Docusign Envelope ID: 904944A7-85F5-4497-8BDF-05607D75C5D5

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ZONING INFORMATION

ZONING AUTHORITY: TOWN OF LELAND PLANNING & INSPECTIONS
ADDRESS: 102 TOWN HALL DR, LELAND, NC 28451
PHONE: 910-371-3390
CONTACT: JAVIER BARRERA
PHONE: 910-218-0575
EMAIL: jbarrera@townofleland.com
ZONING DISTRICT: LE-T5
SETBACKS: FRONT – 2' MIN, 12' MAX; REAR – 3' MIN, 14' MAX; SIDE – 0' MIN, 22' MAX
NOTE: SUBJECT TO ACCESS DRIVES AND BUILDING.

FLOOD ZONE

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 3720310700K, EFFECTIVE DATE: AUGUST 28, 2018. SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

APPARENT ENCROACHMENTS

1. GRAVEL DRIVE & CURB STOPS CROSS SUBJECT PROPERTY ALONG NORTHERN LINE.
2. UNDERGROUND UTILITY LINES CROSS SUBJECT PROPERTY ALONG NORTHERN LINE.
3. STORM DRAIN LINES CROSS SUBJECT PROPERTY ALONG EASTERN LINE.

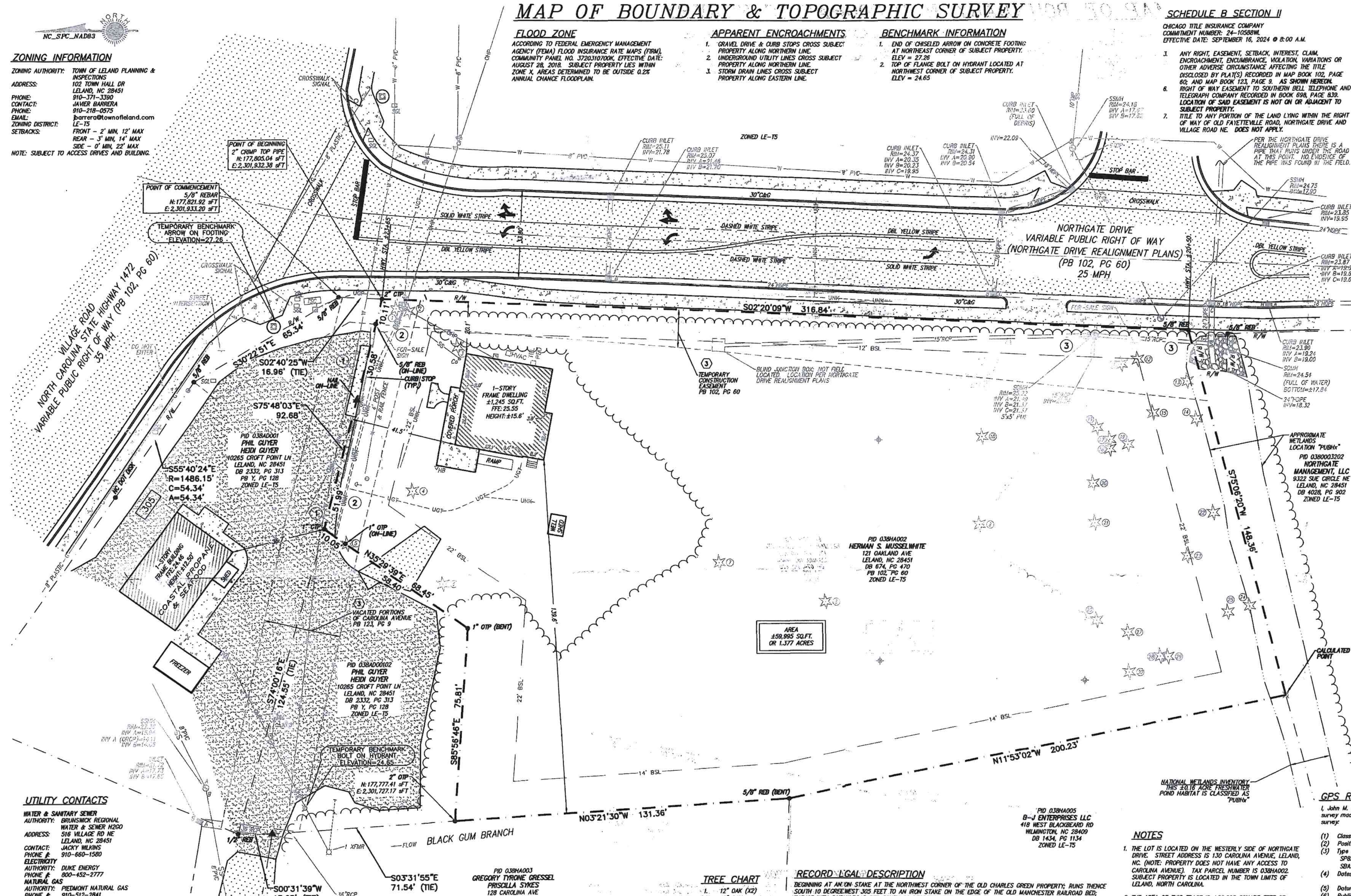
BENCHMARK INFORMATION

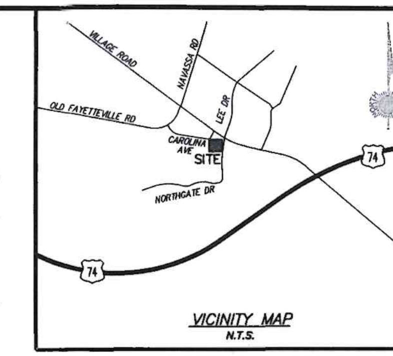
1. END OF CHISELED ARROW ON CONCRETE FOOTING AT NORTHEAST CORNER OF SUBJECT PROPERTY. ELEV = 27.26
2. TOP OF FLANGE BOLT ON HYDRANT LOCATED AT NORTHWEST CORNER OF SUBJECT PROPERTY. ELEV = 24.65

SCHEDULE B SECTION II

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 24-10588WL
EFFECTIVE DATE: SEPTEMBER 16, 2024 @ 8:00 A.M.

3. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN MAP BOOK 102, PAGE 60; AND MAP BOOK 123, PAGE 9. AS SHOWN HEREON.
6. RIGHT OF WAY EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 698, PAGE 839. **LOCATION OF SAID EASEMENT IS NOT ON OR ADJACENT TO SUBJECT PROPERTY.**
7. TITLE TO ANY PORTION OF THE LAND LYING WITHIN THE RIGHT OF WAY OF OLD FAYETTEVILLE ROAD, NORTHGATE DRIVE AND VILLAGE ROAD NE. **DOES NOT APPLY.**





VICINITY MAP
N.T.S.

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
WOODS LINE	
FENCE LINE	
BUILDING SETBACK LINE	BSL
LANDSCAPE BUFFER LINE	LSB
EXISTING CONTOUR LINE	22
GAS LINE	G
WATER LINE	W
OVERHEAD POWER LINE	OHP
UNDERGROUND POWER LINE	UGP
UNDERGROUND TELEPHONE LINE	UGT
UNKNOWN BURIED UTILITY	UNK
SANITARY SEWER LINE	SS
STORM SEWER LINE	18" RCP
IRON PIN FOUND (SIZE AND TYPE AS NOTED)	●
CONCRETE MONUMENT FOUND	■
NAIL FOUND	▲
SCHEDULE BII EXCEPTION	6
ENCROACHMENT	1
UTILITY POLE/GUY WIRE	
LIGHT POLE	
TRAFFIC SIGNAL POLE	
TELEPHONE PEDESTAL	
TRAFFIC SIGNAL JUNCTION BOX	SGL
TRAFFIC SIGNAL CABINET	TSC
WATER VALVE	
WATER METER	
FIRE HYDRANT	
HOSE BIB	HB
STORM MANHOLE	S
STORM INLET	
SANITARY MANHOLE	
CLEANOUT	
SOIL BORING	
SIGN	
MAILBOX	
TREE (SEE CHART)	
SPOT ELEVATION	
STREET ADDRESS	305
ASPHALT	
CONCRETE	
GRAVEL	

ABBREVIATIONS:

R/W	RIGHT OF WAY	APPROX	APPROXIMATE
PID	PARCEL IDENTIFICATION NUMBER	WH	WIRE HEIGHT
N/F	NOW OR FORMERLY	OTP	OPEN TOP PIPE
PB	PLAT BOOK	CTP	CLOSED TOP PIPE
DB	DEED BOOK	REB	REBAR
PG	PAGE	C&G	CURB & GUTTER
(D)	DEED	TC/FL	TOP OF CURB/FLOWLINE
SDMH	STORM DRAIN MANHOLE	FFE	FINISHED FLOOR ELEVATION
SSMH	SANITARY SEWER MANHOLE	INV	INVERT
PVC	POLY VINYL CHLORIDE	SQ FT	SQUARE FEET
RCP	REINFORCED CONCRETE PIPE	R/W	RIGHT OF WAY LINE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	sFT	SURVEY FEET
XFMR	POWER TRANSFORMER		

UTILITY CONTACTS

WATER & SANITARY SEWER
AUTHORITY: BRUNSWICK REGIONAL WATER & SEWER H2GO
ADDRESS: 516 VILLAGE RD NE, LELAND, NC 28451
CONTACT: JACKY WILKINS
PHONE #: 910-660-1580
ELECTRICITY
AUTHORITY: DUKE ENERGY
PHONE #: 800-452-2777
NATURAL GAS
AUTHORITY: PIEDMONT NATURAL GAS
PHONE #: 910-512-2841
CONTACT: PAUL GUNTHER (SALES)
COMMUNICATIONS
AUTHORITY: FOCUS BROADBAND
ADDRESS: 640 WHITEVILLE RD NW, SHALLOTTE, NC 28470
PHONE #: 910-755-1636
COMMUNICATIONS
AUTHORITY: AT&T
PHONE #: 919-829-8184
CONTACT: DOUG HAYES, II
COMMUNICATIONS
AUTHORITY: CHARTER COMMUNICATIONS
PHONE #: 855-272-2862

STREET INFORMATION

NORTHGATE DRIVE
OPERATING AUTHORITY: NC DOT DIVISION 3, DISTRICT 3, 5911 OLEANDER DRIVE, WILMINGTON, NC 28403
PHONE: 910-398-9100
SPEED LIMIT: 25 MPH
CLASSIFICATION: "PRINCIPAL ARTERIAL – OTHER"

SURVEY LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Town of Leland, Town Creek Township, Brunswick County, North Carolina, containing 59,995 square feet or 1.377 acres, more or less, and being more particularly described as follows (basis of bearing is the North Carolina State Plane Coordinate System, NAD 83(2011):

Commencing at the southern end of the southwest mitre of the west right of way of Northgate Drive (variable width public right of way) and the southwest right of way line of Village Road, (NC Highway 1472, variable width public right of way), said point being marked by a found 5/8"rebar having North Carolina State Plane Coordinates (NAD 83(2011) N: 177,821.92 sFT, E: 2, 301,933.20 sFT, and said point being the Point of Commencement; thence, along the west right of way line of Northgate Drive South 02 degrees 40 minutes 25 seconds West a distance of 16.96 feet to a point marked by a found 2-inch crimped top pipe, said pipe being at the northeast corner of a parcel of land shown on a plat entitled "Northgate Right-of-Way Re-alignment", (plat is recorded in Plat Book 102, page 60, Brunswick County Register of Deeds office), said point also having North Carolina State Plane coordinates (NAD 83(2011) N: 177,805.04 sFT, E: 2,301,932.38 sFT, and said point being the Point of Beginning for this tract of land; thence, continuing along said west right of way line of Northgate Drive, South 00 degrees 20 minutes 09 seconds West for a distance of 316.84 feet to a point marked by a found 5/8-inch rebar; thence, leaving said west right of way line of Northgate Drive and along the common boundary line with the property of Northgate Management, LLC (Deed Book 4028, Page 902), South 75 degrees 06 minutes 20 seconds West for a distance of 148.36 feet to a point in the intersection of a creek locally known as Black Gum Branch; thence, along the common boundary line with the property of B-J Enterprises, LLC. (Deed Book 1434, Page 1134) North 11 degrees 53 minutes 02 seconds West for a distance of 200.23 feet to a point marked by a found 5/8-inch (disturbed) rebar; thence, along the common boundary line with the property of Gregory Tyrone Gressel and Priscilla Sykes (Deed Book 4879, Page 1073) North 03 degrees 21 minutes 30 seconds West for a distance of 131.36 feet to a point marked by a found 2-inch open top pipe, said point having North Carolina State Plane Coordinates (NAD 83(2011) N: 177,777.41 sFT, E: 2,301,727.17 sFT; thence, along the common boundary line with the property of Phil Guyer, and Heidi Guyer (Deed Book 2332, Page 313), the following three (3) courses:

1. South 85 degrees 56 minutes 46 seconds East for a distance of 75.81 feet to a point marked by a 1-inch open top pipe (disturbed) found;
2. North 35 degrees 29 minutes 39 seconds East for a total distance of 68.45 feet to a point marked by a 1-inch crimped top pipe found (passing a 1-inch open top pipe at the base of a 20-inch pine at a distance of 58.40 feet);
3. South 75 degrees 48 minutes 03 seconds East for a total distance of 92.68 feet to a point marked by a 2-inch crimped top pipe found on the west right of way line of Northgate Drive (passing a mag nail found a distance of 51.99 feet, and a 5/8-inch rebar found a distance of 82.57 feet), said point being the Point of Beginning.

TREE CHART

1.	12" OAK (X2)
2.	12" OAK
3.	16" OAK (X2)
4.	36" OAK
5.	20" PINE
6.	6" SWEETGUM
7.	10" BERCH
8.	10" HICKORY
9.	12" PINE
10.	10" BERCH
11.	24" PINE
12.	12" PINE
13.	24" PINE
14.	12" OAK
15.	24" PINE
16.	12" OAK
17.	12" OAK
18.	18" OAK (X2)
19.	14" OAK
20.	10" PINE
21.	12" PINE
22.	12" OAK
23.	12" OAK
24.	24" PINE
25.	10" OAK
26.	8" OAK
27.	24" PINE
28.	10" SWEETGUM
29.	8" OAK
30.	16" SWEETGUM

RECORD LGAL DESCRIPTION

BEGINNING AT AN ON STAKE AT THE NORTHWEST CORNER OF THE OLD CHARLES GREEN PROPERTY; RUNS THENCE SOUTH 10 DEGREEWEST 305 FEET TO AN IRON STAKE ON THE EDGE OF THE OLD MANCHESTER RAILROAD BED; THENCE WITH SAIDAILROAD BED SOUTH 80 DEGREES WEST 144 FEET TO AN IRON STAKE WHERE BLACK GUM BRANCH INTERSEC A DITCH ON THE EDGE OF THE OLD MANCHESTER RAILROAD BED; THENCE WITH THE RUN OF THE SAID BLACK GI BRANCH ABOUT NORTH 2 DEGREES WEST TO THE W.C. SMITH SOUTHWEST CORNER IN THE RUN OF THE SAID BRAN ABOUT 213.87 FEET; THENCE SOUTH 78 DEGREES 24 MINUTES EAST 180 FEET TO A STAKE; THENCE NORTH 2 GREES 56 MINUTES EAST 70.7 FEET TO A STAKE ON THE SOUTH EDGE OF THE OLD FAYETTEVILLE ROA THENCE WITH THE EDGE OF THE OLD FAYETTEVILLE ROAD SOUTH 78 DEGREES 24 MINUTES EAST 77.8 FEET TO A SKE; THENCE NORTH 17 DEGREES EAST 35.1 FEET TO A STAKE ON THE SOUTH EDGE OF THE RIGHT OF WAY OFIGHWAY NO. 74; THENCE WITH THE EDGE OF SAID HIGHWAY RIGHT OF WAY SOUTH 54 DEGREES EAST 156.7 FEET AN IRON STAKE IN THE INTERSECTION OF SAID HIGHWAY NO. 74 AND THE OLD FAYETTEVILLE ROAD; THENCE W THE OLD FAYETTEVILLE ROAD NORTH 76 DEGREES 45 MINUTES WEST 148 FEET TO AN IRON STAKE ON THE NOH EDGE OF THE OLD FAYETTEVILLE ROAD; THENCE SOUTH 10 DEGREES WEST 19 FEET ACROSS THE OLD FAYETTEVLE ROAD THE POINT OF BEGINNING, CONTAINING .9 ACRE, MORE OR LESS, AND BEING THE SAME PROPERTY CONVED BY DEED DATED MAY 7, 1951 FROM JAMES D. EDWARDS AND WIFE, DOROTHY M. EDWARDS TO BENFORD L SMITHND WIFE, NANNIE W. SMITH AND RECORDED MAY 9, 1951 IN BOOK 162 AT PAGE 527 IN THE OFFICE OF THE RESTER OF DEEDS OF BRUNSWICH COUNTY, NORTH CAROLINA. FOR A MORE PARTICULAR DESCRIPTION, REFENCE IS HEREBY MADE TO BOOK 99 AT PAGE 167 ON THE OFFICE OF THE REGISTER OF DEEDS OF BRUNSWICK, NOTH CAROLINA.

SAVING AND EXCEING FROM THE ABOVE DESCRIBED TRACT THAT PORTION THEREOF CONVEYED BY ROBERT W. REEVES AND WIFEIYRTLE T. REEVES TO WILLIAM W. SMITH AND WIFE, LILLIAN C. SMITH, THE SAME BEING DESCRIBED AS FOLLOWS: BEGINING AT AN IRON PIPE IN THE SOUTHERN LINE OF U.S. HIGHWAYS #74 AND #76 AND 50 FEET FROM THE CENTERHEREOF, SAID PIPE BEING THE NORTHEASTERLY CORNER OF A TRACT NOW OWNED BY WILLIAM C. SMITH AND WIFE, NNING THENCE WITH SAID LINE OF SAID HIGHWAY IN A SOUTHEASTERLY DIRECTION AND WITH THE LINE OF A CURVE) THE LEFT TO AN IRON PIPE IN THE CENTER LINE OF THE OLD FAYETTEVILLE ROAD, SAID PIPE BEING LOCATED SITH 56 DEGREES 45 MINUTES EAST 151.4 FEET FROM THE BEGINNING POINT; THENCE NORTH 76 DEGREES 35 MINUS WEST WITH THE CENTER LINE OF THE OLD FAYETTEVILLE ROAD 145.05 FEET TO AN IRON PIPE; THENCE NORTH 16EGREES 21 MINUTES EAST 15.0 FEET TO A STONE, A CORNER OF WILLIAM C. SMITH AND WIFE; THENCE SAME COGE 36.45 FEET WITH THE EASTERLY LINE OF SAID SMITH LINE TO THE POINT OF BEGINNING; THE SAME BEING THE RTHEASTERLY PORTION OF THE ABOVE MENTIONED TRACT CONVEYED TO REEVES.

SUBJECT, HOWEVETO WHATEVER RIGHT OF WAY THE OLD FAYETTEVILLE ROAD MAY HAVE (ESTIMATED TO BE 20 TO 30 FEET IN WIDTH.

NOTES

1. THE LOT IS LOCATED ON THE WESTERLY SIDE OF NORTHGATE DRIVE. STREET ADDRESS IS 130 CAROLINA AVENUE, LELAND, NC. (NOTE: PROPERTY DOES NOT HAVE ANY ACCESS TO CAROLINA AVENUE). TAX PARCEL NUMBER IS 038HA002. SUBJECT PROPERTY IS LOCATED IN THE TOWN LIMITS OF LELAND, NORTH CAROLINA.
2. THE AREA OF THIS TRACT IS ±59,995 SQUARE FEET OR ±1.377 ACRES. THIS PROPERTY AREA WAS DETERMINED BY THE COORDINATE COMPUTATION METHOD.
3. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY PATRIOT SCANNING (919-578-1992). VERIFICATION OF THE UTILITY LOCATIONS SHOULD BE MADE PRIOR TO CONSTRUCTION BY CONTACTING THE NORTH CAROLINA ONE-CALL 811, (800) 632-4949. NC ONE CALL TICKET #A242601588.
5. THE REFERENCE BEARING FOR THIS DRAWING IS BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (2011).
6. ELEVATIONS SHOWN ARE BASED ON THE NAVD 88 DATUM. ONE-FOOT CONTOUR INTERVAL SHOWN.
7. THIS SURVEY WAS MADE WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 24-10558WL, DATED SEPTEMBER 16, 2024.

20 0 20 40 60
GRAPHIC SCALE IN FEET

GPS REAL TIME KINEMATIC (RTK) NETWORK SUMMARY:

I, John M. Story, 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: A
(2) Positional accuracy: HORIZONTAL 0.012' – VERTICAL 0.014'
(3) Type of GPS field procedure: STATIC (NSRS) & RTK – SP85, 240 CHANNELS GPS L1/L2/L5 GLONASS, BEIDOU, GALILEO, QZSS, SBAS INTEGRATED RECEIVER/ANTENNA (DUAL FREQUENCY RECEIVERS)
(4) Dates of Survey: START: SEPTEMBER 17, 2024 @ 07:35 EDT. END: SEPTEMBER 17, 2024 @ 14:11 EDT.
(5) Datum/ Epoch: NAD83(2011); NAVD88 / EPOCH 2010.00
(6) Published/ Fixed-control use: "NCSL, NCET, AND NCCH CORS ARP"
(7) GEOID Model: GEOID 18
(8) Combined Grid Factor: 1.00003372
(9) Units: US Survey Feet (sFT)

SURVEYOR CERTIFICATION

TO O'REILLY AUTOMOTIVE STORES, INC, A MISSOURI CORPORATION, HERMAN S. MUSSELWHITE 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7A, 7C, 8-9, 11A, 13-14 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 1, 2024.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK 674, PAGE 470; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN MAP BOOK Y, PAGE 128, MAP CAB 104, PAGE 36 AND TOWN OF LELAND NORTHGATE DRIVE REALIGNMENT PLANS; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:65,080; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)."

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17TH DAY OF OCTOBER, A.D. 2024.

DocuSigned by:
JOHN M. STORY NC PROFESSIONAL LAND SURVEYOR L-3840
1AF1982038D84F1...
October 30, 2024
DATE

NORTH CAROLINA PROFESSIONAL SEAL L-3840 LAND SURVEYOR JOHN M. STORY

DONALDSON, GARRETT, & ASSOCIATES, INC.
MACON ◦ CHARLOTTE
9741-L SOUTHERN PINE BOULEVARD
CHARLOTTE, NORTH CAROLINA 28273
(704) 374-1955 Mobile: (704) 589-6192
NORTH CAROLINA CORPORATE LICENSE NO. C-1518

ALTA/NSPS LAND TITLE SURVEY
FOR
O'REILLY AUTOMOTIVE STORES, INC.
130 CAROLINA AVENUE
TOWN OF LELAND, BRUNSWICK COUNTY
TOWN CREEK TOWNSHIP, NORTH CAROLINA

O'Reilly AUTO PARTS

REVISIONS | DATE

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF D, G & A AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

DATE:	10/17/2024
SCALE:	1"=20'
DRAWING #:	NC-036-24-D
PROJ. #:	4539-659
DRWN:	STAFF
CHKD:	JMS

SV1

SHEET 1 OF 1

S:\Working\4539 – O'Reilly Automotive Stores, Inc\659 (N1687) Leland, NC (LE1)\Drawing\O'Reilly Leland, NC (LE1) 10.30.2024 without contours.dwg 10/30/2024 1:49:42 PM