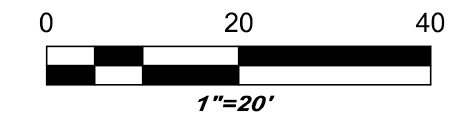


**POST OFFICE DRIVE**  
(NO ACCESS)

**LOT 4**  
**INDIAN TRAIL BUSINESS PARK**  
PLAT E-177

**FLOOD CERTIFICATION**

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION.



**PARKING**

65 - REGULAR SPACES  
3 - HANDICAP SPACES  
68 - TOTAL SPACES

**ZONING**

ZONED - RBD  
FRONT SETBACK - 40'  
SIDE SETBACK - 10'  
REAR SETBACK - 20'

**NOTES:**

1. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT.
2. E. DANIEL WOOTEN, NC-PLS L-4341, DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HERE ON.
3. UNDERGROUND UTILITIES MAY EXIST BUT ARE NOT SHOWN HEREON. UTILITIES THAT ARE SHOWN HEREON ARE BASED ON OBSERVABLE EVIDENCE ONLY AND NO CLAIM IS BEING MADE TO LOCATION OF THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES.

**INDEPENDENCE BOULEVARD**  
(U.S. HIGHWAY 74)  
(200' PUBLIC R/W)



**LEGEND**

- EIR - EXISTING IRON ROD
- NN - NEW NAIL
- RCP - REINFORCED CONC. PIPE
- PKN - PK NAIL
- LP - LAMP POST
- IGV - IRRIGATION CONTROL
- GM - GAS METER
- PB - POWER BOX
- R/W - RIGHT-OF-WAY
- CB - CATCH BASIN
- WBS - WATER BOXES
- FH - FIRE HYDRANT
- APPROX. - APPROXIMATE
- UGGL - UNDERGROUND GAS LINE
- UGPL - UNDERGROUND POWER
- UGSL - UNDERGROUND SEWER LATERAL
- UGWL - UNDERGROUND WATER LINE
- CO - CLEAN-OUT
- WM - WATER METER
- CONC. - CONCRETE

**AREA:**  
60,483 SQ.FT.  
1.389 ACRES

**AS-BUILT SURVEY OF**  
**GEMCAP DEVELOPMENT, LLC**  
**PROPERTY**  
BEING  
**1.389 ACRES**  
**(PANERA BREAD)**  
**#13880 E. INDEPENDENCE BOULEVARD**  
**TOWN OF INDIAN TRAIL**  
**UNION COUNTY, NORTH CAROLINA**  
**DEED: 7461-141**  
**Tax Number: 07-084-3451**

ACAD SCALE DATE  
13880EINDEPENDENCEBLVDASBUILT 1"=20' JULY 15, 2020

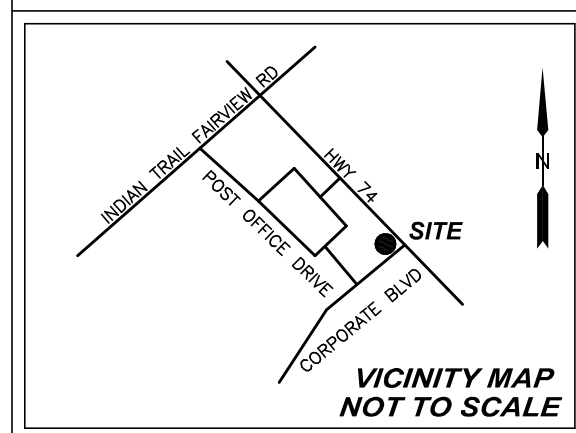
**WOOTEN SURVEYING**  
& ASSOCIATES, PLLC  
119 SMITH CIRCLE  
MATTHEWS, NC 28104  
(980) 328-2977

**SURVEYOR CERTIFICATION**

THIS IS TO CERTIFY THAT ON THE 15th DAY OF JULY 2020 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

GLOBAL POSITIONING SYSTEM SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS (GNSS) SURVEY: CLASS A SURVEY; POSITIONAL ACCURACY 0.03; REAL-TIME (RTK) NETWORK; NAD 83 (2011), NAVD 88; NC VIRTUAL RTN; GEOID MODEL 12; COMBINED GRID FACTOR 0.999850091; UNITS-US FEET

*E. Daniel Wooten*  
E. DANIEL WOOTEN, NCPLS L-4341



**LOT 3**  
**CORPORATE BOULEVARD**  
**BUSINESS PARK**  
PLAT D-797

**CORPORATE BOULEVARD**  
(60' PUBLIC R/W)

**1 STORY**  
**BRICK BUILDING**  
#13880

