

SERVED POTENTIAL ENCROACHMENTS

- (A) FENCE EXTENDS ACROSS BOUNDARY BY 1.6' AT MOST. CONCRETE SLAB EXTENDS ACROSS BOUNDARY BY 4.7' AT MOST. CONCRETE CURB EXTENDS INTO SUBJECT PROPERTY BY 0.6' AT MOST.
- OVERHEAD UTILITY LINES ACROSS PROPERTY. (E) ASPHALT PAVEMENT EXTENDS ACROSS BOUNDARY.

Y GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 370159 (MAP NO. 3710453500K), WHICH BEARS AN EFFECTIVE DATE OF 9/2/2015, AND I NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE HE 0.2% ANNUAL CHANCE FLOODPLAIN.

6	ZONING INFO	NO ZONING REPORT OR		
ITEM		REQUIRED	OBSERVED	LETTER HAS BEEN PROVIDED TO THE SURVEYOR FOR
PERMIT	PERMITTED USE		HOTEL	REVIEW PER THE DATE OF
MINIMU	MINIMUM LOT AREA (SQ.FT.)		154,520	THIS SURVEY.
MINIMUM FRONTAGE		_	332.5'	AWAITING ZONING REPORT
MINIMU	MINIMUM LOT WIDTH		_	
MAX BUILDING COVERAGE		_	14%	
MAX BUILDING HEIGHT		_	_	
MINIMUM SETBACKS				
FRON	ΙΤ	_	67.8'	NOTES:
SIDE		_	45.1'	
REAR		-	45.0'	
PARKING REQUIREMENTS:				

5			
	CONCRETE SURFACE NO PARKING AREA	0	FOUND ALUMINUM DISK STAMPED "NC DEPT OF TRANSPORTATION RIGHT OF WAY" UNLESS NOTED
Ě.	HANDICAP PARKING	_	OTHERWISE
X PS (R)	PARKING SPACE RECORD DESCRIPTION	•	SET 5/8" IRON ROD & CAP "ASM LS 1375"
	SQUARE FEET	\Diamond	LIGHT POLE
(C)	CALCULATED DATA	C	UTILITY POLE
(M)	FIELD MEASURED DATA	TF	ELECTRIC TRANSFORMER
ĊĹŔ	CHAIN LINK FENCE	•	BOLLARD
(TYP)	TYPICAL	GM	GAS METER
CC	CONCRETE CURB		SIGN
(P) BHL WIF DA LA BW	MAP BOOK 49, PAGE 973 BUILDING HEIGHT LOCATION WROUGHT IRON FENCE DUMPSTER AREA LANDSCAPED AREA BRICK WALL	X	CHAIN LINK FENCE METAL FENCE WOOD FENCE OVERHEAD UTILITY LINE

LATTED SETBACK OR RECORDED BUILDING RESTRICTION I

MAP BOOK 49, PAGE 973, AS SHOWN ON SURVEY

SEI | "SCHEDULE B - SECTION 2" ITEMS

973. (AFFECTS, NOTHING TO PLOT.)

3 TABLE A" FLOOD INFORMATION

EI "SCHEDULE B — SECTION 2" ITEMS |

6 TABLE "A" ZONING INFORMATION

4 "TABLE A" LAND AREA

F | CEMETERY NOTE

Biv BEARING BASIS

Bi TITLE DESCRIPTION

ACCESS TO PROPERTY

	ALL MATTERS SHOWN — PAGE 973, MECKLENB	ON PLAT OF	SURVEY REG	CORDED IN	MAP	BOOK	49	ΑТ
((9))	- PAGE 973, MECKLENB	BURG COUNTY	REGISTRY.					
	(AFFECTS, AS SHOWN)						

- MUTUAL CROSS-OVER EASEMENT AGREEMENT BETWEEN WAYNE Y. LEE AND CAROLINE C. LEE AND RANKASH ENTERPRISES, LLC, RECORDED IN BOOK 8084 PAGE 205, IN AFORESAID REGISTRY. (AFFECTS, NOTHING TO PLOT.)
- VILLLAGER FRANCHISE SYSTEMS, INC. DECLARATION OF FRANCHISE AGREEMENT BETWEEN VILLAGER FRANCHISE SYSTEMS, INC. AND REAL HOSPITALITY, INC. OCTOBER 16, 2000 AND RECORDED IN BOOK 12307 PAGE 947, IN AFORESAID REGISTRY. (AFFECTS, NOTHING TO PLOT.)
- EASEMENT FOR WATER LINE BETWEEN HOTDEALS4TRAVEL INC. AND DHILLON HOTELS INC., RECORDED ON APRIL 30, 2009 IN BOOK 24694 PAGE 519, MECKLENBURG COUNTY REGISTRY. (AFFECTS, AS SHOWN.)
- EASEMENT FOR SEWER LINE BETWEEN HOTDEALS4TRAVEL INC. AND DHILLON -HOTELS INC., RECORDED ON APRIL 30, 2009 IN BOOK 24694 PAGE 527, MECKLENBURG COUNTY REGISTRY. (AFFECTS, AS SHOWN.)
- RIGHT OF FIRST REFUSAL BY HOTDEALS4TRAVEL INC. IN FAVOR OF DHILLON -HOTELS, INC. DATED APRIL XX, 2009 AND RECORDED IN BOOK 24694 PAGE 560, IN AFORESAID REGISTRY. ROFR PERTAINS TO LOT B IN MB 49 PAGE

2 TABLE A" PROPERTY ADDRESS 68VII CONTIGUITY STATEMENT

Diic NORTH ARROW & SCALE

7 SURVEYOR'S CERTIFICATE

"TABLE A" BUILDING AREA

"TABLE A" BUILDING HEIGHT

e VICINITY MAP

Diik TYPE OF SURVEY

iig SURVEYOR'S NOTES

ii surveyor observed potential encroachments | | 6Diid | legend & abbreviations | | 13 | "table a" adjoining owners

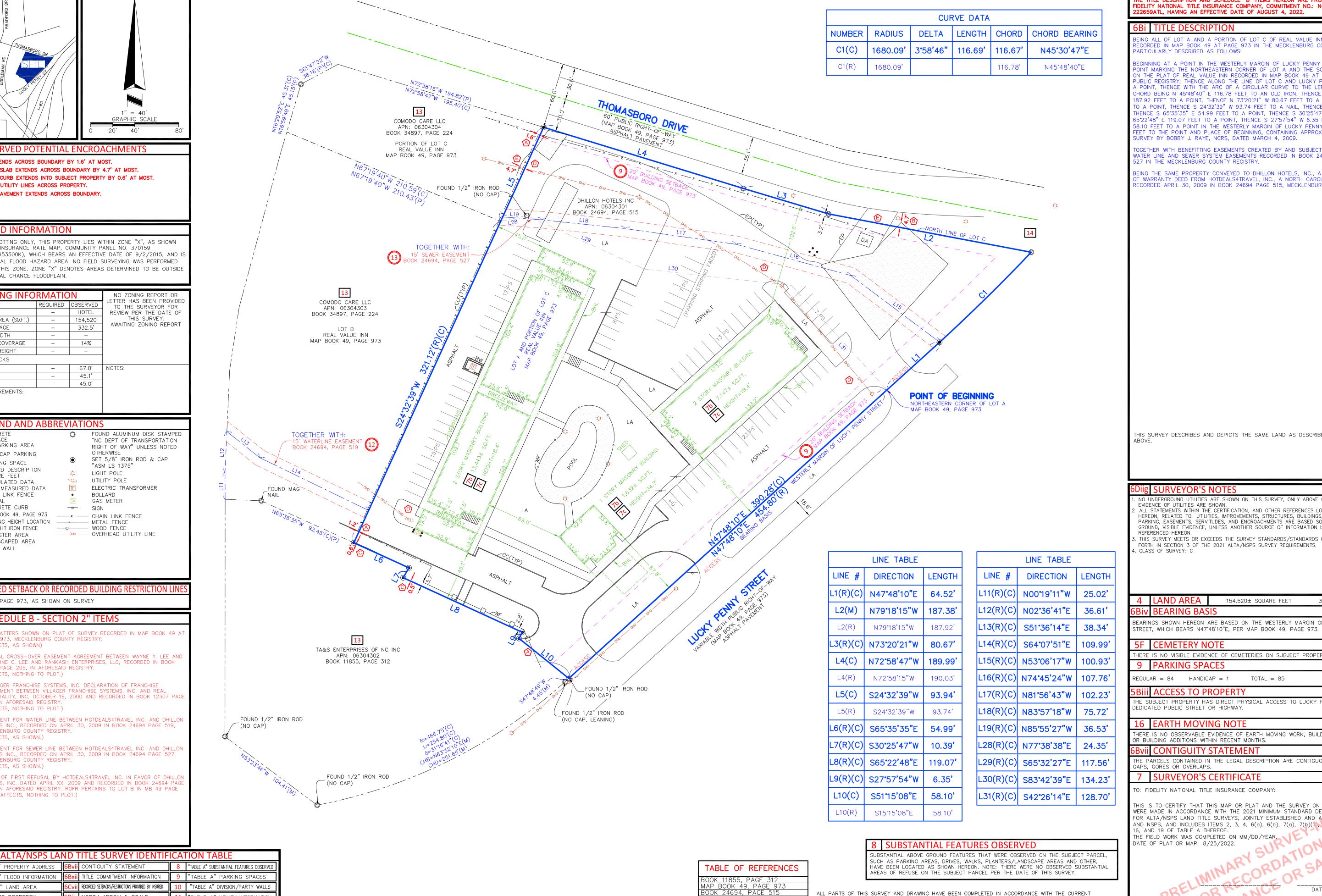
11 TABLE A" UTILITY INFORMATION

📕 <mark>16 |</mark>"table a" earth moving no

18 I"TABLE A" OFFSITE EASEMENTS OR SERVITUDE

17 TABLE A" RIGHT OF WAY CHANGES

"TABLE A" INTERSECTING STREET



LE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: IDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: NC252207124V; 22659ATL, HAVING AN EFFECTIVE DATE OF AUGUST 4, 2022.

EING ALL OF LOT A AND A PORTION OF LOT C OF REAL VALUE INN AS SAME IS SHOWN ON A MAP THEREOF ECORDED IN MAP BOOK 49 AT PAGE 973 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SHEET 1

EGINNING AT A POINT IN THE WESTERLY MARGIN OF LUCKY PENNY STREET (A PUBLIC RIGHT OF WAY), SAID OINT MARKING THE NORTHEASTERN CORNER OF LOT A AND THE SOUTHEASTERN CORNER OF LOT C AS SHOWN I THE PLAT OF REAL VALUE INN RECORDED IN MAP BOOK 49 AT PAGE 973 IN THE MECKLENBURG COUNTY UBLIC REGISTRY, THENCE ALONG THE LINE OF LOT C AND LUCKY PENNY STREET N 47-48-10 E 64.52 FEET A POINT, THENCE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1680.09 FEET, $^\circ$ CHORD BEING N 45°48'40" E 116.78 FEET TO AN OLD IRON, THENCE ALONG THE LINE OF LOT C N 79"18'15" V 187.92 FEET TO A POINT, THENCE N 73°20'21" W 80.67 FEET TO A POINT, THENCE N 72°58'15" W 190.03 FEET O A POINT, THENCE S 24°32'39" W 93.74 FEET TO A NAIL, THENCE S 24°32'39" W 321.12 FEET TO A POINT, THENCE S 65°35'35" E 54.99 FEET TO A POINT, THENCE S 30°25'47" W 10.39 FEET TO A POINT, THENCE S 85°22'48" E 119.07 FEET TO A POINT, THENCE S 27°57'54" W 6.35 FEET TO A POINT, THENCE S 15°15'08" E 58.10 FEET TO A POINT IN THE WESTERLY MARGIN OF LUCKY PENNY STREET, THENCE N 47°48'10" E 454.08 EET TO THE POINT AND PLACE OF BEGINNING, CONTAINING APPROXIMATELY 3.545 ACRES, AS SHOWN ON A SURVEY BY BOBBY J. RAYE, NCRS, DATED MARCH 4, 2009.

FOGETHER WITH BENEFITTING EASEMENTS CREATED BY AND SUBJECT TO THE OBLIGATIONS CONTAINED IN THOSE WATER LINE AND SEWER SYSTEM EASEMENTS RECORDED IN BOOK 24694 AT PAGE 519 AND BOOK 24694 PAGE 27 IN THE MECKLENBURG COUNTY REGISTRY.

BEING THE SAME PROPERTY CONVEYED TO DHILLON HOTELS, INC., A NORTH CAROLINA CORPORATION, BY VIRTUE OF WARRANTY DEED FROM HOTDEALS4TRAVEL, INC., A NORTH CAROLINA CORPORATION, DATED APRIL 30, 2009, ECORDED APRIL 30, 2009 IN BOOK 24694 PAGE 515, MECKLENBURG COUNTY REGISTRY, NORTH CAROLINA.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED

NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY

REFERENCED HEREON. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS. . CLASS OF SURVEY: C

	LAND AREA	154,520±	SQUARE FEET	3.547± ACRES
iv	BEARING BAS	SIS		
RIN	IGS SHOWN HEREON .	ARE BASED ON	THE WESTERLY	MARGIN OF LUCKY PENNY

5F I CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 IPARKING SPACES REGULAR = 84 HANDICAP = 1 TOTAL = 85

ACCESS TO PROPERTY HE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO LUCKY PENNY STREET, A DEDICATED PUBLIC STREET OR HIGHWAY.

HERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY APS, GORES OR OVERLAPS.

7 | SURVEYOR'S CERTIFICATE

O: FIDELITY NATIONAL TITLE INSURANCE COMPANY:

IHIS 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 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1, 7(c), 8, 9, 13, 14 16, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MM/DD/YEAR.... DATE OF PLAT OR MAP: 8/25/2022.

PROFESSIONAL LAND SURVEYOR NO: STATE OF: NORTH CAROLINA PROJECT NO: 2216763-42283

SURVEY PREPARED BY: ASM OF NC, INC. 3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FL 32803

REQUIREMENTS FOR SURVEYING IN THE STATE OF NORTH CAROLINA TO THE BEST OF MY KNOWLEDGE,

NO NCGS/NGS MONUMENTS WERE FOUND WITHIN 2000' OF SUBJECT PARCEL PER THE DATE OF THIS

MH

DRAWN BY JD QC BY

PRAWING | 2216763_42287 — CHARLOTTE, NC.DWG

DRAWING SCALE 1"= 40'

LG(8/25/22

INFORMATION, AND BELIEF.

DATE REVISIONS

TECH

DATE REVISIONS

CERTIFICATE OF AUTHORIZATION # C-3843 PHONE: (407) 426-7979 FAX: (407) 426-9741 THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT

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INFO@ASMCORPORATE.COM A LICENSED SURVEYOR'S SIGNATURE AND SEAL.