MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

FLOOD ZONE
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 37108525002J, EFFECTIVE DATE: OCTOBER 17, 2006. ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STREET INFORMATION
NORTH CAROLINA 211
OPERATING AUTHORITY: NC DOT DIVISION 8, DISTRICT 2
902 N. SANDHILLS BLVD
ABERDEEN, NC 28315
PHONE: (910) 944-7621
CONTACT: TRAVIS MORGAN, P.E., DISTRICT ENGINEER
SPEED LIMIT: 45 MPH
CLASSIFICATION: COLLECTOR

PER TREY CADDELL, R/W AGENT FOR DIVISION 8 ((910) 621-6100) THERE ARE FUTURE PLANS TO WIDEN NC HWY. 211 AND TO ACQUIRE R/W, MOST LIKELY WITHIN THE NEXT TWO YEARS.

THERE ARE NO HIGHWAY PLANS AVAILABLE.

TRADE STREET
OPERATING AUTHORITY: PRIVATELY OWNED BY THE VILLAGE ROAD ASSOCIATION
CONTACT: PHIL COOK
PHONE: (910) 673-2277
SPEED LIMIT: NOT POSTED
CLASSIFICATION: NONE
PER PHIL COOK WITH THE VILLAGE ROAD ASSOCIATION ((910) 673-2277) THERE ARE NO PLANS TO IMPROVE TRADE STREET NOR TO ACQUIRE ADDITIONAL R/W.

ZONING INFORMATION
ZONING AUTHORITY: MOORE COUNTY PLANNING & TRANSPORTATION
1048 CARRIAGE OAKS DRIVE
CARTHAGE, NC 28327
CONTACT: DEBRA ENSMINGER, DIRECTOR
TELEPHONE: (910) 947-5010
ZONING: VB, VILLAGE BUSINESS

SETBACKS:
FRONT: 0'
REAR: 0'
SIDE: 0'

UTILITY CONTACTS
WATER & SANITARY SEWER
AUTHORITY: MOORE COUNTY PUBLIC UTILITIES (ENGINEERING)
ADDRESS: 5527 US-501
CARTHAGE, NC 28327
CONTACT: LEONARD McBRYDE, III, P.E. COUNTY ENGINEER
PHONE #: (910) 947-6315
NOTE: NO PUBLIC SEWER IS AVAILABLE.

INTERNET/TV/PHONE
AUTHORITY: CENTURYLINK
CONTACT: CUSTOMER SERVICE
PHONE#: (855) 721-5235

POWER
AUTHORITY: DUKE PROGRESS ENERGY
CONTACT: CUSTOMER SERVICE
PHONE #: (866) 582-6345

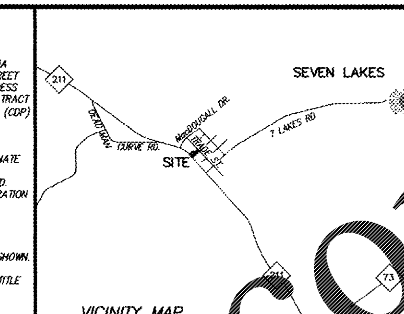
GAS
NO GAS SERVICE AVAILABLE

CALL BEFORE YOU DIG 1-800-632-4949 NORTH CAROLINA ONE CALL SYSTEM

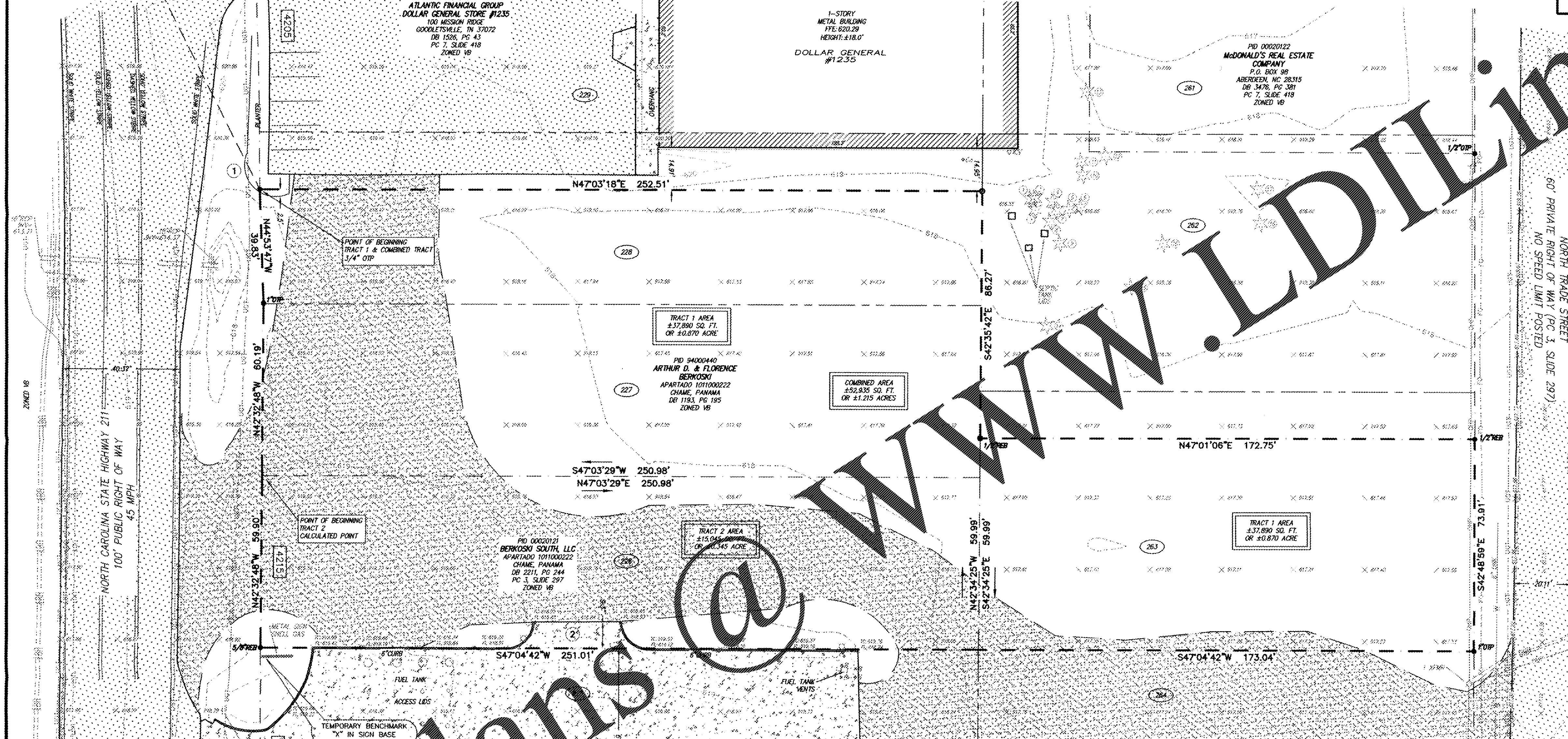
TREE CHART

1	8"PINE	12	11"PINE
2	8"PINE	13	13"PINE
3	6"PINE	14	13"PINE
4	6"PINE	15	5"PINE
5	8"PINE	16	8"PINE
6	10"PINE	17	9"PINE
7	7"PINE	18	6"PINE
8	8"PINE		
9	13"PINE		
10	6"PINE		
11	9"PINE		

NOTES
1. THIS PARCEL IS LOCATED BETWEEN THE NORTHEASTERLY RIGHT OF WAY OF NORTH CAROLINA STATE HIGHWAY 211 AND THE SOUTHWESTERLY RIGHT OF WAY OF TRADE STREET. THE STREET ADDRESS FOR TRACT 2 IS 4215 NORTH CAROLINA STATE HIGHWAY 211; THERE IS NO ADDRESS FOR TRACT 1. THE TAX PARCEL NUMBER IS 94000440 FOR TRACT 1, AND 00020121 FOR TRACT 2. THE SUBJECT PROPERTY IS LOCATED IN THE SEVEN LAKES CENSUS DESIGNATED PLACE (CDP) IN THE UNINCORPORATED AREA OF MOORE COUNTY, NORTH CAROLINA.
2. THE AREA OF THIS TRACT IS ±37,890 SQUARE FEET OR ±0.870 ACRE FOR TRACT 1 AND ±15,045 SQUARE FEET OR ±0.345 ACRE FOR TRACT 2. THE COMBINED AREA IS ±52,935 SQUARE FEET OR ±1.215 ACRES. THIS PROPERTY AREA WAS DETERMINED BY THE COORDINATE COMPUTATION METHOD.
3. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY SWEETWATER UTILITY EXPLORATION (704-929-3074). VERIFICATION OF THE UTILITY LOCATIONS SHOULD BE MADE PRIOR TO CONSTRUCTION BY CONTACTING THE NORTH CAROLINA ONE-CALL 811, (800) 632-4949.
5. THE REFERENCE BEARING FOR THIS DRAWING IS BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NCVRS CORS 2011).
6. ELEVATIONS SHOWN ARE BASED ON THE NAVD 88 DATUM. ONE-FOOT CONTOUR INTERVAL SHOWN.
7. THIS SURVEY WAS MADE WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 17-04067RA, DATED MARCH 14, 2017 FOR PARCEL 94000440; CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 17-04068RA, DATED MARCH 14, 2017 FOR PARCEL 00020121.



VICINITY MAP
N.T.S.



LEGEND
PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
FENCE LINE
EXISTING CONTOUR LINE
WATER LINE
OVERHEAD POWER LINE
UNDERGROUND TEL
FIBER OPTIC LINE
STORM SEWER LINE
IRON PIN FOUND (SIZE AND TYPE AS NOTED)
1/2" REBAR W/ CAP SET
SCHEDULE BII EXCEPTION
ENCROACHMENT
UTILITY POLE/GUY WIRE
LIGHT POLE
TELEPHONE PEDESTAL
WATER VALVE
WATER METER
FIRE HYDRANT
IRRIGATION CONTROL VALVE
CLEANOUT
BOLLARD
SIGN
TREE (SEE CHART)
SPOT ELEVATION
STREET ADDRESS 4215
ORIGINAL LOT NUMBERS 226
ASPHALT
CONCRETE
GRAVEL

ABBREVIATIONS:

R/W	RIGHT OF WAY
PID	PARCEL IDENTIFICATION NUMBER
N/F	NOW OR FORMERLY
PC	PLAT CABINET
DB	DEED BOOK
PG	PAGE
RCP	REINFORCED CONCRETE PIPE
XFMR	POWER TRANSFORMER
APPROX	APPROXIMATE
WH	WIRE HEIGHT
OTP	OPEN TOP PIPE
REB	REBAR
RBC	REBAR & CAP
FFE	FINISHED FLOOR ELEVATION
SQ.FT.	SQUARE FEET
sFT	SURVEY FOOT
UNK	UNKNOWN MATERIAL
CF	COMBINED FACTOR

SCHEDULE B SECTION II
(TRACT 1, PARCEL 9400440)

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 17-04067RA
EFFECTIVE DATE: MARCH 14, 2017 @ 5:00 P.M.

--NO SPECIFIC EXCEPTIONS INCLUDING PLOTTABLE EASEMENTS OR ANY OTHER RELATIVE MATTER EXIST IN SAID COMMITMENT.

(TRACT 2, PARCEL 00020121)

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 17-04068RA
EFFECTIVE DATE: MARCH 14, 2017 @ 5:00 P.M.

3. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN PLAT CABINET 3, SLIDE 297. **NO EASEMENTS, SETBACKS, ENCROACHMENTS, OR ANY OTHER ADVERSE MATTERS TO PLOT FOR THE SUBJECT PROPERTY.**

APPARENT ENCROACHMENTS
1. PLANTER ENCROACHES SUBJECT PROPERTY 2.5'± AT NORTHWEST CORNER.
2. CURB CUT CROSSES SOUTHEAST PROPERTY LINE; CURB LINE ALONG PROPERTY LINE.

SURVEY LEGAL DESCRIPTION
TRACT 1 (PARCEL 94000440)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN MINERAL SPRINGS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT "KITCHEN", HAVING SURVEYED GRID COORDINATES (NORTH CAROLINA STATE PLANE GRID, NAD83(NCVRS CORS 2011)) OF 553,228.50 sFT (NORTHING) AND 1,821,698.33 sFT (EASTING); THENCE ALONG A TIELINE S69°34'00"E A DISTANCE OF 2989.50' TO A 3/4" OPEN TOP PIPE FOUND ALONG THE NORTHEASTERLY RIGHT OF WAY OF NORTH CAROLINA STATE HIGHWAY 211 (100' PUBLIC R/W), SAID PIPE BEING THE **POINT OF BEGINNING** FOR THIS TRACT OF LAND; THENCE LEAVING SAID RIGHT OF WAY OF NORTH CAROLINA STATE HIGHWAY 211 N47°03'18"E A DISTANCE OF 252.51' TO A 1/2" REBAR SET; THENCE S42°35'42"E A DISTANCE OF 86.27' TO A 1/2" REBAR FOUND; THENCE N47°01'06"E A DISTANCE OF 172.75' TO A 1/2" REBAR FOUND ALONG THE SOUTHWESTERLY RIGHT OF WAY OF NORTH TRADE STREET (60' PRIVATE R/W); THENCE CONTINUING ALONG SAID RIGHT OF WAY OF NORTH TRADE STREET S42°48'59"E A DISTANCE OF 73.91' TO A 1" OPEN TOP PIPE FOUND; THENCE LEAVING SAID RIGHT OF WAY OF NORTH TRADE STREET S47°04'42"W A DISTANCE OF 173.04' TO A POINT; THENCE N42°34'25"W A DISTANCE OF 59.99' TO A POINT; THENCE S47°03'29"W A DISTANCE OF 250.98' TO A POINT ON THE AFOREMENTIONED RIGHT OF WAY OF NORTH CAROLINA STATE HIGHWAY 211; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF NORTH CAROLINA STATE HIGHWAY 211 N42°32'48"W A DISTANCE OF 60.19' TO A 1" OPEN TOP PIPE FOUND; THENCE N44°53'47"W A DISTANCE OF 39.83' TO SAID **POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINS ±37,890 SQUARE FEET OR 0.870 ACRE, MORE OR LESS, AND BEING THE SAME PROPERTY AS DESCRIBED IN DEED BOOK 1193, PAGE 195, MOORE COUNTY REGISTER OF DEEDS.

TRACT 2 (PARCEL 00020121)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN MINERAL SPRINGS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT "KITCHEN", HAVING SURVEYED GRID COORDINATES (NORTH CAROLINA STATE PLANE GRID, NAD83(NCVRS CORS 2011)) OF 553,228.50 sFT (NORTHING) AND 1,821,699.33 sFT (EASTING); THENCE ALONG A TIELINE S69°34'00"E A DISTANCE OF 2989.50' TO A 3/4" OPEN TOP PIPE FOUND ALONG THE NORTHEASTERLY RIGHT OF WAY OF NORTH CAROLINA STATE HIGHWAY 211 (100' PUBLIC R/W), THENCE CONTINUING ALONG SAID RIGHT OF WAY OF NORTH CAROLINA STATE HIGHWAY 211 S44°53'47"E A DISTANCE OF 39.83' TO A 1" OPEN TOP PIPE FOUND; THENCE S42°32'48"E A DISTANCE OF 60.19' TO THE **POINT OF BEGINNING** FOR THIS TRACT OF LAND; THENCE LEAVING SAID RIGHT OF WAY OF NORTH CAROLINA STATE HIGHWAY 211 N47°03'29"E A DISTANCE OF 250.98' TO A POINT; THENCE S42°34'25"E A DISTANCE OF 59.99' TO A POINT; THENCE S47°04'42"W A DISTANCE OF 251.01' TO A 5/8" REBAR FOUND ALONG THE AFOREMENTIONED RIGHT OF WAY OF NORTH CAROLINA STATE HIGHWAY 211; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF NORTH CAROLINA STATE HIGHWAY 211 N42°32'48"W A DISTANCE OF 59.90' TO SAID **POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINS ±15,045 SQUARE FEET OR 0.345 ACRE MORE OR LESS, AND BEING ALL OF LOT 226 AS SHOWN ON PLAT CABINET 3, SLIDE 297, MOORE COUNTY REGISTER OF DEEDS.

COMBINED SURVEY LEGAL DESCRIPTION
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN MINERAL SPRINGS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT "KITCHEN", HAVING SURVEYED GRID COORDINATES (NORTH CAROLINA STATE PLANE GRID, NAD83(NCVRS CORS 2011)) OF 553,228.50 sFT (NORTHING) AND 1,821,699.33 sFT (EASTING); THENCE ALONG A TIELINE S69°34'00"E A DISTANCE OF 2989.50' TO A 3/4" OPEN TOP PIPE FOUND ALONG THE NORTHEASTERLY RIGHT OF WAY OF NORTH CAROLINA STATE HIGHWAY 211 (100' PUBLIC R/W), SAID PIPE BEING THE **POINT OF BEGINNING** FOR THIS TRACT OF LAND; THENCE LEAVING SAID RIGHT OF WAY OF NORTH CAROLINA STATE HIGHWAY 211 N47°03'18"E A DISTANCE OF 252.51' TO A 1/2" REBAR SET; THENCE S42°35'42"E A DISTANCE OF 86.27' TO A 1/2" REBAR FOUND; THENCE N47°01'06"E A DISTANCE OF 172.75' TO A 1/2" REBAR FOUND ALONG THE SOUTHWESTERLY RIGHT OF WAY OF NORTH TRADE STREET (60' PRIVATE R/W); THENCE CONTINUING ALONG SAID RIGHT OF WAY OF NORTH TRADE STREET S42°48'59"E A DISTANCE OF 73.91' TO A 1" OPEN TOP PIPE FOUND; THENCE LEAVING SAID RIGHT OF WAY OF NORTH TRADE STREET S47°04'42"W A DISTANCE OF 173.04' TO A POINT; THENCE S47°04'42"W A DISTANCE OF 251.01' TO A 5/8" REBAR FOUND ALONG THE AFOREMENTIONED RIGHT OF WAY OF NORTH CAROLINA STATE HIGHWAY 211; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF NORTH CAROLINA STATE HIGHWAY 211 N42°32'48"W A DISTANCE OF 59.90' TO ; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF NORTH CAROLINA STATE HIGHWAY 211 N42°32'48"W A DISTANCE OF 60.19' TO A 1" OPEN TOP PIPE FOUND; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF NORTH CAROLINA STATE HIGHWAY 211 N44°53'47"W A DISTANCE OF 39.83' TO SAID **POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINS ±52,935 SQUARE FEET OR 1.215 ACRES, MORE OR LESS, AND BEING ALL THE PROPERTY DESCRIBED IN DEED BOOK 1193, PAGE 195 AND ALL OF LOT 226, PLAT CABINET 3, SLIDE 297, MOORE COUNTY REGISTER OF DEEDS.

RECORD LEGAL DESCRIPTION
TRACT 1 (PARCEL 94000440)

LYING AND BEING IN MINERAL SPRINGS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, AND LYING ON THE NORTHEAST SIDE OF N.C. HIGHWAY #211 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE EASTERN RIGHT OF WAY OF N.C. HIGHWAY #211, SAME BEING THE WESTERNMOST CORNER OF THE DONNELLY PROPERTY AND THE SAME BEING THE WESTERN CORNER OF LOT #226 OF SEVEN LAKES VILLAGE DIVISION AS SHOWN IN PLAT CABINET 3, SLIDE 297, IN THE MOORE COUNTY REGISTRY AND RUNNING THENCE WITH THE EASTERN RIGHT OF WAY OF N.C. #211, NORTH 42 DEG. 30 MIN. WEST 60.13 FEET TO A STAKE; THENCE CONTINUING WITH THE EASTERN RIGHT OF WAY OF N.C. HIGHWAY #211 NORTH 44 DEG. 57 MIN. WEST 39.87 FEET TO A STAKE; THENCE A NEW LINE WITH THE BALANCE OF THE WILLIAM FRANKLIN STEWART LANDS NORTH 47 DEG. 04 MIN. EAST 252.51 FEET TO A STAKE, A NEW CORNER WITH THE BALANCE OF SAID STEWART LANDS; THENCE WITH ANOTHER LINE OF THE STEWART PROPERTY SOUTH 42 DEG. 35 MIN. EAST 86.27 FEET TO A STAKE, A NEW CORNER WITH THE SAID STEWART PROPERTY; THENCE ANOTHER LINE OF THE SAID STEWART PROPERTY NORTH 47 DEG. 04 MIN. EAST 172.72 FEET TO A STAKE LOCATED IN THE RIGHT OF WAY OF NORTH TRADE STREET; THENCE WITH THE WESTERN LINE OF NORTH TRADE STREET SOUTH 42 DEG. 53 MIN. EAST 73.83 FEET TO A STAKE; THENCE LEAVING SAID NORTH TRADE STREET SOUTH 47 DEG. 06 MIN. WEST 173.11 FEET WITH THE BERKOWSKI LANDS TO A STAKE; THENCE NORTH 42 DEG. 35 MIN. WEST 60 FEET TO A STAKE; THENCE SOUTH 47 DEG. 04 MIN. WEST 250.96 FEET TO THE POINT OF BEGINNING CONTAINING 0.87 ACRESS MORE OR LESS AND BEING SHOWN AS PARCEL A ON THAT CERTAIN MAP PREPARED UNDER THE DIRECTION AND SUPERVISION OF MARK A. SMITH, REGISTERED LAND SURVEYOR.

TRACT 2 (PARCEL 00020121)

LYING AND BEING SITUATE IN MOORE COUNTY, NC, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING ALL OF LOT 226 AS SHOWN ON PLAT CABINET 3, SLIDE 297, MOORE COUNTY REGISTRY.

BENCHMARK INFORMATION
1. CROSS CUT "X" SET IN CONCRETE BASE OF SHELL STATION SIGN, SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION = 619.98

To O'Reilly Automotive Stores, Inc. 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on April 27, 2017.

Date of Plat or Map: April 27, 2017
John M. Story NC Professional Land Surveyor No. L-3840

SURVEYOR CERTIFICATION
"I, JOHN M. STORY, CERTIFY THAT THIS PLAT IS OF AN EXISTING PARCEL OR PARCELS OF LAND, AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET."

"I, JOHN M. STORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOKS 1193, PAGE 195 AND DEED BOOK 2211, PAGE 244); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:88,473; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 27TH DAY OF APRIL, A.D. 2017."

JOHN M. STORY
PROFESSIONAL LAND SURVEYOR L-3840
July 12, 2017
DATE

NORTH CAROLINA PROFESSIONAL SEAL L-3840 LAND SURVEYOR JOHN M. STORY

20 0 20 40 60
GRAPHIC SCALE IN FEET

DONALDSON, GARRETT & ASSOCIATES, INC.
MACON • CHARLOTTE
9741-L SOUTHERN PINE BOULEVARD
CHARLOTTE, NORTH CAROLINA 28273
Office: (704) 374-1955 Mobile: (704) 589-6192
http://www.dg-a.com

ALTA/NSPS LAND TITLE SURVEY
FOR
O'REILLY AUTOMOTIVE STORES, INC.
4215 NORTH CAROLINA STATE HIGHWAY 211
MINERAL SPRINGS TWP. MOORE COUNTY NORTH CAROLINA

O'Reilly AUTO PARTS

DATE	REVISIONS
05/19/2017	ADDRESSED CLIENT COMMENTS
06/26/2017	ADDRESSED CLIENT COMMENTS
07/12/2017	ADDRESSED CLIENT COMMENTS

DATE:	4/27/2017
SCALE:	1"=20'
DRAWING #:	NC-009-0-17
PROJ. #:	4539-453
DRWN:	JH
CHKD:	JMS

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF D, G & A AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

SV1

SHEET 1 OF 1

SV1 A 7-12-17

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