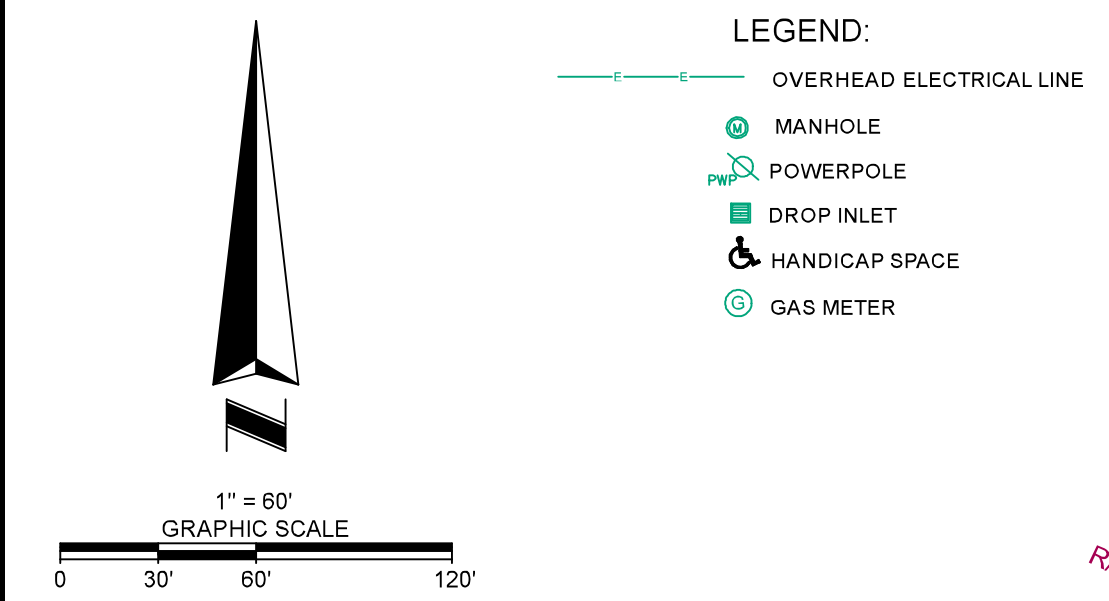


BASIS OF BEARING
Bearings are based on U.S. State Plane NAD 83/2011. All distances shown are horizontal ground distances.



SURVEYOR OBSERVED SIGNIFICANT OBSERVATIONS

- Building encroaches into Railroad RW 3'
-
-
-
-

BUILDING AREA	BUILDING HEIGHT
50,617 SQ. FT.	31.0' ±
PARKING	LAND AREA
REGULAR: 36 COVERED: XX HANDICAP: 2 TOTAL PARKING: 38	TOTAL AREA: 8.862 ACRES 377,331 SQ. FT.

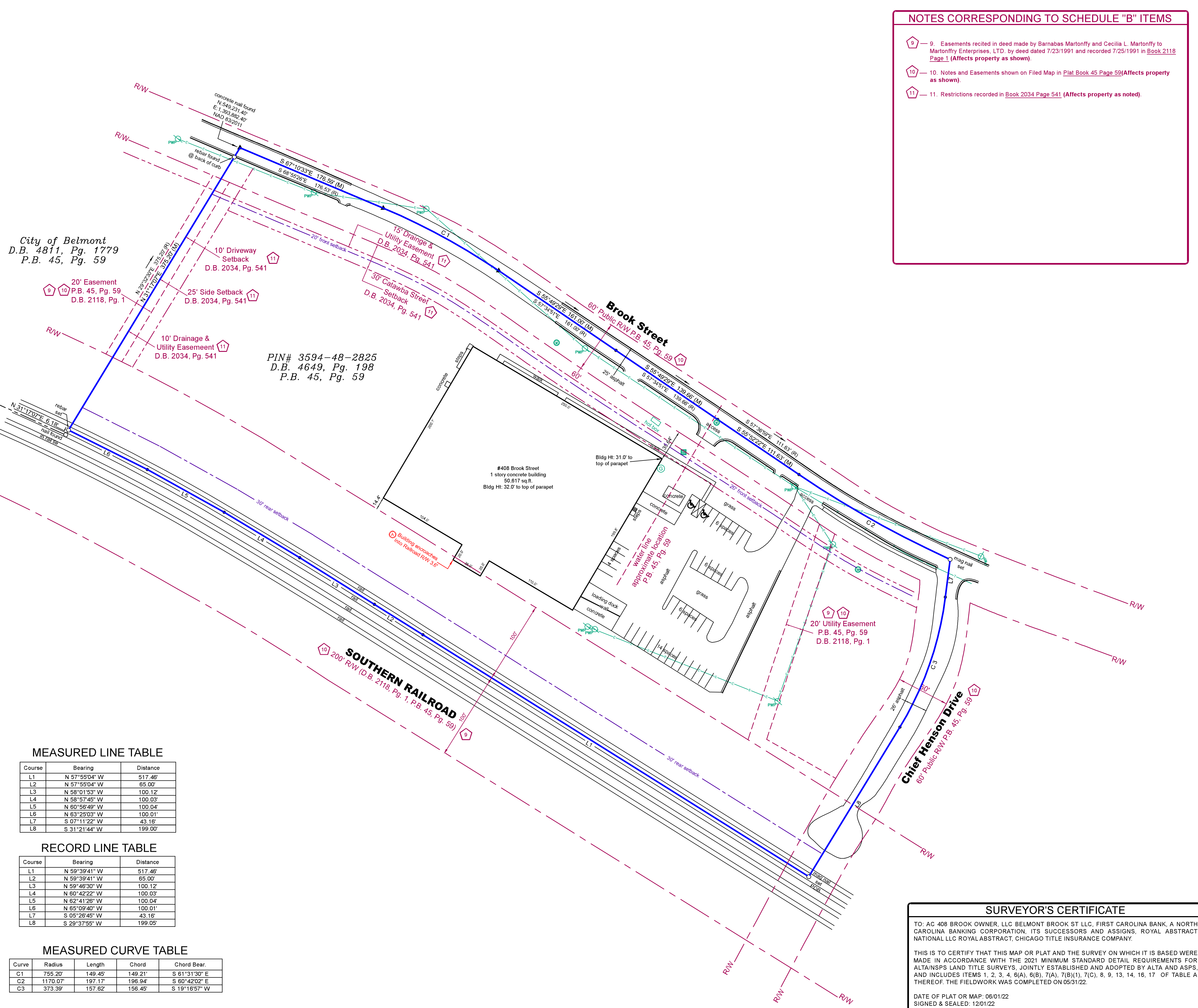
ZONING INFORMATION

ZONING ITEM	REQUIRED	REPORT DATE: 06/09/2022
ZONING DESIGNATION	BC-D	REPORT #: 22-369150.2
MINIMUM LOT AREA (SQ. FT.)	43,560 sq.ft.	REPORT PREPARED FOR: MARLATEX @ 408 BROOK STREET, BELMONT, NC
MINIMUM FRONTAGE	100'	
MINIMUM LOT WIDTH		
MAX IMPERVIOUS COVERAGE		PARKING REQUIREMENTS:
MAX BUILDING HEIGHT	60' maximum	Office Use: 1 space per 300 square feet 4,000 ÷ 300 = 14
MINIMUM SETBACKS		Manufacturing/Warehousing/ Light Assembly: 0.25 space per 1,000 square feet of non-office space 50,600 ÷ 1,000 × 0.25 = 13
FRONT	10-20' ****	
SIDE	varies	
REAR	30'	

NOTES: Per Zoning Report. The Subject's use is considered Legal Conforming.
****Frontside yard setbacks for structures on infill lots shall generally be equal to the average setbacks for all principal structures within 300 Feet or one block length (whichever is greater). Where no frontage condition currently exists, minimum setbacks shall be as shown. For this survey the greater encumbrance has been shown.

FLOOD INFORMATION
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X". AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3710359400M, WHICH BEARS AN EFFECTIVE DATE OF 09/02/2015, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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City of Belmont
D.B. 4811, Pg. 1779
P.B. 45, Pg. 59

20' Easement
P.B. 45, Pg. 59
D.B. 2118, Pg. 1

10' Driveway Setback
D.B. 2034, Pg. 541

10' Drainage & Utility Easement
D.B. 2034, Pg. 541

25' Side Setback
D.B. 2034, Pg. 541

15' Drainage & Utility Easement
D.B. 2034, Pg. 541

30' Catwain Street Setback
D.B. 2034, Pg. 541

PIN# 3594-48-2825
D.B. 4649, Pg. 198
P.B. 45, Pg. 59

#408 Brook Street
1 story concrete building
50,617 sq. ft.
Bldg Ht: 31.0' to top of parapet

60' Public RW P.B. 45, Pg. 59

20' Utility Easement
P.B. 45, Pg. 59
D.B. 2118, Pg. 1

200' RW (D.B. 2118, Pg. 1, P.B. 45, Pg. 59)

MEASURED LINE TABLE

Course	Bearing	Distance
L1	N 57°55'04" W	517.46'
L2	N 57°55'04" W	65.00'
L3	N 58°01'53" W	100.12'
L4	N 58°57'45" W	100.03'
L5	N 60°56'49" W	100.04'
L6	N 63°25'03" W	100.01'
L7	S 07°11'22" W	43.16'
L8	S 31°21'44" W	199.00'

RECORD LINE TABLE

Course	Bearing	Distance
L1	N 59°39'41" W	517.46'
L2	N 59°39'41" W	65.00'
L3	N 59°48'30" W	100.12'
L4	N 60°42'22" W	100.03'
L5	N 62°41'28" W	100.04'
L6	N 65°09'40" W	100.01'
L7	S 05°28'45" W	43.16'
L8	S 29°37'59" W	199.05'

MEASURED CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	755.20'	149.45'	149.21'	S 61°31'30" E
C2	1170.07'	197.17'	196.84'	S 60°42'02" E
C3	373.39'	157.62'	156.45'	S 19°16'57" W

RECORD CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	755.20'	149.51'	149.27'	S 63°15'09" E
C2	1170.07'	197.17'	196.84'	S 62°26'39" E
C3	373.39'	157.62'	156.45'	S 17°32'20" W

UTILITY NOTE
THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

- 8-9. Easements recited in deed made by Barnabas Martonffy and Cecilia L. Martonffy to Martonffy Enterprises, LTD. by deed dated 7/25/1991 and recorded 7/25/1991 in Book 2118 Page 1 (Affects property as shown).
- 10. Notes and Easements shown on Filed Map in Plat Book 45 Page 59 (Affects property as shown).
- 11. Restrictions recorded in Book 2034 Page 541 (Affects property as noted).

TITLE DESCRIPTION

TITLE COMMITMENT INFORMATION
The Title Description and Schedule 'B' items are the same as shown on the title commitment provided by CHICAGO TITLE INSURANCE COMPANY, Commitment No. 54076, with an effective date of 05/25/2022.

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Belmont, Southpoint Township, County of Gaston, North Carolina, more particularly described below:
BEGINNING at a nail in the centerline of Fifth Street, said nail also being located in the centerline of the Southern Railroad Railroad Tracks;
RUNNING THENCE with the centerline of said railroad tracks the following courses and distances:
1) North 59 degrees 39 minutes 41 seconds West 517.46 feet;
2) North 59 degrees 39 minutes 41 seconds West 65 feet;
3) North 59 degrees 48 minutes 30 seconds East 100.12 feet to a nail;
4) North 60 degrees 42 minutes 22 seconds West 100.03 feet;
5) North 62 degrees 41 minutes 28 seconds West 100.04 feet;
6) North 65 degrees 09 minutes 40 seconds West 100.01 feet to an iron pin;
THENCE North 29 degrees 32 minutes 30 seconds East 375.20 feet to a nail located in the centerline of Brook Street;
THENCE with the centerline of Brook Street the following courses and distances:
1) South 88 degrees 55 minutes 26 seconds East 176.53 feet to a nail;
2) Following the arc of a curve to the right having a radius of 755.20 feet for an arc distance of 149.51 feet (chord South 63 degrees 15 minutes 09 seconds East 149.27 feet) to a nail;
3) South 57 degrees 34 minutes 51 seconds East 161.00 feet to a nail;
4) South 57 degrees 34 minutes 51 seconds East 161.00 feet to a nail;
5) South 57 degrees 38 minutes 59 seconds East 111.83 feet to a nail;
6) Following the arc of a curve to the left having a radius of 1170.07 feet for an arc distance of 197.17 feet (chord South 62 degrees 26 minutes 39 seconds East 196.84 feet) to a nail located in the centerline of Brook Street at the point of intersection of the centerline of Brook Street with the centerline of Fifth Street;
THENCE with the centerline of Fifth Street the following courses and distances:
1) South 05 degrees 28 minutes 45 seconds West 43.16 feet to a nail;
2) Thence with the arc of a curve to the right having a radius of 373.39 feet for an arc distance of 157.62 feet (chord South 17 degrees 32 minutes 20 seconds West 156.45 feet) to a nail;
3) South 29 degrees 37 minutes 59 seconds West 199.05 feet to a nail, the point of BEGINNING.

The same being the full contents of Tract #7 and Tract #10 of Belmont Business Park as shown on a plat by Tanner and McConaughy, P.A., Registered Surveyors to be recorded in Plat Book 45 at page 59 in the Gaston County Registry.
The foregoing description was taken from a survey by Tanner and McConaughy, P.A. dated March 27, 1990 and entitled, "Survey made at the request of Parkville Mills, Inc. For Information Only; Said premises are also known as 408 Brook Street, Belmont, NC and by the Parcel ID No. 138571 on the Tax and Land Records of the County of Gaston."

BEING THE SAME PROPERTY AS SHOWN ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 54076 HAVING AN EFFECTIVE DATE OF 05/25/2022.

THE TITLE DESCRIPTION FORMS A MATHEMATICALLY CLOSE FIGURE.

SURVEYOR'S NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO BROOK STREET, A PUBLIC STREET, MAINTAINED BY A PUBLIC AUTHORITY (CITY OR STATE), AND THAT THERE IS NO PHYSICAL IMPEDIMENT TO VEHICULAR OR PEDESTRIAN ACCESS.
- THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
- THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
- NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
- THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
- ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- UNLESS SHOWN OTHERWISE, THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
- UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

2021 ALTA/NSPS LAND TITLE SURVEY

Project: 408 Brook Street
Project# 22-369150.3

SITE ADDRESS
408 Brook Street
Belmont, NC
Gaston, County, NC

COORDINATED BY

PARTNER ENGINEERING & SCIENCE, INC.
CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partnersci.com
www.partnersci.com

DATE	REVISIONS	DRAWN BY: D.A.J.	DRAWING SCALE: 1"=60'
		CHECKED BY: D.B.J.	JOB NO.: 22-369150.3
		FILENAME: 220505	

SURVEYED BY
David B. Jordan
&
Associates, PLLC
592 Bowles Farm Road
Statesville, N.C. 28625
704-876-6898
Firm# P-2397

SURVEYOR'S CERTIFICATE

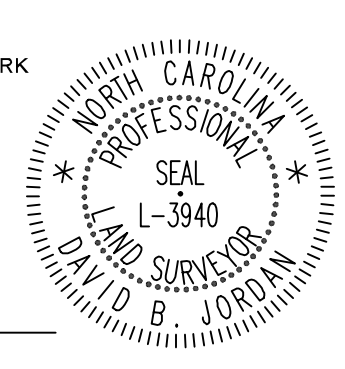
TO: AC 408 BROOK OWNER, LLC BELMONT BROOK ST LLC, FIRST CAROLINA BANK, A NORTH CAROLINA BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS, ROYAL ABSTRACT NATIONAL LLC ROYAL ABSTRACT, CHICAGO TITLE INSURANCE COMPANY.

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 STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 15, 16, 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 05/31/22.

DATE OF PLAT OR MAP: 06/01/22
SIGNED & SEALED: 12/01/22

THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS (GNSS IF DUAL CONSTELLATIONS ARE USED) SURVEY:
CLASS OF SURVEY: AA
POSITIONAL ACCURACY: 95%+
TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
DATES OF SURVEY: 05/31/22
DATUM/EPOCH: NAD 83(2011) EPOCH 2010
PUBLISHED/FIXED-CONTROL USE: NCGS CORS NETWORK
GEOID MODEL: GEOID12
COMBINED GRID FACTOR(S): 0.99986653799420
UNITS: US SURVEY FEET

DAVID B. JORDAN N.C.P.L.S. # 3940



SHEET 1
OF 1

THIS SURVEY COORDINATED, BUT NOT PERFORMED, BY PARTNER ENGINEERING & SCIENCE, INC. SURVEY OBTAINED FROM AND CERTIFIED TO BY A LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE WHERE THE SUBJECT PROPERTY IS LOCATED.