

- LEGEND:**
- BFP - BACK FLOW PREVENTOR
  - CBG - CURB & GUTTER
  - CB - CATCH BASIN
  - CMP - CORRUGATED METAL PIPE
  - CP - CALCULATED POINT
  - CPP - CORRUGATED PLASTIC PIPE
  - CO - CLEAN OUT
  - D.B. - 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
  - EN - EXISTING NAIL
  - EDW - EDGE OF WOODS
  - EU - END UNKNOWN
  - FB - FIBER OPTIC BOX
  - FPE - FINISHED FLOOR ELEVATION
  - FH - FIRE HYDRANT
  - GDP - GUARD POST
  - GLT - GROUND LIGHT
  - GM - GAS METER
  - GP - GATE POST
  - GV - GAS VALVE
  - GW - GUY WIRE
  - HVAC - HEATING, VENTILATION, AIR COND.
  - ICV - IRRIGATION CONTROL VALVE
  - JBX - JUNCTION BOX
  - LP - LIGHT POLE
  - M - MEASURED
  - MBX - MAILBOX
  - M.B. - MAP BOOK
  - N.G.S. - NATIONAL GEODETIC SURVEY
  - NIR - NEW IRON ROD
  - NY - NEW NAIL
  - O.H.A.N.G. - OVERHANG
  - PB - POWER BOX
  - PN - PARCEL IDENTIFICATION NUMBER
  - PM - POWER METER
  - PP - POWER POLE
  - PG - PAGE
  - PVC - PLASTIC PIPE
  - R - RECORDED
  - R/W - RIGHT-OF-WAY
  - RCP - REINFORCED CONCRETE PIPE
  - RW - RETAINING WALL
  - SDMH - STORM DRAIN MANHOLE
  - SSMH - SANITARY SEWER MANHOLE
  - T - TOTAL
  - TB - TELEPHONE BOX
  - TBM - TEMPORARY BENCHMARK
  - TERR. - TERRACOTTA PIPE
  - TSB - TRAFFIC SIGNAL BOX
  - WB - WATER BOX
  - WM - WATER METER
  - WT - WATER VALVE

**MAP REFERENCES:**  
 D.B. 3615, PG. 168 (R1)  
 M.B. 19, PG. 1 (R2)  
 D.B. 16297, PG. 39 (R3)

**POSSIBLE ENCROACHMENTS:**  
 NO OBSERVABLE ENCROACHMENTS AT THE TIME OF THIS SURVEY.

**PARKING:**  
 NO PARKING SPACES WERE OBSERVED BY THE SURVEYOR AT THE TIME OF THE SURVEY.

SURVEY CONTROL IRON  
 NC GRID NAD83(2011)  
 N12.411.28  
 E1.501.081.92  
 ELEV.=662.53 NAVD88(2011)

Opmadh LLC  
 D.B. 13779, PG. 160  
 PIN: 56011213410000  
 Zoned: R1

Lot 38, Block 1  
 Farmhill, M.B. 19, PG. 1

Lot 39, Block 1  
 Farmhill, M.B. 19, PG. 1

Stor Conne Kannapolis, LLC  
 D.B. 16297, PG. 39  
 PIN: 56012133470000  
 Lot 37, Block 1  
 Farmhill, M.B. 19, PG. 1  
 Zoned: G1

Stor Conne Kannapolis, LLC  
 D.B. 16297, PG. 39  
 PIN: 56012141680000  
 Lot 35, Block 1  
 Farmhill, M.B. 19, PG. 1  
 Zoned: G1

Charlotte Area MFG  
 Housing Inc.  
 D.B. 3615, PG. 168  
 PIN: 5601221730000  
 AREA:  
 44,663 SQ. FT.  
 OR 1.0253 ACRES

- LINE/SYMBOL LEGEND:**
- EASEMENT
  - PROPERTY LINE (NOT SURVEYED)
  - RIGHT-OF-WAY
  - RIGHT-OF-WAY (NOT SURVEYED)
  - SETBACK
  - FIBER OPTIC LINE
  - GAS LINE
  - POWER LINE
  - POWER LINE (UNDERGROUND)
  - SANITARY SEWER PIPE
  - STORM DRAIN PIPE
  - STORM DRAIN PIPE >12"
  - TELEPHONE LINE (UNDERGROUND)
  - WATER LINE

**ZONING:**  
 ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
 SUBJECT PROPERTY ZONED: R1 Residential 1 District

MINIMUM SETBACK: 45'  
 MINIMUM SIDE YARD: 20'  
 MINIMUM REAR YARD: 30'  
 MAXIMUM BUILDING HEIGHT: 35'

FOR FURTHER INFORMATION CONTACT THE CITY OF KANNAPOLIS PLANNING DEPARTMENT AT 704-220-4350.  
 NOTE: SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION BY THE CLIENT PURSUANT TO ALTA/NSPS TABLE A ITEM 6.

- TREE LEGEND:**
- BCH - BEECH
  - BRC - BIRCH
  - BRAD - BRADFORD PEAR
  - CEZ - CEDAR
  - CHY - CHERRY
  - CRP - CREPE MYRTLE
  - DGW - DOGWOOD
  - HIC - HICKORY
  - HOL - HOLLY
  - LOC - LOCUST
  - MAG - MAGNOLIA
  - MAP - MAPLE
  - PEC - PECAN
  - PIN - PINE
  - POP - POPLAR
  - SIC - SYCAMORE
  - WIN - WALNUT
  - WLC - WILD CHERRY

**AS-SURVEYED DESCRIPTION**  
 Beginning at that tract or parcel of land situated, lying and being in the City of Kannapolis, Cabarrus County, North Carolina, and being more particularly described as follows:

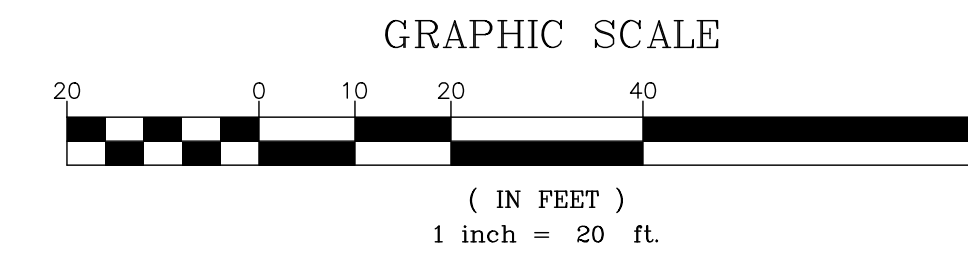
BEGINNING at an existing 1/2" iron rod located on the northern margin of Kannapolis Parkway as shown on NCDOT Project Number 6.804816, said rod also being the southernmost corner of Lot 39 Block 1 of Farmhill Subdivision as shown on Map Book 19, Page 1 of the Cabarrus County Register of Deeds; thence running with the lines of Lots 39, 38, 37, and 36 of Block 1 of Farmhill the following four (4) courses and distances: (1) North 53°20'14" East a distance of 96.83 feet to an existing 1/2" iron rod; (2) North 53°18'22" East a distance of 100.78 feet to an existing 1/2" iron rod; (3) South 40°46'17" East a distance of 144.70 feet to an existing 1/2" iron rod; (4) South 52°53'55" East a distance of 89.86 feet to an existing 1/2" iron rod located on the eastern margin of Interstate 85 as shown on NCDOT Project Number 6.804816; thence with the margin of Interstate 85 the following two (2) courses and distances: (1) South 43°41'50" West a distance of 122.36 feet to an existing 1/2" iron rod; (2) South 87°09'56" West a distance of 98.17 feet to an existing 1/2" iron rod located on the northern margin of Kannapolis Parkway; thence with the margin of Kannapolis Parkway the following three (3) courses and distances: (1) North 49°12'13" West a distance of 79.26 feet to an existing 1/2" iron rod; (2) North 47°06'17" West a distance of 48.84 feet to an existing 1/2" iron rod; (3) North 45°12'46" West a distance of 76.49 feet to an existing 1/2" iron rod; said rod being the point and place of BEGINNING;

Containing 44,663 square feet or 1.0253 acres as shown on a survey prepared by R.B. Pharr & Associates, P.A. dated February 6, 2023, JOB NO. 94837.

- UTILITIES:**
- POWER: DUKE ENERGY: 1-800-777-9898
  - TELEPHONE: AT&T: 1-888-757-6500
  - WATER & SEWER: CHARLOTTE WATER: (704) 336-2564
  - GAS: Piedmont Natural Gas CO.: 1-800-752-7104
  - CABLE TELEVISION: SPECTRUM: 1-800-392-2253

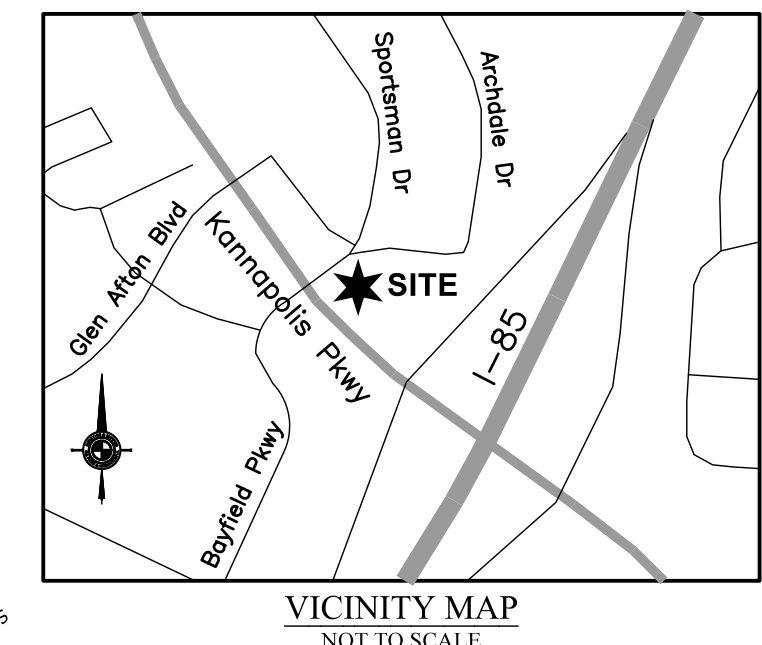
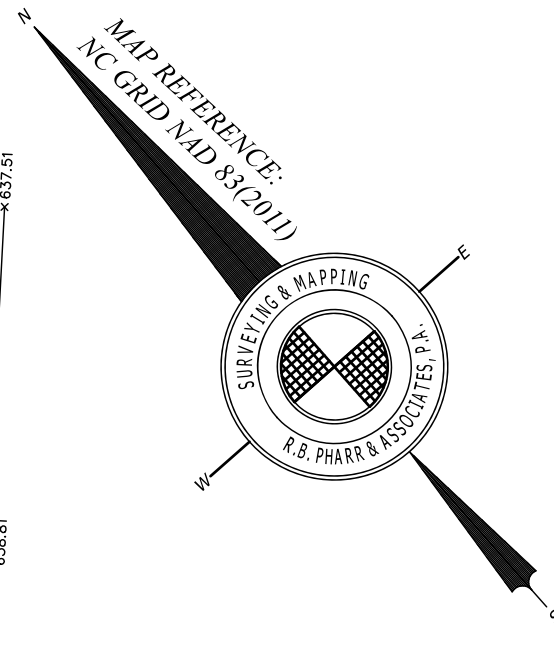


**KANNAPOLIS PARKWAY**  
 S.R. 1430  
 Variable Width Public R/W (NCDOT Proj. 6.804816)



**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 NOVEMBER 16, 2018. MAP NUMBER: 3710560100; ZONE 'X'

THIS IS TO CERTIFY THAT ON THE 6TH DAY OF FEBRUARY 2023, 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 50 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.



**INTERSTATE 85**  
 Variable Width Public R/W (NCDOT Proj. 6.804816)

- 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 AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
  - BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, 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.
  - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK. (Table A item 16)
  - NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (Table A item 17)
  - ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
  - GPS CONTROL SHOWN HEREON WAS SET BY USE OF THE NORTH CAROLINA REAL TIME NETWORK UTILIZING NAD83(2011) HORIZONTAL DATUM AND NAVD83 VERTICAL DATUM. INSTRUMENT USED: CAROLSON B103 METHOD USED: REAL TIME KINEMATIC COMBINED SCALE FACTOR: 0.99985487917 FIELD WORK WAS COMPLETED ON OCTOBER 28, 2022.
  - FINAL PERIMETER CLOSURE EXCEEDS 1/100,000.

**FIRST AMERICAN TITLE INSURANCE COMPANY**  
 COMMITMENT NO: NCS-1163698-5A1, EFFECTIVE DATE: JANUARY 26, 2023 AT 8:00 AM SCHEDULE B - II (EXCEPTIONS)

- Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration Statement of Covenants and Restrictions to Run with Land, recorded in Book 538, Page 124, amended in Book 1103, Page 74, Cabarrus County Registry. (AFFECTS SUBJECT PROPERTY, CONTAINS NO PLOTTABLE MATTERS)
- Easements and any other facts as shown on plat recorded in Plat Book 19, Pages 1 and 2, Cabarrus County Registry. (AS SHOWN HEREON)
- Easement to The City of Kannapolis recorded in Book 6658, Page 327, Cabarrus County Registry. (AFFECTS SUBJECT PROPERTY, TEMPORARY CONSTRUCTION EASEMENT SHOWN HEREON)
- Memorandum of Action recorded in Book 2347, Page 154; see also Consent Judgment recorded in Book 3615, Page 168, Cabarrus County Registry. (AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)
- Right of Way Easement for State Road 1430 (Crisco Road) as referenced in deed recorded in Book 521, Page 495, Cabarrus County Registry. (NO LONGER AFFECTS SUBJECT PROPERTY, NEW RIGHT-OF-WAY AS SHOWN HEREON)

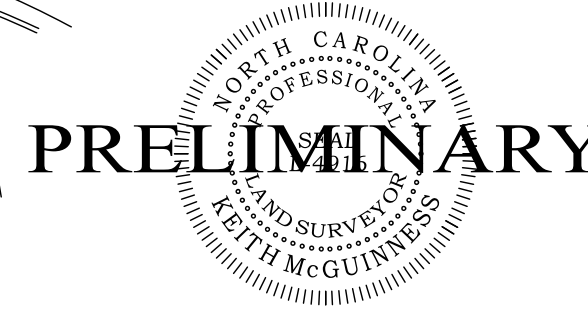
**TITLE LEGAL DESCRIPTION**  
 The Land referred to herein below is situated in the County of Cabarrus, State of North Carolina, and is described as follows:  
 BEING ALL OF CABARRUS COUNTY TAX PARCEL NO. 5601122173, SAID PROPERTY IS FURTHER DESCRIBED AS BEING A PORTION OF THE COMMERCIAL TRACT AS SHOWN ON PLAT OF FARM HILL, RECORDED IN PLAT BOOK 19, PAGES 1 AND 2; LESS AND EXCEPT THE PROPERTY SHOWN IN THE DEPARTMENT OF TRANSPORTATION TAKING BY MEMORANDUM OF ACTION RECORDED IN BOOK 2347, PAGE 154 AND CONSENT JUDGMENT RECORDED IN BOOK 3615, PAGE 168.

**ALTA/NSPS CERTIFICATION:**  
 TO: PANDA RESTAURANT GROUP, INC., CFT NV DEVELOPMENTS, LLC, PANDA EXPRESS, INC., CHERING FAMILY TRUST, DATED 10/30/23, AS AMENDED AND ITS AFFILIATED ENTITIES

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 LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(b), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 6TH, 2023.

**PRELIMINARY**  
 KEITH MCGUINNESS DATE  
 PLS. L-4916 kmcguinness@rphpharr.com

REVISIONS		AREA: 44,663 SQ. FT. OR 1.0253 ACRES	
		ALTA/NSPS LAND TITLE SURVEY	
		430 KANNAPOLIS PARKWAY CABARRUS COUNTY, N.C.	
		CITY OF KANNAPOLIS, NUMBER TWO TOWNSHIP, DEED REFERENCE: BOOK 3615, PAGE 168	
		MAP REFERENCE: BOOK 19, PAGE 1	
		TAX PARCEL NO: 56011221730000	
		R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING	
		LICENSE NO: NC-1471	
CREW:	DRAWN:	REVISED:	SCALE:
CR	MF		1" = 20'
			DATE:
			FEB 6, 2023
			JOB NO. 94837



SIGNED: **PRELIMINARY**