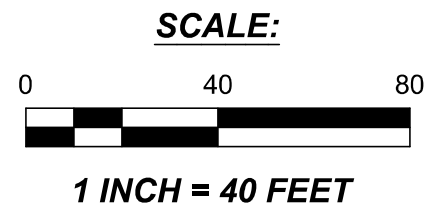


WOOTEN SURVEYING
& ASSOCIATES, PLLC

119 SMITH CIRCLE
MATTHEWS, NC 28104
(980) 328-2977

DWOOTEN@WOOTENSURVEYING.COM
WWW.WOOTENSURVEYING.COM
FIRM LICENSE # P-1862



ZONING

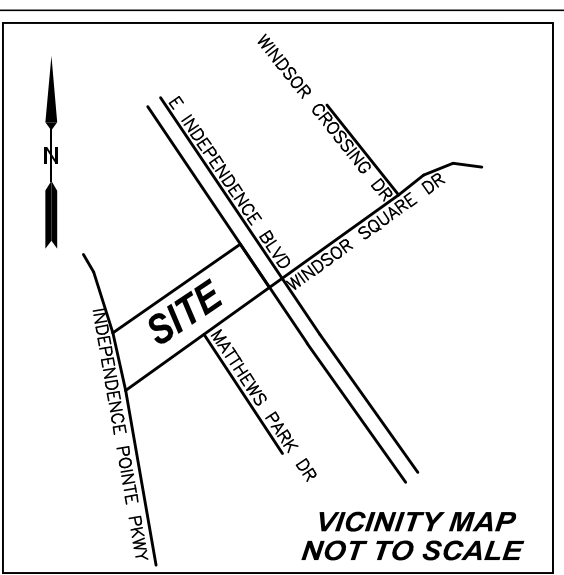
PROPERTY ZONED B-1 (CD)
SETBACKS PER MAP 31-487
FRONT SETBACK - 40'
SIDE SETBACK - 12'
REAR SETBACK - 40'

LEGEND

- CB - CATCH BASIN
- CONC. - CONCRETE
- EP - EDGE OF PAVEMENT
- OHPL - OVERHEAD POWER
- FIR - FOUND IRON REBAR
- GM - GAS METER
- GT - GREASE TRAP
- GV - GAS VALVE
- HC - HANDICAPPED
- ICV - IRRIGATION CONTROL VALVE
- LP - LIGHT POST
- PM - POWER METER
- PP - POWER POLE
- R/W - RIGHT-OF-WAY
- RSB - REAR SETBACK
- SIR - SET IRON REBAR
- SSMH - SANITARY SEWER MANHOLE
- SDMH - STORM DRAINAGE MANHOLE
- TB - TELEPHONE BOX
- SG#1 - STOP SIGN
- SG#2 - HANDICAPPED PARKING SIGN
- SG#3 - STREET SIGN
- WVB - WATER VAULT BOX
- WP - WATER PIPE (FIRE)
- PB - POWER BOX
- WM - WATER METER
- CO - CLEAN-OUT
- FES - FLARED END-SECTION
- EU - END UNKNOWN

PARKING SPACES

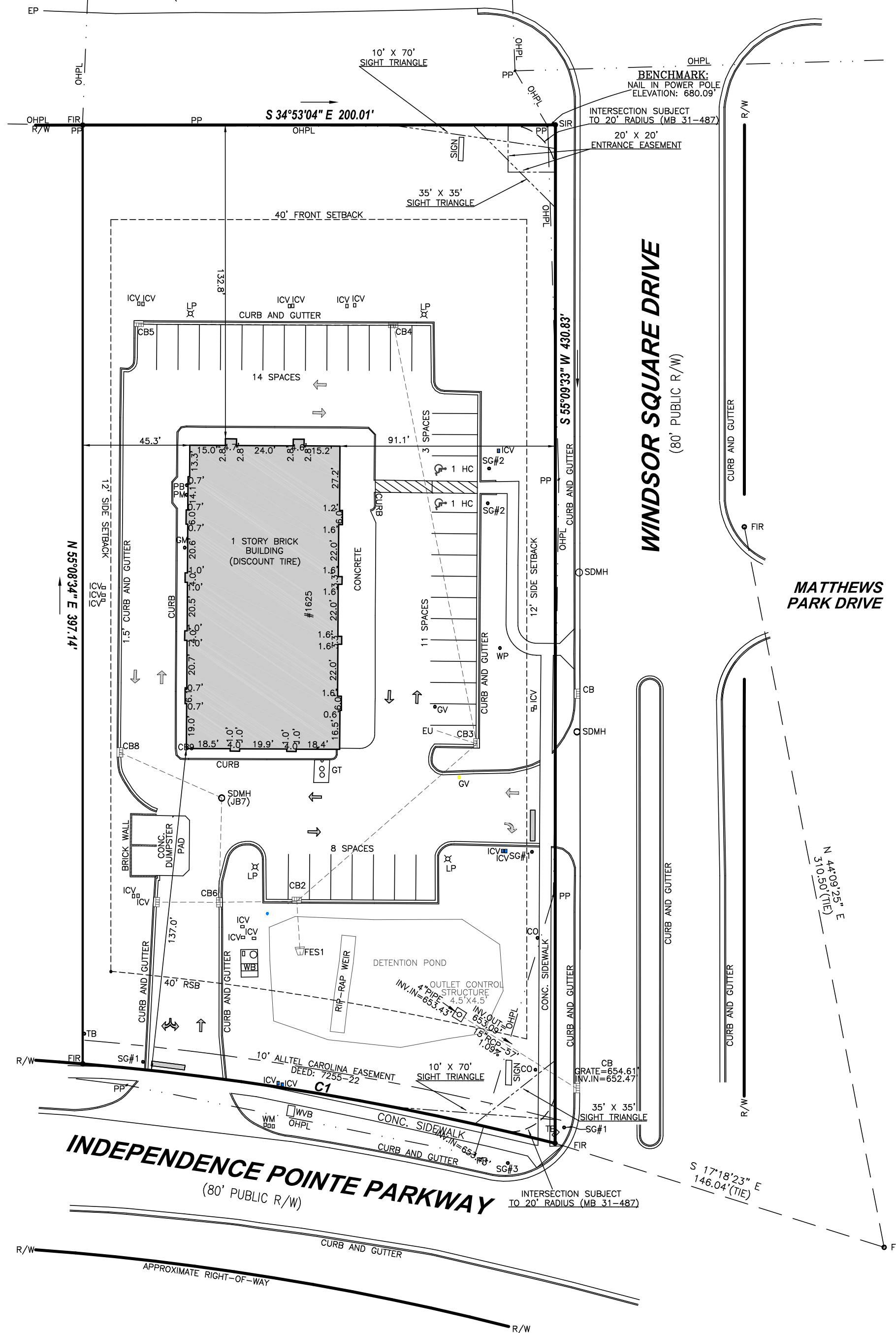
36 REGULAR PARKING SPACES
+ 2 HANDICAP PARKING SPACES
38 TOTAL PARKING SPACES



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1240.00'	202.92'	N 25°18'59" W	202.69'

EAST INDEPENDENCE BOULEVARD

(N.C. HIGHWAY 74 - 200' PUBLIC R/W)

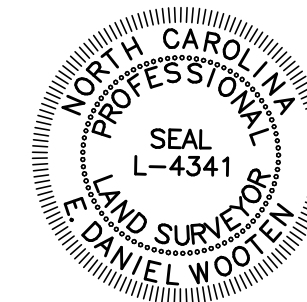


SS SANTA FE, LLC
AND LS SANTA FE, LLC
DEED 32458-544
LOT 1, FINAL SUBDIVISION
PLAT OF
MATTHEWS PARK
MB: 24-79
TAX: 193-23-123

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT ON THE 12th DAY OF MAY 20 21 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.
REVISED 5/10/21 PATIO DISTANCE

SIGNED *E. Daniel Wooten*



SURVEY BY JAMES MAUNEY & ASSOCIATES P.A.
REFERENCE: DEED - 03/05/2020

STORM AS-BUILT

STRUCTURE TABLE										
STRUCTURE ID	RIM ELEV.	INVERT IN	FROM NODE	INVERT OUT	PIPE LENGTH (FT)	PIPE DIA. (IN)	PIPE MATERIAL	PIPE OUT SLOPE	TO NODE	STRUCTURE DEPTH (FT)
01-FES			02-CB	653.67						
02-CB	659.73'	653.86	03-CB	653.78	23	15	REINFORCED CONCRETE	0.48%	01-FES	6.0
03-CB	659.84'	654.67	04-CB	654.63	101	15	REINFORCED CONCRETE	0.76%	02-CB	5.4
04-CB	660.61'	655.81	05-CB	655.81	181	15	REINFORCED CONCRETE	0.63%	03-CB	5.0
05-CB	660.23'			656.23	108	15	REINFORCED CONCRETE	0.39%	04-CB	4.0
06-CB	658.15'	654.25	09-CB	654.15	33	15	REINFORCED CONCRETE	0.89%	02-CB	4.2
07-JB	660.89'	655.39	08-CB	655.29	44	15	REINFORCED CONCRETE	2.52%	06-CB	5.6
08-CB	660.38'			656.98	47	15	REINFORCED CONCRETE	3.38%	07-JB	3.4
09-CB	658.58'			654.38	27	15	REINFORCED CONCRETE	0.48%	06-CB	4.2
10-RD	N/A			N/A	N/A	8	REINFORCED PVC	N/A	03-CB	N/A

FLOOD CERTIFICATION

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

NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT.
- 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.

AREA
82216 SQ.FT.
1.887 ACRES

NO.	DATE	BY	REVISION
	6/2/21		ADD STORM AS-BUILT

AS-BUILT SURVEY OF
LOT 2
MATTHEWS PARK

HALLE PROPERTIES, L.L.C.,
(OWNERS)
"DISCOUNT TIRE"

#1625 WINDSOR SQUARE DRIVE
TOWN OF MATTHEWS, MECKLENBURG COUNTY, NC

DEED BOOK 33750-672, MAP BOOK 31-487
TAX NUMBERS: 081-231-25

FIELD/DRAWN DW/KP	ACAD 1625WINDSORSQDR.DWG	SCALE 1"=40'	DATE MAY 12, 2021
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