

IMPERIAL MILLS - ENVIRONMENTAL SURVEY (NORTH/SOUTH)

NGS MONUMENT "GROVES"
N=556441.57 (NAD83)
E=1373684.12 (NAD83)
ELEV=755.00 (NAVD88)

NGS MONUMENT "BELMONT"
N=552836.77 (NAD83)
E=1388180.60 (NAD83)
ELEV=686.09 (NAVD88)

LINE TABLE:

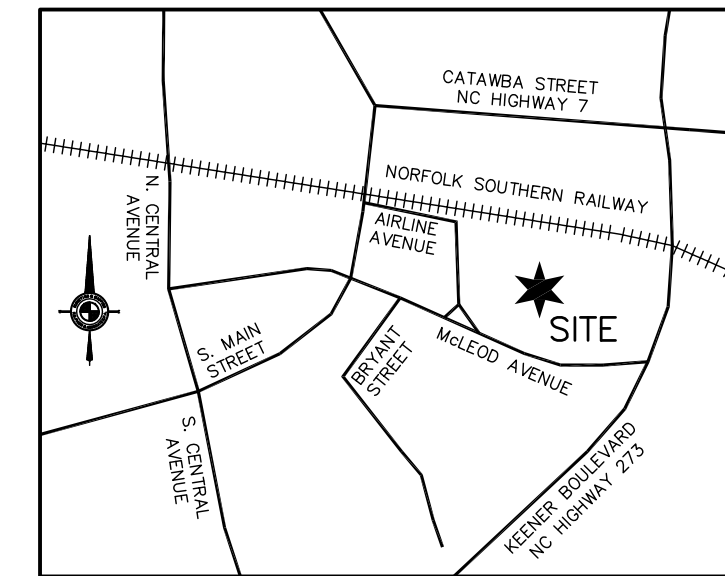
Table with 3 columns: LINE, BEARING, DISTANCE. Rows include L1, L2, L3.

CURVE TABLE:

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Rows include C1(M), C2(M), C3(M).

CHICAGO TITLE INSURANCE COMPANY

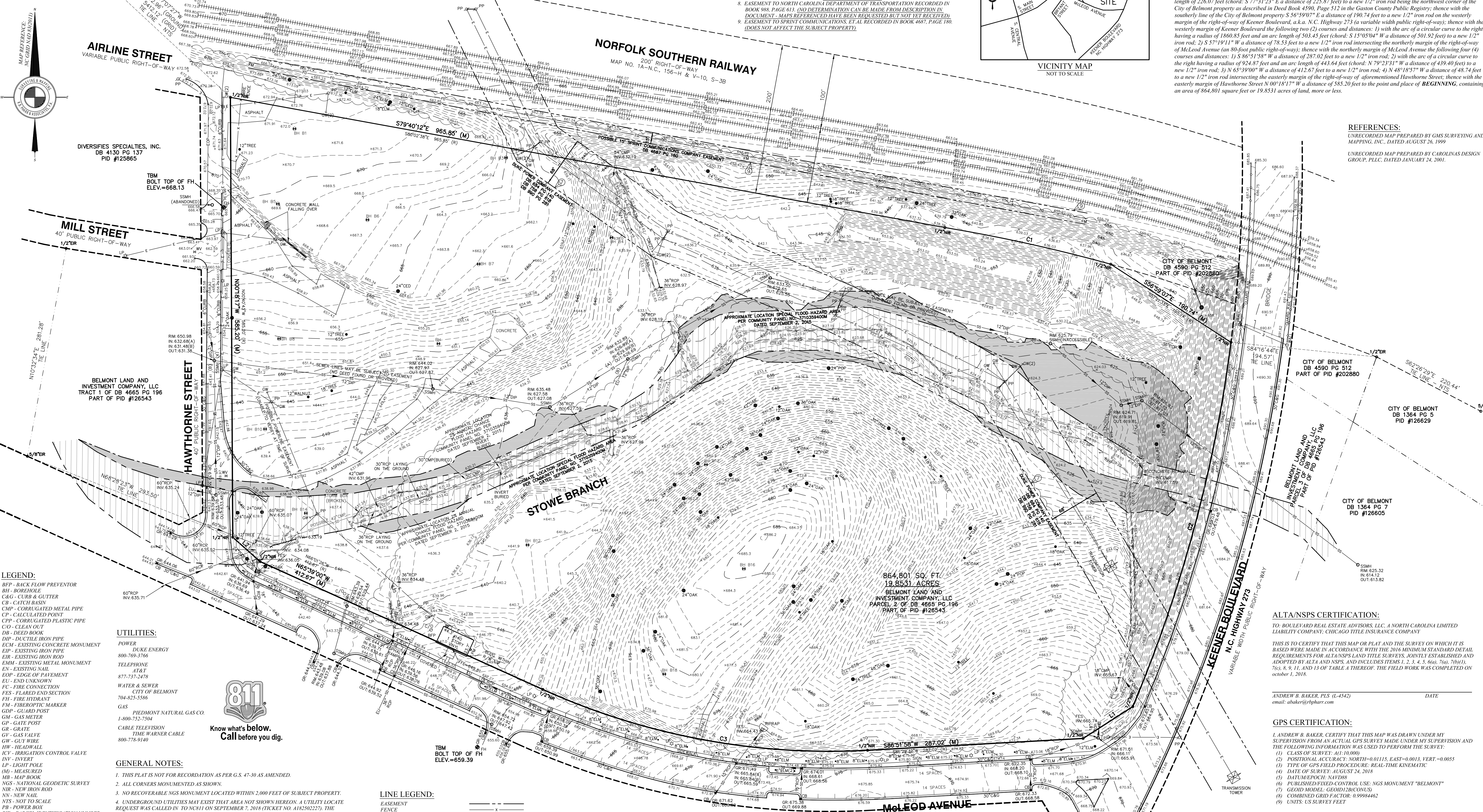
- COMMITMENT NO: 18-16507C/L. EFFECTIVE DATE: AUGUST 10, 2018 AT 08:00 AM
SCHEDULE B - II (EXCEPTIONS)
1. EASEMENT TO SOUTHERN POWER COMPANY RECORDED IN BOOK 122, PAGE 412.



SURVEYOR'S DESCRIPTION

Being all of that certain tract or parcel of land located in the Town of Belmont, Southport Township, Gaston County, North Carolina, and being more particularly described as follows:

- REFERENCES:
UNRECORDED MAP PREPARED BY GMS SURVEYING AND MAPPING, INC., DATED AUGUST 26, 1999
UNRECORDED MAP PREPARED BY CAROLINA DESIGN GROUP, PLLC, DATED JANUARY 24, 2001



- LEGEND:
RFP - BACK FLOW PREVENTOR
BH - BOREHOLE
C&G - CURB & GUTTER
CB - CATCH BASIN
CMP - CORRUGATED METAL PIPE

- UTILITIES:
POWER
DUKE ENERGY
800-769-3766
TELEPHONE
EMM - EXISTING METAL MONUMENT
877-737-2478



- GENERAL NOTES:
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.

- LINE LEGEND:
EASEMENT
GLARE RAIL
PROPERTY LINE (NOT SURVEYED)

- TREE LEGEND:
BCH - BEECH
BR - BIRCH
BRAD - BRADFORD PEAR

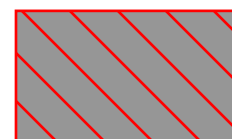
- ZONING:
SUBJECT PROPERTY ZONED: TN-D (TRADITIONAL NEIGHBORHOOD DISTRICT)
REFERENCE: THE BELMONT LAND DEVELOPMENT CODE, CHAPTER 5, DISTRICT PROVISIONS, SECTION 5.10

- FLOOD CERTIFICATION:
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015.

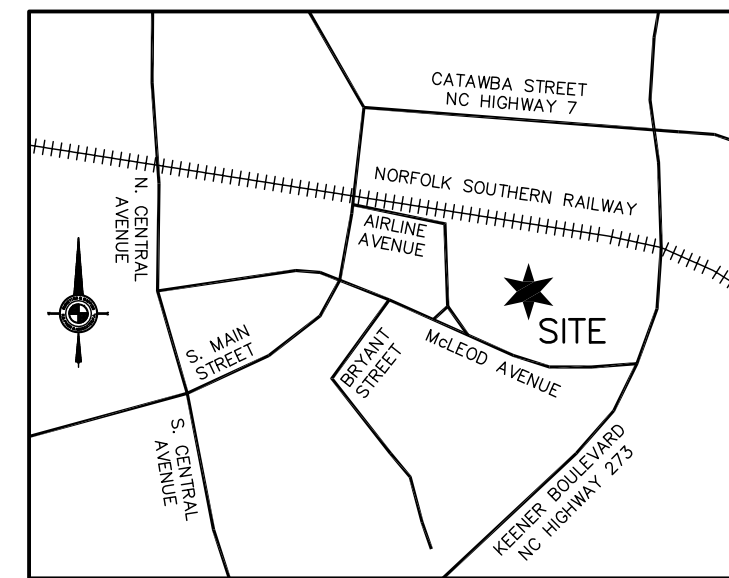
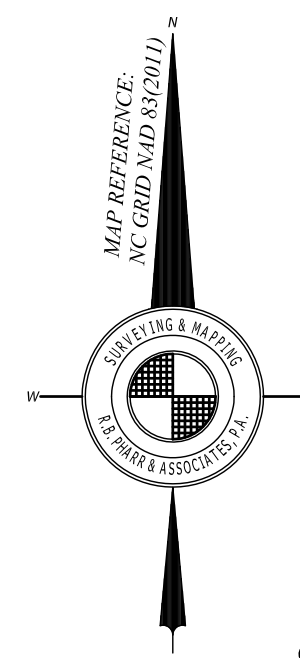
- ALTA/NSPS CERTIFICATION:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b), 8, 9, 11, AND 13 OF TABLE A THEREOF.

Table with 2 main columns: REVISIONS and ALTA/NSPS LAND TITLE SURVEY PREPARED FOR: BOULEVARD REAL ESTATE ADVISORS, LLC

IMPERIAL MILLS - ENVIRONMENTAL SURVEY (WEST)



PROPERTY NOT INCLUDED IN THIS APPLICATION



GENERAL NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30.45 AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. A UTILITY LOCATE REQUEST WAS CALLED IN TO NCR11 ON SEPTEMBER 7, 2018 (TICKET NO. 41850227). 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.
- ELEVATIONS BASED ON N.G.S. MONUMENT "BELMONT" ELEVATION = 676.09 FEET, NAVD 88.
- 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 [RW] TAKING DEED, HIGHWAY MAP, ETC.), THE NCDOT RW 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 OF 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 RW WIDTH.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT, R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

SURVEYOR'S COMPOSITE DESCRIPTION:

Being all of that certain tract or parcel of land located in the Town of Belmont, Southpoint Township, Gaston County, North Carolina, and being more particularly described as follows:

BEGINNING at a new 1/2" iron rod set on the western margin of Hawthorne Street (a 40-foot public right-of-way), said iron being at the northeast corner of the Belmont Land and Investment Company, LLC property described as Tract 1 of Deed Book 4665, Page 196 of the Gaston County Public Registry;

thence with the margin of Hawthorne Street, the following two (2) bearings and distances:

- 1) S00°20'10"E - 322.52 feet to a new 1/2" iron rod set;
- 2) S62°30'49"W - 35.40 feet to a new 1/2" iron rod set at the intersection of the western margin of Hawthorne Street and the northeasterly margin of McLeod Avenue (an 80-foot public right-of-way);

thence with the margin of McLeod Avenue, N65°41'12"W, passing an existing 5/8" iron rod at 221.05 feet, a total distance of 544.76 feet to a new 1/2" iron rod set on the southeasterly margin of a variable width public alley as being depicted on Map Book 1, page 112 of said registry;

thence with the margin of said alley, with a curve to the left, having a radius of 300.50 feet, an arc length of 73.45 feet (Chord: N10°10'53"E - 73.27 feet) to a new 1/2" iron rod set in the southwesterly line of the Belinda N. Higginbotham Estate property described as Tracts 1 and 2 of Deed Book 3600, Page 412 of said registry;

thence with the line of the Belinda N. Higginbotham Estate property, the following two (2) bearings and distances:

- 1) S47°02'57"E - 16.00 feet to an existing 1/2" iron rod found;
- 2) N11°33'28"E - 157.05 feet to an existing nail found on the southwesterly margin of Mill Street (a 40-foot public right-of-way);

thence with the margin of Mill Street, the following five (5) bearings and distances:

- 1) S77°42'38"E - 75.04 feet to a new 1/2" iron rod set;
- 2) S74°22'53"E - 137.58 feet to a new 1/2" iron rod set;
- 3) S78°21'08"E - 56.35 feet to a new 1/2" iron rod set;
- 4) S78°56'25"E - 30.17 feet to an existing 1/2" iron rod found;
- 5) S80°57'09"E - 181.75 feet to the POINT OF BEGINNING, having an area of 142,989 sq. ft. or 3.2826 acres, as shown on a survey by R. B. Pharr & Associates, P.A., dated June 8, 2020, Job No. 91542.

ALTA/NSPS CERTIFICATION:

TO: BOULEVARD REAL ESTATE ADVISORS, LLC, A NORTH CAROLINA LIMITED LIABILITY 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, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 8, 2020.

ANDREW B. BAKER, PLS (L-4542) DATE
email: abaker@rpharr.com

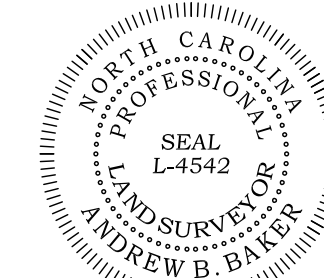
TOTAL AREA: 142,989 SQ. FT. OR 3.2826 ACRES

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
BOULEVARD REAL ESTATE ADVISORS, LLC
S. MAIN STREET, McLEOD AVENUE MILL STREET
TOWN OF BELMONT, SOUTHPOINT TOWNSHIP
GASTON COUNTY, NC
DEED REFERENCE: 4665-196, 4665-204;
MAP REFERENCE: 1-112
TAX PARCEL NO: 126732, 215798, PART OF 126543

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO. C-1471
420 HAWTHORNE LANE CHARLOTTE, NC. 28204 TEL. (704) 376-2186

REVISIONS		
CREW	DRAWN	REVISED
GH	TLM	

SCALE: 1" = 60'
DATE: 6-8-2020
JOB NO. 91542



PRELIMINARY PLAT
FOR REVIEW ONLY. NOT TO BE USED FOR SALES, CONVEYANCES OR RECORDATION.

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY'S PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015
MAP NUMBER: 3710359400K; ZONES "X" AND "AE"

THIS IS TO CERTIFY THAT ON THE 8th DAY OF JUNE 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.

SIGNED

- ### LEGEND:
- BFP - BACK FLOW PREVENTOR
 - BH - BOREHOLE
 - C&G - CURB & GUTTER
 - CB - CATCH BASIN
 - CCP - CORRUGATED METAL PIPE
 - CP - CALCULATED POINT
 - CPP - CORRUGATED PLASTIC PIPE
 - CO - CLEAN OUT
 - DR - DEED BOOK
 - DIP - DUCTILE IRON PIPE
 - ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - EMM - EXISTING METAL MONUMENT
 - EN - EXISTING NAIL
 - EOP - EDGE OF PAVEMENT
 - EU - END UNKNOWN
 - FC - FIRE CONNECTION
 - FES - FLARED END SECTION
 - FIH - FIRE HYDRANT
 - FM - FIBEROPTIC MARKER
 - GDP - GUARD POST
 - GM - GAS METER
 - GP - GATE POST
 - GR - GRATE
 - GV - GAS VALVE
 - GW - GUY WIRE
 - HW - HEADWALL
 - ICV - IRRIGATION CONTROL VALVE
 - INV - INVERT
 - LP - LIGHT POLE
 - MB - MEASURED
 - MB - MAP BOOK
 - NGS - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - NY - NEW NAIL
 - NTS - NOT TO SCALE
 - PB - POWER BOX
 - PID - PARCEL IDENTIFICATION NUMBER
 - PM - POWER METER
 - PMH - POWER MANHOLE
 - POB - POINT OF BEGINNING
 - PP - POWER POLE
 - PG - PAGE
 - PVC - PLASTIC PIPE
 - (R) - RECORDED
 - RW - RIGHT-OF-WAY
 - RCP - REINFORCED CONCRETE PIPE
 - RW - RETAINING WALL
 - SDM - STORM DRAIN MANHOLE
 - SSMH - SANITARY SEWER MANHOLE
 - (T) - TOTAL
 - TB - TELEPHONE BOX
 - TBM - TEMPORARY BENCH MARK
 - TRK - TERRACOTA PIPE
 - TMH - TELEPHONE MANHOLE
 - WB - WATER BOX
 - WM - WATER METER
 - WV - WATER VALVE

CURVE TABLE:

CURVE	C1
RADIUS	300.50'
ARC LENGTH	73.45'
CHORD BEARING	N10°10'53"E
CHORD LENGTH	73.27'

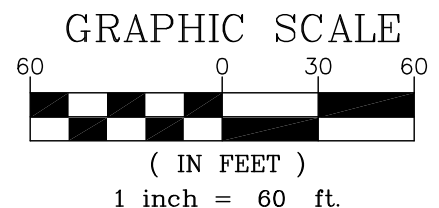
LINE TABLE:

LINE	BEARING	DISTANCE
L1	S78°56'25"E	30.17'
L2	S62°30'49"W	35.40'
L3	N65°41'12"W	15.11'

- ### GPS CERTIFICATION:
- I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
- CLASS OF SURVEY: A1 (10,000)
 - POSITIONAL ACCURACY: NORTH=0.01115, EAST=0.0013, VERT.=0.0055
 - TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
 - DATE OF SURVEY: AUGUST 24, 2018
 - DATUM/EPOCH: NAVD83
 - PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "BELMONT"
 - GEOD MODEL: GEOD12B(CONUS)
 - COMBINED GRID FACTOR: 0.99998462
 - UNITS: US SURVEY FEET

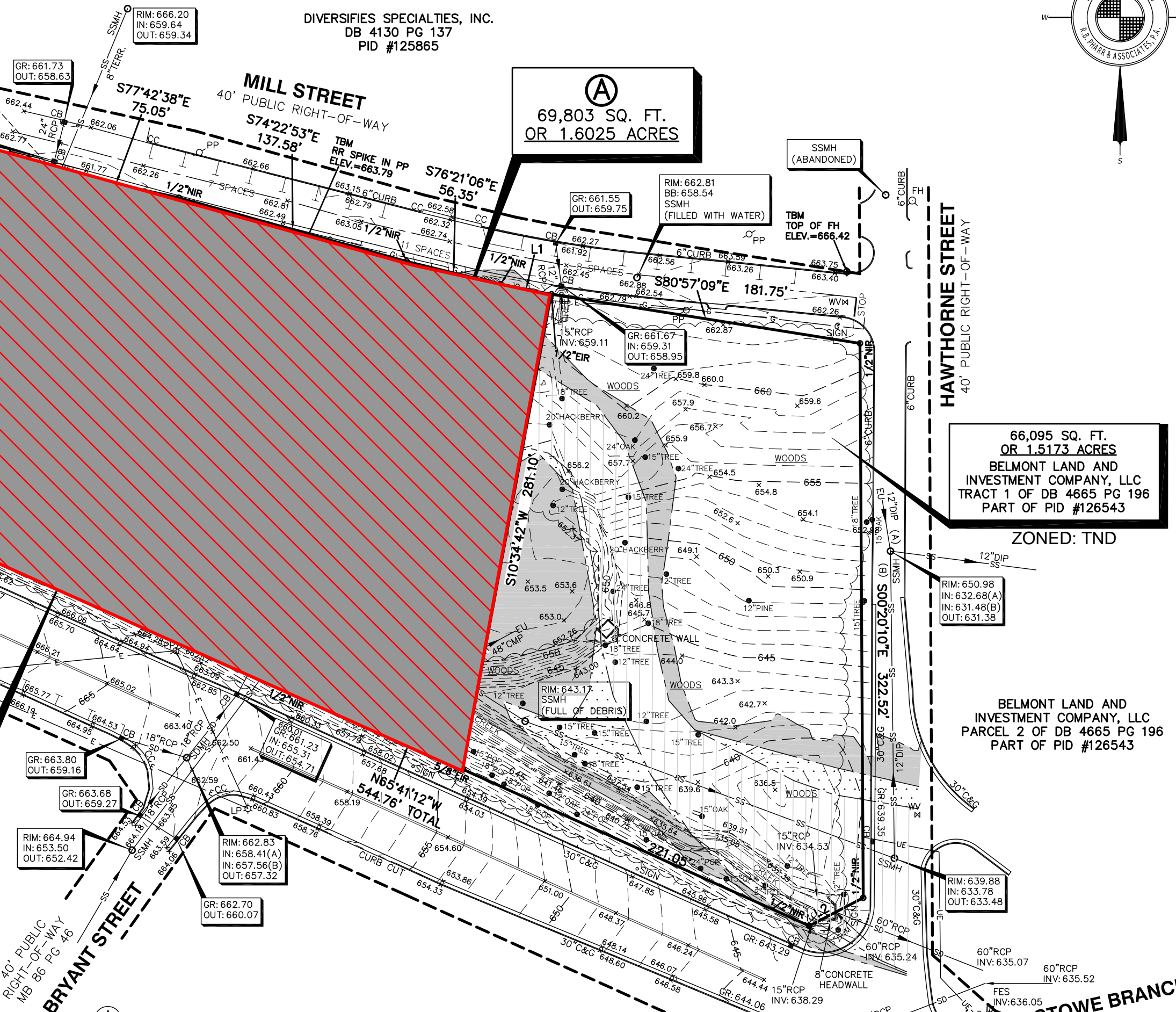
- ### LINE LEGEND:
- EASEMENT
 - CHAINLINK FENCE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY (NOT SURVEYED)
 - SETBACK
 - POWER LINE
 - POWER LINE (UNDERGROUND)
 - SANITARY SEWER PIPE
 - STORM DRAIN PIPE
 - GAS LINE

- SPECIAL FLOODWAY
- 2% ANNUAL CHANCE FLOOD HAZARD
- 1% ANNUAL CHANCE FLOOD HAZARD

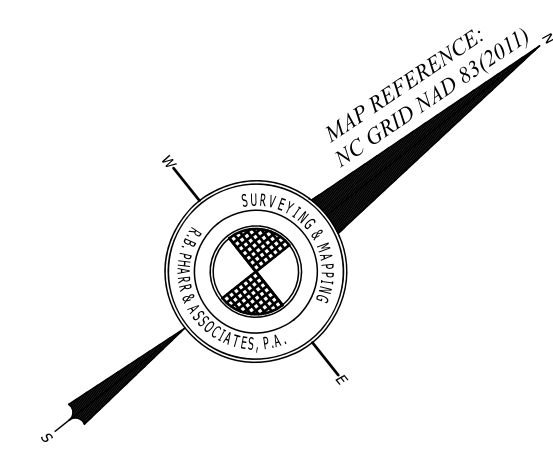


- ### UTILITIES:
- POWER: DUKE ENERGY, 800-769-3766
 - TELEPHONE: AT&T, 877-737-2478
 - WATER & SEWER: CITY OF BELMONT, 704-523-5586
 - GAS: PIEDMONT NATURAL GAS CO., 1-800-752-7504
 - CABLE TELEVISION: TIME WARNER CABLE, 800-778-9140

- ### ZONING:
- SUBJECT PROPERTY ZONED: NC-C (NEIGHBORHOOD CENTER COMMERCIAL) REFERENCE THE BELMONT LAND DEVELOPMENT CODE CHAPTER 5, DISTRICT PROVISIONS, SECTION 5.10
- FOR FURTHER INFORMATION CONTACT THE CITY OF BELMONT PLANNING & ZONING DEPARTMENT AT 704-901-2610.
- NOTE: NO ZONING REPORT PROVIDED PURSUANT TO ALTA TABLE A ITEM 6. PURCHASER / DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO DEVELOPMENT OF THIS SITE.
- ### PARKING:
- REGULAR PARKING SPACES - 49
HANDICAPPED PARKING SPACES - 2
TOTAL PARKING SPACES - 51



- Parcel A:** 69,803 SQ. FT. OR 1.6025 ACRES. BELMONT LAND AND INVESTMENT COMPANY, LLC. PARCEL 6 OF DB 4665 PG 204. PID #215798.
- Parcel B:** 7,091 SQ. FT. OR 0.1628 ACRES. BELMONT LAND AND INVESTMENT COMPANY, LLC. PARCEL 5 OF DB 4665 PG 204. PID #126732.
- Parcel C:** DAPHNE HODDINOTT. DB 5041 PG 779. MB 1 PG 112. PID #126721.
- Parcel D:** LKI REALTY, LLC. TRACT 1 OF DB 4935 PG 1257. LOTS 4 & 5, A. J. SMITH ESTATE. MB 1 PG 112. PID #126722.
- Parcel E:** BELINDA N. HIGGINBOTHAM ESTATE. TRACTS 1 & 2 OF DB 3600 PG 412. PID #126723.

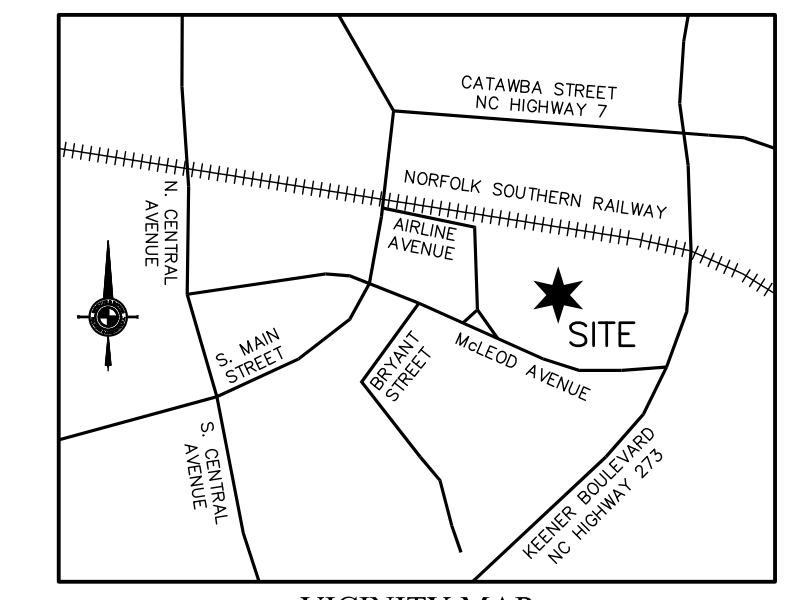


CURVE TABLE:

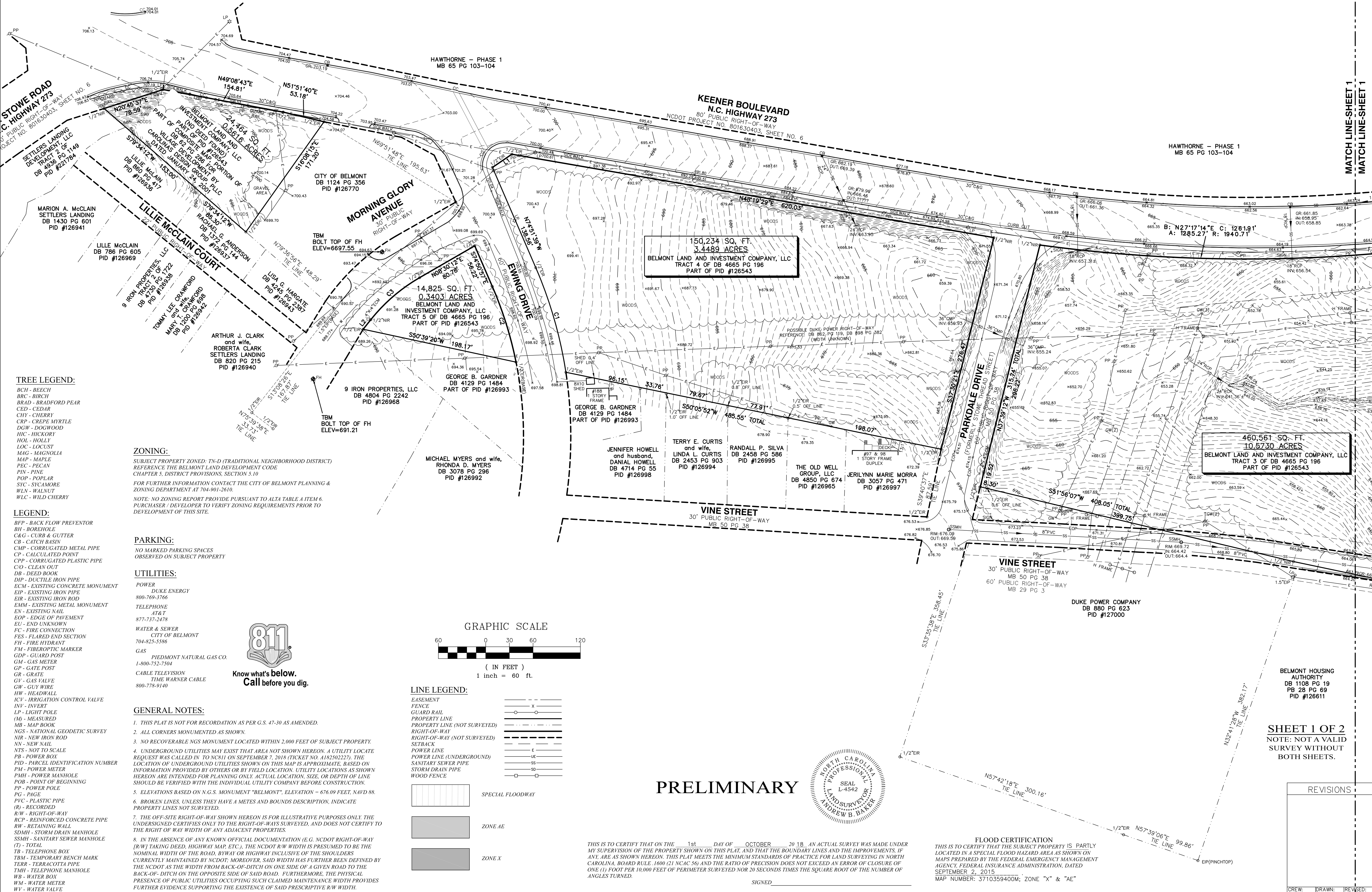
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	539.75'	138.31'	N67°32'08" W	137.93'
C2	479.75'	100.60'	S68°53'51" E	100.42'
C3	220.00'	82.05'	N02°14'59" W	81.58'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N04°22'22" E	29.77'
L2	N12°50'29" W	15.44'
L3	S69°44'42" E	40.48'
L4	S51°36'33" W	87.00'
L5	S40°46'59" E	42.88'
L6	N31°39'47" W	52.58'
L7	N31°49'31" W	12.99'
L8	S43°46'48" E	67.50'
L9	S32°08'18" E	37.58'



VICINITY MAP
NOT TO SCALE



MATCH LINE-SHEET 1
MATCH LINE-SHEET 1

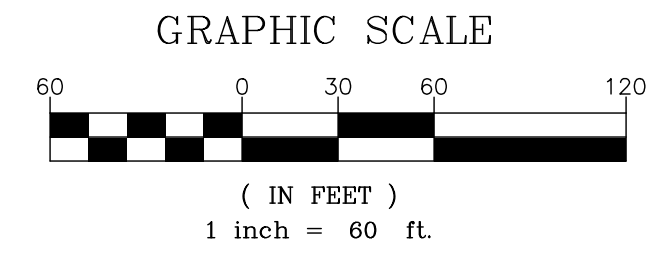
- TREE LEGEND:**
- BCH - BEECH
 - BRC - BIRCH
 - BRAD - BRADFORD PEAR
 - CEC - CEDAR
 - CHY - CHERRY
 - CRP - CREPE MYRTLE
 - DGW - DOGWOOD
 - HIC - HICKORY
 - HOL - HOLLY
 - LOC - LOCUST
 - MAG - MAGNOLIA
 - MAP - MAPLE
 - PEC - PECAN
 - PIN - PINE
 - POP - POPLAR
 - SYC - SYCAMORE
 - WLN - WALNUT
 - WLC - WILD CHERRY

- LEGEND:**
- RFP - BACK FLOW PREVENTOR
 - BH - BOREHOLE
 - CKG - CURB & GUTTER
 - CB - CATCH BASIN
 - CMP - CORRUGATED METAL PIPE
 - CP - CALCULATED POINT
 - CPP - CORRUGATED PLASTIC PIPE
 - CQ - CLEAN OUT
 - DB - DEED BOOK
 - DIP - DUCTILE IRON PIPE
 - ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - EMM - EXISTING METAL MONUMENT
 - EN - EXISTING NAIL
 - EOP - EDGE OF PAVEMENT
 - EU - END UNKNOWN
 - FC - FIRE CONNECTION
 - FES - FLARED END SECTION
 - FH - FIRE HYDRANT
 - FM - FIBEROPTIC MARKER
 - GDP - GUARD POST
 - GM - GAS METER
 - GP - GATE POST
 - GR - GRATE
 - GV - GAS VALVE
 - GW - GUY WIRE
 - HW - HEADWALL
 - ICT - IRRIGATION CONTROL VALVE
 - INV - INVERT
 - LP - LIGHT POLE
 - MB - MEASURED
 - MB - MAP BOOK
 - NGS - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - NV - NEW NAIL
 - NTS - NOT TO SCALE
 - PB - POWER BOX
 - PID - PARCEL IDENTIFICATION NUMBER
 - PM - POWER METER
 - PMH - POWER MANHOLE
 - POB - POINT OF BEGINNING
 - PP - POWER POLE
 - PG - PAGE
 - PVC - PLASTIC PIPE
 - RI - RECORDED
 - RW - RIGHT-OF-WAY
 - RCP - REINFORCED CONCRETE PIPE
 - RW - RETAINING WALL
 - SDMH - STORM DRAIN MANHOLE
 - SSMH - SANITARY SEWER MANHOLE
 - TI - TOTAL
 - TB - TELEPHONE BOX
 - TBM - TEMPORARY BENCH MARK
 - TERR - TERRACOTTA PIPE
 - TMH - TELEPHONE MANHOLE
 - WM - WATER BOX
 - WV - WATER VALVE

ZONING:
SUBJECT PROPERTY ZONED: TN-D (TRADITIONAL NEIGHBORHOOD DISTRICT)
REFERENCE THE BELMONT LAND DEVELOPMENT CODE
CHAPTER 5, DISTRICT PROVISIONS, SECTION 5.10
FOR FURTHER INFORMATION CONTACT THE CITY OF BELMONT PLANNING & ZONING DEPARTMENT AT 704-901-2610.
NOTE: NO ZONING REPORT PROVIDED PURSUANT TO ALTA TABLE A ITEM 6.
PURCHASER / DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO DEVELOPMENT OF THIS SITE.

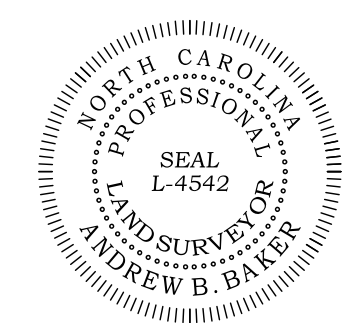
- PARKING:**
NO MARKED PARKING SPACES
OBSERVED ON SUBJECT PROPERTY
- UTILITIES:**
- POWER
DUKE ENERGY
800-769-3766
 - TELEPHONE
AIRTEL
877-737-2478
 - WATER & SEWER
CITY OF BELMONT
704-825-5586
 - GAS
PEDIMENT NATURAL GAS CO.
1-800-752-7394
 - CABLE TELEVISION
TIME WARNER CABLE
800-378-9140

- GENERAL 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.
 - UNDERGROUND UTILITIES MAY EXIST THAT AREA NOT SHOWN HEREON. A UTILITY LOCATE REQUEST WAS CALLED IN TO NCRH ON SEPTEMBER 7, 2018 (TICKET NO. A18290227). 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.
 - ELEVATIONS BASED ON N.G.S. MONUMENT "BELMONT", ELEVATION - 676.09 FEET, NAVD 88.
 - 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 [RW] TAKING DEED, HIGHWAY MAP, ETC.), THE NCDOT R/W WIDTH IS PRESUMED TO BE THE NORMAL WIDTH OF THE ROAD, BYWAY OR HIGHWAY INCLUSIVE OF THE SHOULDERS CURRENTLY MAINTAINED BY NCDOT. HOWEVER, SAID WIDTH HAS FURTHER BEEN DEFINED BY THE NCDOT AS THE WIDTH FROM BACK-OF-DITCH ON ONE SIDE OF 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.



- LINE LEGEND:**
- EASEMENT
 - FENCE
 - GUARD RAIL
 - PROPERTY LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (NOT SURVEYED)
 - SEWER
 - POWER LINE
 - POWER LINE (UNDERGROUND)
 - SANITARY SEWER PIPE
 - STORM DRAIN PIPE
 - WOOD FENCE
- SPECIAL FLOODWAY**
- ZONE AE**
- ZONE X**

PRELIMINARY



THIS IS TO CERTIFY THAT ON THE 1st DAY OF OCTOBER, 2018, 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 36) 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.

SIGNED

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015.
MAP NUMBER: 3710359400M; ZONE "X" & "AE"

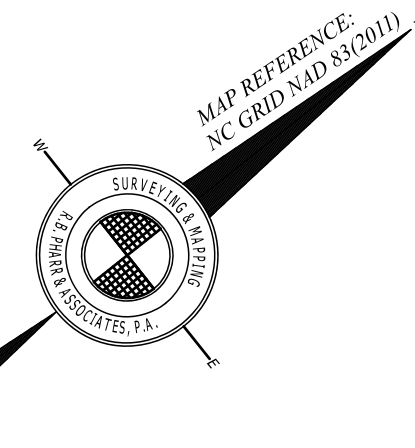
GPS CERTIFICATION:
I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: A1-10.000
(2) POSITIONAL ACCURACY: NORTH-0.0115, EAST-0.0013, VERT.-0.0055
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATE OF SURVEY: AUGUST 24, 2018
(5) DATUM/EPOCH: NAVD83
(6) PUBLISHED FIXED CONTROL USE: NGS MONUMENT "BELMONT"
(7) GEOID MODEL: GEOID12B(CONUS)
(8) COMBINED GRID FACTOR: 0.9998462
(9) UNITS: US SURVEY FEET

BELMONT HOUSING AUTHORITY
DB 1108 PG 19
PB 28 PG 69
PID #126611

SHEET 1 OF 2
NOTE: NOT A VALID SURVEY WITHOUT BOTH SHEETS.

TOTAL AREA:
650,083 SQ. FT. OR 14.9239 ACRES

REVISIONS	ALTA/NSPS LAND TITLE SURVEY PREPARED FOR: BOULEVARD REAL ESTATE ADVISORS, LLC KEENER BOULEVARD, EWING DRIVE, R. L. STOWE ROAD TOWN OF BELMONT, SOUTHPOINT TOWNSHIP, GASTON COUNTY, NC DEED REFERENCE: D.B. 4665, PG. 196 (PARCELS 3, 4, 5 AND ADDITIONAL PROPERTY) TAX PARCEL NO: PART OF 126543
CREW: JR	DATE: 7/7/2021
DRAWN: TLM	JOB NO: 92969
REVISED:	2965 INTERSTATE STREET CHARLOTTE, NC 28204 TEL: (704) 376-2186
SCALE: 1"=60'	PLOTTED: 7-20-2021

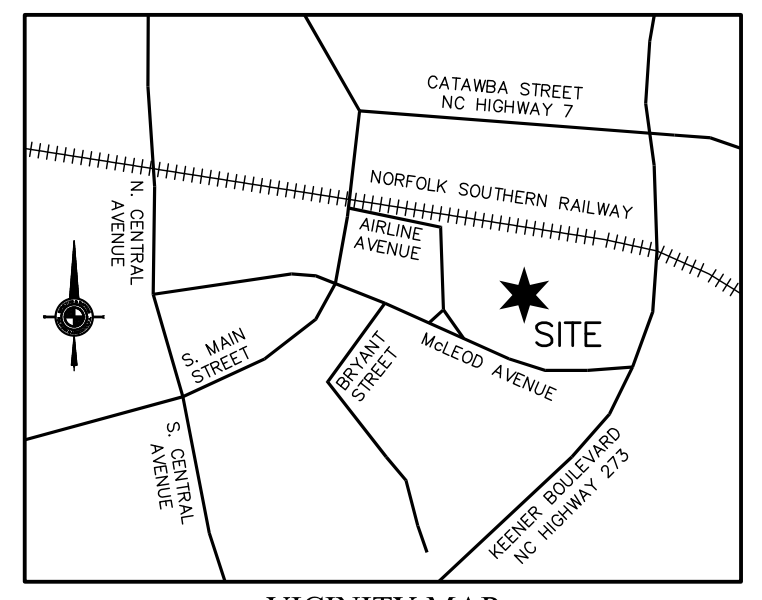


CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	539.75'	138.31'	N67°32'08"W	137.93'
C2	479.75'	100.60'	S68°53'51"E	100.42'
C3	220.00'	82.05'	N02°14'59"W	81.58'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N04°22'22"E	29.77'
L2	N12°50'23"W	15.47'
L3	S69°44'42"E	40.48'
L4	S51°36'33"W	87.00'
L5	S40°46'59"E	42.88'
L6	N31°39'43"W	52.58'
L7	N31°49'31"W	12.99'
L8	S43°46'48"E	67.50'
L9	S32°06'18"E	37.58'



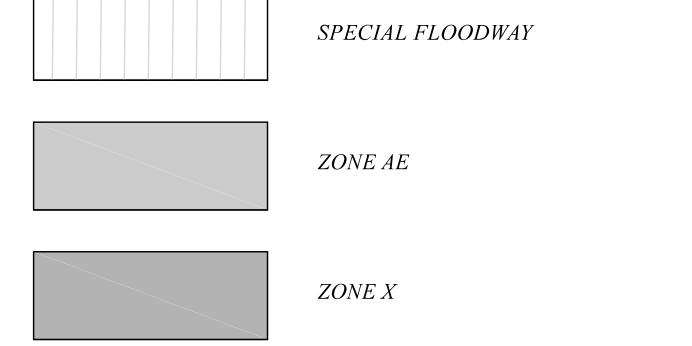
VICINITY MAP
NOT TO SCALE

LEGEND:

- BFP - BACK FLOW PREVENTOR
- BH - BOREHOLE
- C&G - CURB & GUTTER
- CB - CATCH BASIN
- CMP - CORRUGATED METAL PIPE
- CP - CALCULATED POINT
- CPF - CORRUGATED PLASTIC PIPE
- CO - CLEAN OUT
- DB - DEED BOOK
- DIP - DUCTILE IRON PIPE
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- EN - EXISTING NAIL
- EOP - EDGE OF PAVEMENT
- EU - END UNKNOWN
- FC - FIRE CONNECTION
- FES - FLARED END SECTION
- FF - FIRE HYDRANT
- FM - FIBEROPTIC MARKER
- GDP - GUARD POST
- GM - GAS METER
- GP - GATE POST
- GR - GRATE
- GV - GAS VALVE
- GW - GUY WIRE
- HW - HEADWALL
- ICV - IRRIGATION CONTROL VALVE
- INV - INVERT
- LP - LIGHT POLE
- MB - MEASURED
- MB - MAP BOOK
- NGS - NATIONAL GEODETIC SURVEY
- NR - NEW IRON ROD
- NN - NEW NAIL
- NTS - NOT TO SCALE
- PB - POWER BOX
- PID - PARCEL IDENTIFICATION NUMBER
- PM - POWER METER
- PMH - POWER MANHOLE
- POB - POINT OF BEGINNING
- PP - POWER POLE
- PG - PAGE
- PIC - PLASTIC PIPE
- (R) - RECORDED
- R/W - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- RW - RETAINING WALL
- SDMH - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- (T) - TOTAL
- TB - TELEPHONE BOX
- TBM - TEMPORARY BENCH MARK
- TERR - TERRACOTTA PIPE
- TMH - TELEPHONE MANHOLE
- WB - WATER BOX
- WM - WATER METER
- WY - WATER VALVE

LINE LEGEND:

- EASEMENT
- FENCE
- GUARD RAIL
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- SETBACK
- POWER LINE
- POWER LINE (UNDERGROUND)
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- WOOD FENCE



GPS CERTIFICATION:

I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: A1-10,000
- POSITIONAL ACCURACY: NORTH-0.0115, EAST-0.0013, VERT-0.0055
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- DATE OF SURVEY: AUGUST 24, 2018
- DATUM/EPOCH: NAVD83
- PUBLISHED FIELD CONTROL USE: NGS MONUMENT "BELMONT"
- GEOID MODEL: GEOID12B(CONUS)
- COMBINED GRID FACTOR: 0.9998462
- UNITS: US SURVEY FEET

SHEET 1 OF 2
NOTE: NOT A VALID SURVEY WITHOUT BOTH SHEETS.

PRELIMINARY

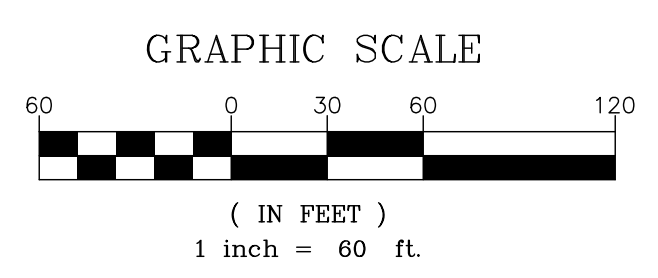
TOTAL AREA:
650,083 SQ. FT. OR 14.9239 ACRES

REVISIONS	ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
	BOULEVARD REAL ESTATE ADVISORS, LLC
	KEENER BLVD., McLEOD AVE. & HAWTHORNE ST. TOWN OF BELMONT, SOUTHPOINT TOWNSHIP, GASTON COUNTY, NC
	DEED REFERENCE: D.B. 4665, PG. 196 (PARCEL 2) TAX PARCEL NO.: PART OF 126543
	R.B. PHARR & ASSOCIATES, P.A.
	SURVEYING & MAPPING 2965 INTERSTATE STREET, CHARLOTTE, NC 28204 TEL: (704) 376-2186
CREW: DB	DATE: 10/1/18
DRAWN: TLM	JOB NO. 88980
REVISED:	PLOTTED: 7-20-2021

ZONING:
SUBJECT PROPERTY ZONED: TN-D (TRADITIONAL NEIGHBORHOOD DISTRICT)
REFERENCE THE BELMONT LAND DEVELOPMENT CODE
CHAPTER 5, DISTRICT PROVISIONS, SECTION 5.10
FOR FURTHER INFORMATION CONTACT THE CITY OF BELMONT PLANNING & ZONING DEPARTMENT AT 704-901-2610.
NOTE: NO ZONING REPORT PROVIDE PURSUANT TO ALTA TABLE A ITEM 6.
PURCHASER / DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO DEVELOPMENT OF THIS SITE.

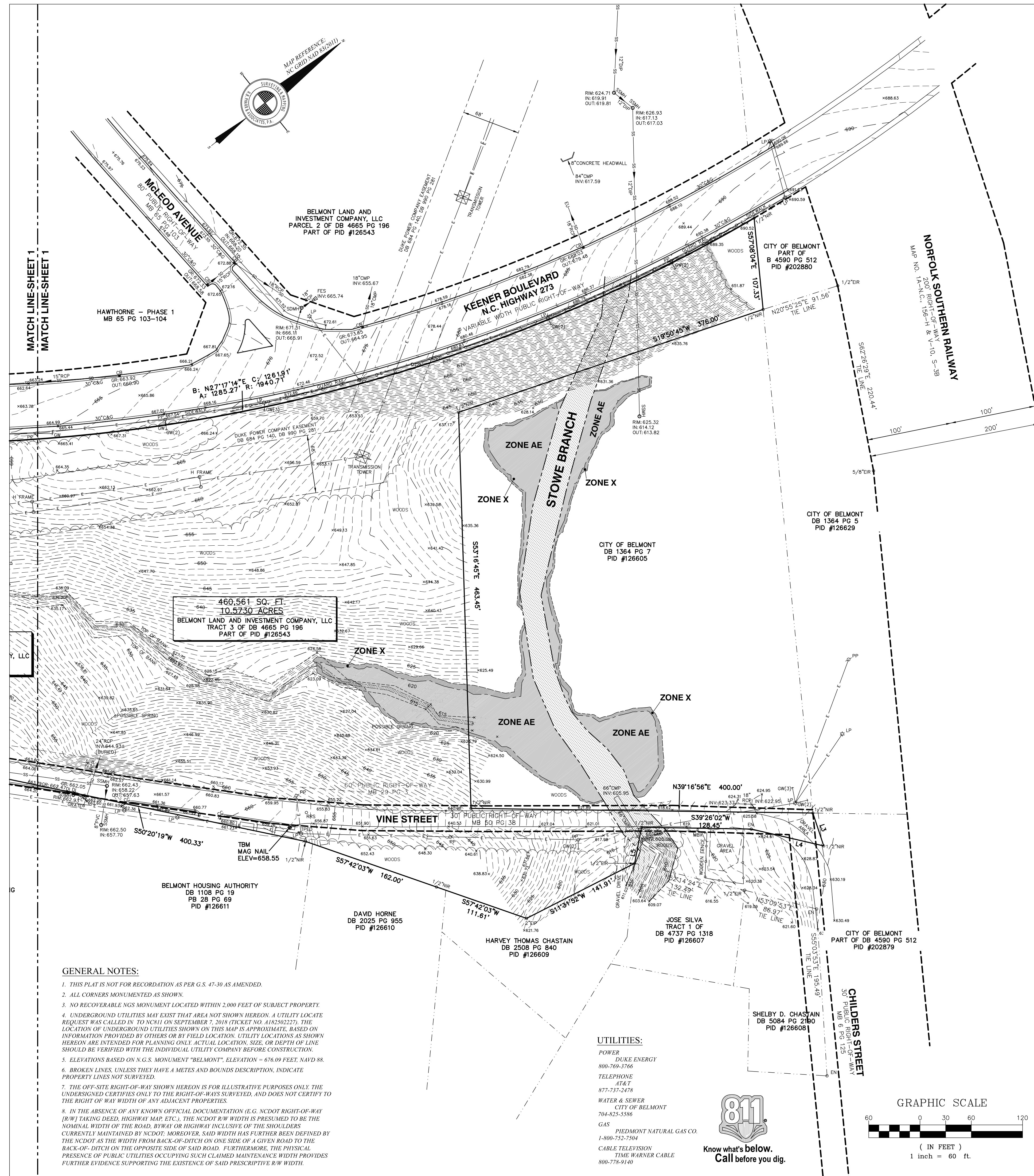
PARKING:
NO MARKED PARKING SPACES OBSERVED ON SUBJECT PROPERTY

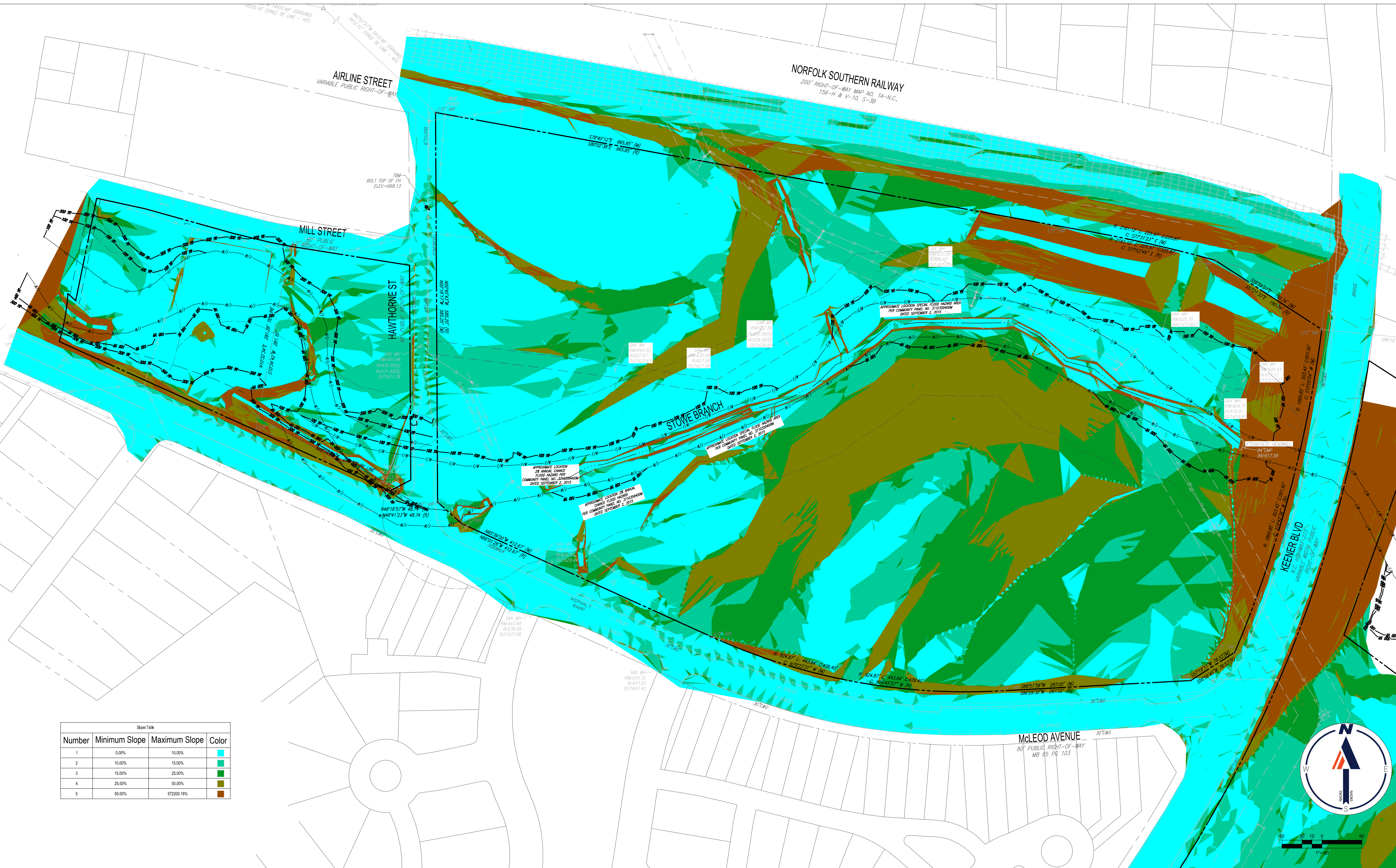
FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015.
MAP NUMBER: 3710359400M; ZONE "X" & "AE"
THIS IS TO CERTIFY THAT ON THE 1st DAY OF OCTOBER, 2018, 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 TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
SIGNED



- UTILITIES:**
- POWER: DUKE ENERGY, 800-769-3766
 - TELEPHONE: AT&T, 877-737-2478
 - WATER & SEWER: CITY OF BELMONT, 704-823-5586
 - GAS: PIEDMONT NATURAL GAS CO., 1-800-752-7504
 - CABLE TELEVISION: TIME WARNER CABLE, 800-778-9140

- GENERAL 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.
 - UNDERGROUND UTILITIES MAY EXIST THAT AREA NOT SHOWN HEREON. A UTILITY LOCATE REQUEST WAS CALLED IN TO NCSH ON SEPTEMBER 7, 2018 (TICKET NO. 418302227). 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.
 - ELEVATIONS BASED ON N.G.S. MONUMENT "BELMONT", ELEVATION = 676.09 FEET, NAVD 88.
 - 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 OF A OPEN 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.





Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	Cyan
2	10.00%	15.00%	Light Green
3	15.00%	25.00%	Green
4	25.00%	50.00%	Dark Green
5	50.00%	57200.18%	Brown



BOHLER //
 BOHLER ENGINEERING NC, PLLC
 NCBELS P-1132
 1927 S. TRYON STREET, SUITE 310
 CHARLOTTE, NC 28203
 Phone: (980) 272-3400
 Fax: (980) 272-3401
 NC@BohlerEng.com

IMPERIAL MILL - SLOPE BANDING EXHIBIT

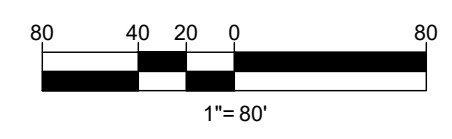
REVISIONS TO 2020 SKETCH PLAN

BELMONT, NC

7/29/21 | SOM | NCC182219
 THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	■
2	10.00%	15.00%	■
3	15.00%	25.00%	■
4	25.00%	50.00%	■
5	50.00%	572200.18%	■



IMPERIAL MILL - SLOPE BANDING EXHIBIT

REVISIONS TO 2020 SKETCH PLAN

BELMONT, NC



Tree Condition



C:\PROGRAMS\BOHLER\2021\IMPERIALMILLS\0699\NCC182219 - E.A. - LAYOUT - TREE CONDITION

Qualifying Trees (Including planted Chinese Elms along McLeod)



- American beech (20)
- American elm
- American sycamore
- Black cherry (5)
- Black locust (2)
- Black walnut (2)
- Boxelder
- Bradford pear (7)
- Common persimmon (3)
- Eastern cottonwood (4)
- Elm (46)
- Hackberry (23)
- Hickory (15)
- Honeylocust
- Laurel oak (4)
- Magnolia
- Northern red oak (5)
- Pecan (5)
- Pin oak (2)
- Pine (124)
- Red maple (19)
- Southern red oak (62)
- Sugar maple (2)
- Sweetgum (116)
- Tulip tree (42)
- Water oak (112)
- White ash (55)
- White oak (47)
- Willow oak (7)



©PROGRAM:IMPERIALMILLS_TREE_CONDITION_MAP_2_2020_SKETCH_PLAN_LAYOUT_TREE_CONDITION.DWG

- Alive (731)
- Proposed Site - Large (4)



IMPERIAL MILLS - TREE CONDITION MAP 2

REVISIONS TO 2020 SKETCH PLAN

BELMONT, NC

©PROGRAM/BOHLER/2021/TEMP/PAK/BUILDING/0099/NC182219 - EIA - LAYOUT - TREE QUALIFYING MAP 2

- 10-18in (461)
- 18-36in (261)
- >36in (11)



IMPERIAL MILLS - TREE QUALIFYING MAP 2

REVISIONS TO 2020 SKETCH PLAN

BELMONT, NC