

3596-76-7125  
617 HIGHLAND STREET  
MOUNT HOLLY CAPITAL, LLC  
DB 2719 PG 809  
ZONED B-3

3596-75-7905  
2101 SPRING STREET  
CITY OF MOUNT HOLLY  
PB 86 PG 41  
DB 4861 PG 2085  
ZONED B-3

3596-85-0901  
609 HIGHLAND STREET  
SPRINGS CROSSING, LLC  
DB 2875 PG 947  
ZONED B-3

- LEGEND:**
- IRS IRON ROD SET
  - IRF IRON ROD FOUND
  - N.T.S. NOT TO SCALE
  - ⊕ LIGHT POLE
  - ⊕ ELECTRIC STUB
  - ⊕ STORM STRUCTURE
  - ⊕ SEWER MANHOLE
  - ⊕ HYDRANT
  - ⊕ WATER METER
  - WL- WATER LINE
  - E- ELECTRIC LINE

**GPS SURVEY CERTIFICATE**

I, GUY V. COOKE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 6-18-2021. THAT THIS GPS SURVEY WAS PERFORMED TO THIRD ORDER, CLASS 1 FGCC SPECIFICATIONS AND THAT I USED VRS (VIRTUAL REFERENCE SYSTEM), USING A FOCUS 35 GPS RECEIVER FOR 2 STATIC BURNS OF 180 EPOCHS EACH AND AT TIMES EXCEEDING 2 HOURS OF SEPARATION FOR EACH BURN; THAT THE RATIO OF PRECISION MEETS THE 95% CONFIDENCE LIMITS.  
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 24th DAY OF June, A.D., 2021.

**TOPOGRAPHIC SURVEY CERTIFICATE**

I, GUY V. COOKE, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL TOPOGRAPHIC SURVEY UNDER MY SUPERVISION AND COMPLETED ON 6-18-2021, THAT 95% OF ACTUAL GROUND IS WITHIN ONE HALF OF ONE CONTOUR INTERVAL AS DEPICTED ON THIS MAP AND ALL COORDINATES ARE BASED ON NAD '83 AND ALL ELEVATIONS ARE BASED ON NGVD '88. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 24th DAY OF June, A.D., 2021.

**NOTES:**

1. BASIS OF BEARINGS: GPS VRS SURVEY ON THREE CONTROL POINTS NAD 83 2011 HARN.
2. THIS PARCEL IS LOCATED IN ZONE X PER FIRM PANEL #3710359800L, EFFECTIVE DATE 9-02-2015.
3. THIS TOPOGRAPHIC MAP IS BASED ON VERTICAL DATUM NAVD 88 GEOD 12A.
4. THE WALL SHOWN IS DILAPIDATED KEYSTONE BLOCK.
5. THE AREA IS COMPUTED BY THE COORDINATE METHOD.
6. ALL DISTANCES ARE HORIZONTAL GROUND.
7. UNDERGROUND UTILITIES SHOWN WERE MARKED BY GC MAPPING, PLLC. NC LAW REQUIRES AN 811 DIG TICKET PRIOR TO EXCAVATION.

TO:  Taco Bell Corp., a California corporation, and its affiliates, or its successors and/or assigns  
 Taco Bell of America, LLC, a Delaware limited liability company, and its affiliates, or its successors and/or assigns

AND  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 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2016, and includes items 1, 2, 3, 4, 5, 6(a), 6 (b), 7(a), 7(b)(1), 8, 9, 10(a), 10(b), 11, 13, 18, 19, 20, and 21 of Table A thereof. The field work was completed on 6-24-2021.

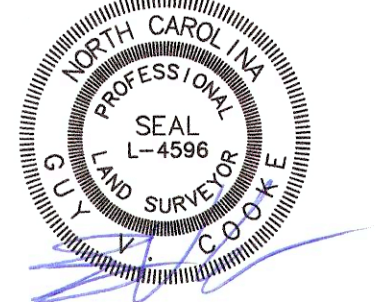
The real property described as follows:

**LEGAL DESCRIPTION**

ALL OF THAT CERTAIN PARCEL OF LAND, LYING AND BEING SITUATED IN RIVER BEND TOWNSHIP, GASTON COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD FOUND WITH NC GRID COORDINATES OF N. 565880.01 E. 1397810.99 ON THE SOUTH SIDE OF SPRING STREET; THENCE N 17°15'25" W A DISTANCE OF 30.19' (L1) TO AN IRON ROD FOUND, THE POINT AND PLACE OF BEGINNING; THENCE S 73°47'01" W A DISTANCE OF 157.67' (L2) TO A RIGHT OF WAY MONUMENT FOUND; THENCE N 46°06'32" W A DISTANCE OF 29.90' (L3) TO AN IRON ROD SET; THENCE N 16°00'24" W A DISTANCE OF 24.03' (L4) TO AN IRON ROD SET; THENCE N 01°19'47" E A DISTANCE OF 26.18' (L5) TO AN IRON ROD SET; THENCE N 01°16'59" E 40.66' (L6) TO AN IRON ROD SET; THENCE N 17°17'02" W 35.48' (L7) TO AN IRON ROD SET; THENCE N 73°50'31" E A DISTANCE OF 152.89' (L8) TO AN IRON ROD FOUND; THENCE S 16°14'15" E A DISTANCE OF 75.00' (L9) TO AN IRON ROD FOUND; THENCE S 16°18'39" E A DISTANCE OF 74.99' (L10) TO AN IRON ROD FOUND; WHICH IS THE POINT AND PLACE OF BEGINNING, AND CONTAINING 24,318.3 SQ FT OR 0.56 ACRES.

Date of Plat/Map/Survey:

*Guy V. Cooke, PLS L-4596*  
 (Surveyor's signature, printed name and seal with Registration/License Number)



DIG #1	DIG #6
RIM 669.90'	RIM 671.75'
INV 665.70'	INV 663.90'
DIG #2	DIG #7
RIM 669.72'	RIM 668.71'
INV IN 665.16'	INV 665.35'
INV OUT 664.87'	YIC #8
SMH #1	DIG #3
RIM 672.26'	RIM 670.37'
INV IN 661.96'	INV 664.77'
INV OUT 661.76'	DIG #4
SMH #2	RIM 669.37'
RIM 667.41'	INV 664.52'
INV IN 660.36'	DIG #5
INV OUT 660.31'	RIM 669.21'
	INV 663.82'

LINE	BEARING	DISTANCE
L1	N 17°15'25" W	30.19'
L2	S 73°47'01" W	157.67'
L3	N 46°06'32" W	29.90'
L4	N 16°00'24" W	24.03'
L5	N 01°19'47" E	26.18'
L6	N 01°16'59" E	40.66'
L7	N 17°17'02" W	35.48'
L8	N 73°50'31" E	152.89'
L9	S 16°14'15" E	75.00'
L10	S 16°18'39" E	74.99'

**TITLE EXCEPTIONS**

- DEED BOOK 4936 PAGE 1032 - DRAINAGE EASEMENT (NO AFFECT TO SUBJECT PROPERTY)
- DEED BOOK 4836 PAGE 800 - NC DOT HIGHWAY RIGHT OF WAY TAKING (PROPERTY BOUNDARY ALREADY REFLECTS CHANGE)
- DEED BOOK 2611 PAGE 197 - CONSTRUCTION AND TURNING RADIUS EASEMENT/EASEMENT (EASEMENT EXPIRED AFTER FINAL CONSTRUCTION)

**GC MAPPING, PLLC**  
 711 LAKE ROYALE  
 LOUISBURG, NC 27549  
 GUY V. COOKE, PLS L-4596  
 FIRM # P-1311  
 919-901-5641

NO.	DATE	DESCRIPTION

**COMMERCIAL SITE DESIGN**

8312 CREEDMOOR ROAD (919) 848-6121, FAX: (919) 848-3741  
 RALEIGH, NORTH CAROLINA 27613  
 WWW.CSITDESIGN.COM

**OWNER:**  
 PARVATI, SHIV & GANESH, INC.  
 2101 SPRING STREET  
 CITY OF MOUNT HOLLY  
 RIVER BEND TOWNSHIP  
 GASTON COUNTY  
 NORTH CAROLINA

**SURVEY FOR:**  
**TACO BELL**  
 109 TUCKASEGEE ROAD  
 CITY OF MOUNT HOLLY, RIVER BEND TWP., GASTON CO., NORTH CAROLINA  
**ALTA/NSPS LAND TITLE SURVEY**

PROJECT NO.	SUR-2112
FILENAME	FILENAME
DRAWN BY:	GC Mapping, PLLC
SCALE:	1" = 20'
DATE:	6-24-2021
SHEET NO.	1 of 1