

GRID-NAD83

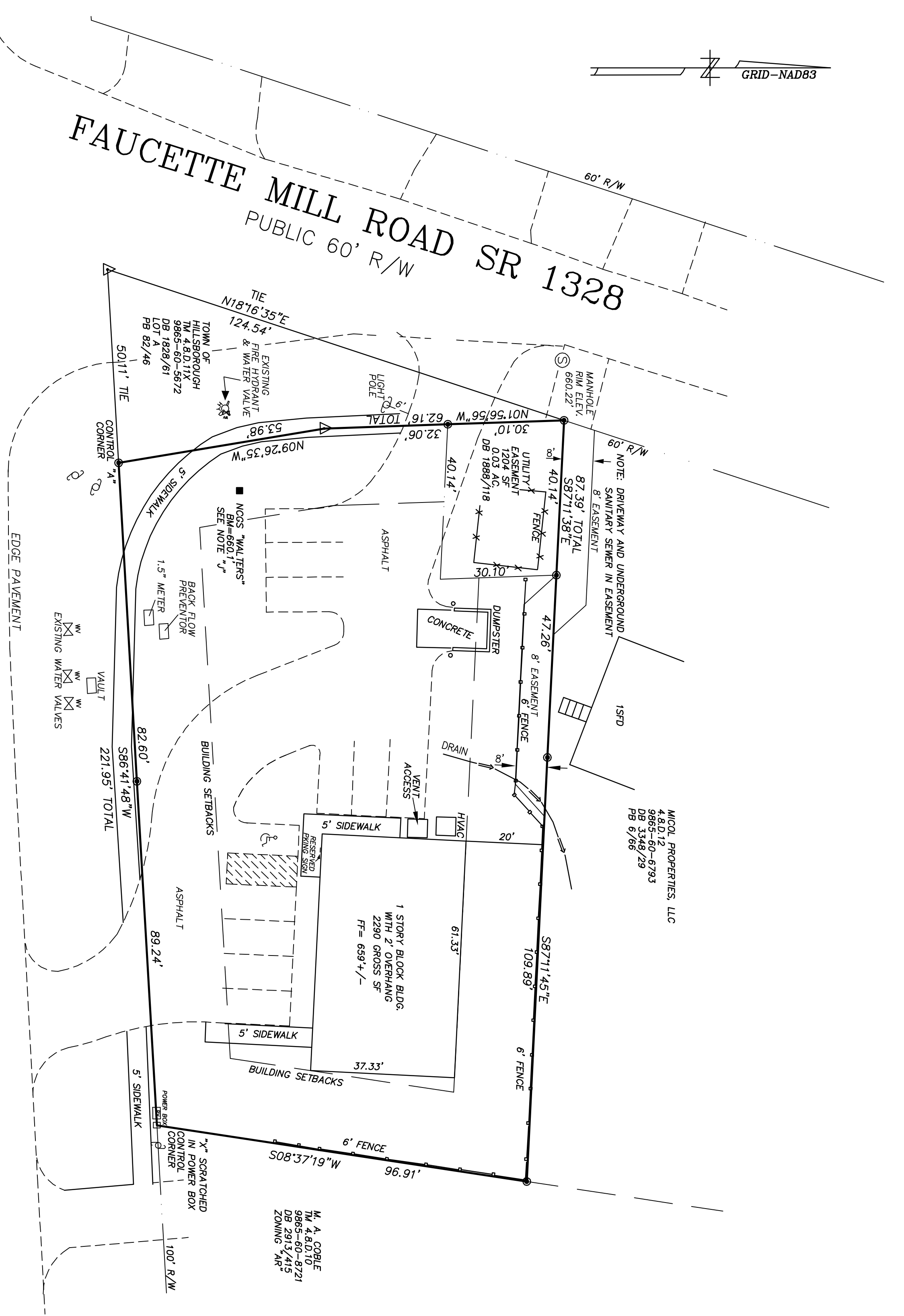
FAUCETTE MILL ROAD SR 1328

PUBLIC 60' R/W

US 70 BYPASS

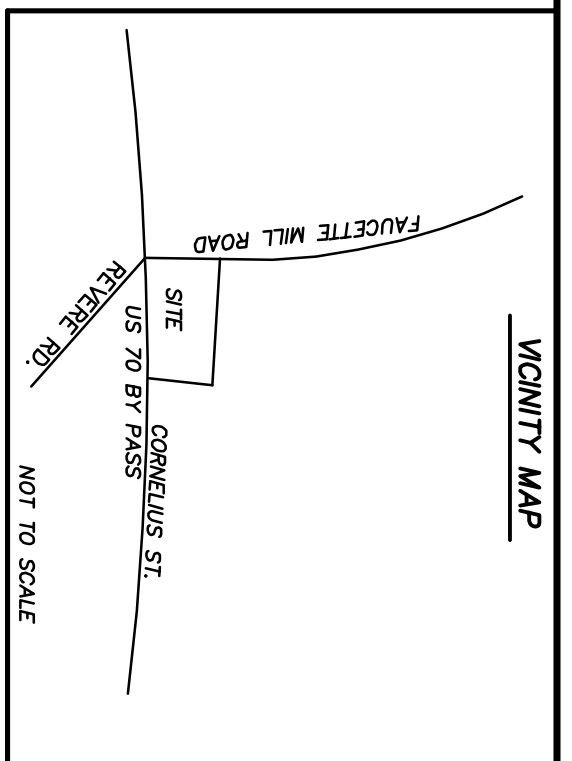
625 CORNELIUS STREET

PUBLIC 100' R/W



MICOL PROPERTIES, LLC
 48.01.12
 DB 3-40-6793
 DB 3-48/29
 PB 6/86

M. A. COBLE
 T.M. 4.8.D.10
 9863-60-8121
 DB 2912/415
 ZONING: AK



NOTES:

NOTE "A"
 SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. ALL BUILDINGS, SURFACE AND SUBSURFACE UTILITIES, EASEMENTS AND SETBACKS SHOWN ARE NOT NECESSARILY SHOWN HEREON, AND STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.

NOTE "B"
 THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISUAL EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. VARYING DEPTHS, LOCATIONS AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.

NOTE "C"
 ALL DISTANCES ARE HORIZONTAL GROUND AND AREA BY COORDINATE COMPUTATION.

NOTE "D"
 THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.

NOTE "E"
 EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPRESENT ANY OPINION OR WARRANTY OF THE SURVEYOR AS TO THE ACCURACY OF THE INFORMATION PROVIDED TO THE SURVEYOR. THOSE VISIBLE DURING FIELD EXAMINATION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

NOTE "F"
 METEOROLOGICAL, JURISDICTIONAL, WATERS OR OTHER CONDITIONS WHICH MAY BE FLOODING OR AFFECTED DURING THIS SURVEY. SPECIAL SURVEYS AND OTHER RESTRICTIONS ON DEVELOPMENT MAY BE REQUIRED.

NOTE "G"
 FLOOD ZONES OR BASE FLOOD ELEVATIONS WERE NOT INVESTIGATED DURING THIS SURVEY.

NOTE "H"
 SEE PLAT "JAMES W. TAYLOR", BY ROBERT A. JONES, P.L.S., DATED MAR. 15, 1987 AND RECORDED IN PLAT BOOK 6/786.

NOTE "I"
 SEE PLAT "CORNELIA T. WALTERS", BY STEVE F. YOUNG, P.L.S., DATED SEP. 1, 2004 AND RECORDED IN PLAT BOOK 81/748.

NOTE "J"
 SETBACKS: 20' FRONT, 20' SIDE AND REAR
 SETBACKS: 20' FRONT, SIDE AND REAR

SITE PLAN DATA:

ZONING: GENERAL COMMERCIAL (GO)

SETBACK REQUIREMENTS: 20' FRONT, SIDE AND REAR

TOTAL AREA OF LOT = 19,680 SQ.FT. (100%)

INTERVIOUS SURFACE AREA ALLOWED = 11,808 SQ.FT. (60%)

AREA OF PARKING = 7,000 SQ.FT. (35%)

AREA OF BUILDING = 1,800 SQ.FT. (9%)

TOTAL INTERVIOUS SURFACE AREA = 8,880 SQ.FT. (44%)

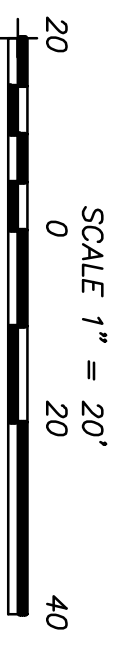
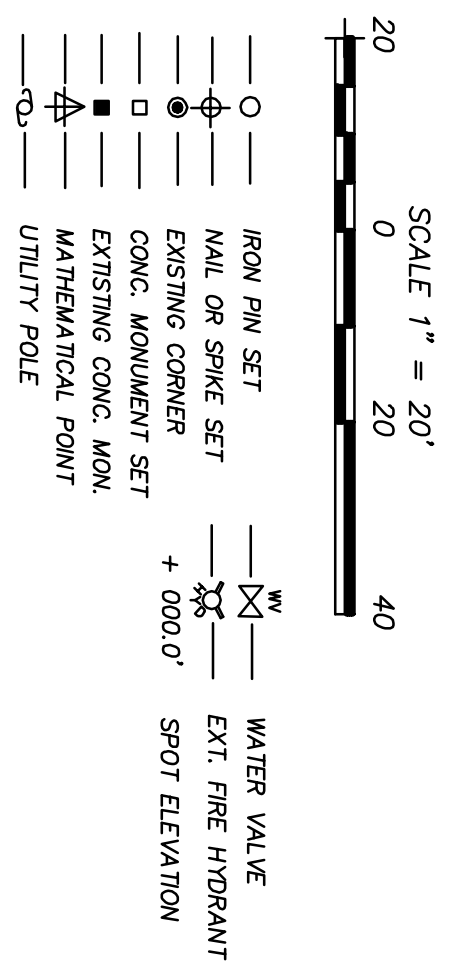
PARKING SPACES: = 9

REGULAR HANDICAP TOTAL PARKING SPACES = 1

SUBJECT PROPERTY NOTE: PROPERTY TO BE COMBINED

RONALD BAIRD T.M. 4.8.D.11/4 9865-60-6635 9,630 SF

RONALD BAIRD T.M. 4.8.D.11 9865-60-6621 10,050 SF



SHEET 1 OF 3
 SITE PLAN
 PROPERTY SURVEYED FOR
RONALD K. BAIRD

HILLSBOROUGH TWP., ORANGE CO., NORTH CAROLINA
 FIELD WORK PERFORMED JANUARY, 2004
 PROPERTY AS DESCRIBED IN 3280/350
 PROPERTY STANDING IN THE NAME OF
 RONALD K. & KATHLEEN BAIRD
 520 SPRUCE ST.
 HILLSBOROUGH, NC 27278



ALOIS CALLEMYN
 PROFESSIONAL LAND SURVEYOR

MARCH 9, 2004

3500 JUSTAMERE FARM ROAD
 HILLSBOROUGH, NC 27278
 919-732-3354