

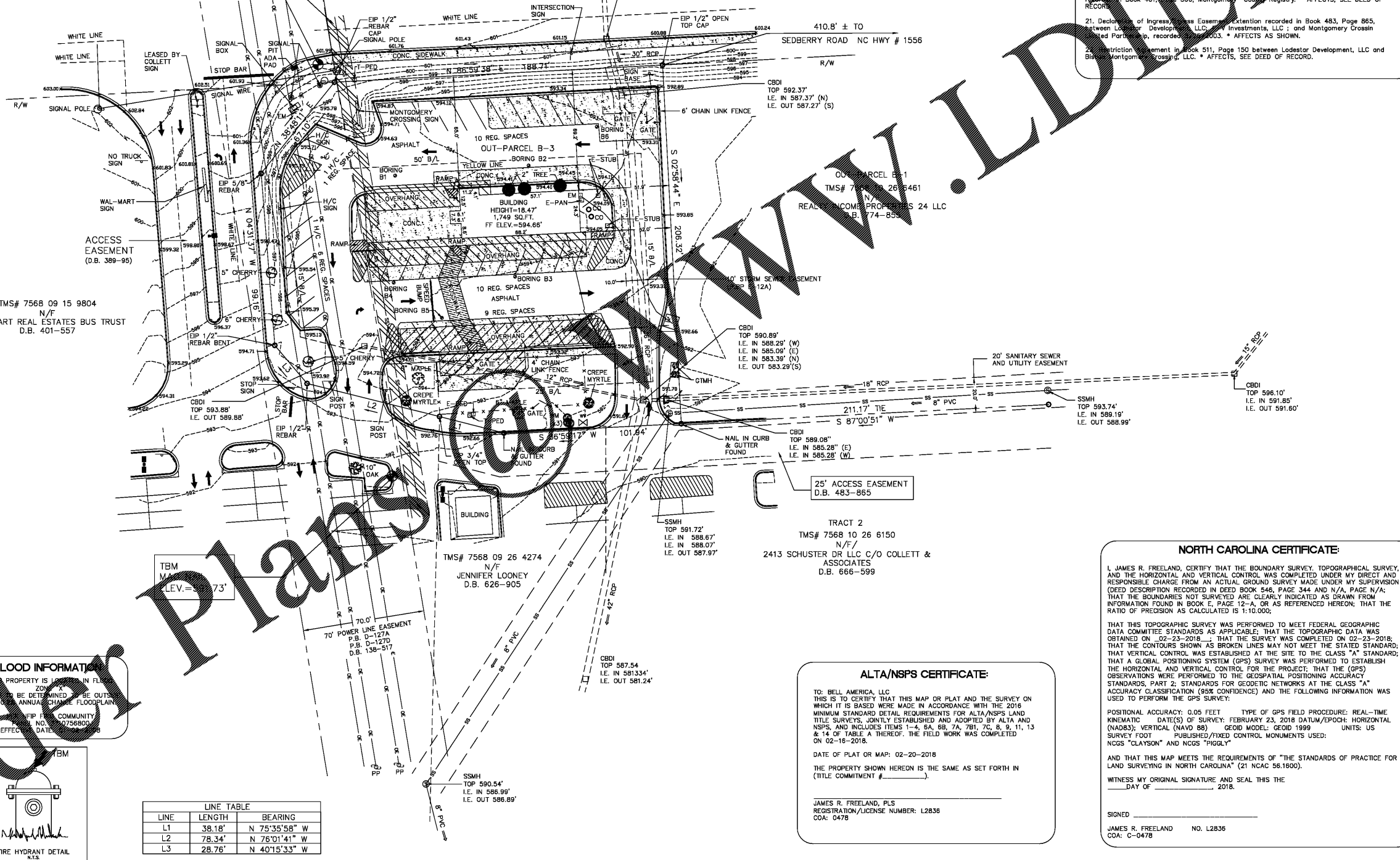
**LEGEND:**

- POB POINT OF BEGINNING
- PCB POINT OF COMMENCEMENT
- TBM TEMPORARY BENCHMARK
- NP NEW IRON PIN (5/8" REBAR)
- EP EXISTING IRON PIN
- R/W RIGHT-OF-WAY
- PP POWER POLE
- EM ELECTRIC METER
- 1 HEAD LIGHT STANDARD
- 2 HEAD LIGHT STANDARD
- WM WATER METER
- FM FIRE HYDRANT
- SMH STORM DRAIN MANHOLE
- CDI CATCH BASIN DROP INLET
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- SSM SANITARY SEWER MANHOLE
- GTM GREASE TRAP MANHOLE
- T-PED TELEPHONE PEDESTAL
- SIGN SIGN
- OE OVERHEAD ELECTRIC LINE
- UE UNDERGROUND ELECTRIC LINE
- SS SANITARY SEWER LINE
- OT OVERHEAD TELEPHONE LINE
- SD STORM DRAIN PIPE
- X FENCE

EXISTING SANITARY SEWER FM. EASEMENT (SCALED FROM SITE AND UTILITY PLAN) (NO EVIDENCE OF EXISTING LINE FOUND IN FIELD AT TIME OF SURVEY)

TBM MAG NAIL ELEV.=602.23'

NC HIGHWAY 24-27 EAST (VARIABLE PUBLIC WIDTH R/W)



TMS# 7568 09 15 9804  
N/F  
WAL-MART REAL ESTATES BUS TRUST  
D.B. 401-557

TMS# 7568 09 26 4274  
N/F  
JENNIFER LOONEY  
D.B. 626-905

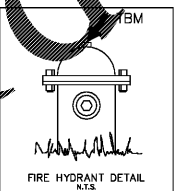
TRACT 2  
TMS# 7568 10 26 6150  
N/F/  
2413 SCHUSTER DR LLC C/O COLLETT & ASSOCIATES  
D.B. 666-599

**PARKING INFORMATION:**

REGULAR SPACES	36
HANDICAP SPACES	2
SPACES TOTAL	38

**ZONING INFORMATION:**  
ZONED: HB HIGHWAY BUSINESS  
SETBACK LINE:  
FRONT: 50'  
SIDE: 15'  
BACK: 25'  
MAXIMUM BUILDING HEIGHT -

**FLOOD INFORMATION:**  
THIS PROPERTY IS LOCATED IN FLOOD ZONE...  
COMMUNITY MAP NO. 07568004B  
EFFECTIVE DATE: 02-23-2018

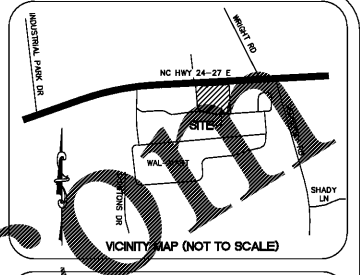


**LINE TABLE**

LINE	LENGTH	BEARING
L1	38.18'	N 75°35'58" W
L2	78.34'	N 76°01'41" W
L3	28.76'	N 40°15'33" W

**TITLE EXCEPTIONS:**

10. Easements, setback lines and any other matters shown or noted on plat recorded in Plat Cabinet D, Slide 123-A, Plat Cabinet D, Slide 127-D, Plat Book E, Page 12A, and Plat Book E, Page 61B, Montgomery County Registry. \* ALL AFFECT EXCEPT Plat Book E, Page 61B, DOES NOT AFFECT
12. Easement and/or rights of way to the North Carolina Department of Transportation for 30' drainage facility, recorded in Book 238, Page 459, Montgomery County Registry. \* UNABLE TO VERIFY AFFECTS OR LOCATION WITH DOCUMENT PROVIDED.
13. Easement(s) and/or rights of way to the State Highway Commission for 7 additional feet for NC 24 and 27 recorded in Book 161, Page 661, Montgomery County Registry. \* DOES NOT AFFECT.
14. Easement(s) to Carolina Power & Light Company for 70' wide 1076' long transmission line recorded in Book 138, Page 517, Montgomery County Registry. \* AFFECTS AS SHOWN.
15. Easement(s) and/or rights of way to Southern Bell Telephone and Telegraph Company recorded in Book 83, Page 439, Montgomery County Registry. \* BLANKET EASEMENT, MAY OR MAY NOT AFFECT.
16. Easement(s) and/or rights of way to Southern Bell Telephone and Telegraph Company recorded in Book 74, Page 586, Montgomery County Registry. \* BLANKET EASEMENT, MAY OR MAY NOT AFFECT.
17. Easement(s) and/or rights of way to the State Highway Commission, NCSR # 56 and additional right of way of intersection of SR 1556 and NC Highway 24, recorded in 10/30/61 and recorded in Book 123, Page 169, Montgomery County Registry. \* DOES NOT AFFECT
19. Declaration of Ingress/Egress Easement between Lodestar Development, LLC and Lodestar Properties, Inc. recorded in Book 95, Montgomery County Registry. \* AFFECTS AS SHOWN.
20. Easement(s) and/or rights of way to the State Highway Commission, recorded in Book 401, Page 560, Montgomery County Registry. \* AFFECTS, SEE DEED OF RECORD.
21. Declaration of Ingress/Egress Easement between Lodestar Development, LLC and Lodestar Properties, Inc. recorded in Book 483, Page 865, Montgomery County Registry. \* AFFECTS AS SHOWN.
22. Declaration of Ingress/Egress Easement between Lodestar Development, LLC and Lodestar Properties, Inc. recorded in Book 511, Page 150, Montgomery County Registry. \* AFFECTS, SEE DEED OF RECORD.



**SURVEYOR'S NOTES:**

- 1) SURVEYING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY: TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- 2) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- 3) HEIGHT AND DIMENSIONS OF OVERHEAD ELECTRIC LINES ESTABLISHED BY TRIANGULATION METHODS USING ELECTRONIC SURVEYING EQUIPMENT. ALL HEIGHTS AND DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR OR LOCAL ELECTRIC COMPANY BEFORE CONSTRUCTION BEGINS.
- 4) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 5) THE UNDERGROUND UTILITIES SHOWN HEREIN WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

**POSSIBLE PROJECTIONS:**  
NONE OBSERVED

**LAND AREA:**  
44,038 SQ.FT.  
1.011 ACRES

**BASIS OF BEARINGS AND BENCHMARK:**  
BASIS OF BEARINGS AND ELEVATIONS BASED ON GPS "RTK" OBSERVATION OF NCGS MONUMENT "CLAYSON" & "PIGGLY" NAD 83 (2007) NAVD 88 COMBINED SCALE FACTOR:

**FREELAND**  
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.  
323 WEST STONE AVE.  
GREENVILLE, S.C. 29609  
TEL. (864) 271-4924 FAX: (864) 233-0315  
EMAIL: info@freeland-associates.com

DRAWN: IR PARTY CHIEF: RH CHECKED: JCC  
REF. PLAT BOOK: E-12-A  
REF. DEED BOOK: 546-344  
TAX MAP: 7568 09 26 4470  
DATE OF SURVEY: 02-23-2018  
DATE DRAWN: 02-28-2018  
DRAWING NO: 69399  
DATE OF LAST REVISION:

**NORTH CAROLINA CERTIFICATE:**

I, JAMES R. FREELAND, CERTIFY THAT THE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, AND THE HORIZONTAL AND VERTICAL CONTROL WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 546, PAGE 344 AND N/A, PAGE N/A); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK E, PAGE 12-A, OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000;

THAT THIS TOPOGRAPHICAL SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON 02-23-2018; THAT THE SURVEY WAS COMPLETED ON 02-23-2018; THAT THE CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; THAT A GLOBAL POSITIONING SYSTEM (GPS) SURVEY WAS PERFORMED TO ESTABLISH THE HORIZONTAL AND VERTICAL CONTROL FOR THE PROJECT; THAT THE (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2, STANDARDS FOR GEODETIC NETWORKS AT THE CLASS "A" ACCURACY CLASSIFICATION (95% CONFIDENCE) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

POSITIONAL ACCURACY: 0.05 FEET TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC DATE(S) OF SURVEY: FEBRUARY 23, 2018 DATUM/EPOCH: HORIZONTAL (NAD83); VERTICAL (NAVD 88) GEOD MODEL: GEOD 1999 UNITS: US SURVEY FOOT PUBLISHED/FIXED CONTROL MONUMENTS USED: NCGS "CLAYSON" AND NCGS "PIGGLY"

AND THAT THIS MAP MEETS THE REQUIREMENTS OF "THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 56.1600).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

SIGNED: \_\_\_\_\_  
JAMES R. FREELAND NO. L2836  
COA: C-0478

**FOR REVIEW ONLY**

03-07-2018

STATE OF NORTH CAROLINA  
MONTGOMERY COUNTY  
CITY OF BISCOE  
ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY  
FOR  
BELL AMERICA, LLC

SITE ADDRESS:  
101 MONTGOMERY CROSSING  
BISCOE, SC 27209

**ALTA/NSPS CERTIFICATE:**

TO: BELL AMERICA, LLC  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02-16-2018.

DATE OF PLAT OR MAP: 02-20-2018  
THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN (TITLE COMMITMENT # \_\_\_\_\_).

JAMES R. FREELAND, PLS  
REGISTRATION/LICENSE NUMBER: L2836  
COA: 0478

NOT FOR RECORDATION