

NOTES:

- 1. SUBJECT TRACT PARCELS: 193557, 193558, 193559 AND 201459.
2. SUBJECT TRACT ADDRESS: NO ADDRESS
3. SUBJECT TRACT DEED/PLAT REFERENCES: DB 3781 PG 851, DB 259 PG 439, DB 532 PG 316, DB 1022 PG 397
4. UNADJUSTED RATIO OF PRECISION: 1:24,471
5. NO ZONING LETTER PROVIDED.
6. SURVEY COMPLETE: AUGUST 06, 2020
7. SUBJECT TRACT IS PARTIALLY GRAPHICALLY LOCATED IN ZONE "A1" AND A "T" CLODDWAY AREAS IN ZONE "A2" AS SHOWN ON FEMA FIRM COMMUNITY PANELS NUMBERS 3710359200J AND 3710359100L EFFECTIVE DATE 09/28/2007.
8. HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING NCGS VRS HORIZONTAL DATUM - NAD83(2011) VERTICAL DATUM - NAVD 88.
9. THE GRAPHIC REPRESENTATION OF THE UNDERGROUND UTILITIES SHOWN HEREIN WERE ESTABLISHED BY FIELD LOCATION OF PAINT MARKS AND/OR PIN FLAGS PLACED BY UTILITY LOCATION CONTRACTOR (NO. 811).
10. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT TIME OF SURVEY.
11. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT TIME OF SURVEY.
12. 1 DILAPIDATED HOUSE AND 1 DILAPIDATED BARN OBSERVED ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
13. NO CLEARLY IDENTIFIABLE PARKING SPACES WERE OBSERVED ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

LINE LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- GAS LINE
- FENCE LINE
- UNDERGROUND POWER CABLE
- OVERHEAD POWER LINE
- RIGHT-OF-WAY LINE
- GUARDRAIL
- SANITARY SEWER LINE
- WATERLINE

SYMBOL LEGEND

- - REBAR FOUND (UNLESS NOTED)
○ - #5 REBAR SET (UNLESS NOTED)
⊙ - SANITARY SEWER MANHOLE (SSMH)
⊕ - POWER POLE
■ - R/W MONUMENT
□ - ELECTRIC BOX
< - GUY WIRE
⚡ - FIRE HYDRANT
⊕ - WATER VALVE

ABBREVIATION LEGEND

- CB - CATCH BASIN
CMP - CORRUGATED METAL PIPE
DB - DEED BOOK
E/P - EDGE OF PAVEMENT
FND - FOUND
FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM - FLOOD INSURANCE RATE MAP
NAD - NORTH AMERICAN DATUM
NAVD - NORTH AMERICAN VERTICAL DATUM
NGS - NATIONAL GEODETIC SURVEY
NCGS - NORTH CAROLINA GEODETIC SURVEY
NCPSCS - NORTH CAROLINA STATE PLANE COORDINATE SYSTEM
P/L - PROPERTY LINE
P/L - PLAT BOOK
PDE - PUBLIC DRAINAGE EASEMENT
PUE - PERMANENT UTILITY EASEMENT
PG - PAGE
PID - PARCEL IDENTIFICATION
PVC - POLYVINYL CHLORIDE PIPE
RB - IRON REBAR FOUND
RBFC - IRON REBAR FOUND WITH CAP
R/W - RIGHT-OF-WAY
SSMH - SANITARY SEWER MANHOLE
SDE - STORM DRAINAGE EASEMENT
SSE - SANITARY SEWER EASEMENT
UG - UNDERGROUND
(T) - TOTAL

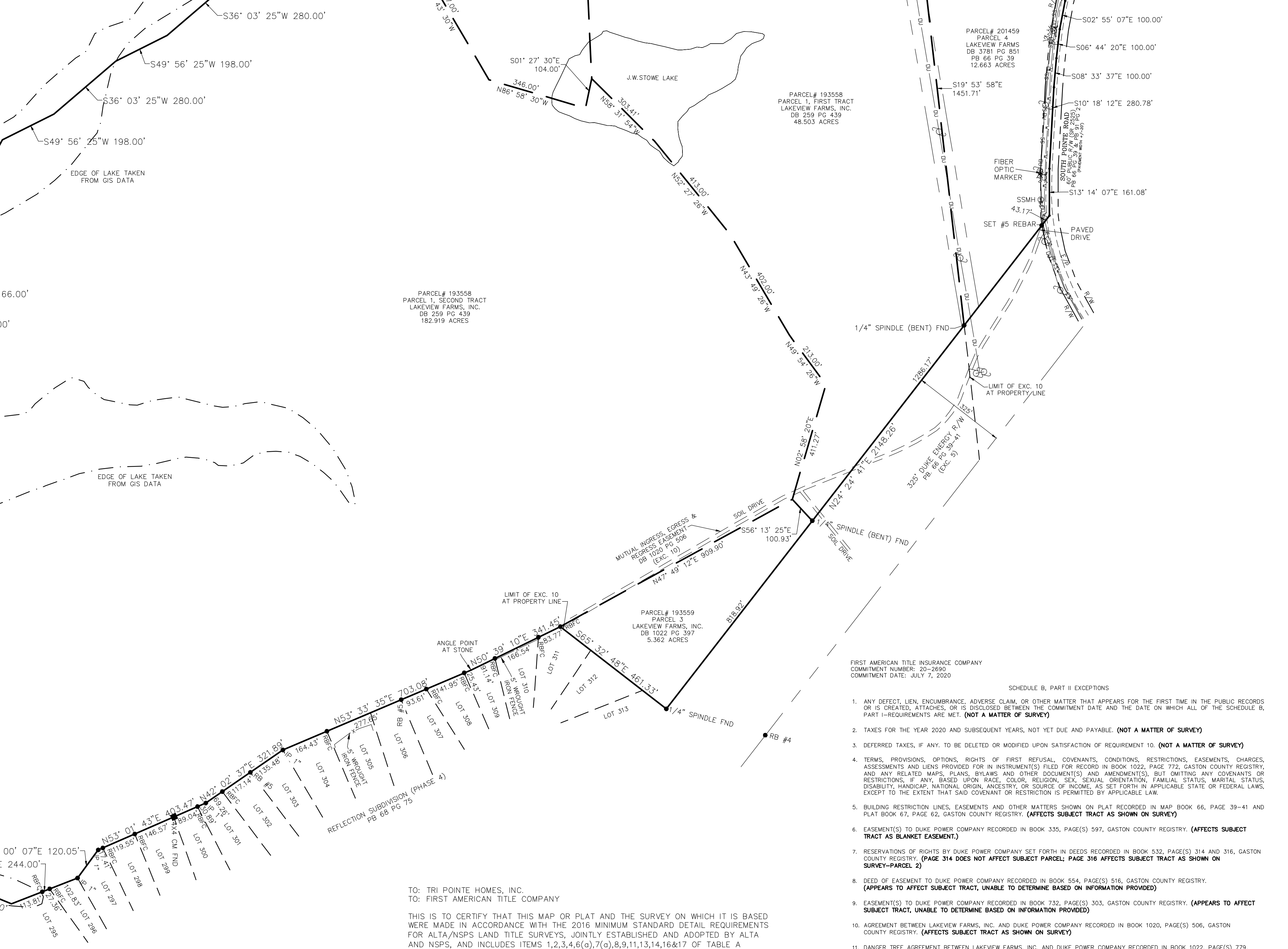
LEGAL DESCRIPTION PER TITLE COMMITMENT

PARCEL 1 (PARCEL 193558)
(+/- .49 ACRES)
FIRST TRACT BEGINNING AT A PINE TREE, COMMON CORNER OF WATEREE POWER COMPANY, JUSTUS ARMSTRONG AND JACOB RED, AND RUNS S. 16 1/2 E. 1032 FEET TO A STAKE, THENCE CROSSING A BRANCH S. 07 E. 290 FEET TO AN OAK (DOWN), THENCE S. 44 E. 398 FEET TO AN IRON STAKE, THENCE S. 52 E. 211 FEET TO A GUM; THENCE S. 3/4 W. 410 FEET TO AN IRON STAKE; THENCE S. 58 E. 467 FEET TO A STAKE; THENCE N. 20 1/2 E. 612 FEET TO A STAKE; THENCE N. 24 W. 810 FEET TO A STAKE; THENCE N. 19 1/2 W. 1086 FEET TO AN IRON STAKE; THENCE N. 24 W. 481 FEET TO A PINE STUMP; THENCE S. 74 W. 1057 FEET TO BEGINNING CORNER, CONTAINING 49 ACRES, MORE OR LESS, AS SHOWN BY MAP OR PLAT MADE BY A. W. HOFFMAN, SURVEYOR, DECEMBER 18, 1926, SAID PORTION BEING KNOWN AS THE JACOB RED TRACT, THE JACOB HOGAN TRACT AND FURTHER KNOWN AS THE MCGLENN GOLD MINE TRACT, AND PURCHASED BY JACOB RED AND WIFE, CAROLINE RED, FROM RUFUS GLENN AND WIFE, LENA GLENN, MARKED AS SHOWN BY MAP OR PLAT MADE BY G. ANDERSON, J.M. HORTLE, COMMISSIONER, THE TRUSTEE OF PHILADELPHIA COLORED PRESBYTERIAN CHURCH AND OTHERS, AND IS IN ALL RESPECTS THE SAME TRACT CONVEYED BY JACOB RED AND WIFE, CAROLINE RED TO BELMONT ROAD AND GUN CLUB, INC., ON DECEMBER 21ST 1926, DEED FOR WHICH IS RECORDED IN BOOK 226 AT PAGE 500 IN THE OFFICE OF THE REGISTER OF DEEDS FOR GASTON COUNTY.

PARCEL 2 (PARCEL 193557) 10.60 ACRES
BEGINNING AT A CORNER MARKED BY A PINE AND PINE, WHICH CORNER IS COMMON TO THE LANDS OF LAKEVIEW FARMS, INC. TO THE LANDS OF DUKE POWER COMPANY, FORMERLY OF F.D. SMITH, AND TO THE LANDS OF DUKE POWER COMPANY, FORMERLY OF J.A. ARMSTRONG, AND RUNNING THENCE WITH THE LINE OF THE SAID LAKEVIEW FARMS, INC., S. 16-32 E. 1025.7 FEET TO A PINE AND STONE; THENCE WITH THE LINE OF THE SAID J.L. CURRANCE, S. 1+58 E. 104.0 FEET TO A STONE AND PIPE; THENCE N. 87-27 W. 346.0 FEET TO A PIPE AND STAKE; THENCE N. 44-12 W. 517.0 FEET TO A STONE AND PIPE; THENCE N. 58-30 W. 148.0 FEET TO A PIPE AND STONE PILE; THENCE N. 45-43 E. 803.0 FEET TO THE POINT OF BEGINNING, CONTAINING 10.6 ACRES, MORE OR LESS, AND BEING A PORTION OF THE LAND DESCRIBED IN DEED FROM JUSTICE A. ARMSTRONG TO WATEREE POWER COMPANY DATED JULY 25, 1924, RECORDED IN THE PUBLIC REGISTRY OF GASTON COUNTY IN BOOK 190 AT PAGE 70, AND BEING SHOWN ON PRINT DATED APRIL 8, 1948, HERETO ATTACHED AND MADE A PART HEREOF.

PARCEL 3 (PARCEL 193559) 5.37 ACRES
BEGINNING AT AN IRON PIN IN THE NORTHERLY CORNER OF THE DUKE POWER COMPANY (FORMERLY J.R. RED) PROPERTY AND RUNS THENCE WITH SAID PROPERTY LINE S. 57-51 E. 1021.1 FEET, THENCE S. 23-15 W. 810 FEET, THENCE N68-49 W. 461.7 FEET, THENCE WITH THE SOUTHEASTERLY LINE OF THE LAKEVIEW FARMS, INC. PROPERTY N. 46-37 E. 909.9 FT., TO THE BEGINNING, CONTAINING 5.37 ACRES, AS SHOWN ON PRINT DATED AUGUST 26, 1965, MARKED FILE NO. 17-123-A.

PARCEL 4 (PARCEL 201459) 12.816 ACRES
ALL THAT CERTAIN TRACT OF LAND LOCATED IN SOUTH POINT TOWNSHIP, GASTON COUNTY, NORTH CAROLINA, DESIGNATED AS TRACT 3, OR # 3323-03, 12.816 ACRES, ON PLAT RECORDED IN PLAT BOOK 66, PAGES 39-41 ("PLAT"); AND BEING ALL OR A PORTION OF THE LAND CONVEYED TO WATEREE POWER CO. (PRESENTLY KNOWN AS DUKE ENERGY CORPORATION) BY DEED FROM J.B. GASTON (CAT-20) RECORDED IN DEED BOOK 190, PAGE 51; BY DEED TO WATEREE POWER COMPANY (PRESENTLY KNOWN AS DUKE ENERGY CORPORATION) FROM BELMONT REALTY & INC. CO. (CAT-230) RECORDED IN DEED BOOK 199, PAGE 592; BY DEED TO WATEREE POWER CO. (PRESENTLY KNOWN AS DUKE ENERGY CORPORATION) FROM J.R. RED (CAT-47) RECORDED IN DEED BOOK 194, PAGE 196; AND BY DEED TO PRESIDENT LINE & TIMBER CORP. (PRESENTLY KNOWN AS PRESIDENT RESOURCES, LLC) FROM DUKE POWER COMPANY (PRESENTLY KNOWN AS DUKE ENERGY CORPORATION) RECORDED IN DEED BOOK 1022, PAGE 772.



TO: TRI POINTE HOMES, INC.
TO: FIRST AMERICAN TITLE 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, AND INCLUDES ITEMS 1,2,3,4,6(a),(7),(a),8,9,11,13,14,16&17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 06, 2020.
DATE OF PLAT OR MAP: AUGUST 7, 2020

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

DATE OF PLAT OR MAP: AUGUST 7, 2020
JAMES F. REDDITT, PLS, INC. NO. 2830
1000 W. MAIN ST., SUITE 200
CHARLOTTE, NC 28202

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd
Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

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ESP ASSOCIATES, INC.

NO. DATE REVISION BY
ALTA/NSPS LAND TITLE SURVEY
PID# 193557,193558,193559,201459
LAKEVIEW FARMS
260.033 ACRES
LOCATED IN
SOUTHPOINT TOWNSHIP
GASTON COUNTY, NORTH CAROLINA
CLIENT: TRI POINTE HOMES
3436 TORINGDON WAY, SUITE 210
CHARLOTTE, NC 28277

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NOT A MATTER OF SURVEY)
2. TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. (NOT A MATTER OF SURVEY)
3. DEFERRED TAXES, IF ANY, TO BE DELETED OR MODIFIED UPON SATISFACTION OF REQUIREMENT 10. (NOT A MATTER OF SURVEY)
4. TERMS, PROVISIONS, OPTIONS, RIGHTS OF FIRST REFUSAL, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED FOR IN INSTRUMENT(S) FILED FOR RECORD IN BOOK 1022, PAGE 772, GASTON COUNTY REGISTRY, AND ANY RELATED MAPS, PLANS, ENLARGED AND OTHER DOCUMENTS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY 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.
5. BUILDING RESTRICTION LINES, EASEMENTS AND OTHER MATTERS SHOWN ON PLAT RECORDED IN MAP BOOK 66, PAGE 39-41 AND PLAT BOOK 57, PAGE 62, GASTON COUNTY REGISTRY. (AFFECTS SUBJECT TRACT AS SHOWN ON SURVEY)
6. EASEMENT(S) TO DUKE POWER COMPANY RECORDED IN BOOK 335, PAGE(S) 597, GASTON COUNTY REGISTRY. (AFFECTS SUBJECT TRACT AS BLANKET EASEMENT)
7. RESERVATIONS OF RIGHTS BY DUKE POWER COMPANY SET FORTH IN DEEDS RECORDED IN BOOK 532, PAGE(S) 314 AND 316, GASTON COUNTY REGISTRY. (PAGE 314 DOES NOT AFFECT SUBJECT PARCEL; PAGE 316 AFFECTS SUBJECT TRACT AS SHOWN ON SURVEY-PARCEL 2)
8. DEED OF EASEMENT TO DUKE POWER COMPANY RECORDED IN BOOK 554, PAGE(S) 516, GASTON COUNTY REGISTRY. (APPEARS TO AFFECT SUBJECT TRACT, UNABLE TO DETERMINE BASED ON INFORMATION PROVIDED)
9. EASEMENT(S) TO DUKE POWER COMPANY RECORDED IN BOOK 732, PAGE(S) 303, GASTON COUNTY REGISTRY. (APPEARS TO AFFECT SUBJECT TRACT, UNABLE TO DETERMINE BASED ON INFORMATION PROVIDED)
10. AGREEMENT BETWEEN LAKEVIEW FARMS, INC. AND DUKE POWER COMPANY RECORDED IN BOOK 1020, PAGE(S) 506, GASTON COUNTY REGISTRY. (AFFECTS SUBJECT TRACT AS SHOWN ON SURVEY)
11. DANGER TREE AGREEMENT BETWEEN LAKEVIEW FARMS, INC. AND DUKE POWER COMPANY RECORDED IN BOOK 1022, PAGE(S) 779, GASTON COUNTY REGISTRY. (AFFECTS SUBJECT TRACT AS BLANKET EASEMENT PERTAINING TO TREES HAZARDOUS TO THE OPERATION OF DUKE POWER EQUIPMENT.)
12. EASEMENT(S) TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 1066, PAGE(S) 761, GASTON COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY; 60' R/W FOR REESE WILSON ROAD, SR 2526.)
13. PERMANENT EASEMENT FOR SANITARY SEWER AND WATER LINES AND TEMPORARY CONSTRUCTION EASEMENT RECORDED IN BOOK 4022, PAGE(S) 52, GASTON COUNTY REGISTRY. (AFFECTS SUBJECT TRACT AS SHOWN ON SURVEY)
14. ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIM OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE 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.