

REVIEW OFFICER CERTIFICATE STATE OF NORTH CAROLINA COUNTY OF LINCOLN
J. J. JAMES REVIEW OFFICER OF LINCOLN COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: *J. J. James* DATE: 2-19-20
 OF 02-18-2020

WATERSHED CERTIFICATE
 LOTS 1-3 OF PRESTIGE BUSINESS PARK, TO THE BEST OF MY KNOWLEDGE, DO NOT LIE WITHIN A WATER SUPPLY WATERSHED AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AS APPEARS ON THE WATERSHED PROTECTION MAP OF LINCOLN COUNTY.

SUBDIVISION ADMINISTRATOR: *J. J. James* DATE: 2-19-20

OWNER: BBC INDUSTRIAL, LLC
 PIN #4601-08-6008
 TOTAL ACREAGE: 13.053
 TOTAL NEW LOTS: 3
 PROPOSED USE: OFFICE/WAREHOUSE

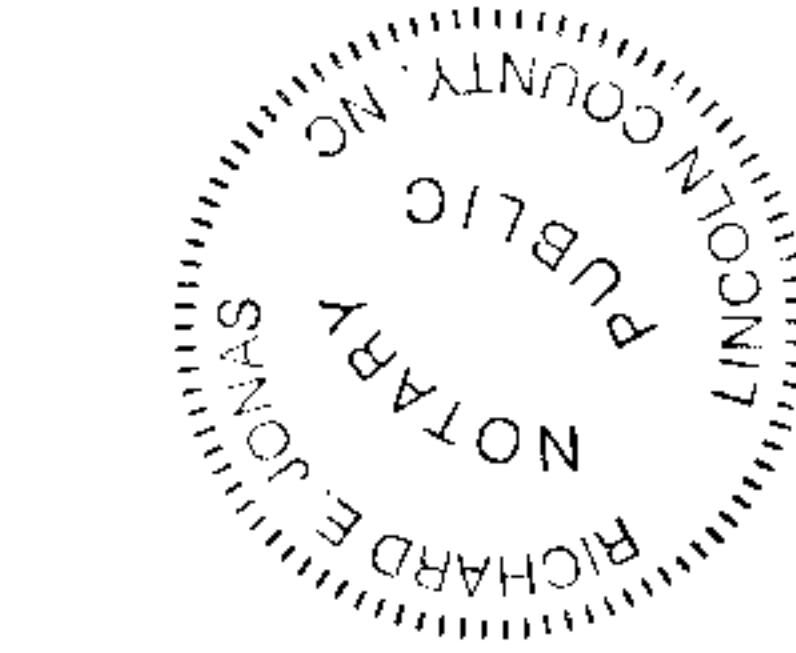
- NOTES:
- APPARENT SOURCE OF TITLE: TRACT 1 FROM PLAT FOR NORMAN PLANTATION INC DB 2839 PG 933 & MB 17 PG 382 (LINCOLN COUNTY REGISTER OF DEEDS) TAX PARCEL 56204
 - BEARINGS BASED ON NC GRID 1983/2011.
 - IF NOT SIGNED AND SEALED THIS MAP IS NOT INTENDED FOR SALES, CONVEYANCES OR RECORDING.
 - SUBJECT TO LINCOLN COUNTY, NC ZONING REGULATIONS. THIS PLAT INCLUDES 3 NEW INDUSTRIAL LOTS
- CURRENT ZONING: I-G (ELDD OVERLAY)
 SETBACKS: ROAD 50'
 REAR 30'
 SIDE 20'
 ABUTTING RESIDENTIAL: 50'
- MIN PARCEL AREA: 1 ACRE
 MIN BUILDING SEPARATION: 20'
 MAX HEIGHT: 60'
 MAX BUILDING COVERAGE: 50%
 MAX IMPERVIOUS SURFACE 75%
- PARCEL IS SUBJECT TO RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD OR IMPLIED (IF ANY). A FULL AND COMPLETE TITLE REPORT WAS NOT PROVIDED OR PERFORMED FOR THIS SURVEY.
 - ALL SET CORNERS ARE REBARS.
 - FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN A ZONE "X" AS DEFINED BY FEMA F.I.R.M. MAP NUMBER 37046G1001, DATED AUGUST 16, 2007.
 - A 10' DRAINAGE AND UTILITY EASEMENT LIES ALONG ALL SIDE AND REAR PROPERTY LINES.
 - IN APPROVING THIS PLAT, LINCOLN COUNTY DOES NOT GUARANTEE THE SUITABILITY OF ANY LOT FOR THE PLACEMENT OF A SEPTIC TANK SYSTEM.
 - THIS PROPERTY IS LOCATED WITHIN A VOLUNTARY AGRICULTURAL DISTRICT.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I/WE DO HEREBY CERTIFY THAT I/WE ARE ALL OF THE OWNERS OF FEE SIMPLE TITLE TO THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF LINCOLN COUNTY. I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT. I/WE FURTHER CERTIFY THAT THE LOTS SHOWN ON THIS SUBDIVISION PLAT ARE CREATED PURSUANT TO NCGS 153A-335(C) AND SECTION 99.6.6.A.3 OF THE LINCOLN COUNTY UNIFIED DEVELOPMENT ORDINANCE, AS FOLLOWS: THE TRACT OR PARCEL BEING DIVIDED IS GREATER THAN FIVE ACRES, NO MORE THAN THREE LOTS ARE BEING CREATED, AND A PERMANENT MEANS OF INGRESS AND EGRESS IS RECORDED FOR EACH LOT. I/WE ALSO ACKNOWLEDGE THAT NO PART OF THE TRACT OR PARCEL BEING DIVIDED MAY BE DIVIDED AGAIN BY WAY OF THE PROVISIONS OF NCGS 153A-335(C) AND/OR SECTION 99.6.6.A.3 OF THE LINCOLN COUNTY UNIFIED DEVELOPMENT ORDINANCE FOR A PERIOD OF TEN YEARS FOLLOWING THE RECORDING OF THIS SUBDIVISION PLAT.

DEVELOPER/OWNER: *Richard E. Jones* DATE: 2-19-20

STATE OF NORTH CAROLINA LINCOLN COUNTY
 ON THIS 19 DAY OF Feb. 2020, PERSONALLY APPEARED BEFORE ME **STEVEN BAILEY** FOR **PRESIDENT OF BBC** (BBC INDUSTRIAL, LLC) WHO SIGNED THE FOREGOING AFFIDAVIT IN MY PRESENCE AND MADE OATH TO THE TRUTH OF THE STATEMENT HEREIN CONTAINED.

SIGNATURE: *Richard E. Jones*
 MY COMMISSION EXPIRES: 6-13-2024

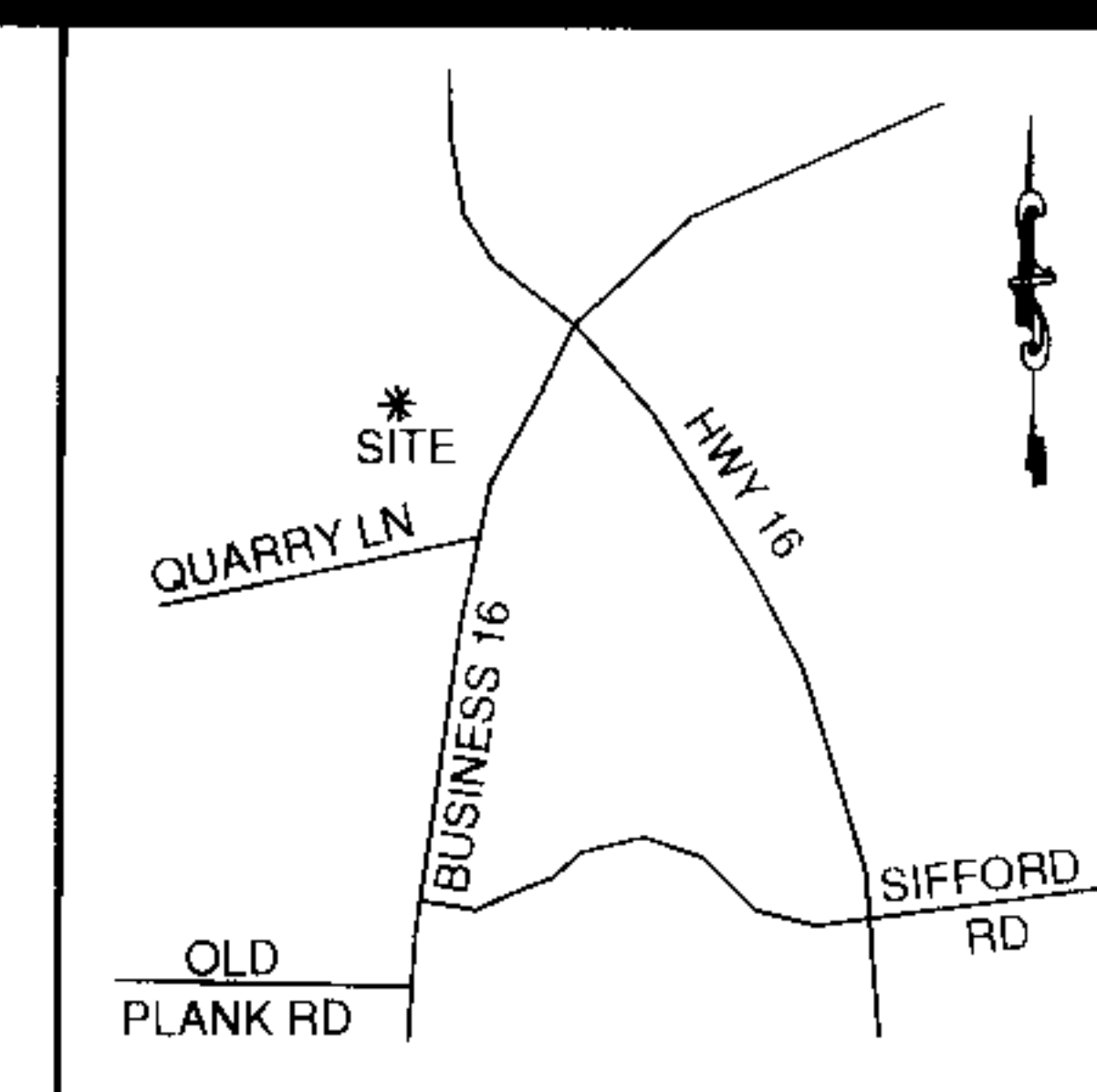


CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH ARTICLE 5, SUBDIVISION STANDARDS OF THE LINCOLN COUNTY UNIFIED DEVELOPMENT ORDINANCE AND THAT THIS PLAT HAS BEEN APPROVED BY LINCOLN COUNTY ON 2-19-20 FOR RECORDATION IN THE LINCOLN COUNTY REGISTER OF DEEDS.

SUBDIVISION ADMINISTRATOR: *J. J. James* DATE: 2-19-20

LINE	LENGTH	BEARING
L1	56.30	S55°12'34"W
L2	74.99	S27°22'03"W
L3	43.23	S25°40'22"E
L11	47.29	N16°38'54"E
L12	19.46	N75°46'53"W
L13	42.29	N84°48'36"E
L14	88.81	N25°41'09"W
L18	129.19	N25°41'09"W
L39	89.80	N25°40'47"W

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C31	15.97	150.38	S13°22'00"W	15.97
C32	94.83	150.38	S07°44'32"E	93.27



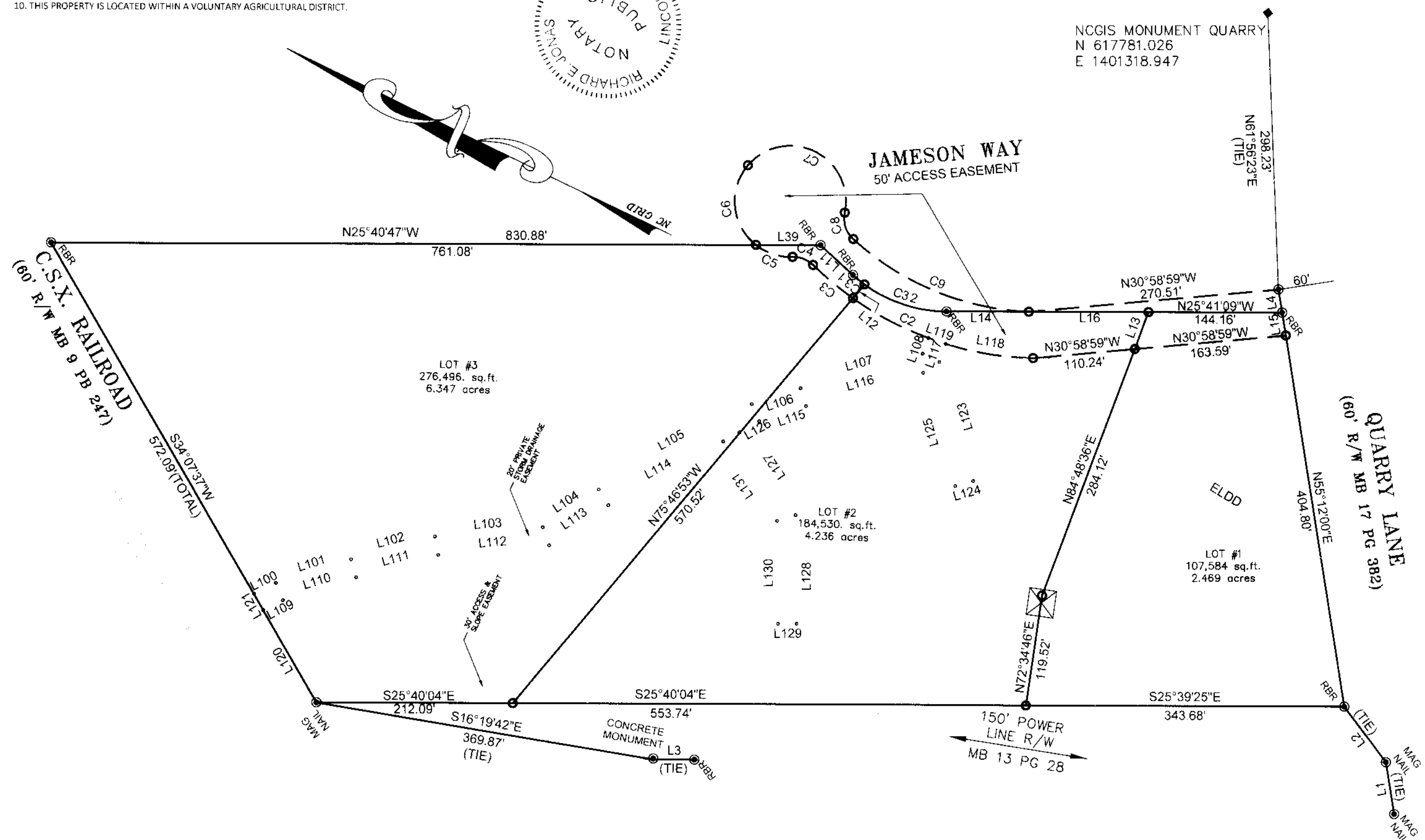
VICINITY MAP (NOT TO SCALE)

- LEGEND
- LINES NOT SURVEYED
 - FOUND PROPERTY CORNER
 - R/W RIGHT OF WAY
 - SET IRON ROD
 - REBAR
 - N/P NOW OR FORMERLY
 - SETBACK LINES
 - EASEMENT LINES
 - ELDD EAST LINCOLN DEVELOPMENT DISTRICT
 - ELDD LINE

LINE	LENGTH	BEARING
L100	26.67	S52°08'17"E
L101	85.01	S43°16'15"E
L102	93.86	S41°02'06"E
L103	116.97	S30°51'20"E
L104	72.71	S59°56'24"E
L105	189.20	S54°56'08"E
L106	55.39	S43°50'24"E
L107	136.98	S41°40'35"E
L108	18.21	N83°30'42"E
L109	23.82	S52°08'17"E
L110	83.06	S43°16'15"E
L111	91.69	S41°02'06"E
L112	120.37	S30°51'20"E
L113	77.02	S59°56'24"E
L114	141.75	S54°56'08"E
L115	53.07	S43°50'24"E
L116	131.55	S41°40'35"E
L117	20.92	N83°30'42"E
L118	95.30	S16°48'36"E
L119	20.00	S07°18'52"E
L120	114.80	N34°07'37"E
L121	20.04	S34°07'37"W
L123	133.02	S48°16'00"W
L124	20.00	S41°44'00"E
L125	126.55	S48°16'00"W
L126	24.55	S54°56'08"E
L127	107.89	S29°57'50"W
L128	116.78	S63°41'32"W
L129	20.00	S26°18'28"E
L130	110.71	S63°41'32"W
L131	103.62	S29°57'50"W

LINE	LENGTH	BEARING
L4	25.29	N55°14'33"E
L15	24.82	N55°12'00"E

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C2	207.80	350.00	S07°35'33"E	204.76
C3	55.86	350.00	S13°59'20"W	55.80
C4	24.47	30.00	N04°43'14"W	23.80
C5	42.36	80.00	S07°51'53"E	41.49
C6	96.45	80.00	S58°24'51"W	86.40
C7	158.72	80.00	N00°14'51"E	116.32
C8	31.18	30.00	S46°15'00"W	29.80
C9	209.11	300.00	S03°28'47"E	204.90



NCGIS MONUMENT QUARRY
 N 617781.026
 E 1401318.947

JAMESON WAY
 50' ACCESS EASEMENT

QUARRY LANE
 (60' R/W MB 17 PG 382)

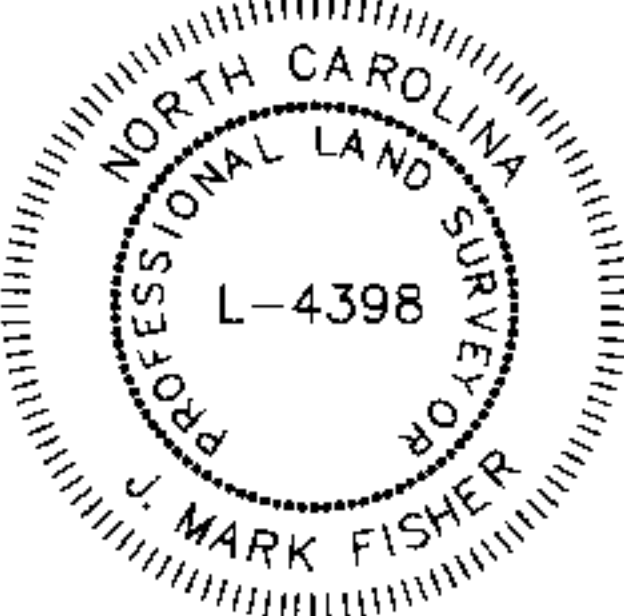
LOT #3
 276,486 sq. ft.
 6.347 acres

LOT #2
 184,530 sq. ft.
 4.236 acres

LOT #1
 107,584 sq. ft.
 2.469 acres

I, J. MARK FISHER, CERTIFY TO THE FOLLOWING: THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LANDS WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES LAND.

I, J. MARK FISHER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DB 1993 PG 725), THAT THE BOUNDARIES NOT SURVEYED ARE AS INDICATED AS DRAWN FROM INFORMATION TAKEN FROM ADJOINERS TITLE AND REFERENCES SHOWN ON PLAT; THAT THE RATIO OR PRECISION IS +1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 19TH DAY OF SEPTEMBER, 2018.



PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.

BK 18 PG 62 - 62 (1)

This document presented and filed:
 02/19/2020 01:40:21 PM

PLAT Fee \$21.00
 604673
 Lincoln County North Carolina
 Danny R. Hester, Register of Deeds

VERITAS
 LAND SERVICES
 3556-A CENTRE CIRCLE DRIVE
 FORT MILL, SC 29715
 OFFICE: 704-506-0554
 NC FIRM C-3126

PROJECT:
 MINOR SUBDIVISION
 PRESTIGE BUSINESS PARK
 MAP 1
 CATAWBA SPRINGS TOWNSHIP,
 LINCOLN COUNTY, NC
 PURSUANT TO NCGS 153A-335(C) AND SECTION
 9.6.6.A.3 OF LINCOLN COUNTY UDO

CLIENT:
 BBC INDUSTRIAL, LLC
 21000 TORRENCE CHAPEL ROAD
 SUITE 100
 CORNELIUS, NC 28031

ORIG. PROJ. DATE: 04-25-19
 SCALE: 1" = 100'
 DRAWN BY: JS
 CHECKED BY: JMF

PROJECT NO:
 4099-19

SHEET
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