

SURVEYOR CERTIFICATIONS

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 0.9998673638; UNITS-US FEET

THIS IS TO CERTIFY THAT ON THE 11th DAY OF JUNE 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.

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



REFERENCE
NC GRID - NAD 83 (2011)
(BASIS FOR BEARINGS)

NP GASTONIA INDUSTRIAL, LLC.
DEED 5185-733
LOT 1A, 85 COMMERCE
GASTONIA INDUSTRIAL PARK SUBDIVISION
PLAT 92-116
TAX # 304671
ZONING I-2

NP GASTONIA INDUSTRIAL, LLC.
DEED 5185-733
LOT 1A, 85 COMMERCE
GASTONIA INDUSTRIAL PARK SUBDIVISION
PLAT 92-116
TAX # 304670
ZONING I-2

LEGAL DESCRIPTION

AS DESCRIBED IN TITLE COMMITMENT FILE NUMBER: 21-11524CH - DATED MAY 26, 2021

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND WITH IMPROVEMENTS LOCATED THEREON LYING, BEING SITUATED IN CITY OF GASTONIA, GASTONIA TOWNSHIP, GASTON COUNTY, NORTH CAROLINA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT ONE
BEGINNING AT AN ESTABLISHED IRON PIN SITUATED ON THE WESTERMOST RIGHT OF WAY LINE OF SCALYBARK DRIVE, SAID ESTABLISHED IRON PIN BEING ON THE NORTHERMOST LINE OF LOT 1 IN BLOCK "A" OF THE PROPERTY OF O. G. PENEGAR AS SHOWN AND DESCRIBED ON THAT CERTAIN MAP OR PLAT RECORDED IN PLAT BOOK 15 AT PAGE 5; THENCE FROM THE BEGINNING AND WITH THE WESTERMOST RIGHT OF WAY LINE OF SCALYBARK DRIVE THE FOLLOWING COURSES AND DISTANCES: (1) S 8-58 E 160 FEET TO A NEW IRON PIN SITUATED AT OR NEAR THE CENTERLINE OF THE DUKE POWER COMPANY RIGHT OF WAY; (2) S 0-43 W 333.78 FEET TO A POINT ON THE COMMON LINE OF LOTS 10 AND 11 IN BLOCK "B"; THENCE WITH THE COMMON LINE OF LOT 11 IN BLOCK "B", S 89-33-21 W AND PASSING OVER AN ESTABLISHED IRON PIN AT 19.28 FEET FOR A TOTAL DISTANCE OF 145.80 FEET TO AN ESTABLISHED IRON PIN ON THE LINE OF LOT 12 IN BLOCK "B"; THENCE WITH THE COMMON LINE OF LOT 12 IN BLOCK "B" N 0-59-06 W 13.99 FEET; THENCE CONTINUING WITH THE COMMON LINE OF LOT 12, S 89-31 W 384.76 FEET TO AN ESTABLISHED IRON PIN; THENCE WITH THE WESTERMOST LINE OF LOT 1 IN BLOCK "B" AND CROSSING ABERDEEN DRIVE AND PARKINSON STREET AND WITH THE WESTERMOST LINE OF LOT 5 IN BLOCK "A", N 3-15 W 325.30 FEET TO A NEW IRON PIN SITUATED ON THE CENTER LINE OF THE POWER LINE RIGHT OF WAY; THENCE WITH THE CENTER LINE OF SAID POWER LINE RIGHT OF WAY AND WITH THE REAR LOT LINES OF LOTS 5,6,7,8 AND 9 IN BLOCK "A", N 89-16-57 E 400.30 FEET TO A NEW IRON PIN, CORNER OF LOT 2 IN BLOCK "A"; THENCE WITH THE WESTERMOST LINE OF LOTS 1 AND 2 IN BLOCK "A", N 6-20-53 W 140.06 FEET TO AN ESTABLISHED IRON PIN; THENCE N 84-03 E 85.30 FEET TO AN IRON PIN; THENCE N 85-46 E 59 FEET TO THE POINT OF BEGINNING. THE FOREGOING INCLUDES, AMONG OTHER PROPERTY, THE FULL CONTENTS OF LOTS 1,2,5,6,7,8, AND 9 IN BLOCK "A" AND THE FULL CONTENTS OF LOTS 1 THROUGH 10 IN BLOCK "B" TOGETHER WITH A PORTION OF THE PROPERTY DESIGNATED AS "PARKINSON STREET" AS SHOWN ON THAT CERTAIN MAP OR PLAT RECORDED IN PLAT BOOK 15 AT PAGE 5.

TRACT TWO
BEING THE FULL CONTENTS OF LOT # FOUR (4) IN BLOCK "A" OF THE O. G. PENEGAR PROPERTY AS SHOWN ON THAT PLAT RECORDED IN THE GASTON COUNTY REGISTRY IN PLAT BOOK 15 AT PAGE 5 TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A FULL AND COMPLETE DESCRIPTION OF SAID LOT BY METES AND BOUNDS.

TRACT THREE
BEING THE FULL CONTENTS OF LOT # THREE (3) IN BLOCK "A" OF THE O. G. PENEGAR PROPERTY AS SHOWN ON THAT PLAT RECORDED IN THE GASTON COUNTY REGISTRY IN PLAT BOOK 15 AT PAGE 5 TO WHICH REFERENCE IS HEREBY MADE FOR A FULL AND COMPLETE DESCRIPTION OF SAID LOT BY METES AND BOUNDS.

TRACT FOUR
BEGINNING AT A RAILROAD SPIKE IN THE WESTERN EDGE OF THE PAVEMENT OF SCALYBARK DRIVE, NORTHEASTERN CORNER OF LOT # 1 IN BLOCK "A" OF THE O. G. PENEGAR PROPERTY AS SHOWN ON THAT PLAT RECORDED IN PLAT BOOK 15 AT PAGE 5; THENCE WITH THE WESTERN EDGE OF THE PAVEMENT OF SCALYBARK DRIVE, S 08-58 E 160 FEET TO A NAIL NEAR THE CENTER LINE OF THE DUKE POWER COMPANY RIGHT OF WAY; THENCE S 0-43 W 27.62 FEET TO AN IRON IN THE NORTHERN RIGHT OF WAY OF ABERDEEN DRIVE; THENCE WITH THE NORTHERN RIGHT OF WAY OF ABERDEEN DRIVE, S 89-16-57 W 551.10 FEET TO AN IRON; THENCE N 03-15 W 35.22 FEET TO AN IRON; THENCE WITH THE SOUTHERN LINES OF LOTS 4 AND 3, N 89-16-57 E 400.30 FEET TO AN IRON, COMMON EASTERLY CORNER OF LOTS 3 AND 9; THENCE N 06-20-53 W 140.06 FEET TO AN IRON; THENCE N 84-03 W 85.30 FEET TO AN IRON; THENCE N 85-46 E 59 FEET TO THE POINT OF BEGINNING AND BEING THE FULL CONTENTS OF LOT # 5, 6, 7, 8 AND 9 IN BLOCK "A" OF THE O. G. PENEGAR PROPERTY AS SHOWN ON THE FOREGOING PLAT.

ALTA/NSPS CERTIFICATION

TO SELWYN PROPERTY GROUP INVESTMENTS, LLC, TOWNEBANK, ITS SUCCESSORS AND/OR ASSIGNS 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 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,(7),(A),(B),(8),(13),(14),(16),(17) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 11th, 2021.

E. Daniel Wooten
E. DANIEL WOOTEN, NC PLS #4341

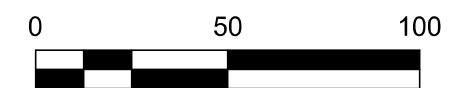
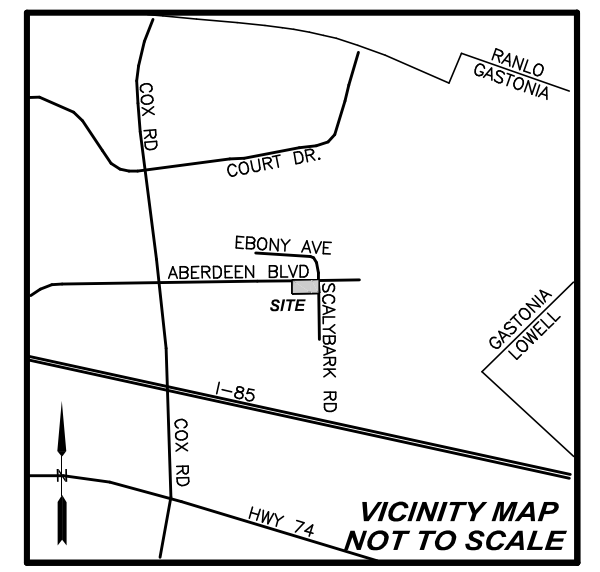
SCHEDULE B - SECTION II (EXCEPTIONS)

CHICAGO TITLE INSURANCE COMPANY
FILE NUMBER: 21-11524CH - DATED MAY 26, 2021

④ ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCES AFFECTING THE TITLE DISCLOSED BY PLAT BOOK 15, PAGE 5 ARE SHOWN HEREON.

⑤ RIGHT-OF-WAY AGREEMENT RECORDED IN DEED BOOK 998, PAGE 317

⑥ TITLE TO ANY PORTION OF THE LAND LING WITHIN THE RIGHT-OF-WAY OF ABERDEEN DRIVE AND PARKINSON STREET ARE SHOWN HEREON.



LEGEND

FIR - FOUND IRON REBAR
EN - EXISTING NAIL
FPK - FOUND PK NAIL
TPOST - T-POST
FIP - FOUND IRON PIPE
PP - POWER POLE
P/L - PROPERTY LINE
N - NORTHERING
E - EASTING
DI - DROP INLET
GWs - GUY WIRES (TYPICAL)
BRK - BRICK
OHPL - OVERHEAD POWER
POB - POINT OF BEGINNING
RR - RIPRAP
CAN - CANOPY
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONC. PIPE
CONC. - CONCRETE
EU - END UNKNOWN
SQ.FT. - SQUARE FEET
EP - EDGE PAVEMENT
MW - MONITORING WELL

AREA OF PROPERTY IN R/W

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 02°02'39" W	13.87'
L2	S 00°03'10" W	9.50'

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, ZONE X (SHADED) FIRM MAP NUMBER 3710356500J, DATED 9/28/2007

AREA TABLE

TRACT 1 & 4:	200,015 SQUARE FEET OR 4.592 ACRES
TRACT 2:	16,517 SQUARE FEET OR 0.379 ACRES
+ TRACT 3:	25,605 SQUARE FEET OR 0.588 ACRES
TOTAL:	242,137 SQUARE FEET OR 5.559 ACRES
- R/W AREA:	44,999 SQ.FT. OR 1.033 ACRES
NET AREA:	197,138 SQ.FT. OR 4.526 ACRES

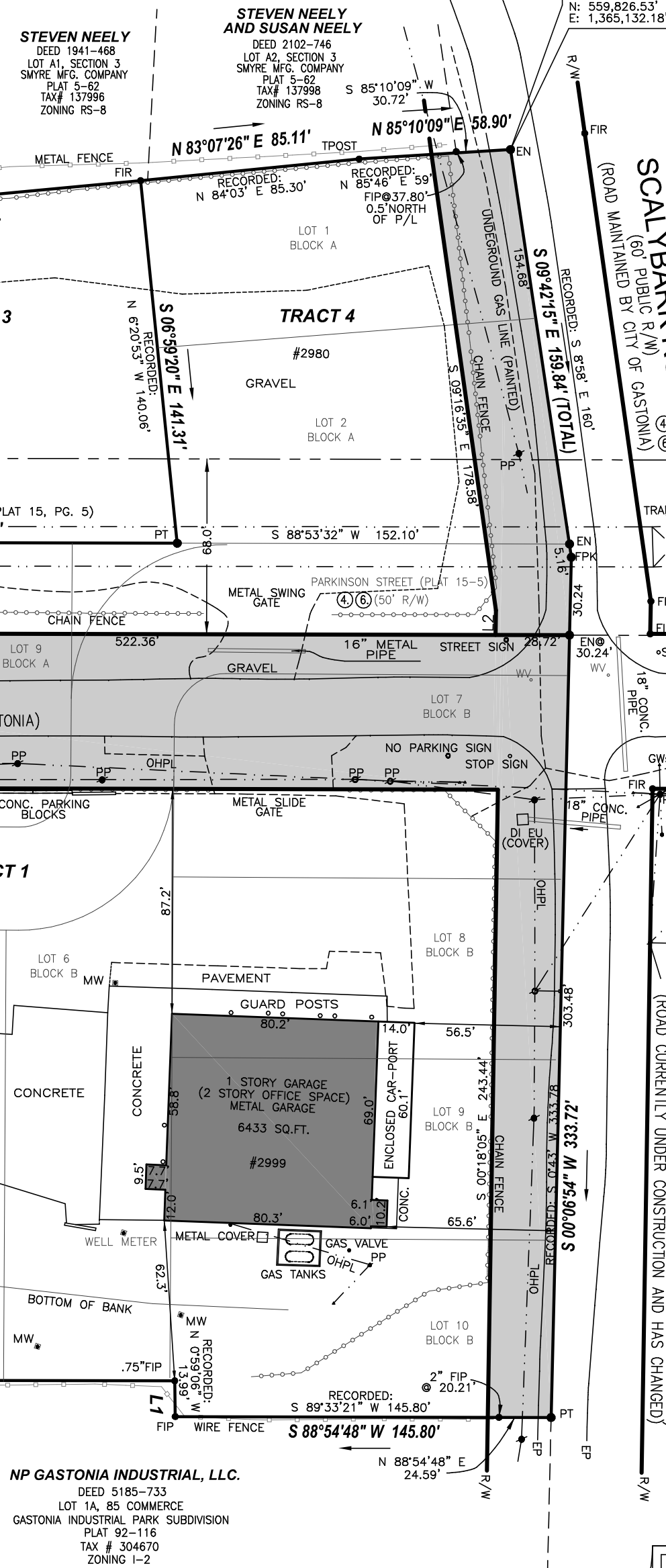
PARKING SPACES TABLE:

PARKING SPACES NOT DEFINED (GRAVEL PARKING LOT)

SETBACK PER ZONING:

ZONING - I-2
MINIMUM LOT WIDTH - 70 FEET
MINIMUM FRONT SETBACK: 50 FEET
MINIMUM SIDE YARD: 20 FEET
MINIMUM REAR YARD: 30 FEET
MAXIMUM BUILDING HEIGHT - 50 FEET

- NOTES:**
- WOOTEN SURVEYING & ASSOCIATES DO NOT CLAIM ALL UNDERGROUND UTILITIES WERE MARKED/LOCATED. UTILITIES SHOWN ON SURVEY ARE BASED UPON OBSERVABLE EVIDENCE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
 - TRACT FOUR AS DESCRIBED IN DEED 5003, PAGE 1316 OVERLAPS AND IS THE PART OF THE SAME PROPERTY AS DESCRIBED AS TRACT ONE OF THE SAME DEED 5003, PAGE 1316.



POB
N: 559,826.53'
E: 1,365,132.18'

SCALYBARK ROAD
(60' PUBLIC R/W) (ROAD MAINTAINED BY CITY OF GASTONIA)

SCALYBARK ROAD
(60' PUBLIC R/W - ROAD MAINTAINED BY CITY OF GASTONIA) (ROAD CURRENTLY UNDER CONSTRUCTION AND HAS CHANGED)

NP GASTONIA INDUSTRIAL, LLC.
DEED 5185-733
LOT 1A, 85 COMMERCE
GASTONIA INDUSTRIAL PARK SUBDIVISION
PLAT 92-116
TAX # 304670
ZONING I-2

ALTA/NSPS LAND TITLE SURVEY
OF THE
BIG DIESEL, LLC PROPERTY
FOR THE BENEFIT OF
SEWLYN PROPERTY GROUP INVESTMENTS, LLC
4.526 ACRES
#2999 & #2980 ABERDEEN BOULEVARD
CITY OF GASTONIA, GASTONIA TOWNSHIP
GASTON COUNTY, NORTH CAROLINA
DEED 5003-1361, PLAT 15-5
Tax Numbers: #138010, #138009, #138007, #138008

WOOTEN SURVEYING
& ASSOCIATES, PLLC
NC-PLS L-4341
119 SMITH CIRCLE
MATTHEWS, NC 28104
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WWW.WOOTENSURVEYING.COM



Know what's below.
Call before you dig.

FIELD/DRAWN	ACAD	SCALE	DATE
JW,KP,GW/KP	2999ABERDEENBLVD	1"=50'	JUNE 11, 2021