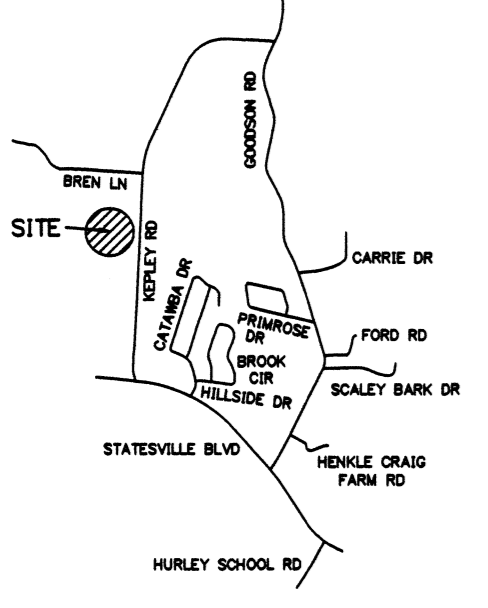
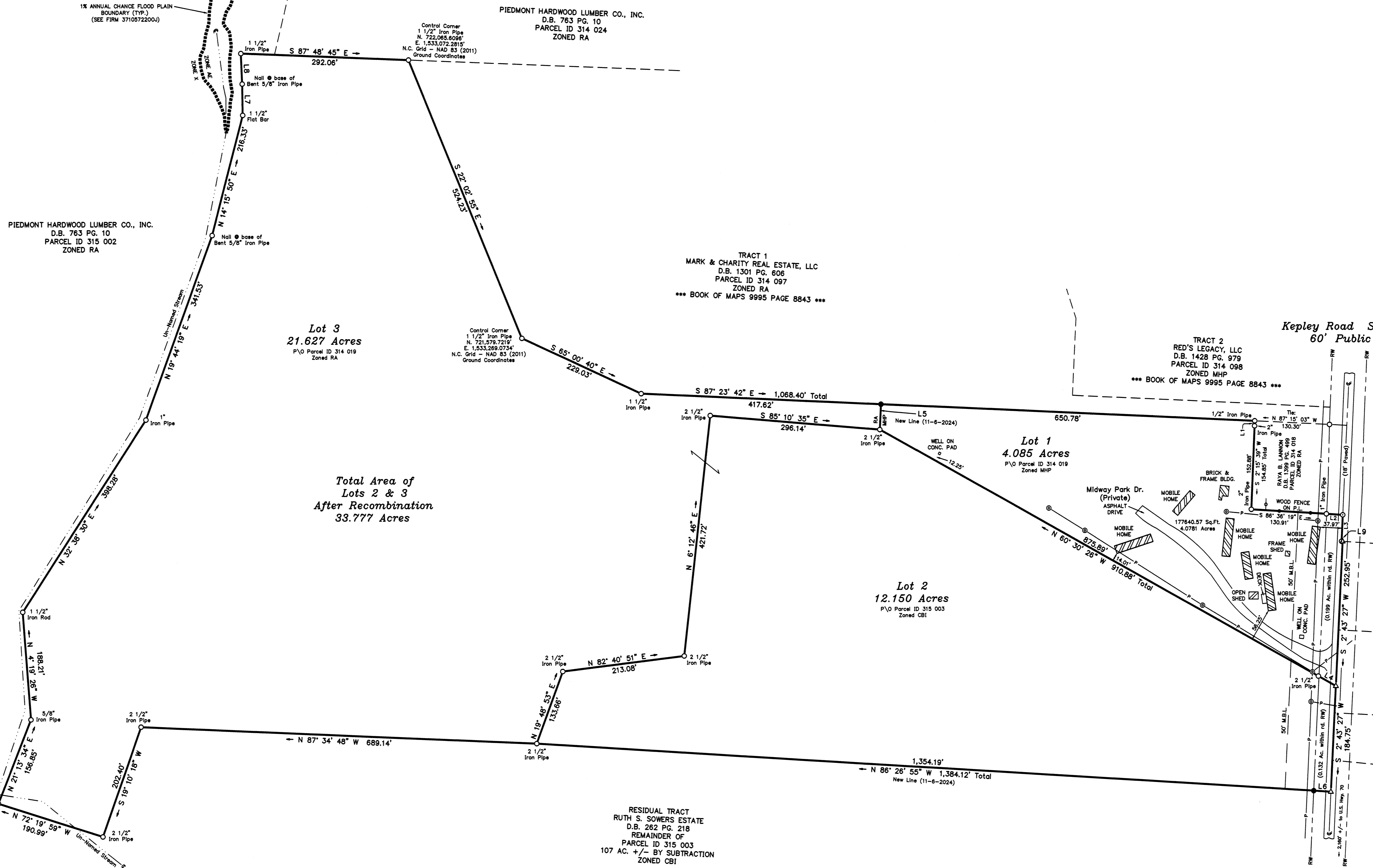


N.C. GRID NORTH - NAD 83 (2011)
FROM BOOK OF MAPS 9995 PAGE 8843



VICINITY MAP *** NOT TO SCALE

- NOTES:
- This property to be served by private well and septic tank systems.
 - Total acreage excluding road right of way is 37,531 acres.
 - All side and rear lot lines are subject to a 10' utility easement each side.
 - RA Zoning (Rowan County): Building setback lines are as follows: Front setback = 30', Side setback = 10', Side street setback = 20', Rear setback = 10'. MHP Zoning (Principal Structure) (Rowan County): Building setback lines are as follows: Front setback = 50', Side setback = 50', Rear setback = 50'. CBI Zoning (Rowan County): Building setback lines are as follows: Front setback = 50', Side setback = 10', Side street setback = 30', Rear setback = 10'. Rowan County does not guarantee the suitability of any lot for the placement of a sewage disposal and/or water supply system.
 - This property is zoned RA, MHP & CBI (Rowan County).
 - This property is located within a public water supply watershed WS-IV (Yadkin River). Any further development of this property shall meet the requirements of the Rowan County Subdivision Ordinance.
 - This property lies in designated flood zone "V" (areas determined to be outside the 0.2% annual chance floodplain) (See FEMA 371057200). Effective date (6-16-2009).
 - All distances shown are horizontal.
 - The combined factor for this survey equals 0.99987023.
 - Lot 1 (4.085 Ac.) (P/O Parcel ID 314 019) is a New Lot (11-6-2024).
 - Lot 2 (12.150 Ac.) (P/O Parcel ID 315 003) is to be recombined by deed with Lot 3 (21.627 Ac.) (P/O Parcel ID 314 019) to form one parcel containing a total of 33.777 Acres.
- Note:
This combination will only become effective after the recording of a document of title expressing the owners intent to combine the noted parcels in the Office of Rowan County Register of Deeds.



Total Area of
Lots 2 & 3
After Recombination
33.777 Acres

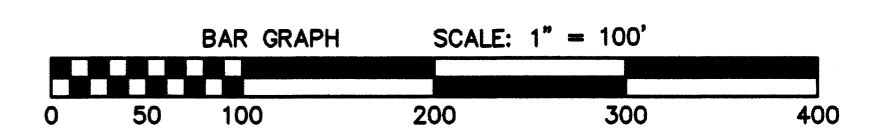
| Line | Bearing | Distance |
|------|-----------------|----------|
| L1 | S 2° 15' 39" W | 1.97' |
| L2 | S 86° 26' 52" E | 28.48' |
| L3 | S 2° 35' 32" W | 45.84' |
| L4 | N 60° 30' 28" W | 34.89' |
| L5 | N 2° 36' 18" E | 44.01' |
| L6 | N 86° 26' 55" W | 29.93' |
| L7 | N 0° 50' 50" W | 54.52' |
| L8 | N 2° 29' 29" W | 53.24' |
| L9 | S 86° 19' 41" E | 1.85' |

I, RICHARD L. SHULENBURGER, PROFESSIONAL LAND SURVEYOR, L-2667 N.C., CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Richard L. Shulenburg
RICHARD L. SHULENBURGER, P.L.S. DATE 11-6-24

Certificate of Ownership and Dedication
I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of Rowan County and that I hereby adopt this plan of subdivision with my free consent and establish minimum lot size and building setback lines as noted.
DATE 11/6/24 OWNER - RUTH S. SOWERS ESTATE

CERTIFICATE OF APPROVAL OF FINAL PLAT
THIS FINAL PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE ROWAN COUNTY SUBDIVISION ORDINANCE ON
W. B. ...
SUBDIVISION ADMINISTRATOR



LEGEND

- Existing Railroad Spike
- Utility Pole
- Ex. Iron (as described)
- New Iron (#5 rebar)
- △ Point (not set)
- Nail
- Centerline
- RW Right-of-Way

STATE OF NORTH CAROLINA
COUNTY OF ROWAN
I, *A. Alan ...* REVIEW OFFICER OF ROWAN COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION
IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
A. Alan ... REVIEW OFFICER DATE 11/6/24



I, RICHARD L. SHULENBURGER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, D.B. (see references); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN D.B. (N/A) PG. (N/A); THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 6th DAY OF NOVEMBER, 2024.
Richard L. Shulenburg 11-6-24

PROPERTY SURVEY FOR:
Midway Investments, LLC & Ruth S. Sowers Estate
SCALE: 1" = 100'
DATE: 11-6-2024
590 Kepley Road & 1004 Midway Park Drive
FRANKLIN TOWNSHIP, ROWAN COUNTY, NORTH CAROLINA
REFERENCES: Parcel ID 314 019 & P/O Parcel ID 315 003.
Deed Book 282 Page 218 & Deed Book 914 Page 487.
SURVEY AND MAP BY SHULENBURGER SURVEYING COMPANY, P.A. (FIRM # C-1858)
614 N. MAIN ST., SUITE A, SALISBURY, N.C. PHONE: 704-637-9623