

GENERAL NOTES:

ALL DIMENSIONS ARE IN US SURVEY FEET AND DECIMALS THEREOF AND REPRESENT HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE SHOWN.

THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR CONDITIONS NOT OBSERVED OR SHOWN HEREON.

BASES OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 / 07.

ALL COORDINATES SHOWN HEREON ARE GRID UNLESS OTHERWISE NOTED. PROJECT CONTROL WAS BASED ON NAD 83 / 2007. THE AVERAGE COMBINED GRID FACTOR USED FOR THE PROJECT WAS 0.999848308.

FLOOD ZONE: ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3710484400K, MAP REVISED MARCH 2, 2009, THE SUBJECT PARCEL DOES NOT LIE WITHIN A DESIGNATED FLOOD ZONE.

SLOAN STREET, EDEN STREET AND DEPOT STREET ARE MAINTAINED BY THE TOWN OF DAVIDSON. NO RECORD OF RIGHT OF WAY WAS FOUND OR PROVIDED FOR SLOAN STREET AND EDEN STREET. THE APPARENT MAINTAINED RIGHT OF WAY WOULD FOLLOW THE BACK OF CURB, EDGE OF PAVEMENT OR BACK OF SIDEWALK, WHICHEVER IS THE FURTHEST EXTENT ALONG SLOAN STREET, EDEN STREET AND DEPOT STREET.

ZONING INFORMATION:

ACCORDING TO THE TOWN OF DAVIDSON PLANNING DEPARTMENT THAT PORTION OF THE PROPERTY LYING EASTERLY OF SLOAN STREET IS CURRENTLY ZONED "VILLAGE CENTER PLANNING AREA" AND HAS 0' SETBACKS, AND THAT PORTION OF THE PROPERTY LYING WESTERLY OF SLOAN STREET IS CURRENTLY ZONED "VILLAGE NEPL PLANNING AREA" FOR WHICH THE SETBACKS VARY DEPENDING ON THE TYPE OF DEVELOPMENT PROPOSED.

SURVEYOR'S NOTES:

1) THIS IS A SKETCH PLAN OF THE METROLINA WAREHOUSE, LLC PROPERTY PREPARED FOR DISCUSSION PURPOSES WITH THE TOWN OF DAVIDSON AND NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN. INFORMATION SHOWN WAS TAKEN FROM A "PRELIMINARY" COPY OF A MAP OF ALTA/PLANS LAND TITLE SURVEY OF THE LANDS OF METROLINA WAREHOUSE, LLC PREPARED BY THIS FIRM, DATED 02/08/2024 ALONG WITH ADDITIONAL RESEARCH PERFORMED SINCE THAT DATE.

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
CT	20.07	36.07	S89°50'59" W	31.34

LINE	LENGTH	BEARING
L1	51.20'	S 14°29'21" E
L2	58.68'	S 11°09'21" E
L3	46.82'	S 07°20'21" E
L4	29.29'	S 02°20'39" W
L5	32.86'	S 24°02'39" W
L6	33.33'	S 44°35'39" W
L7	47.45'	N 60°12'05" W
L8	18.90'	N 00°31'15" E
L9	51.70'	N 48°29'18" E
L10	34.70'	N 28°04'16" E
L11	21.20'	N 04°27'16" E
L12	43.40'	N 00°20'14" W
L13	23.91'	N 09°20'14" W

- ABBREVIATIONS:**
- R/W = RIGHT OF WAY
 - MB = MAP BOOK
 - DB = DEED BOOK
 - PG = PAGE
 - SQ FT = SQUARE FEET
 - AC = ACRES
 - CONC. = CONCRETE
 - LT = LANDSCAPE TIMBER
 - PUE = PERMANENT UTILITY EASEMENT
 - PDE = PERMANENT DRAINAGE EASEMENT
 - TCE = TEMPORARY CONSTRUCTION EASEMENT

- LEGEND:**
- = FOUND SURVEY MARKER
 - ⊙ = MAG NAIL SET
 - ⊕ = #5 REBAR SET
 - = CATCH BASIN
 - ⊞ = DROP INLET
 - ⊗ = STORM DRAINAGE MANHOLE
 - ⊙ = SANITARY SEWER MANHOLE
 - ⊕ = SANITARY SEWER CLEANOUT
 - = MANHOLE
 - ⊙ = POWER POLE
 - ⊕ = POWER POLE W/ LIGHT
 - ⊙ = LIGHT POLE
 - ⊕ = GUY ANCHOR
 - ⊙ = GUY POLE
 - ⊕ = FIBER OPTIC MARKER
 - = BOLLARD
 - ⊙ = POST
 - ⊕ = SIGN
 - ⊙ = RAILROAD CROSSING
 - = LINE NOT SURVEYED
 - = RIGHT OF WAY LINE
 - = RAILROAD TRACKS
 - SS = SANITARY SEWER LINE
 - ▨ = EXISTING NCDOT R/W
 - ▨ = PROPOSED R/W TO BE DEDICATED TO THE TOWN OF DAVIDSON

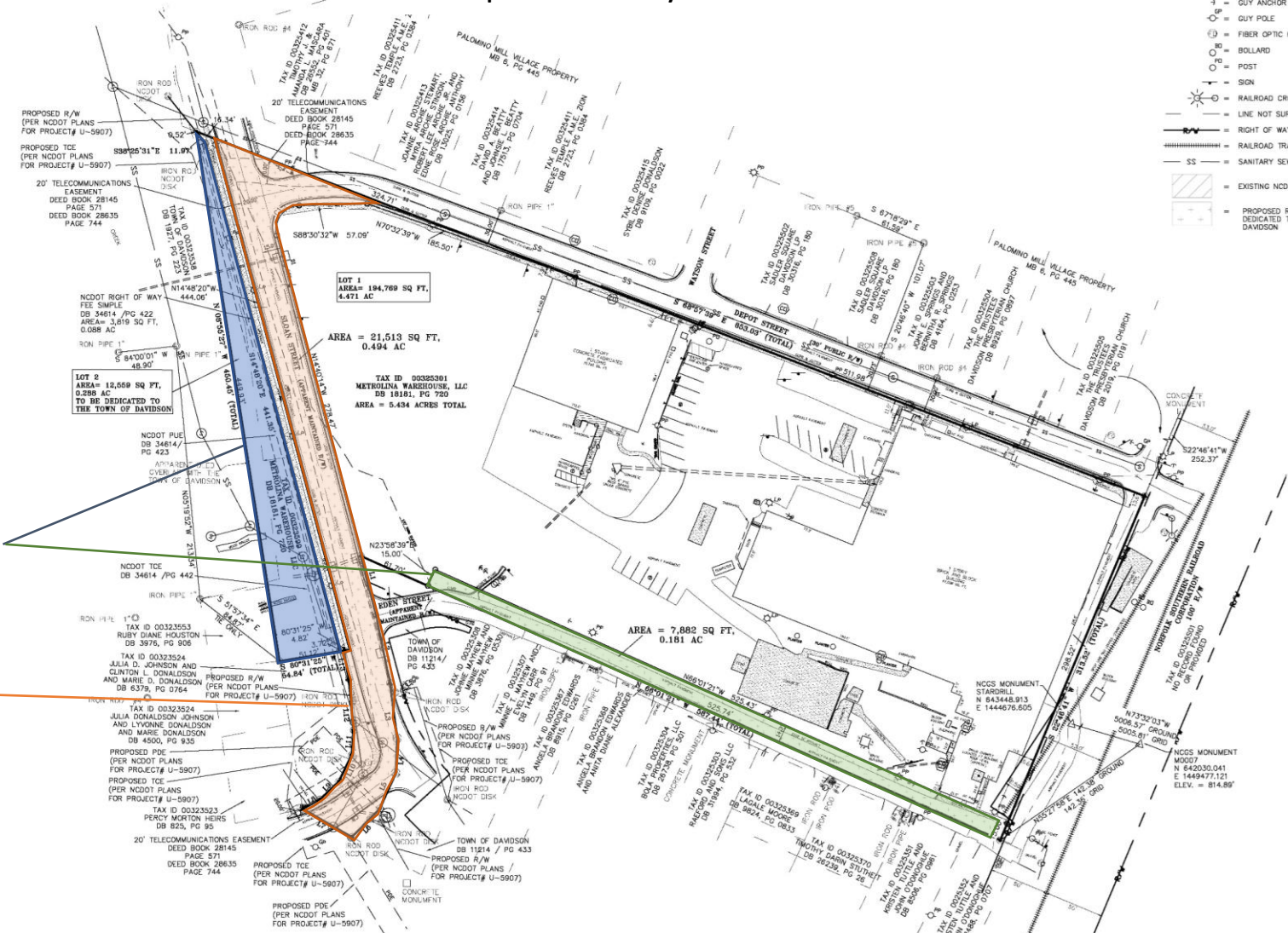


PREPARED FOR:
LANDS OF METROLINA WAREHOUSE, LLC
 LAND PARK ROAD, SUITE 410
 CHARLOTTE, NC 28209

DESIGNER: DUMBATIS GEOMATICS
 PROJECT MANAGER: DUMBATIS GEOMATICS
 SURVEYOR: DUMBATIS GEOMATICS
 LICENSE NO. 14011A

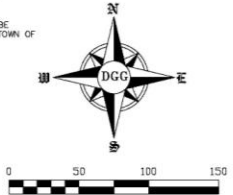


301 Depot St Survey Revision



To be deeded to the
Town of Davidson

To be deeded CDOT



SKETCH PLAN OF
THE LANDS OF METROLINA WAREHOUSE, LLC
 DB 18181 / PG 720
 DAVIDSON, MECKLENBURG COUNTY, NC

TITLE:
 SCALE: 1" = 50'
 MAP DATE: 03/24/21
 FIELD DATE: N/A
 JOB NO.: 14011A
 DRAWING: 301 DAVIDSON METROLINA WAREHOUSE SKETCH PLAN