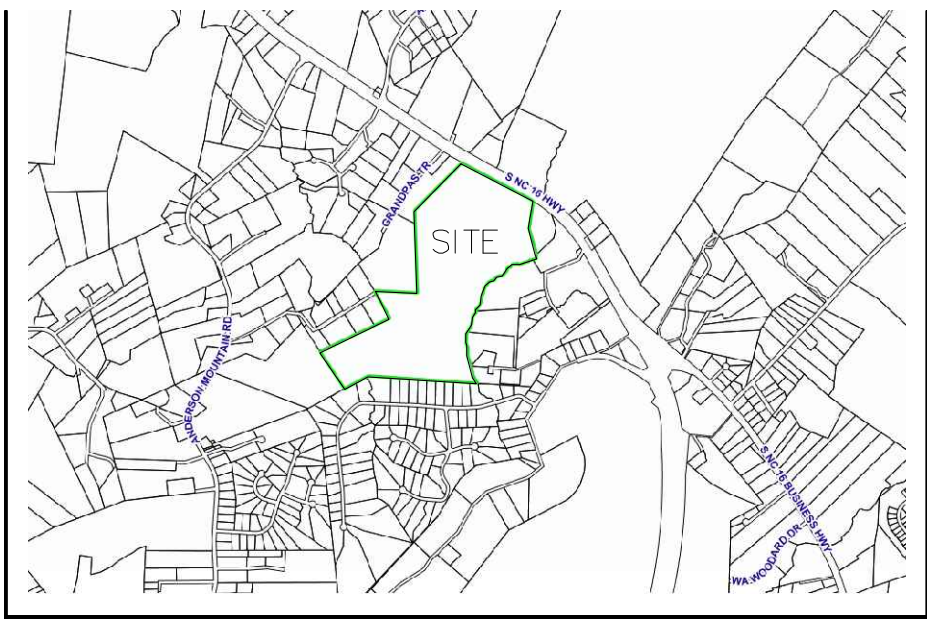


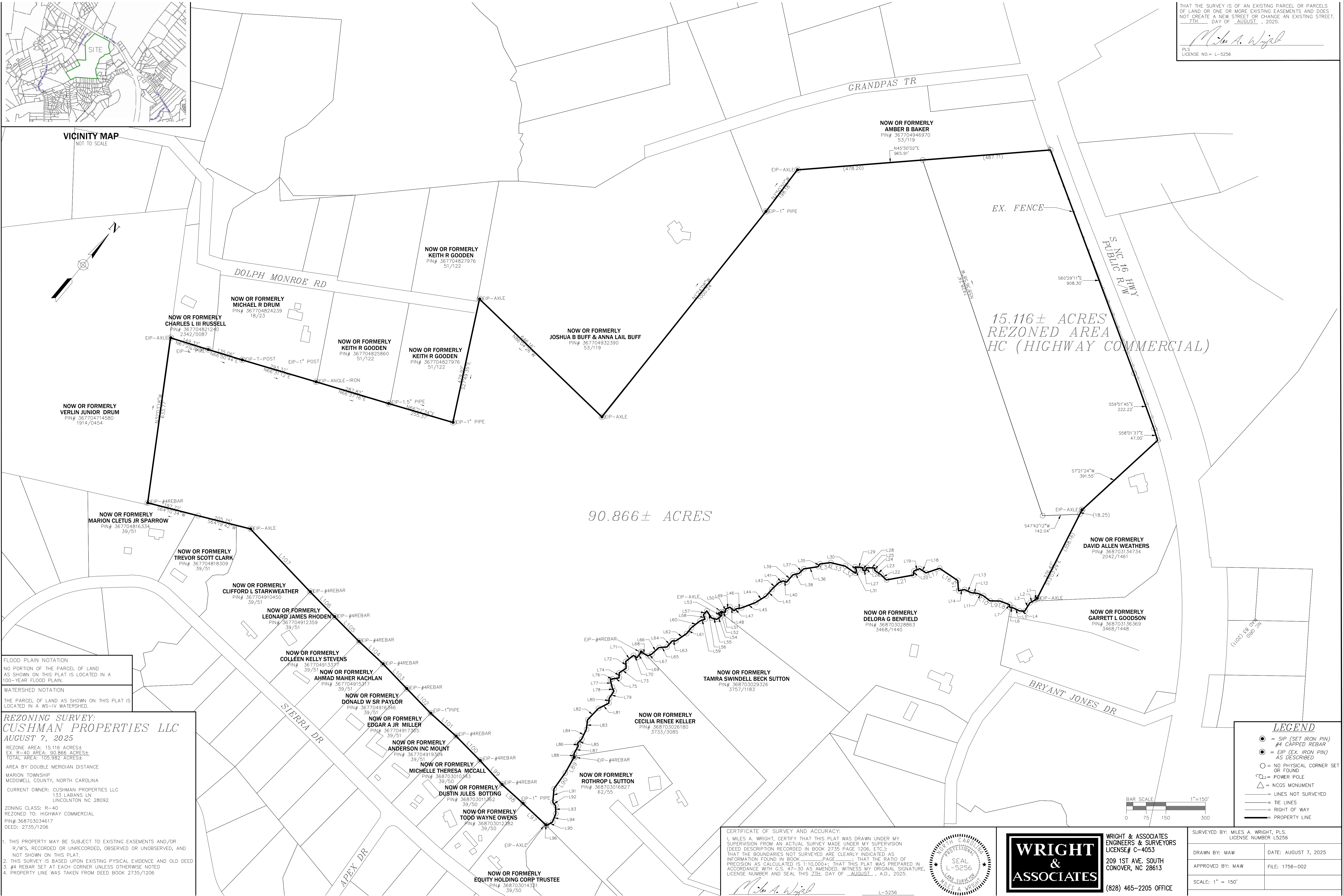


VICINITY MAP
NOT TO SCALE

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS
OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES
NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
7TH DAY OF AUGUST, 2025.

Miles A. Wright

PLS
LICENSE NO.= L-5256



FLOOD PLAIN NOTATION
NO PORTION OF THE PARCEL OF LAND
AS SHOWN ON THIS PLAT IS LOCATED IN A
100-YEAR FLOOD PLAIN.

WATERSHED NOTATION
THE PARCEL OF LAND AS SHOWN ON THIS PLAT IS
LOCATED IN A WS-IV WATERSHED.

REZONING SURVEY:
CUSHMAN PROPERTIES LLC
AUGUST 7, 2025

REZONE AREA: 15.116 ACRES±
EX. R-40 AREA: 90.866 ACRES±
TOTAL AREA: 105.982 ACRES±

AREA BY DOUBLE MERIDIAN DISTANCE

MARION TOWNSHIP
MCOWELL COUNTY, NORTH CAROLINA

CURRENT OWNER: CUSHMAN PROPERTIES LLC
133 LABANS LN
LINCOLNTON NC 28092

ZONING CLASS: R-40
REZONED TO: HIGHWAY COMMERCIAL
PIN# 368703034617
DEED: 2735/1206

1. THIS PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND/OR
R/W'S, RECORDED OR UNRECORDED, OBSERVED OR UNOBSERVED, AND
NOT SHOWN ON THIS PLAT.
2. THIS SURVEY IS BASED UPON EXISTING PHYSICAL EVIDENCE AND OLD DEED
3. #4 REBAR SET AT EACH CORNER UNLESS OTHERWISE NOTED
4. PROPERTY LINE WAS TAKEN FROM DEED BOOK 2735/1206

CERTIFICATE OF SURVEY AND ACCURACY:

I, MILES A. WRIGHT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
(DEED DESCRIPTION RECORDED IN BOOK 2735 PAGE 1206, ETC.);
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS
INFORMATION FOUND IN BOOK _____ PAGE _____; 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 7TH DAY OF AUGUST, A.D., 2025.

Miles A. Wright

L-5256



**WRIGHT
&
ASSOCIATES**

WRIGHT & ASSOCIATES
ENGINEERS & SURVEYORS
LICENSE# C-4053

209 1ST AVE, SOUTH
CONOVER, NC 28613

(828) 465-2205 OFFICE

SURVEYED BY: MILES A. WRIGHT, PLS.
LICENSE NUMBER L5256

DRAWN BY: MAW

DATE: AUGUST 7, 2025

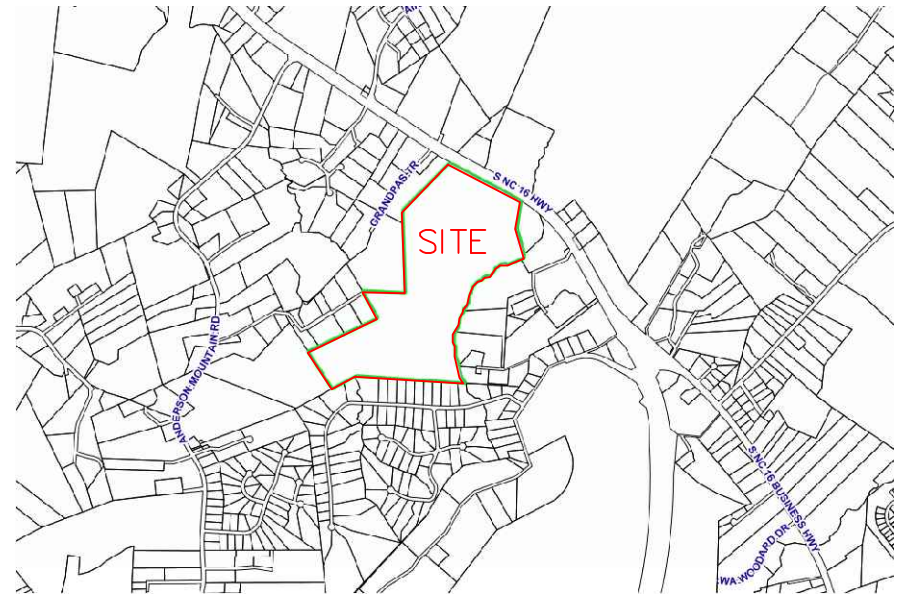
APPROVED BY: MAW

FILE: 1756-002

SCALE: 1" = 150'

LEGEND

- = SIP (SET IRON PIN)
#4 CAPPED REBAR
- = EIP (EX. IRON PIN)
AS DESCRIBED
- = NO PHYSICAL CORNER SET
OR FOUND
- ⊙ = POWER POLE
- △ = NC&S MONUMENT
- = LINES NOT SURVEYED
- = TIE LINES
- = RIGHT OF WAY
- = PROPERTY LINE



VICINITY MAP
NOT TO SCALE

Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	14.64'	N11°32'38"E	L21	104.77'	S39°44'10"W	L41	18.18'	S27°54'10"W	L61	28.15'	S1°16'25"E	L81	44.70'	S22°51'10"W	L101	130.11'	N87°53'47"W
L2	18.19'	N22°49'46"E	L22	30.31'	N86°06'07"W	L42	37.63'	S5°45'47"W	L62	49.67'	S15°51'36"W	L82	59.21'	S3°30'30"W	L102	130.75'	N84°12'23"W
L3	36.67'	S8°39'07"E	L23	26.50'	S83°06'06"W	L43	32.76'	S0°47'27"W	L63	13.70'	S51°45'27"W	L83	36.52'	S32°25'00"E	L103	130.07'	N83°46'35"W
L4	20.55'	S51°17'49"W	L24	10.47'	N47°04'33"W	L44	47.21'	S18°16'16"W	L64	30.75'	S0°42'26"W	L84	41.61'	S14°26'09"E	L104	125.77'	N86°57'56"W
L5	25.29'	S75°36'55"W	L25	29.68'	S51°26'08"W	L45	57.41'	S29°14'55"W	L65	30.46'	S45°15'02"W	L85	21.84'	S4°55'48"W	L105	132.19'	N84°45'05"W
L6	14.01'	S61°32'29"W	L26	11.92'	S26°18'54"E	L46	19.31'	S40°41'25"W	L66	36.50'	S8°05'31"W	L86	10.68'	S55°35'26"E	L106	132.38'	N84°07'54"W
L7	10.48'	N48°51'07"W	L27	11.25'	S55°44'12"W	L47	11.27'	S10°48'04"W	L67	16.16'	S24°56'27"W	L87	32.32'	S10°28'42"E	L107	329.56'	N83°36'35"W
L8	38.17'	S70°35'30"W	L28	11.37'	N51°28'07"W	L48	20.77'	N89°07'18"W	L68	29.73'	S78°45'47"W	L88	14.83'	S37°19'24"E			
L9	38.17'	S51°02'53"W	L29	28.31'	S53°47'28"W	L49	17.41'	S26°15'43"W	L69	26.24'	S3°42'47"E	L89	68.12'	S10°44'27"E			
L10	32.21'	S87°50'19"W	L30	14.47'	S65°06'31"E	L50	13.00'	S34°23'30"E	L70	15.96'	S80°56'07"W	L90	73.52'	S4°36'38"E			
L11	23.34'	S72°09'43"W	L31	11.73'	N16°20'37"W	L51	15.29'	S51°46'43"W	L71	36.50'	S12°33'07"W	L91	51.77'	S35°00'00"E			
L12	23.92'	S55°59'34"W	L32	47.06'	S84°41'22"W	L52	10.65'	S33°28'18"W	L72	26.46'	S42°40'35"E	L92	17.13'	S79°29'10"E			
L13	28.55'	S74°35'00"W	L33	57.39'	S64°14'16"W	L53	15.71'	S67°51'57"E	L73	31.55'	S16°27'38"W	L93	30.34'	S40°18'41"E			
L14	23.18'	S37°52'39"W	L34	40.95'	S42°29'58"W	L54	17.97'	S13°20'54"W	L74	19.52'	S38°34'57"E	L94	34.18'	S18°44'02"E			
L15	39.48'	N44°37'31"W	L35	13.25'	S6°14'24"E	L55	21.23'	S66°04'46"W	L75	26.09'	S42°38'07"W	L95	26.50'	S19°19'02"W			
L16	83.12'	S83°34'33"W	L36	55.41'	S41°48'39"W	L56	32.12'	N73°57'45"W	L76	8.21'	S24°32'36"W	L96	4.18'	N85°09'23"W			
L17	53.78'	S31°46'19"W	L37	24.33'	S5°24'52"W	L57	19.61'	S1°34'43"W	L77	30.19'	S53°47'47"E	L97	119.54'	N86°37'27"W			
L18	29.04'	S83°09'50"W	L38	23.79'	S35°45'29"W	L58	17.71'	S61°42'20"E	L78	15.48'	S64°43'44"E	L98	107.13'	N88°00'40"W			
L19	24.30'	S28°37'06"W	L39	36.21'	S1°35'16"W	L59	21.81'	S28°08'52"W	L79	32.34'	S6°52'48"E	L99	123.42'	N82°21'03"W			
L20	15.38'	S36°39'05"E	L40	13.97'	S68°38'46"W	L60	41.03'	S12°04'12"W	L80	18.83'	S33°39'47"E	L100	130.09'	N84°43'06"W			

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REZONING SURVEY:
CUSHMAN PROPERTIES LLC
AUGUST 7, 2025

TOTAL AREA: 105.982 ACRES±
AREA BY DOUBLE MERIDIAN DISTANCE
CALDWELL TOWNSHIP
CATAWBA COUNTY, NORTH CAROLINA
CURRENT OWNER: CUSHMAN PROPERTIES LLC
133 LABANS LN
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ZONING CLASS: R-40
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SURVEYED BY: MILES A. WRIGHT, PLS.
LICENSE NUMBER L5256

DRAWN BY: MAW
DATE: AUGUST 7, 2025

APPROVED BY: MAW
FILE: 1756-002