

#### LEGEND:

BFP - BACK FLOW PREVENTOR  
C&G - CURB & GUTTER  
CB - CATCH BASIN  
CC - CURB CUT  
CI - CURB INLET  
CMP - CORRUGATED METAL PIPE  
CP - CALCULATED POINT  
CPP - CORRUGATED PLASTIC PIPE  
C/O - CLEAN OUT  
DB - DEED BOOK  
DI - DROP INLET  
DIP - DUCTILE IRON PIPE  
ECM - EXISTING CONCRETE MONUMENT  
EIP - EXISTING IRON PIPE  
EIR - EXISTING IRON ROD  
EMM - EXISTING METAL MONUMENT  
EV - EXISTING NAIL  
EOG - EDGE OF GRAVEL  
EOP - EDGE OF PAVEMENT  
EU - END UNKNOWN  
FC - FIRE CONNECTION  
FFE - FINISHED FLOOR ELEVATION  
FH - FIRE HYDRANT  
FOB - FIBER OPTIC BOX  
FOM - FIBER OPTIC MARKER  
FP - FLAG POLE  
FY - FIRE VALVE  
GDP - GUARD POST  
GLT - GROUND LIGHT  
GM - GAS METER  
GV - GAS VALVE  
GW - GUY WIRE  
HVAC - HEATING, VENTILATION, AIR COND.  
HW - HEADWALL  
LMP - LAMP POST  
LP - LIGHT POLE  
(M) - MEASURED DISTANCE  
MBX - MAILBOX  
MB - MAP BOOK  
N.G.S. - NATIONAL GEODETIC SURVEY  
NIR - NEW IRON ROD  
NN - NEW NAIL  
O-HANG - OVERHANG  
PBX - POWER BOX  
POB - POINT OF BEGINNING  
PC - PAGE  
PIN - PARCEL I.D. NUMBER  
PL - PROPERTY LINE  
PM - POWER METER  
PMH - POWER MANHOLE  
P.O.B. - POINT OF BEGINNING

#### LINE LEGEND:

EASEMENT  
PROPERTY LINE  
PROPERTY LINE (NOT SURVEYED)  
RIGHT-OF-WAY  
RIGHT-OF-WAY (NOT SURVEYED)  
SETBACK  
CABLE TV LINE  
FIBER OPTIC LINE  
GAS LINE  
POWER LINE  
POWER LINE (UNDERGROUND)  
SANITARY SEWER PIPE  
STORM DRAIN PIPE  
TELEPHONE LINE  
TELEPHONE LINE (UNDERGROUND)  
WATER LINE  
WOOD FENCE  
CHAIN LINK FENCE  
GUARD RAIL

PP - POWER POLE  
PPC - PLASTIC PIPE  
(R) - RECORDED DISTANCE  
R/W - RIGHT-OF-WAY  
RCP - REINFORCED CONCRETE PIPE  
SDMH - STORM DRAIN MANHOLE  
SSMH - SANITARY SEWER MANHOLE  
(T) - TOTAL  
TB - TELEPHONE BOX  
TBM - TEMPORARY BENCHMARK  
TERR - TERRACOTTA PIPE  
TMH - TELEPHONE MANHOLE  
TPED - TELEPHONE PDESTAL  
TSB - TRAFFIC SIGNAL BOX  
TIB - CABLE TV BOX  
WB - WATER BOX  
WM - WATER METER  
WMH - WATER MANHOLE  
WSP - WATER SPIGOT  
WT - WATER TALLIE  
YI - YARD INLET

#### NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- ELEVATIONS BASED ON N.G.S. MONUMENT "MULCH", ELEVATION = 819.03 FEET, NAVD 88.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- IN THE ABSENCE OF ANY KNOWN OFFICIAL DOCUMENTATION (E.G. NCDOT RIGHT-OF-WAY (R/W) TAKING DEED, HIGHWAY MAP, ETC.), THE NCDOT R/W WIDTH IS PRESUMED TO BE THE NOMINAL WIDTH OF THE ROAD, BYWAY OR HIGHWAY INCLUSIVE OF THE SHOULDERS CURRENTLY MAINTAINED BY NCDOT. MOREOVER, SAID WIDTH HAS FURTHER BEEN DEFINED BY THE NCDOT AS THE WIDTH FROM BACK-OF-DITCH ON ONE SIDE OF A GIVEN ROAD TO THE BACK-OF-DITCH ON THE OPPOSITE SIDE OF SAID ROAD. FURTHERMORE, THE PHYSICAL PRESENCE OF PUBLIC UTILITIES OCCUPYING SUCH CLAIMED MAINTENANCE WIDTH PROVIDES FURTHER EVIDENCE SUPPORTING THE EXISTENCE OF SAID PRESCRIPTIVE R/W WIDTH.
- THE APPROXIMATE LOCATION OF CENTERLINE RAILROAD TRACK IS PER HISTORICAL PHOTOGRAMMETRY AND PHYSICAL EVIDENCE ON SITE, AND IS SHOWN HEREON. R.B. PHARR & ASSOCIATES, P.A. MAKES NO GUARANTEE OR WARRANTY TO THE ACCURACY OF THIS LOCATION OR THAT THIS IS THE SAME TRACK DESCRIBED IN D.B. 65, PG. 346 AND/OR D.B. 64, PG. 479, GASTON COUNTY REGISTER OF DEEDS.
- THE PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT# 22-13181CH, DATED JULY 8, 2022.

#### UTILITIES:

**POWER**  
CITY OF GASTONIA (704) 866-6823

**TELEPHONE**  
BELL SOUTH TELECOMM. 1-888-757-6500

**WATER & SEWER**  
CITY OF GASTONIA (704) 866-6043

**GAS**  
PIEDMONT NATURAL GAS CO. 1-800-752-7504

**CABLE TELEVISION**  
TIME WARNER CABLE 1-800-892-2255

#### PARKING:

AT THE TIME OF THIS SURVEY, THERE WERE OBSERVED UNMARKED PARKING SPACES ON SOME ASPHALT AREAS ON THE SUBJECT PROPERTY, AS SHOWN HEREON.

#### RECORDED BEARINGS - REFERENCE(S)

- (R1) = PB. 9-91, DB. 4844-319  
(R2) = PB. 5-5, DB. 279-435  
(R3) = PB. 4-149, 5-5, 5-157  
(R4) = PB. 4-149  
(R5) = PB. 4-149

#### CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 22-13181CH, EFFECTIVE DATE: JULY 8, 2022, 8:00 AM (Rev. 87 CLL 08/29/2022)

#### SCHEDULE B - II (EXCEPTIONS)

- Title to that portion of the Land, if any, lying within the railroad right of way extending up to one hundred feet (100') on each side of the tracks or two hundred feet (200') in total width, whichever is greater and rights of way for railroad, switch tracks, spur tracks, railway facilities, easements, and other related interests, if any, on and across the Land, and as shown on the Survey. (ALTA 28-06 ENDORSEMENT) (AS SHOWN HEREON)
- Easement Deed by Court Order in Settlement of Landowner Action to Quiet Communications Company, LLC recorded in Book 4692, page 640. (As to Tract One and Tract Three only) (ALTA 28-06 ENDORSEMENT) (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)
- THE FOLLOWING EXCEPTIONS APPLY TO TRACT ONE - PLANT SITE ONLY:
  - Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 20, page 76, and as shown on the Survey. (AS SHOWN HEREON)
  - Easement(s) to Duke Power Company recorded in Book 902, page 469. (AFFECTS SUBJECT PROPERTY, UNABLE TO DETERMINE LOCATION OF EASEMENT)
  - Right(s) of Way to Southern Power Company recorded in Book 115, page 512. (ALTA 28-06 ENDORSEMENT) (BLANKET IN NATURE)
  - Easement(s) to Piedmont Traction Co. recorded in Book 79, page 338. (ALTA 28-06 ENDORSEMENT) (BLANKET IN NATURE)
  - Sewage easement agreements recorded in Book 154, pages 146, 159, 198 and 237. (BLANKET IN NATURE)
  - Easement(s) to Southern Railway Company recorded in Book 65, page 479 and Book 65, page 546. (ALTA 28-06 ENDORSEMENT) (UNABLE TO DETERMINE EXACT LOCATION OF EASEMENT)
  - Any rights for water lines as provided in deed recorded in Book 279, page 462. (BLANKET IN NATURE)
- THE FOLLOWING EXCEPTIONS APPLY TO TRACT TWO - PARKING LOT ONLY:
  - Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 5, page 5, and Plat Book 10, page 132. (CONTAIN NO PLOTTABLE MATTERS)
  - Any rights for water lines as provided in deeds recorded in Book 279, page 435 and Book 279, page 408. (BLANKET IN NATURE)
- THE FOLLOWING EXCEPTIONS APPLY TO TRACT THREE - VARIOUS LOTS ONLY:
  - Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 4, page 149. Plat Book 5, page 5; and Plat Book 5, page 157. (CONTAIN NO PLOTTABLE MATTERS)
  - Water Main and General Utility Easement(s) to City of Gastonia recorded in Book 1929, page 579, and as shown on Plat Book 42, Page 134, and as shown on the Survey. (AS SHOWN HEREON)
  - Easement(s) to Southern Power Company recorded in Book 70, page 133 and Book 115, page 512. (ALTA 28-06 ENDORSEMENT) (BLANKET IN NATURE)
  - Easement(s) to Duke Power Company recorded in Book 427, page 454. (ALTA 28-06 ENDORSEMENT) (BLANKET IN NATURE)
  - Easement(s) to Southern Bell Telephone and Telegraph Company recorded in Book 359, page 538. (BLANKET IN NATURE)
  - Deed for Sewer Right of Way to City of Gastonia recorded in Book 898, page 314, and as shown on Plat Book 20, page 9, and as shown on the Survey. (AS SHOWN HEREON)
- THE FOLLOWING EXCEPTIONS APPLY TO TRACT FOUR ONLY:
  - Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 4, page 149. (CONTAINS NO PLOTTABLE MATTERS)
- THE FOLLOWING EXCEPTIONS APPLY TO TRACT FIVE ONLY:
  - Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 4, page 149. (CONTAINS NO PLOTTABLE MATTERS)
  - Easement(s) to Southern Power Company recorded in Book 115, page 512 and 513. (ALTA 28-06 ENDORSEMENT) (BLANKET IN NATURE)
- THE FOLLOWING EXCEPTIONS APPLY TO TRACT THREE - VARIOUS LOTS AND TRACT FIVE ONLY:
  - Easement(s) to Duke Power Company recorded in Book 359, page 466. (ALTA 28-06 ENDORSEMENT) (BLANKET IN NATURE)
- Rights of way described in Deed recorded in Book 65, page 224. (BLANKET IN NATURE)
- Any rights for water lines as provided in deed recorded in Book 279, page 427. (BLANKET IN NATURE)

#### LINE TABLE:

LINE	BEARING	DISTANCE
L1(M)	S71°47'59"W	56.10
L1(E)	S69°23'11"W	55.95
L2(M)	S80°48'50"W	78.28
L2(E)	S79°55'43"W	78.28
L3(M)	S41°43'16"W	60.00
L3(E)	S40°15'00"W	60.00
L4(M)	S42°18'29"W	37.65
L4(E)	S40°15'00"W	37.94
L5(M)	S01°58'37"W	10.12
L5(E)	S00°33'08"W	9.88
L6(M)	N88°07'48"E	46.97
L6(E)	N57°02'54"E	47.00
L7(M)	S52°38'01"W	94.89
L7(E)	S51°02'00"W	95.09
L8(E)	S71°58'52"W	29.03
L9(E)	N56°08'50"W	51.40
L10(E)	N23°35'52"W	40.21
L11(E)	N00°36'26"E	100.40
L12(E)	N00°11'20"W	46.12
L13(E)	S28°24'01"W	41.86
L14(E)	S15°50'51"E	71.57
L15(E)	N44°06'52"W	24.19
L16(E)	S56°00'30"W	29.41
L17(E)	S81°47'52"E	67.31
L18(E)	S19°45'24"W	44.45
L19(E)	S87°21'24"W	46.06

#### CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1(M)	157.28'	157.28'	S36°40'18"W	153.91'	41°13'53"
C1(R)	218.59'	157.50'	(not found)	(not found)	(not found)
C2(M)	92.97'	98.42'	S89°25'13"W	93.89'	60°39'10"
C2(R)	99.05'	99.05'	(not found)	(not found)	(not found)
C3(M)	226.16'	90.18'	N25°11'39"E	89.59'	22°50'51"
C3(R)	226.16'	90.61'	(not found)	(not found)	(not found)

#### GPS CERTIFICATION:

- I, CHRISTIAN P. SHURTER, 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: A1:10.000
  - POSITIONAL ACCURACY: HORIZONTAL - 0.03"; VERTICAL - 0.03"
  - TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, ONLINE POSITION USER SERVICE (NTRIP)
  - DATES OF SURVEY: JULY 11, 2022
  - DATUM/EPOCH: NAD83(CONUS), NAVD 88 LOCALIZATION - 120, ZONE: NC 3300
  - PUBLISHED/FIXED-CONTROL USE: NGS MONT "MULCH"
  - GEOD MODEL: GEODIN(CONUS)
  - COMBINED GRID FACTOR(S): 1.0000
  - UNITS: US SURVEY FEET

#### FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 28, 2007.

MAP NUMBER: 37105356001, "ZONE X"

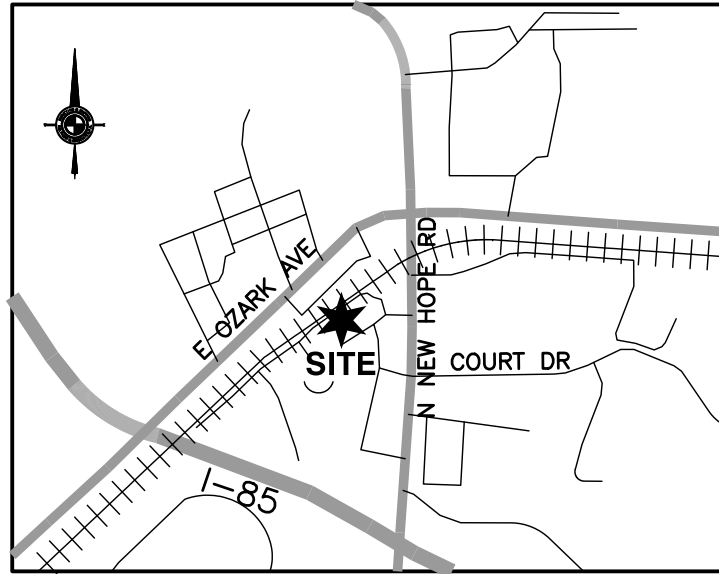
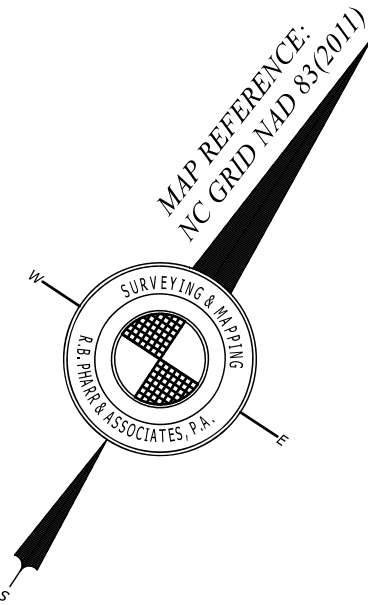
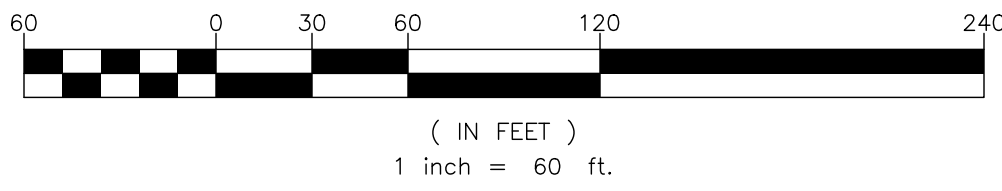
THIS IS TO CERTIFY THAT ON THE 3RD DAY OF AUGUST, 2022, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED OR 30 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED *Christian P. Shurter*

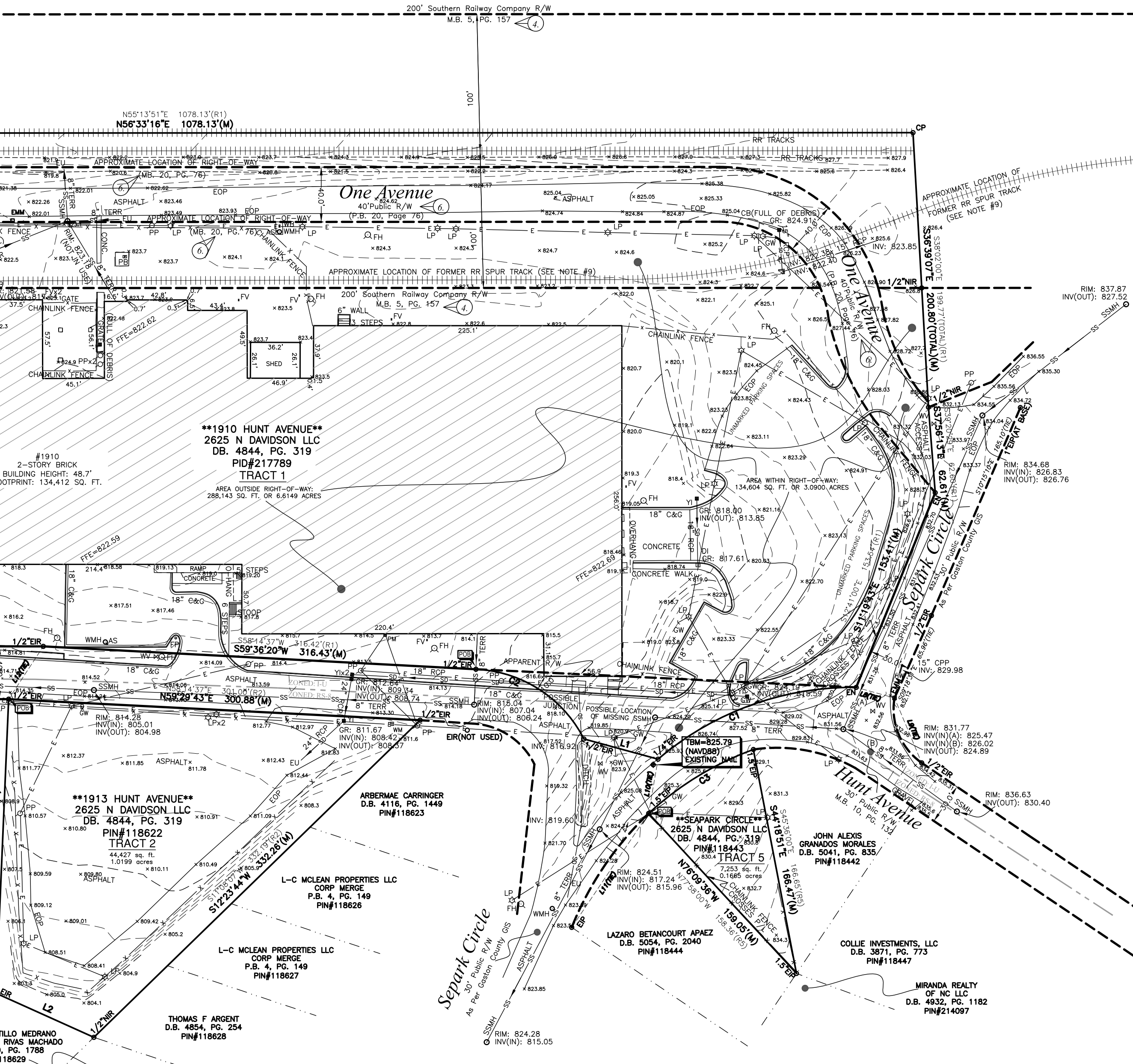


Know what's below.  
Call before you dig.

#### GRAPHIC SCALE



VICINITY MAP  
NOT TO SCALE



#### ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE: SUBJECT PROPERTY ZONED:

TAX PARCEL 217889 - L-U (URBAN INDUSTRIAL)  
TAX PARCEL 118594 - (MAJORITY) - L-U (URBAN INDUSTRIAL)  
(SMALL PORTION TO THE SOUTH - RS-8 (SINGLE FAMILY RESIDENTIAL-MIN. LOT SIZE 8,000 SQ. FT.)

TAX PARCELS 118617, 118622, 118443 - RS-8 (SINGLE FAMILY RESIDENTIAL-MIN. LOT SIZE 8,000 SQ. FT.)

ABOVE INFORMATION PROVIDED BY CITY OF GASTONIA ZONING VERIFICATION LETTER DATED AUGUST 29, 2022.

FOR FURTHER INFORMATION CONTACT THE CITY OF GASTONIA PLANNING DEPARTMENT AT 704-554-6652, OR maddy@cityofgastonia.com.



#### ALTA/NSPS CERTIFICATION:

TO WHOM THESE ALTA/NSPS CERTIFICATE IS LIMITED LIABILITY COMPANY: ATLANTIC UNION BANK, AND/OR ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR, AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY 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 AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 8, 9 AND 13 OF TABLE 4 THEREOF. THIS FIELD WORK WAS COMPLETED ON AUGUST 3, 2022.

*Christian P. Shurter*  
CHRISTIAN P. SHURTER  
NCLS, L-4841  
cshurter@rpharr.com

8-30-22  
DATE

REVISIONS			ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:		
8-24-22 -- TO ADD STORM & SEWER INFO, AND TO ADD TOPOGRAPHY.			1910 HUNT LLC		
8-26-22 -- TO REVISE TITLE AND ADD LEGALS.			1910 HUNT AVENUE CITY OF GASTONIA, GASTON COUNTY, NC DEED REFERENCE: 4844-319 MAP REFERENCE: 5-5		
8-30-22 -- TO ADD ZONING REPORT INFO AND REVISE TITLE.			TAX PARCEL #: 217789, 118594, 118443, 118617 & 118622		
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSE NO. C-4741		
			969 E. 7TH STREET SUITE 100 CHARLOTTE, NC 28204 TEL. (704) 376-2186		
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.
JR	BJR	DJ/KM/BJR	1" = 60'	AUGUST 3, 2022	94336

PLOTTED: 8/30/2022  
G:\94\1\94356\DWG\94356.DWG



NOTE:  
ALL NOTES AND CERTIFICATIONS ARE ON SHEET # 1.

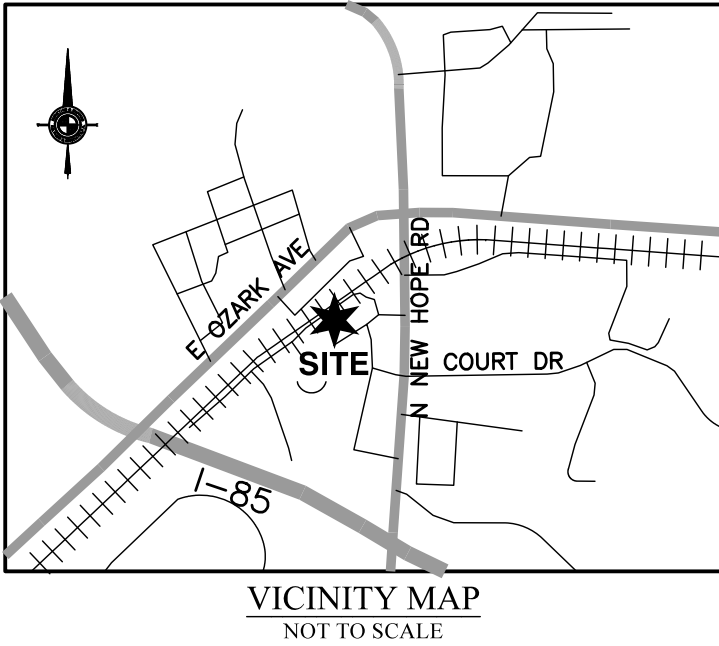


EXHIBIT A DESCRIPTION:

TRACT I:

That certain parcel or tract of land situated, lying and being in the City of Gastonia, County of Gaston, State of North Carolina and being more particularly described as follows:

Commencing at NGS Monument "Mulch" NC Grid Nad-83 Coordinates of N: 560,834.86 ft; E: 1,354,949.88 ft; thence North 64°09'06" East a horizontal grid distance 3,617.54 ft to an existing 1/2" iron rod being located on the southernly margin of Hunt Avenue (40' public right-of-way as per Gaston County GIS) the Point and Place of BEGINNING; thence with the said margin of Hunt Avenue the following four (4) courses and distances: 1) along the arc of a curve to the left said curve having an arc length of 97.81 feet a radius of 99.05 feet (chord bearing of South 89°25'13" West and chord distance of 93.89 feet) to an existing 1/2" iron rod; 2) South 59°36'20" West a distance of 316.43 feet to an existing 1/2" iron rod; 3) South 56°36'29" West a distance of 449.65 feet to an existing nail; 4) North 32°23'52" West a distance of 261.34 feet to a new 1/2" iron rod located on the southernly margin of Southern Railway Company property as described in Map Book 5, Page 157 as recorded in the Gaston County Registry; thence with the said margin of Southern Railway Company the following three (3) courses and distances: 1) North 32°23'52" West a distance of 113.13 Feet to a calculated point; 2) North 56°33'16" East a distance of 1078.13 feet to a calculated point; 3) South 36°39'07" East a distance of 113.58 feet to a new 1/2" iron rod located off the northerly margin of One Avenue (40' public right-of-way) as described in Plat Book 20, Page 76 and recorded in said Registry; thence with the said margin of One Avenue the following two (2) courses and distances 1) South 36°39'07" East a distance of 85.73 to a new 1/2" iron rod; 2) South 37°57'16" East a distance of 62.60 feet to an existing nail located on the northerly margin of Seapark Circle (30' public right-of-way per Gaston County GIS); thence with the said margin of Seapark Circle the following three (3) courses and distances 1) South 11°19'43" East a distance of 153.41 feet to an existing nail; 2) along the arc of a curve to the left said curve having an arc length of 157.28 feet a radius of 218.39 feet (chord bearing of South 36°40'18" West and chord distance of 153.91 feet) to an existing 1/4" iron rod; 3) South 71°47'59" West a distance of 56.10 feet to the Point of BEGINNING;

having an area of 422,747 square feet or 9.7049 acres, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated August 3, 2022 Project No. 94336

TRACT II:

That certain parcel or tract of land situated, lying and being in the City of Gastonia, County of Gaston, State of North Carolina and being more particularly described as follows:

Commencing at NGS Monument "Mulch" NC Grid Nad-83 Coordinates of N: 560,834.86 ft; E: 1,354,949.88 ft; thence North 64°37'41" East a horizontal grid distance 3197.34 ft to an existing 1/2" iron rod being located on the southernly margin of Hunt Avenue (40' public right-of-way as per Gaston County GIS) and the northeastern corner of Ronald Gilbert Stone property as described in Deed Book 4795, Page 1689 and recorded in the Gaston County Registry as the Point and Place of BEGINNING; thence with the said margin of Hunt Avenue North 59°29'43" East a distance of 300.88 feet to an existing 1/2" iron rod being the northwest corner of Arbermae Carringer property as described in Deed Book 4116, Page 1449 and recorded in said Registry; thence with the westerly line of said Arbermae Carringer property, L-C Mclean Properties LLC Corp Merge property as described in Plat Book 4 Page 149 and recorded in said Registry and Thomas F Argent property as described in Deed Book 4854, Page 254 as recorded in said Registry South 12°23'44" West a distance of 332.26 feet to a new 1/2" iron rod being a common corner of Jose A Portillo Medrano Edith Nohemy Rivas Machado property as described in Deed Book 5110, Page 1788 as recorded in said Registry and Charles C Street Jr Debora B Street property as described in Deed Book 1334, Page 897 as recorded in said Registry; thence with the westerly line of said Charles C Street Jr Debora B Street property South 80°48'50" West a distance of 78.28 feet to an existing iron rod being the southwest corner of said Ronald Gilbert Stone property; thence with the northerly line of said Ronald Gilbert Stone property North 30°58'50" West a distance of 214.94 to the Point of BEGINNING;

having an area of 44,427 square feet or 1.0199 acres, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated August 3, 2021 Project No. 94336

TRACT III:

That certain parcel or tract of land situated, lying and being in the City of Gastonia, County of Gaston, State of North Carolina and being more particularly described as follows:

Commencing at NGS Monument "Mulch" NC Grid Nad-83 Coordinates of N: 560,834.86 ft; E: 1,354,949.88 ft; thence North 69°52'41" East a horizontal grid distance 2,565.28 ft to a new 1/2" iron rod being located on the southernly margin of Warren Avenue (apparent public right-of-way width unknown) also being the northeast corner of Shanna L Dunn property as described in Deed Book 5259, page 851 as recorded in the Gaston County Registry the Point and Place of BEGINNING; thence with the said margin of Warren Avenue North 56°40'36" East a distance of 155.70 feet to an existing nail being at the intersection of said Warren Avenue and Hunt Avenue (30' public right-of-way) as described in Deed Book 20, Page 9 as recorded in said Registry; thence with the said margin of Hunt Avenue South 32°25'05" East a distance of 209.47 feet to an existing nail being at the intersection of said Hunt Avenue and Hill Top Circle (25' public right-of-way) as described in Deed Book 4, Page 149 as recorded in said Registry; thence with the said margin of Hill Top Circle South 41°43'16" West a distance of 60.00 feet to an existing 1/2" iron rod being the southeast corner of Kevin Southers property as described in Deed Book 4558, Page 2309 as record in said Registry; thence with the westerly line of said Kevin Southers property the following two (2) courses and distances 1) North 43°29'38" West a distance of 178.40 feet to an existing 1/4" iron pipe; 2) South 42°18'29" West a distance of 37.65 feet to an existing iron pipe being a northerly corner of Jact T Watts and Ann Catherine Watts property as described in Deed Book 5185, Page 476 as recorded in said Registry; thence with the northerly line of said Jact T Watts and Ann Catherine Watts property the following two (2) courses and distances 1) South 01°58'37" West a distance of 10.12 feet to an existing 1/2" iron rod; 2) South 55°07'37" West a distance of 117.18 feet to a new 1/2" iron rod being a southerly corner of said Shanna L Dunn property; thence with the northerly line of said Shanna L Dunn property North 01°51'49" West a distance of 187.67 feet to the Point of BEGINNING;

having an area of 42,539 square feet or 0.9766 acres, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated August 3, 2022 Project No. 94336

TRACT IV:

That certain parcel or tract of land situated, lying and being in the City of Gastonia, County of Gaston, State of North Carolina and being more particularly described as follows:

Commencing at NGS Monument "Mulch" NC Grid Nad-83 Coordinates of N: 560,834.86 ft; E: 1,354,949.88 ft; thence North 66°25'53" East a horizontal grid distance 2,756.53 ft to an existing 1" iron pipe being located on the southernly margin of Hill Top Circle (25' public right-of-way) as described in Deed Book 4, Page 149 and recorded in the Gaston County Registry and the northeast corner of Gerald C Ramsey Jr property as described in Deed Book 5242 Page 124 and recorded in said Registry the Point and Place of BEGINNING; thence with the said margin of Hill Top Circle the following three (3) courses and distances 1) North 41°16'45" East a distance of 150.77 feet to an existing nail; 2) North 58°07'48" East a distance of 46.97 feet to an existing nail; 3) South 15°23'57" East a distance of 215.22 feet to an existing 1" iron pipe located in the northeast corner of Carolyn K Life Stone Estate Ronald Life Stone Estate property as described in Deed Book 4785, Page 1693 and recorded in said Registry; thence with the westerly line of said Carolyn K Life Stone Estate Ronald Life Stone Estate property South 52°38'01" West a distance of 94.89 feet to an existing 1" iron pipe being the southeastern corner of said Gerald C Ramsey Jr property; thence with the westerly line of said Gerald C Ramsey Jr property North 43°38'30" West a distance of 175.46 feet to the Point of BEGINNING;

having an area of 27,706 square feet or 0.6360 acres, as shown on a survey prepared by R.B. Pharr & Associates, P.A. dated August 3, 2022 Project No. 94336

TRACT V:

That certain parcel or tract of land situated, lying and being in the City of Gastonia, County of Gaston, State of North Carolina and being more particularly described as follows:

Commencing at NGS Monument "Mulch" NC Grid Nad-83 Coordinates of N: 560,834.86 ft; E: 1,354,949.88 ft; thence North 64°53'43" East a horizontal grid distance 3671.87 ft to an existing 1 and 1/2" iron pipe being located on the southernly margin of Seapark Circle (30' public right-of-way as per Gaston County GIS) and the northwestern corner of Lazaro Betancourt Apacz property as described in Deed Book 5054, Page 2040 and recorded in the Gaston County Registry as the Point and Place of BEGINNING; thence with the said margin of Seapark Circle along the arc of a curve to the left said curve having an arc length of 90.18 feet a radius of 226.16 feet (chord bearing of South 25°11'39" West and chord distance of 89.59 feet) to an existing 1 and 1/2" iron pipe being the northwestern corner of John Alexis Granados Morales property as described in Deed Book 5041, Page 835 and recorded in said Registry; thence with the easterly line of said John Alexis Granados Morales property North 44°19'51" West a distance of 166.47 feet to an existing 1 and 1/2" iron pipe being a common corner of Collie Investments, LLC property as described in Deed Book 3871, Page 773 and recorded in said Registry, Miranda Realty of NC LLC as described in Deed Book 4932 Page 1182 and recorded in said Registry and said Lazaro Betancourt Apacz property; thence with the westerly line of said Lazaro Betancourt Apacz property South 76°09'36" East a distance of 159.05 feet to the Point of BEGINNING;

having an area of 7,253 square feet or 0.1665 acres, as shown on a survey prepared by R.B. Pharr & Associates, P.A. dated August 3, 2021 Project No. 94336

THIS SHEET IS PART OF  
A SET AND IS NOT VALID  
UNLESS ACCOMPANIED  
BY THE ENTIRE SET.  
SHEET 2 OF 2

REVISIONS		ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:	
8-24-22 -- TO ADD STORM & SEWER INFO, AND TO ADD TOPOGRAPHY.		1910 HUNT LLC	
8-26-22 -- TO REVISE TITLE AND ADD LEGALS.		1910 HUNT AVENUE CITY OF GASTONIA, GASTON COUNTY, NC DEED REFERENCE: 4844-319 MAP REFERENCE: 5-5	
8-30-22 -- TO ADD ZONING REPORT INFO AND REVISE TITLE.		TAX PARCEL #: 217789, 118594, 118443, 118617 & 118622	
		R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSE NO. 5-1471	
		969 E. 7TH STREET SUITE 100 CHARLOTTE, NC 28204 TEL. (704) 376-2186	
CREW: JR	DRAWN: BJR	REVISED: DJ/KM/BJR	DATE: AUGUST 3, 2022
		JOB NO. 94336	

THIS IS TO CERTIFY THAT ON THE 3RD DAY OF AUGUST 2022, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED, NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED *Christian P. Shertzer*

8-30-22