

LEGEND:

BFP - BACK FLOW PREVENTOR  
C&G - CURB & GUTTER  
CB - CATCH BASIN  
CMP - CORRUGATED METAL PIPE  
CP - CALCULATED POINT  
CPP - CORRUGATED PLASTIC PIPE  
C/O - CLEAN OUT  
D.B. - DEED BOOK  
DI - DROP INLET  
DIP - DUCTILE IRON PIPE  
ECM - EXISTING CONCRETE MONUMENT  
EIP - EXISTING IRON PIPE  
EIR - EXISTING IRON ROD  
EMM - EXISTING METAL MONUMENT  
EN - EXISTING NAIL  
EU - END UNKNOWN  
FFE - FINISHED FLOOR ELEVATION  
FH - FIRE HYDRANT  
GDP - GUARD POST  
GLT - GROUND LIGHT  
GM - GAS METER  
GP - GATE POST  
GV - GAS VALVE  
GW - GUY WIRE  
HVAC - HEATING, VENTILATION, AIR COND.  
ICV - IRRIGATION CONTROL VALVE  
JBY - JUNCTION BOX  
LP - LIGHT POLE  
M - MEASURED  
MBX - MAILBOX  
M.B. - MAP BOOK  
N.G.S. - NATIONAL GEODETIC SURVEY  
NR - NEW IRON ROD  
NN - NEW NAIL  
OHANG - OVERHANG  
PB - POWER BOX  
PIN - PARCEL IDENTIFICATION NUMBER  
PM - POWER METER  
PP - POWER POLE  
PC - PACE  
PVC - PLASTIC PIPE  
R - RECORDED  
R/W - RIGHT-OF-WAY  
RCP - REINFORCED CONCRETE PIPE  
RW - RETAINING WALL  
SSMH - STORM DRAIN MANHOLE  
SPP - SANITARY SEWER MANHOLE  
T - TOTAL  
TB - TELEPHONE BOX  
TBM - TEMPORARY BENCHMARK  
TERR - TERRACOTTA PIPE  
WB - WATER BOX  
WM - WATER METER  
WF - WATER VALVE

LINE LEGEND:

EASEMENT  
FENCE  
GUARD RAIL  
PROPERTY LINE  
PROPERTY LINE (NOT SURVEYED)  
RIGHT-OF-WAY  
RIGHT-OF-WAY (NOT SURVEYED)  
SETBACK  
CABLE TV LINE  
FIBER OPTIC LINE  
GAS LINE  
POWER LINE  
POWER LINE (UNDERGROUND)  
SANITARY SEWER PIPE  
STORM DRAIN PIPE  
STORM DRAIN PIPE >12"  
TELEPHONE LINE  
TELEPHONE LINE (UNDERGROUND)  
WATER LINE  
WOOD FENCE

TREE LEGEND:

BCH - BEECH  
BR - BIRCH  
BRAD - BRADFORD PEAR  
CED - CEDAR  
CH - CHERRY  
CRP - CREPE MYRTLE  
DGW - DOGWOOD  
HIC - HICKORY  
HOL - HOLLY  
LOC - LOCUST  
MAG - MAGNOLIA  
MAP - MAPLE  
PEC - PECAN  
PIN - PINE  
POP - POPLAR  
SVC - SYCAMORE  
WLN - WALNUT  
WLC - WILD CHERRY

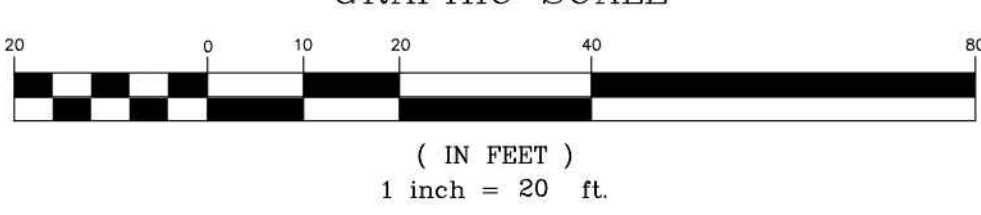
PARKING:

NO MARKED PARKING SPACES ON  
SUBJECT PROPERTY.

MAP REFERENCES:

M.B. 19, PG. 1 - (R1)  
D.B. 2062, PG. 221 - (R2)  
D.B. 6658, PG. 330 - (R3)

GRAPHIC SCALE



POSSIBLE ENCROACHMENTS:  
NO OBSERVABLE ENCROACHMENTS AT THE TIME OF  
THIS SURVEY.

Bulpen Properties LLC &  
C-Net Properties LLC  
D.B. 13158, PG. 118  
M.B. 77, PG. 104  
PIN: 56010226760000

SPORTSMAN DRIVE  
Variable Width Public R/W

Opmadh LLC  
D.B. 13779, PG. 160  
PIN: 56011213410000

Lot 38, Block 1  
Farmhill, M.B. 19, PG. 1  
30,039 SQ. FT.  
0.6896 ACRE

Lot 39, Block 1  
Farmhill, M.B. 19, PG. 1  
26,725 SQ. FT.  
0.6135 ACRE

Charlotte Area MFG Housing Inc.  
D.B. 3615, PG. 168  
PIN: 56011221730000

Estate of Theresa A.  
Macomber  
D.B. 559, PG. 282  
PIN: 56011223470000  
Lot 37, Block 1  
Farmhill, M.B. 19, PG. 1

Paul T. Salisbury &  
Kimberly Salisbury  
D.B. 12804, PG. 232  
PIN: 56011241680000  
Lot 35, Block 1  
Farmhill, M.B. 19, PG. 1

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
SUBJECT PROPERTY ZONED: R1 Residential 1 District

MINIMUM SETBACK: 45'  
MINIMUM SIDE YARD: 20'  
MINIMUM REAR YARD: 30'  
MAXIMUM BUILDING HEIGHT: 35'

FOR FURTHER INFORMATION CONTACT THE CITY OF  
KANNAPOLIS PLANNING DEPARTMENT AT 704-920-4350.

NOTE: SURVEYOR WAS NOT PROVIDED WITH ZONING  
INFORMATION BY THE CLIENT PURSUANT TO  
ALTA/NSPS TABLE A ITEM 6.

UTILITIES:

POWER  
DUKE ENERGY  
(704) 788-4958

WATER & SEWER  
CITY OF KANNAPOLIS  
(704) 920-4444 WATER  
(704) 920-4444 SEWER

GAS  
DOMINION ENERGY  
(704) 718-3069

COMMUNICATIONS  
SPECTRUM  
1-877-544-7523



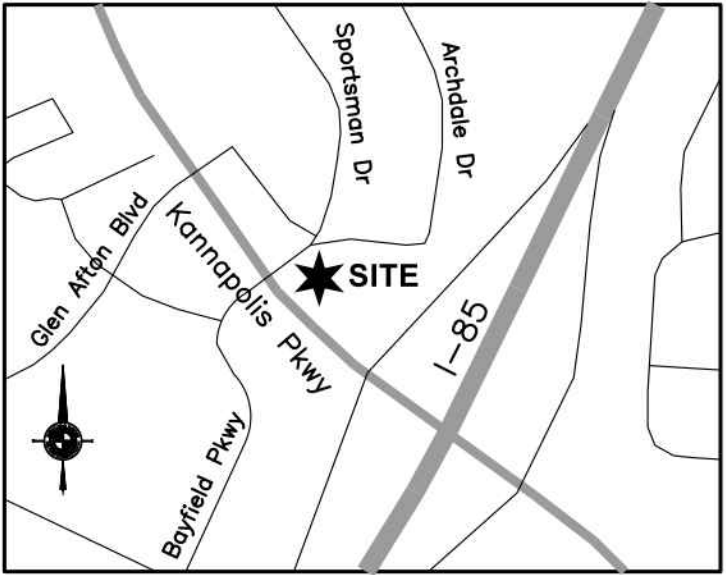
Know what's below.  
Call before you dig.

GPS NOTES:

- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
- GPS CONTROL SHOWN HEREON WAS SET BY USE OF THE NORTH CAROLINA REAL TIME NETWORK UTILIZING NAD83(2011) HORIZONTAL DATUM AND NAD83 VERTICAL DATUM.  
INSTRUMENT USED: CARLSON BRX-7  
METHOD USED: REAL TIME KINEMATIC  
COMBINED SCALE FACTOR: 0.999854879717  
FIELD WORK WAS COMPLETED ON OCTOBER 28, 2022.

KANNAPOLIS PARKWAY  
S.R. 1430  
Variable Width Public R/W (NCDOT Proj. 6.804816)

WABASH LANE  
60' R/W (M.B. 19, PG. 1)



VICINITY MAP  
NOT TO SCALE

LEGAL DESCRIPTION:

(Per Fidelity National Title Insurance Company Commitment No. CHR22008438)  
Lying and being situate in Cabarrus County, North Carolina, and being more particularly described as follows:

Being all of Lot Numbers 38 and 39 in Block "1", as shown on the plat of Farm Hill, as surveyed and platted, a copy of which plat is filed in the Office of the Register of Deeds for Cabarrus County in Map Book 19, Page 1, to which map book and page reference is hereby made for a complete description thereof by metes and bounds.

LESS AND EXCEPT that portion of Lot Number 39 conveyed to the Department of Transportation by Deed dated December 24, 1997 and recorded in Book 2082, Page 221, of the Registry.

SURVEYOR'S COMPOSITE DESCRIPTION:

That certain tract or parcel of land situated, lying and being in the City of Kannapolis, Cabarrus County, State of North Carolina and being more particularly described as follows:

BEGINNING at an existing 1/2-inch iron rod on the southerly right-of-way margin of Wabash Lane (60-foot public R/W), said iron being the northwest corner of Lot 37, Block 1, FARMHILL, Subdivision as recorded in Map Book 19, Page 1 of the Cabarrus County Public Registry (the "Registry"); Thence with and along the westerly boundary of aforesaid Lot 37 S 05°25'01" E a distance of 192.55 feet to an existing 1/2-inch iron rod, said iron being a common corner of Lot 35 and Lot 37, Block 1, aforesaid FARMHILL, Subdivision also being the northeast corner of the property of Charlotte Area MFG Housing Inc. (now or formerly) as described in Deed Book 3615, Page 168 of said Registry; Thence with and along the northerly boundary of aforesaid property of Charlotte Area MFG Housing Inc. for the following two (2) courses and distances: 1) S 53°16'21" W a distance of 100.85 feet to an existing 1/2-inch iron rod; 2) S 37°14'01" W a distance of 96.78 feet to an existing 1/2-inch iron rod on the easterly right-of-way margin of Kannapolis Parkway (variable width public R/W); Thence with and along aforesaid easterly right-of-way margin of Kannapolis Parkway for the following three (3) courses and distances: 1) N 44°05'21" W a distance of 5.44 feet to an existing 1/2-inch iron rod; 2) N 43°37'09" W a distance of 165.66 feet to a new 1/2-inch iron rod; 3) N 03°46'19" W a distance of 70.20 feet to a new 1/2-inch iron rod on the southerly right-of-way margin of Sportsman Drive (variable width public R/W); Thence with and along aforesaid southerly right-of-way margin of Sportsman Drive N 54°56'51" E a distance of 69.48 feet to a new nail; Thence with and along the southerly right-of-way margin of Wabash Lane with a curve turning to the right having a radius of 430.00 feet and arc length of 222.12 feet (chord bearing of N 69°44'44" E and a chord length of 219.66 feet) to the POINT OF BEGINNING;

Having an area of 56,764 square feet or 1.3031 acres, more or less, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated November 11, 2022 (job no. 94629).

THE ABOVE DESCRIBED PROPERTY IS THE SAME AS IS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. CHR22008438.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. CHR22008438, EFFECTIVE DATE: SEPTEMBER 1, 2022  
SCHEDULE B - II (EXCEPTIONS)

3. Declaration of covenants, conditions, restrictions, assessments, charges, assessments, liens, options, rights of or to purchase, and rights of first refusal that limiting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law recorded in Book 1053, Page 14 and any amendments and/or supplements thereto. (AFFECTS SUBJECT PROPERTY, GENERAL IN NATURE)

4. Building restriction liens, assessments, and any other matters shown on map or plat recorded in Map Book 19, Page 1 and Page 2. (PLOTTED AS SHOWN HEREON)

5. Easement(s) and rights(s)-of-way for roads or public/private utilities. (RIGHT-OF-WAYS PLOTTED AS SHOWN HEREON)

6. Rights or claims of parties in possession as tenants under unrecorded leases. (GENERAL IN NATURE)

7. Any discrepancy, conflict, matter affecting access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean high-water mark or within the bounds of any adjoining body of water or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land. (GENERAL IN NATURE)

8. (NOT A SURVEY MATTER)  
(NOTE: This exception will be deleted only upon receipt of documentation satisfactory to the Company satisfying the Requirements Addressing Liens for Labor, Services, Materials or Rental Equipment set out in Schedule B-I of this Commitment.)

9. Recording of Conditional Zoning District recorded in Book 13773, Page 33. (RESOLUTION TO REZONE SUBJECT PROPERTY OWNED BY NELSON PROPERTIES, LLC AT THE TIME FROM RE TO C-2-24 CASE # C-2-2018-02). NOTE THAT THE CITY OF KANNAPOLIS ZONING MAP SHOWS SUBJECT PROPERTY CURRENTLY ZONED AS R1, AND PREVIOUSLY AS RE.

10. Easement(s) or right(s)-of-way in favor of the Department of Transportation recorded in Book 2082, Page 221. (As to Lot 39) (PLOTTED AS SHOWN HEREON)

11. Temporary Easement in favor of the City of Kannapolis recorded in Book 6658, Page 330. (As to Lot 39) (EASEMENT EXPIRED AT TERMINATION OF COMPLETION OF HIGHWAY PROJECT, AND/OR IN 2007)

NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- IN THE ABSENCE OF ANY KNOWN OFFICIAL DOCUMENTATION (E.G. NCDOT RIGHT-OF-WAY [R/W] TAKING DEED, HIGHWAY MAP, ETC.), THE NCDOT R/W WIDTH IS PRESUMED TO BE THE NOMINAL WIDTH OF THE ROAD, BYWAY OR HIGHWAY INCLUSIVE OF THE SHOULDERS CURRENTLY MAINTAINED BY NCDOT; MOREOVER, SAID WIDTH HAS FURTHER BEEN DEFINED BY THE NCDOT AS THE WIDTH FROM BACK-OF-DITCH ON ONE SIDE OR A GIVEN ROAD TO THE BACK-OF-DITCH ON THE OPPOSITE SIDE OF SAID ROAD. FURTHERMORE, THE PHYSICAL PRESENCE OF PUBLIC UTILITIES OCCUPYING SUCH CLAIMED MAINTENANCE WIDTH PROVIDES FURTHER EVIDENCE SUPPORTING THE EXISTENCE OF SAID PRESCRIPTIVE R/W WIDTH.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK. (Table A item 16)
- NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (Table A item 17)

TOTAL AREA

56,764 SQ. FT. 1.3031 ACRES

REVISIONS				ALTA/NSPS LAND TITLE SURVEY			
				CFT NV DEVELOPMENTS, LLC			
				450 SPORTSMAN DRIVE			
				CITY OF KANNAPOLIS, NUMBER TWO TOWNSHIP,			
				CABARRUS COUNTY, N.C.			
				DEED REFERENCE: BOOK 13773, PAGE 160			
				MAP REFERENCE: BOOK 19, PAGE 1			
				TAX PARCEL NO: 56011213410000			
				R.B. PHARR & ASSOCIATES, P.A.			
				SURVEYING & MAPPING			
				969 E. 7TH STREET, SUITE 100, CHARLOTTE, N.C. 28204 ~ TEL. (704) 376-2186			
				CENSURE NO.: C-1471			
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.		
GH	NM		1" =	NOV 11, 2022	94629		

PLOTTED: 1/19/2023  
C:\CARLSON PROJECTS\94\94629\DWG\94629.DWG



ALTA/NSPS CERTIFICATION:

TO: CFT NV DEVELOPMENTS, LLC A NEVADA LIMITED LIABILITY COMPANY; FIDELITY NATIONAL 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 STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 10(b), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 11, 2022.

Keith McGuinness  
1/19/2023  
DATE  
keithmcguinness@rpharr.com

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, DATED NOVEMBER 16, 2018  
MAP NUMBER: 3710560600K; ZONE: X

THIS IS TO CERTIFY THAT ON THE 11TH DAY OF NOVEMBER 2022, 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 (2) 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 THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED: Keith McGuinness