 2179 PG 125

N/F PARCEL ID# 364705183255 CONNIE BOLICK ARNDT DB 1021 PG 741

N/F PARCEL ID# 364705190271 CAROLINA MILLS 1 DB 895 PG 44 PB 6 PG 16

N/F PARCEL ID# 364705099393 JOHN WAYNE & TINA R KELLY DB 1919 PG 807 PB 6 PG 16

N/F PARCEL ID# 364705098343 BRÏAN LIGHT DB 3523 PG 781 PB 6 PG 16

N/F PARCEL ID# 364705098516 MICHAEL W & DFRRA P BURLESON DB 1218 PG 804 PB 6 PG 16

N/F PARCEL ID# 364705097782 JOHNNY LEE WILLIAMS DB 2008E PG 1158 PB 6 PG 16

N/F PARCEL ID# 364705097863 MELISSA SHAY WHITTED DB 3242 PG 824 PB 6 PG 16

RFBAF

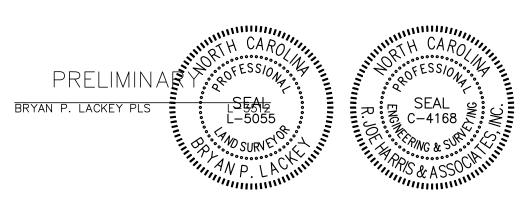
* RED NORRIS DRIVE IS LISTED ON THE 2020 NCDOT POWELL BILL MAP AS A PRIVATELY MAINTAINED R/W. WIDTH OF R/W IS UNKNOWN.

THIS SURVEY IS OF EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS FOR IREDELL COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBERS 3710364700J DATED SEPTEMBER 5, 2007 & NUMBER 3710364800J, DATED SEPTEMBER 5, 2007 AND HEREBY CERTIFY THAT PORTIONS OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, BRYAN P. LACKEY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE ____; THAT THE RATIO OF PRECISION AS CALCULATED IS _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL

THIS _____ DAY OF _____, 2020.



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: 1, 2, 3, 4, 8, 11, 13, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 14, 2020.

DATE OF MAP 12-18-2020 BRYAN P. LACKEY PLS

20' PERMANENT EASEMENT DB 1727 PG 357 MB 68 PG 44

ASPHALT

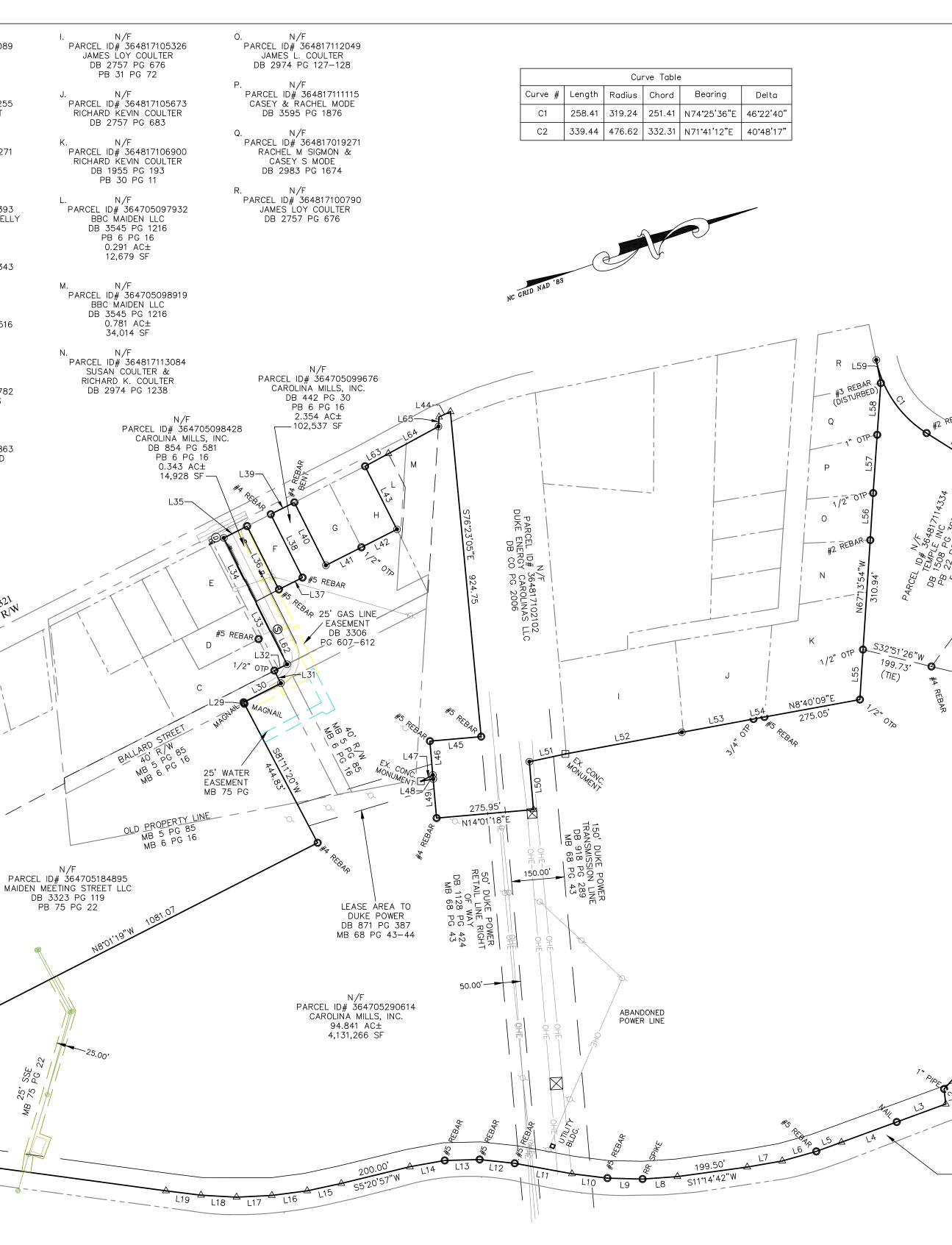
SPEED BUMP

20' SSE DB 1727 PG 355-356

MB 28 PG 123

CURB

L-3512



LEGAL DESCRIPTION:

BEING ALL THOSE CERTAIN PARCELS OF LAND, LYING IN THE TOWN OF MAIDEN, CATAWBA COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT NGS MONUMENT "CAT-2" HAVING NORTH CAROLINA GEODETIC COORDINATES OF NORTH-685349.05' AND EAST-1342034.43', THENCE S0'24'00"W FOR A DISTANCE OF 3,702.28' TO A 1/2" OPEN TOP PIPE, SAID POINT BEING THE POINT OF BEGINNING (POB);

THENCE, FROM THE POB, S26'50'43"E FOR A DISTANCE OF 112.13' TO A POINT, THENCE S67'05'43"E FOR A DISTANCE OF 314.15' TO A POINT, THENCE S67'05'43"E FOR A DISTANCE OF 181.87' TO A POINT, THENCE S42'05'43"E FOR A DISTANCE OF 264.54' TO A POINT, THENCE S29'20'43"E FOR A DISTANCE OF 355.48' TO A 1" PIPE, THENCE S77'17'56"E FOR A DISTANCE OF 42.78' TO A POINT IN THE CENTER OF A 100' RAILROAD RIGHT OF WAY, THENCE, WITH SAID RIGHT OF WAY, THE FOLLOWING 21 CALLS, 1)S01'05'32" FOR A DISTANCE OF 148.14' TO A NAIL FOUND 2)S01'05'32"E FOR A DISTANCE OF 166.71' TO A POINT 3)S00'50'25"E FOR A DISTANCE OF 75.90' TO A #5 REBAR FOUND 4)S03'22'42"W FOR A DISTANCE OF 100.00' TO A POINT 5)S08'59'42"W FOR A DISTANCE OF 101.00' TO A POINT 6)S11'14'42"W FOR A DISTANCE OF 199.50' TO A POINT 7)S15'05'42"W FOR A DISTANCE OF 99.00' TO A RAILROAD spike 8)S20°23'14"W FOR A DISTANCE OF 99.91' TO A #5 REBAR 9)S26°05'55"W FOR A DISTANCE OF 100.98' TO A POINT 10)S29°23'55"W FOR A DISTANCE OF 164.96' TO A #5 REBAR 11)S25'09'58"W FOR A DISTANCE OF 99.94' TO A #5 REBAR 12)S17'27'47"W FOR A DISTANCE OF 99.24' TO A #5 REBAR 13)S08'44'57"W FOR A DISTANCE OF 100.00' TO A POINT 14)S05'20'57"W FOR A DISTANCE OF 200.00' TO A POINT 15)S06'53'57"W FOR A DISTANCE OF 99.00' TO A POINT 16)S11'29'57"W FOR A DISTANCE OF 101.00' TO A POINT 17)S16'13'57"W FOR A DISTANCE OF 100.00' TO A POINT 18)S22'14'57"W FOR A DISTANCE OF 101.00' TO A POINT 19)S26'02'57"W FOR A DISTANCE OF 100.00' TO A POINT 20)S26*43'57"W FOR A DISTANCE OF 1866.00' TO A POINT 21)S26*02'57"W FOR A DISTANCE OF 130.54' TO A POINT, THENCE NO4*35'51"W FOR A DISTANCE OF 208.20' TO A POINT IN RED NORRIS DRIVE (UNKNOWN WIDTH PUBLIC RIGHT OF WAY), THENCE, ALONG SAID RIGHT OF WAY, THE FOLLOWING 6 CALLS, 1)N13'46'56"W FOR A DISTANCE OF 99.00' TO A POINT 2)N21'46'08"W FOR A DISTANCE OF 494.99' TO A POINT 3)N25'49'24"W FOR A DISTANCE OF 99.02' TO A POINT 4)N32'50'35"W FOR A DISTANCE OF 98.72' TO A POINT 5)N39'46'01"W FOR A DISTANCE OF 98.89' TO A POINT 6)N45'23'29"W FOR A DISTANCE OF 57.32' TO A POINT, THENCE, LEAVING SAID RIGHT OF WAY, N62 25'25"E FOR A DISTANCE OF 446.73' TO A 3/" PIPE, THENCE N22 56'07"W FOR A DISTANCE OF 99.85' TO A 1/2" OPEN TOP PIPE, THENCE N23 34'45"W FOR A DISTANCE OF 18.29' TO A #4 REBAR, THENCE N77 24'45"E FOR A DISTANCE OF 338.36' TO A #4 REBAR, THENCE NO8'01'19"W FOR A DISTANCE OF 1081.07' TO A #4 REBAR, THENCE S81"11'20"W FOR A DISTANCE OF 444.83' TO A MAG NAIL, THENCE S80"46'32"W FOR A DISTANCE OF 5.07' TO A MAG NAIL, THENCE NO8'01'27"W FOR A DISTANCE OF 118.80' TO A MAG NAIL SET, THENCE S81'57'13"W FOR A DISTANCE OF 40.00' TO A 1/2" OPEN TOP PIPE ON THE RIGHT OF WAY OF ABERNATHY PLANT RD (40' PUBLIC RIGHT OF WAY), THENCE, CROSSING SAID RIGHT OF WAY, N07'56'23"W FOR A DISTANCE OF 40.08' TO A MAG NAIL SET ON SAID RIGHT OF WAY, THENCE, WITH SAID RIGHT OF WAY THE FOLLOWING 3 CALLS, 1)S82'12'18"W FOR A DISTANCE OF 99.95' TO A POINT 2)S82'28'35"W FOR A DISTANCE OF 100.47' TO A POINT 3)S82'28'35"W FOR A DISTANCE OF 199.78' TO A MAG NAIL SET AT THE INTERSECTION OF THE RIGHT OF WAY OF THE AFOREMENTIONED ABERNETHY PLAT ROAD AND US-321 (60' PUBLIC RIGHT OF WAY), THENCE, ALONG THE RIGHT OF WAY OF US-321, NO7'40'10" FOR A DISTANCE OF 74.11' TO A #4 REBAR, THENCE, LEAVING SAID RIGHT OF WAY, N82'25'30" FOR A DISTANCE OF 200.58' TO A #5 REBAR, THENCE N07'49'48"W FOR A DISTANCE OF 75.01' TO A #5 REBAR, THENCE S82'24'03"W FOR A DISTANCE OF 200.52' TO A #4 REBAR ON THE AFOREMENTIONED RIGHT OF WAY OF US-321, THENCE, ALONG SAID RIGHT OF WAY, NO7'39'15"W FOR A DISTANCE OF 74.94' TO A #4 REBAR (BENT), THENCE, LEAVING SAID RIGHT OF WAY, N82'26'03"E FOR A DISTANCE OF 199.52' TO A #5 REBAR SET, THENCE N07'51'33"W FOR A DISTANCE OF 112.95' TO A 1/2" OPEN TOP PIPE, THENCE NO7'52'51"W FOR A DISTANCE OF 112.77' TO A #5 REBAR SET, THENCE S82"14'25"W FOR A DISTANCE OF 200.17' TO A #4 REBAR ON THE AFOREMENTIONED RIGHT OF WAY, THENCE, ALONG SAID RIGHT OF WAY, THE FOLLOWING 2 CALLS 1)N09'22'42"W FOR A DISTANCE OF 75.08' TO A POINT 2)N09'22'42"W FOR A DISTANCE OF 161.34' TO A #5 REBAR SET, THENCE, LEAVING SAID RIGHT OF WAY, N67"22'25"W FOR A DISTANCE OF 27.06' TO A POINT IN THE CENTER OF SAID RIGHT OF WAY, THENCE, WITH SAID RIGHT OF WAY, N06"20'13"W FOR A DISTANCE OF 35.60' TO A POINT, THENCE, LEAVING SAID RIGHT OF WAY, S76'23'05"E FOR A DISTANCE OF 924.75' TO A #5 REBAR, THENCE S14'03'30"W FOR A DISTANCE OF 145.94' TO A #5 REBAR, THENCE S75'55'44"E FOR A DISTANCE OF 96.59' TO A #5 REBAR SET, THENCE S08'29'53"E FOR A DISTANCE OF 37.98' TO AN EXISTING CONCRETE MONUMENT, THENCE N08'47'30"E FOR A DISTANCE OF 35.22' TO A #5 REBAR SET, THENCE S75'55'44"E FOR A DISTANCE OF 111.09' TO A #4 REBAR, THENCE N14'01'18"E FOR A DISTANCE OF 275.95' TO A POINT, THENCE N75'58'42"W FOR A DISTANCE OF 136.21' TO A SET #5 REBAR, THENCE N06'55'35"E FOR A DISTANCE OF 104.64' TO AN EXISTING CONCRETE MONUMENT, THENCE N08'27'14"E FOR A DISTANCE OF 335.23' TO A #5 REBAR SET, THENCE NO8'33'34"E FOR A DISTANCE OF 206.47' TO A 3/4" OPEN TOP PIPE, THENCE NO8'34'27"E FOR A DISTANCE OF 31.79' TO A #5 REBAR, THENCE NO8'34'09"E FOR A DISTANCE OF 275.05' TO A ½" OPEN TOP PIPE, THENCE N67'25'27"W FOR A DISTANCE OF 141.49' TO A ½" OPEN TOP PIPE, THENCE N67'13'54"W FOR A DISTANCE OF 133.85' TO A ½" OPEN TOP PIPE, THENCE N67'06'35"W FOR A DISTANCE OF 165.09' TO A 1" OPEN TOP PIPE, THENCE N66'56'25"W FOR A DISTANCE OF 147.31" TO A #3 REBAR (DISTURBED), THENCE N82'21'55"W FOR A DISTANCE OF 66.41' TO A #5 REBAR SET ON THE BEGINNING OF A NON-TANGENTIAL CURVE ON THE SOUTHERN RIGHT OF WAY OF GKN WAY (60' PUBLIC RIGHT OF WAY), THENCE, FOLLOWING SAID RIGHT OF WAY, THE FOLLOWING 4 CALLS 1)SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46'22'40", HAVING A RADIUS OF 319.24', AND WHOSE LONG CHORD BEARS N74'25'36"E FOR A DISTANCE OF 251.41' TO A #2 REBAR, 2)N51'11'15"E FOR A DISTANCE OF 402.94' TO A POINT ON THE BEGINNING OF A NON-TANGENTIAL CURVE, 3)SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 40'48'17", HAVING A RADIUS OF 476.62', AND WHOSE LONG CHORD BEARS N71'41'12"E FOR A DISTANCE OF 332.31' TO A #5 REBAR SET 4)S87'53'55"E FOR A DISTANCE OF 196.56' TO A POINT, THENCE, LEAVING SAID RIGHT OF WAY, S37'12'55"E A DISTANCE OF 142.38' TO THE POB, CONTAINING 108.130 ACRES, MORE OR LESS.



1. ALL MATTERS SHOWN BY MAP OR PLAT RECORDED AT BOOK 5, PAGE 85; BOOK 6, PAGE 16; BOOK 28, PAGES 123 -124; AND BOOK 68, PAGES 43-44 (AS SHOWN)

- 2. EASEMENTS TO THE TOWN OF MAIDEN AT BOOK 1727, PAGE 355 AND BOOK 1727, PAGE 357 (AFFECTS, AS SHOWN)
- 3. SEWER EASEMENT TO THE TOWN OF MAIDEN AT BOOK 501, PAGE 220
- (BLANKET IN NATURE; NOT PLOTTABLE) 4. LEASE TO DUKE POWER AT BOOK 833, PAGE 436 (DOES NOT AFFECT)
- 5. LEASE TO DUKE POWER AT BOOK 857, PAGE 472 (DOES NOT AFFECT) 6. LEASE TO DUKE POWER AT BOOK 871, PAGE 387
- (SUBSTATION AND LINES NO LONGER THERE. EASEMENT AS SHOWN)
- 7. RIGHT OF WAY TO STATE HIGHWAY COMMISSION AT BOOK 941, PAGE 435 (60' R/W AS SHOWN) 8. EASEMENT TO DUKE POWER AT BOOK 644, PAGE 247 (BLANKET IN NATURE; NOT PLOTTABLE)
- 9. RIGHT OF WAY TO STATE HIGHWAY COMMISSION AT BOOK 871, PAGE 543 (60' R/W AS SHOWN)
- 10. RIGHT OF WAY TO DUKE POWER AT BOOK 916. PAGE 269 (150' R/W AS SHOWN) 11. RIGHT OF WAY TO DUKE POWER AT BOOK 1128, PAGE 424 (50' R/W ALONG 150' R/W AS SHOWN)
- 12. EASEMENT TO DUKE POWER AT BOOK 1265, PAGE 842 (BLANKET IN NATURE; NOT PLOTTABLE) 13. INDENTURE TO DUKE POWER AT BOOK 265, PAGE 44 (MAY AFFECT: UNABLE TO PLOT)
- 14. PERMIT TO SOUTHERN BELL AT BOOK 264. PAGE 360
- (10' EASEMENT BLANKET IN NATURE: NOT PLOTTABLE)
- 15. EASEMENT FOR WELL AND WATER LINES AT BOOK 895, PAGE 44 (SEE VESTING DEED FOR TRACT 6)

NC GRID MON "CAT-2"

NAD '83 (2011) N-685349.05 E-1342034.43 EL-906.97'

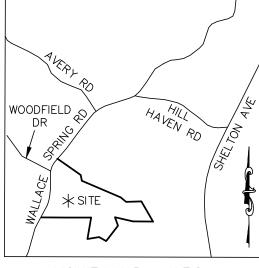
NAVD '88

(BLANKET IN NATURE: NOT PLOTTABLE) 16. RIGHT OF WAY TO DOT AT BOOK 1829, PAGE 840 (NCDOT 100' R/W AS SHOWN)

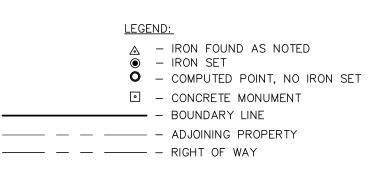
10# 36 VELINE 7105

PGH 8

17. EASEMENT TO DUKE ENERGY AT BOOK 3298, PAGE 1297 (AFFECTS PROPERTY, UNABLE TO PLOT ALL EASEMENTS)



VICINITY MAP - N.T.S.



REFERENCES: DB 924 PG 66 DB 2011E PG 732 DB 1508 PG 368 DB 3545 PG 1216 DB 442 PG 30 DB 854 PG 581 PB 6 PG 16

PB 22 PG 173

N/F

ARCEL ID# 364705270964 N C DEPARTMENT OF TRANSPORTATION DB 1829 PG 852

> CURRENT OWNERS: CAROLINA MILLS 1 PO BOX 157, MAIDEN, NORTH CAROLINA, 28650

BBC MAIDEN LLC 4030 WAKE FOREST ROAD STE 349 RALEIGH, NORTH CAROLINA, 27609

TEMPLE INC 1815 GKN WAY NEWTON, NORTH CAROLINA, 28658

PEGGY PERKINS & TONY ADRAIN PARKER 1821 GKN WAY NEWTON, NORTH CAROLINA, 28658

SURVEYED FOR: PRESTIGE CORPORATE DEVELOPMENT 2100 TORRANCE CHAPEL RD CORNELIUS, NORTH CAROLINA, 28031 CZ-VILLAGES OF MAIDEN SHEET CZ-4

ALTA/ACSM LAND TITLE SURVEY OF PARCELS 364705290614, 364705098428, 364705099676, 364705098919, 364705097932, 364817114334, & 364817117545 TOWN OF MAIDEN, CATAWBA COUNTY, NC, 28650

CURRENT OWNERS: CAROLINA MILLS 1, BBC MAIDEN LLC, TEMPLE INC, PEGGY PERKINS & TONY ADRAIN PARKER



DATE 12/18/2020 PROJECT # 4179 DWG FILE # 4179 BASE DWG SCALE 1" = 200'PREPARED BY D.CULVER CHECKED BY B. LACKEY SHEET OF