

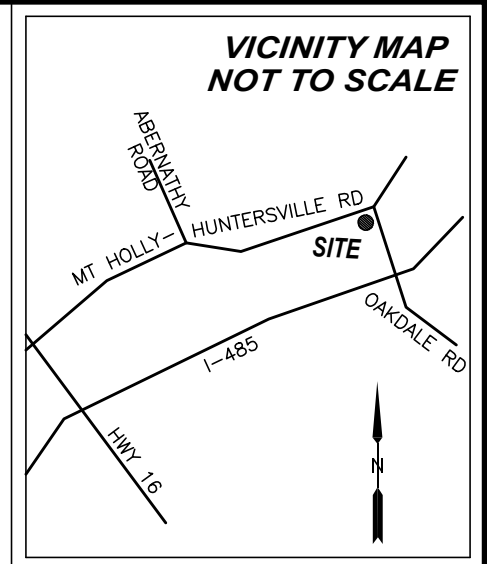
SURVEYOR CERTIFICATION

GLOBAL POSITIONING SYSTEM SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS (GNSS) SURVEY: CLASS A SURVEY (0.10' +50PPM); POSITIONAL ACCURACY 95% CONFIDENCE LEVEL; REAL-TIME KINEMATIC; NAD 83 (2011), NAVD 88, NC RTK NETWORK GEOID MODEL 18; COMBINED GRID FACTOR 0.99985131345 UNITS-US FEET

I, E. DANIEL WOOTEN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN DEED BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES DRAWN FROM ADJOINING OWNERS DEEDS AS SHOWN; THAT THE RATIO OF PRECISION DOES NOT EXCEED 1 IN 10,000 AND/OR THE POSITIONAL ACCURACY DOES NOT EXCEED 0.10'+50PPM, THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

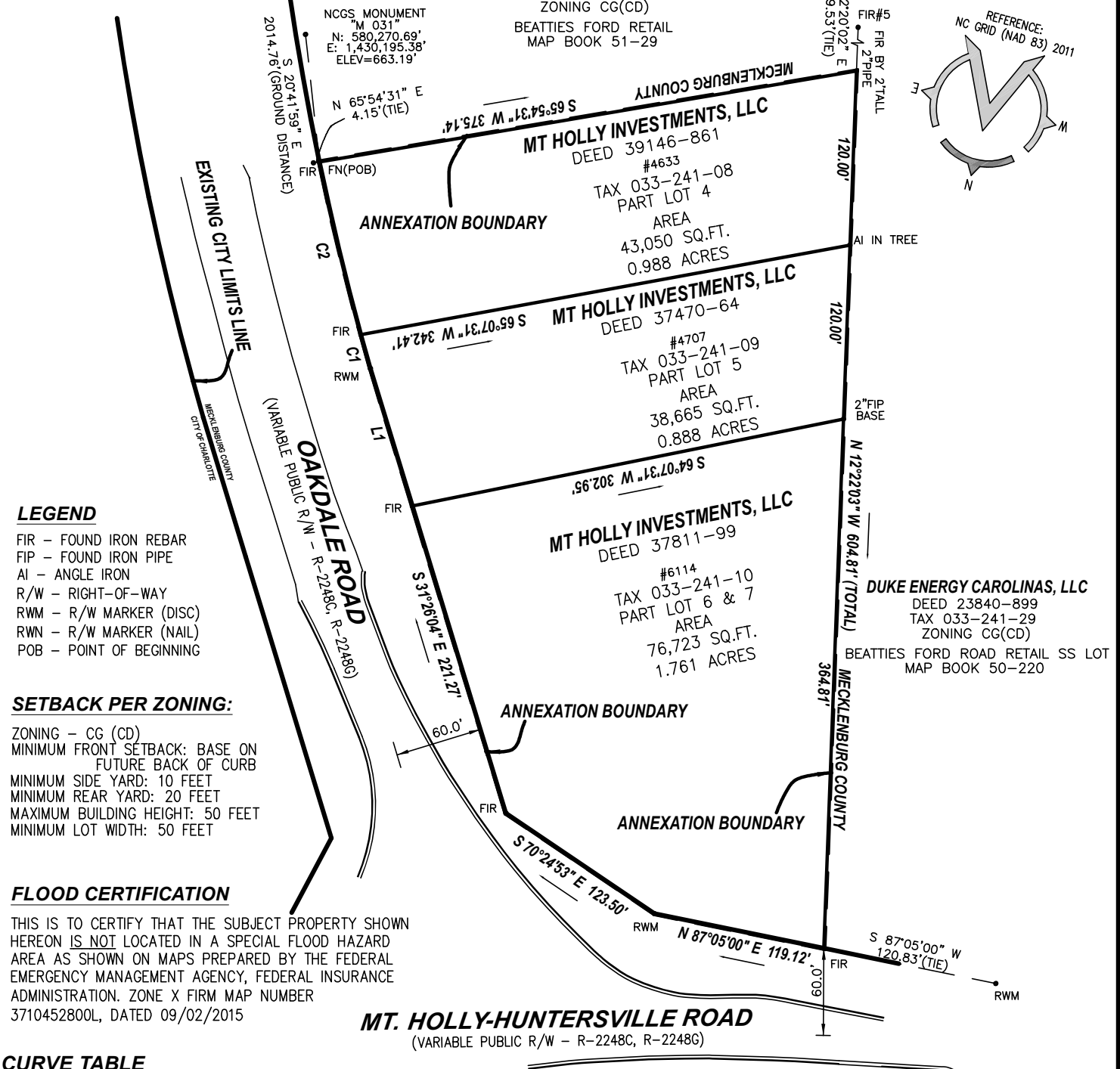
THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

E. Daniel Wooten



E. DANIEL WOOTEN, NCPLS L-4341 JULY 29, 2025

DUKE ENERGY CAROLINAS, LLC
 DEED 24255-785
 TAX 033-241-07
 ZONING CG(CD)
 BEATTIES FORD RETAIL
 MAP BOOK 51-29



LEGEND

- FIR - FOUND IRON REBAR
- FIP - FOUND IRON PIPE
- AI - ANGLE IRON
- R/W - RIGHT-OF-WAY
- RWM - R/W MARKER (DISC)
- RWN - R/W MARKER (NAIL)
- POB - POINT OF BEGINNING

SETBACK PER ZONING:

- ZONING - CG (CD)
- MINIMUM FRONT SETBACK: BASE ON FUTURE BACK OF CURB
- MINIMUM SIDE YARD: 10 FEET
- MINIMUM REAR YARD: 20 FEET
- MAXIMUM BUILDING HEIGHT: 50 FEET
- MINIMUM LOT WIDTH: 50 FEET

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION. ZONE X FIRM MAP NUMBER 3710452800L, DATED 09/02/2015

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2000.00'	24.10'	S 30°06'36" E	24.10'
C2	2000.00'	122.48'	S 28°00'37" E	122.46'

TOTAL ANNEXATION AREA
 158,438 SQ.FT.
 3.637 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 31°26'04" E	99.09'



WOOTEN SURVEYING & ASSOCIATES, PLLC
 NC P-1862
 119 SMITH CIRCLE
 MATTHEWS, NC 28104
 (980) 328-2977
 DWOOTEN@WOOTENSURVEYING.COM
 WWW.WOOTENSURVEYING.COM

ANNEXATION MAP

AHSUL COMMERCIAL PHASE ANNEXATION PROPERTY

PART OF LOTS 4,5,6 & 7, C.H. ABERNATHY SUBDIVISION BEING 3.637 ACRES (TOTAL)

**#4633 AND #4707 OAKDALE ROAD
 #6114 MT. HOLLY-HUNTERSVILLE ROAD
 LONG CREEK TOWNSHIP
 MECKLENBURG COUNTY, NORTH CAROLINA
 DEED 39146-861, 37470-64, 37811-99, MAP 1998-88
 Tax Numbers: 033-241-08, 033-241-09, 033-241-10**

FIELD/DRAWN DW/DW	ACAD 6114MTHOLLYHUNTERSVILLERD	SCALE 1"=100'	DATE JULY 29, 2025
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