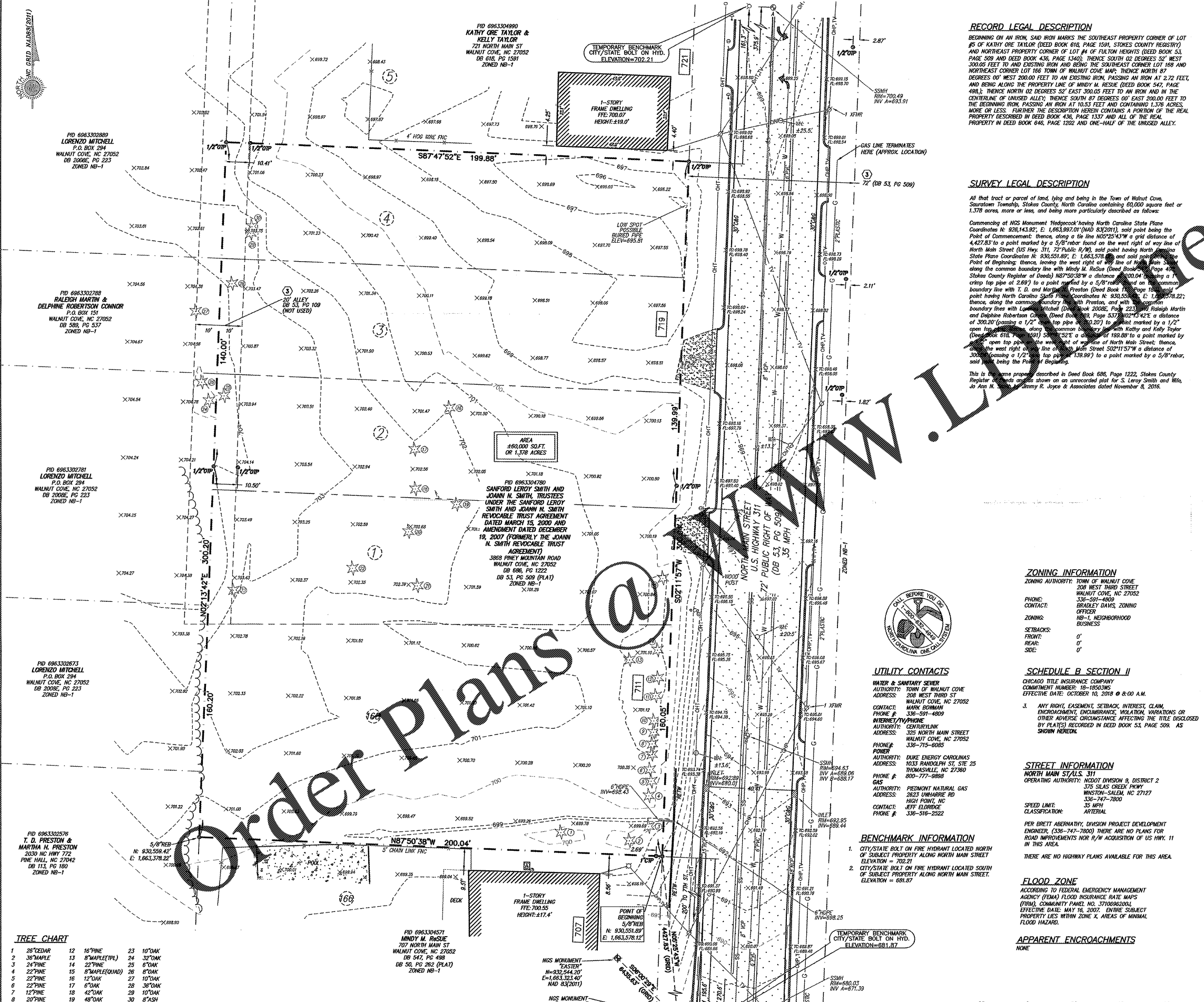


MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

RECEIVED
FEB 21 2018
PLANNING DEPARTMENT



RECORD LEGAL DESCRIPTION
 BEGINNING ON AN IRON, SAID IRON MARKS THE SOUTHEAST PROPERTY CORNER OF LOT #5 OF KATHY ORE TAYLOR (DEED BOOK 616, PAGE 1591, STOKES COUNTY REGISTRY) AND NORTHEAST PROPERTY CORNER OF LOT #4 OF FALCON HEIGHTS (DEED BOOK 53, PAGE 509 AND DEED BOOK 436, PAGE 1340), THENCE SOUTH 02 DEGREES 52' WEST 300.05 FEET TO AND EXISTING IRON AND BEING THE SOUTHEAST CORNER LOT 168 AND NORTHEAST CORNER LOT 166 TOWN OF WALNUT COVE, MAP; THENCE NORTH 87 DEGREES 00' WEST 200.00 FEET TO AN EXISTING IRON, PASSING AN IRON AT 2.72 FEET, AND BEING ALONG THE PROPERTY LINE OF MINDY M. RESJUE (DEED BOOK 547, PAGE 484); THENCE NORTH 02 DEGREES 52' EAST 300.05 FEET TO AN IRON AND IN THE CENTERLINE OF UNUSED ALLEY; THENCE SOUTH 87 DEGREES 00' EAST 200.00 FEET TO THE BEGINNING IRON, PASSING AN IRON AT 10.53 FEET AND CONTAINING 1.378 ACRES MORE OR LESS. FURTHER THE DESCRIPTION HEREIN CONTAINS A PORTION OF THE REAL PROPERTY DESCRIBED IN DEED BOOK 436, PAGE 1337 AND ALL OF THE REAL PROPERTY IN DEED BOOK 646, PAGE 1202 AND ONE-HALF OF THE UNUSED ALLEY.

SURVEY LEGAL DESCRIPTION
 All that tract or parcel of land, lying and being in the Town of Walnut Cove, Saratovom Township, Stokes County, North Carolina containing 60,000 square feet or 1.378 acres, more or less, and being more particularly described as follows:
 Commencing at NGS Monument Hedgecock having North Carolina State Plane Coordinates N: 926,143.92; E: 1,663,997.01 (NAD 83(2011)), said point being the Point of Commencement; thence, along a tie line N02°25'43"W a grid distance of 4,427.83' to a point marked by a 5/8" rebar, found on the west right of way line of North Main Street (US Hwy. 311, 72' Public R/W), said point having North Carolina State Plane Coordinates N: 930,551.89; E: 1,663,578.00; and said point being the Point of Beginning; thence, along the west right of way line of North Main Street along the common boundary line with Mindy M. Resjue (Deed Book 547, Page 484, Stokes County Register of Deeds) N87°50'38"W a distance of 200.04' (passing a 1" crisp top pipe at 2.69') to a point marked by a 5/8" rebar, found on the common boundary line with T. D. and Martha H. Preston (Deed Book 11, Page 108, said point having North Carolina State Plane Coordinates N: 930,555.00; E: 1,662,748.22); thence, along the common boundary line with Preston, and with the common boundary lines with Lorenzo Mitchell (Deed Book 2008E, Page 223) and Raleigh Martin and Delphine Robertson Connor (Deed Book 2008E, Page 223) and Raleigh Martin and Delphine Robertson Connor (Deed Book 2008E, Page 223) a distance of 300.20' (passing a 1/2" open top pipe at 10.20') to a point marked by a 1/2" open top pipe, along the common boundary line with Kathy and Kelly Taylor (Deed Book 616, Page 1591) S89°52'E a distance of 199.88' to a point marked by an open top pipe, the west end of a line of North Main Street; thence, along the west right of way line of North Main Street S02°11'57"W a distance of 300.00' (passing a 1/2" open top pipe at 139.99') to a point marked by a 5/8" rebar, said point being the Point of Beginning.

This is the same property described in Deed Book 686, Page 1222, Stokes County Register of Deeds and as shown on an unrecorded plat for S. Leroy Smith and Wife, Jo Ann H. Smith, and Jimmy R. Joyce & Associates dated November 8, 2016.

ZONING INFORMATION
 ZONING AUTHORITY: TOWN OF WALNUT COVE
 WALNUT COVE, NC 27052
 PHONE #: 336-591-4809
 CONTACT: BRADLEY DAVIS, ZONING OFFICER
 ZONING: NB-1, NEIGHBORHOOD BUSINESS
 SETBACKS:
 FRONT: 0'
 REAR: 0'
 SIDE: 0'

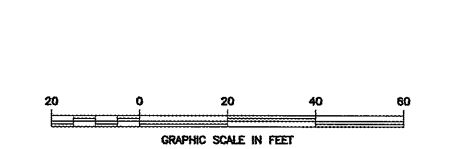
SCHEDULE B SECTION II
 CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: 18-18503WS
 EFFECTIVE DATE: OCTOBER 10, 2016 @ 8:00 A.M.
 3. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VULNERATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN DEED BOOK 53, PAGE 509, AS SHOWN HEREON.

STREET INFORMATION
 NORTH MAIN STREET, U.S. 311
 OPERATING AUTHORITY: NCDOT DIVISION 9, DISTRICT 2
 375 SLAS CREEK PKWY
 WINSTON-SALEM, NC 27127
 336-747-7800
 SPEED LIMIT: 35 MPH
 CLASSIFICATION: ARTERIAL

PER BRETT ABERNATHY, DIVISION PROJECT DEVELOPMENT ENGINEER, (336-747-7800) THERE ARE NO PLANS FOR ROAD IMPROVEMENTS NOR R/W ACQUISITION OF US HWY. 11 IN THIS AREA.
 THERE ARE NO HIGHWAY PLANS AVAILABLE FOR THIS AREA.

FLOOD_ZONE
 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 371096200AL EFFECTIVE DATE: MAY 16, 2007. ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

APPARENT ENCROACHMENTS
 NONE



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
ORIGINAL PROPERTY LINE	---
EASEMENT LINE	---
WOODS LINE	---
BOUNDARY LINE	---
BOUNDARY STACK LINE	BSL
LANDSCAPE BUFFER LINE	LSB
EXISTING CONTOUR LINE	700
GAS LINE	G
WATER LINE	W
OVERHEAD POWER LINE	OHP
OVERHEAD TELEPHONE LINE	OHT
OVERHEAD TV CABLE	OTV
OVERHEAD POWER & TV	OHP,TV
OVERHEAD TELEPHONE & TV	OHT,TV
SANITARY SEWER LINE	SS
STORM SEWER LINE	SSS
IRON PIN FOUND (SIZE AND TYPE AS NOTED)	IP
GEODETIC MONUMENT FOUND	GM
SCHEDULE B1 EXCEPTION	S
ENCROACHMENT	E
UTILITY POLE/GUY WIRE	U
LIGHT POLE	L
WATER VALVE	V
WATER METER	M
FIRE HYDRANT	H
GAS METER	G
STORM RILET	R
SANITARY MANHOLE	M
CLEANOUT	C
SOIL	S
MAILBOX	M
TREE (SEE CHART)	T
AIR CONDITIONER	A
SPOT ELEVATION	E
STREET ADDRESS	A

ABBREVIATIONS:

R/W	RIGHT OF WAY	RCF	REINFORCED CONCRETE PIPE
PD	PARCEL IDENTIFICATION NUMBER	RT	ROOF TRANSFORMER
N/F	NOW OR FORMERLY	APR	APPROXIMATE
DB	DEED BOOK	WH	WIRE HEIGHT
PG	PAGE	CTP	CORNER TOP PIPE
(M)	MEASURED	OTP	OPEN TOP PIPE
(P)	PLAT	REB	REBAR
(D)	DEED	C&G	CLUB & GUTTER
(R)	RECORD	REW	RETAINING WALL
SSMH	SANITARY SEWER MANHOLE	TC/FL	TOP OF CURB/FLOORLINE
VCP	VERTIFIED CLAY PIPE	FFE	FINISHED FLOOR ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE	INV	INVERT
		SQ FT	SQUARE FEET

- NOTES**
- THE LOT IS LOCATED ON THE WESTERN SIDE OF NORTH MAIN STREET. STREET ADDRESS IS 711 & 719 MAIN STREET, WALNUT COVE, NORTH CAROLINA. TAX PARCEL NUMBER IS 6963304780. SUBJECT PROPERTY IS LOCATED IN THE TOWN LIMITS OF WALNUT COVE.
 - THE AREA OF THIS TRACT IS 460,000 SQUARE FEET OR 1.378 ACRES. THIS PROPERTY AREA WAS DETERMINED BY THE COORDINATE COMPUTATION METHOD.
 - DISTANCES SHOWN HEREON ARE HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.
 - 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.
 - THE REFERENCE BEARING FOR THIS DRAWING IS BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (2011).
 - ELEVATIONS SHOWN ARE BASED ON THE NAVD 83 DATUM ONE-FOOT CONTOUR INTERVAL SHOWN.
 - THIS SURVEY WAS MADE WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 18-18503WS, DATED OCTOBER 10, 2016.

SURVEYOR CERTIFICATION
 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 November 9, 2018.

Date of Plat or Map: November 9, 2018
 I, JOHN M. STORY, CERTIFY THAT THIS PLAT IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS 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 BOOK 686, PAGE 1222); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:131,942; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
 WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9TH DAY OF NOVEMBER, A.D. 2018.
 JOHN M. STORY
 PROFESSIONAL LAND SURVEYOR L-3840
 February 18, 2019
 DATE



DONALDSON, GARRETT, & ASSOCIATES, INC.
 MACON & CHARLOTTE
 9741-L SOUTHERN PINE BOULEVARD
 CHARLOTTE, NORTH CAROLINA 28273
 (704) 374-1955 Mobile: (704) 589-6492
 http://www.dg-a.com

ALTA/NSPS LAND TITLE SURVEY FOR
O'REILLY AUTOMOTIVE STORES, INC.
 711 & 719 NORTH MAIN STREET
 SAURATOVOM TOWNSHIP
 NORTH CAROLINA

O'Reilly AUTO PARTS

DATE	REVISIONS
11/09/2018	ADRESSED CLIENT COMMENTS
12/19/2018	ADRESSED CLIENT COMMENTS
02/18/2019	ADDED CURB INLET.
DATE:	11/9/2018
SCALE:	1"=20'
DRAWING #:	NC-020-D-18
PROJ. #:	4539-511
DRWN:	JH
CHKD:	JMS
SV1	
SHEET 1 OF 1	

TREE CHART

1	26"	25'	16"	23	10"	0AK
2	36"	13	8"	24	32"	0AK
3	24"	14	22"	25	6"	0AK
4	22"	15	8"	26	6"	0AK
5	22"	16	12"	27	10"	0AK
6	22"	17	6"	28	36"	0AK
7	12"	18	42"	29	10"	0AK
8	20"	19	48"	30	8"	0AK
9	20"	20	26"	0AK		
10	20"	21	42"	0AK		
11	20"	22	14"	0AK		

PID 6963304571
 MINDY M. RESJUE
 707 NORTH MAIN ST
 WALNUT COVE, NC 27052
 DB 547, PG 498
 DB 50, PG 262 (PLAT)
 ZONED NB-1

NGS MONUMENT "EASTERN"
 N=832,544.20'
 E=1,663,321.40'
 NAD 83(2011)

NGS MONUMENT "HEDGECOCK"
 N=926,143.92'
 E=1,663,997.01'
 NAD 83(2011)