

DATA

ZONED: HB (HIGHWAY BUSINESS)

SETBACK REQUIREMENTS:
FRONT: 20'
SIDE: 10'
REAR: 20'

MAX. BUILDING HEIGHT: 40'
MINIMUM LOT WIDTH: 60'
MIN. LOT AREA: 10,000 SQ.FT.

LOT 1 AREA		LOT 2 AREA	
53,793 SQ.FT.	1.235 ACRES	95,101 SQ.FT.	2.183 ACRES
PARKING TABLE			
TYPE OF SPACES	NO. OF SPACES		
REGULAR	41		
HANDICAP	2		
COMPACT	—		
TOTAL	43		

SOURCE OF DATA

ZONING VERIFICATION LETTER
PREPARED BY:
TOWN OF SHALLOTTE, NC
DATED MAY 21, 2024 (348 WHITEVILLE RD.)
JUNE 11, 2024 (350 WHITEVILLE RD.)

ACCESS NOTE

ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT-OF-WAY OF WHITEVILLE ROAD NW.

BASIS OF BEARINGS

NORTH CAROLINA STATE PLANE COORDINATES, WERE USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, STATE OF NORTH CAROLINA WITH AN EFFECTIVE DATE OF 8/28/2018, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X", ZONE "X" SHADED, AND ZONE "AE" PER COMMUNITY MAP NO. 3720108800K.

ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN

ZONE "X SHADED" DEFINED AS AREAS OF FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE" DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED

TAX ASSESSOR PARCEL NO.

1970005014
19700036

REFERENCE PLAT

- 1.) PB 50, PG 14
2.) PB 41, PG 7

ENCROACHMENTS/PROJECTIONS

NONE OBSERVED AT TIME OF FIELD SURVEY

SURVEYOR'S NOTES

- THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE LOCATED ON SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS CONTIGUOUS TO THE SOUTHERN RIGHT OF WHITEVILLE ROAD NW.
- SUBJECT PROPERTY FIELD SURVEYED 5/16/24
- OBSERVED POSTED ADDRESS: 348 WHITEVILLE ROAD NW
- (A) THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
(B) THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
(C) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/-0.1 FOOT.
(D) THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
(E) THE PROPERTY CONSISTS OF TWO PARCEL
- ALL VISIBLE ABOVE GROUND UTILITIES APPEAR TO ENTER THE SUBJECT PROPERTY FROM THE PUBLIC RIGHT-OF-WAY OR THROUGH DEDICATED EASEMENTS.
- RECORD CALLS REFLECTED HEREON ARE REFLECTED ON PB 50 PG 14

EASEMENTS

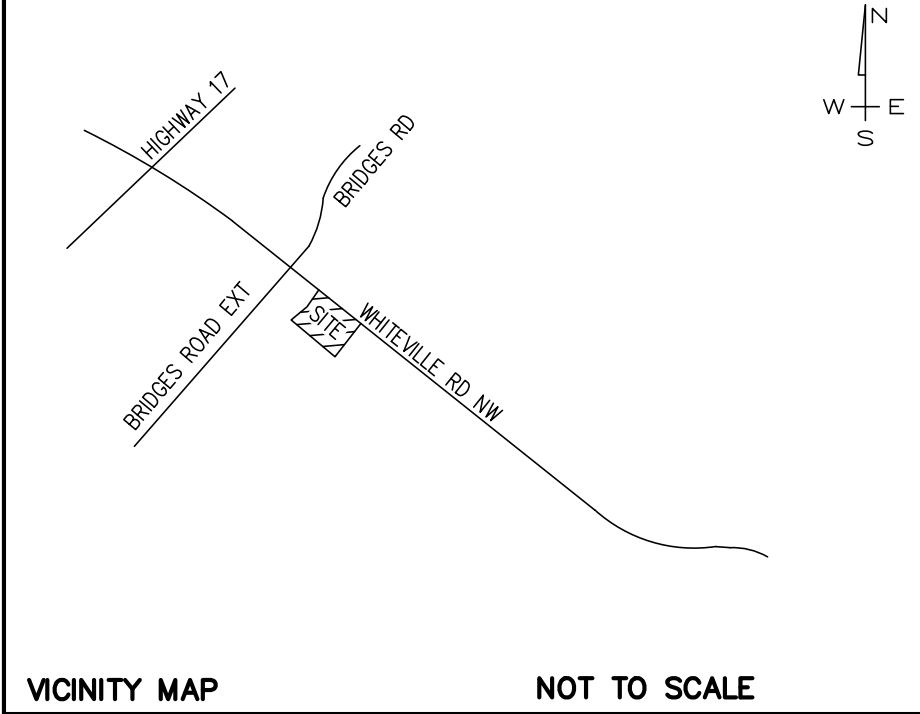
NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: 24-04842DU
DATED: APRIL 30, 2024 (REV. 1)

- 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 41, PAGE 7; AND MAP BOOK 50, PAGE 14, BRUNSWICK COUNTY REGISTRY. PLOTTED/NOTED HEREON WHERE APPLICABLE
- RIGHT(S) OF WAY TO BRUNSWICK ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 2811, PAGE 239; BOOK 2811, PAGE 240; BOOK 2811, PAGE 241; AND BOOK 2811, PAGE 242, BRUNSWICK COUNTY REGISTRY. ALL BURDEN — EASEMENT RIGHTS ARE BLANKET IN NATURE — NOTHING PLOTTED
- INTENTIONALLY DELETED
- INTENTIONALLY DELETED
- UN-RECORDED RIGHT-OF-WAY EASEMENT IN FAVOR OF BRUNSWICK ELECTRIC MEMBERSHIP CORPORATION SIGNED MAY 2, 2008. (AS TO LOT 1) EASEMENT RIGHTS ARE BLANKET IN NATURE AND NOT PLOTTABLE
- UN-RECORDED RIGHT-OF-WAY EASEMENT IN FAVOR OF BRUNSWICK ELECTRIC MEMBERSHIP CORPORATION SIGNED MAY 2, 2008. (AS TO LOT 2) EASEMENT RIGHTS ARE BLANKET IN NATURE AND NOT PLOTTABLE

TITLE COMMITMENT LEGAL DESCRIPTION

LYING AND BEING SITUATE IN BRUNSWICK COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 1 AND LOT 2 ON THAT SUBDIVISION PLAT OF Z.V. PATE INC. TRACTS, DATED APRIL 7, 2008, RECORDED IN BOOK 50, PAGE 14, BRUNSWICK COUNTY REGISTRY.



SURVEYOR'S CERTIFICATE

TO: FQSR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, QUICK SERVICE REALCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY, CHICAGO TITLE INSURANCE COMPANY AND THE MATTHEWS COMPANY, INC.:

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, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 5/16/24.

DATE OF PLAT OR MAP: 5/22/24

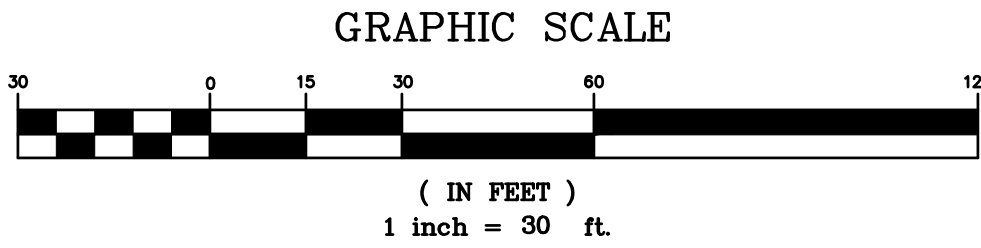


BY: A. CLAY JONES, P.L.S.

A. Clay Jones

REGISTRATION NO. L-5540
STATE OF NORTH CAROLINA

THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE TITLE COMMITMENT NO. 24-04842DU BEARING AN EFFECTIVE DATE OF APRIL 3., 2024. (REV 1)



PREPARED BY:



"ALTA/NSPS LAND TITLE SURVEY"

PREPARED FOR:

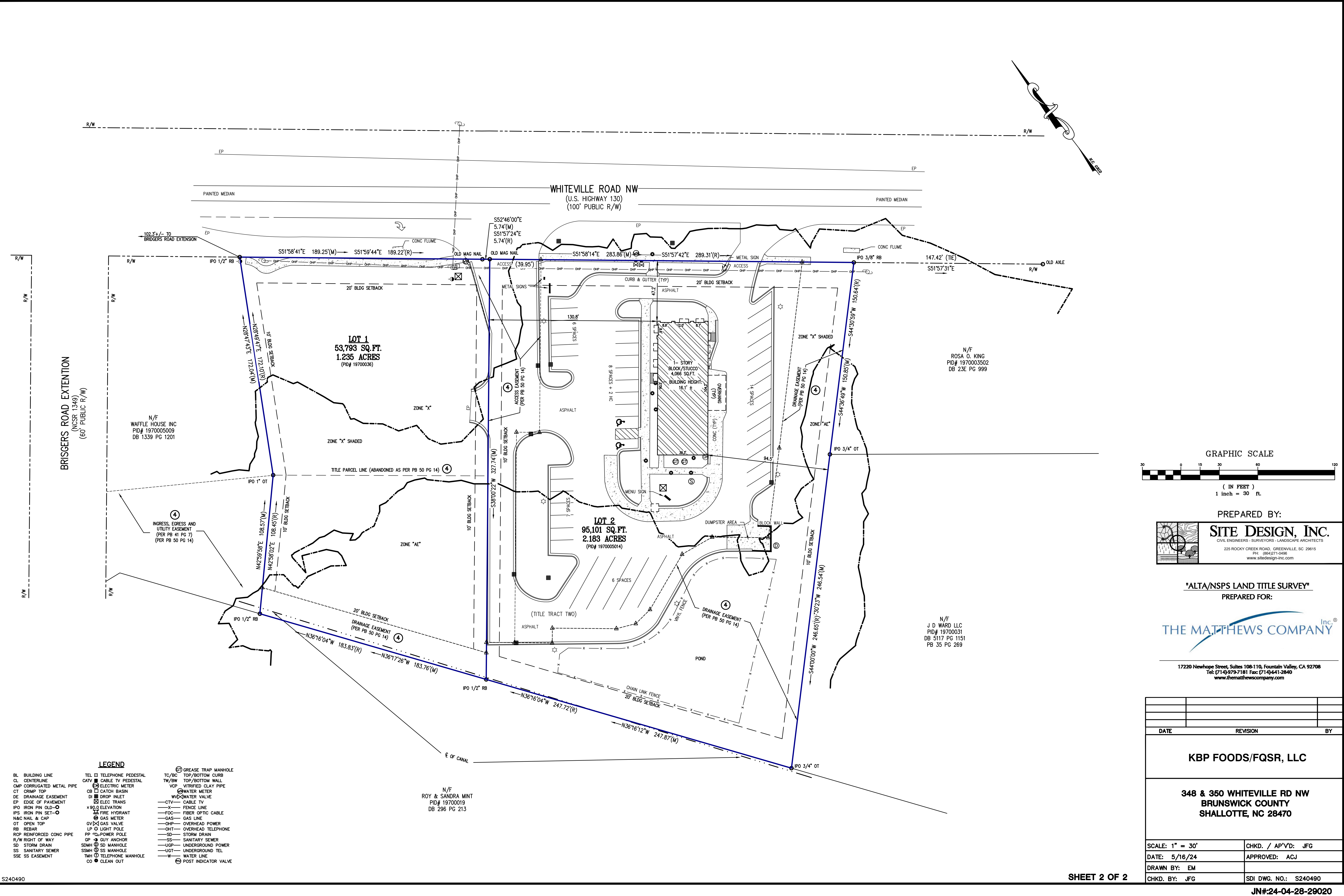


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LEGEND		
BL BUILDING LINE	TEL ☐ TELEPHONE PEDESTAL	TC/BC TOP/BOTTOM CURB
CL CENTERLINE	CATV ■ CABLE TV PEDESTAL	TW/BW TOP/BOTTOM WALL
CMP CORRUGATED METAL PIPE	⊗ ELECTRIC METER	VCP VITRIFIED CLAY PIPE
CT CRIMP TOP	CB □ CATCH BASIN	⊗ WATER METER
DE DRAINAGE EASEMENT	DI ■ DROP INLET	WV ▷ WATER VALVE
EP EDGE OF PAVEMENT	□ ELEC TRANS	—CTV— CABLE TV
IPO IRON PIN OLD-○	××× ELEVATION	—X— FENCE LINE
IPS IRON PIN SET-○	⚡ FIRE HYDRANT	—FOC— FIBER OPTIC CABLE
N&C NAIL & CAP	⊗ GAS METER	—GAS— GAS LINE
OT OPEN TOP	○V ▷ GAS VALVE	—OHP— OVERHEAD POWER
RB REBAR	LP □ LIGHT POLE	—OHT— OVERHEAD TELEPHONE
RCP REINFORCED CONC PIPE	PP □ POWER POLE	—SD— STORM DRAIN
R/W RIGHT OF WAY	GP - GUY ANCHOR	—SS— SANITARY SEWER
SD STORM DRAIN	SMH ○ SD MANHOLE	—UGP— UNDERGROUND POWER
SS SANITARY SEWER	SSMH ○ SS MANHOLE	—UGT— UNDERGROUND TEL
SSE SS EASEMENT	TMH ○ TELEPHONE MANHOLE	—W— WATER LINE
	CO ● CLEAN OUT	⊗ POST INDICATOR VALVE

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Site Design, Inc.'s prior written consent. The Matthews Company, Inc. and Site Design, Inc. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Site Design, Inc. will not include the providers of any third party reports in the Surveyor's Certification.



DATE	REVISION	BY
KBP FOODS/FQSR, LLC		
348 & 350 WHITEVILLE RD NW BRUNSWICK COUNTY SHALLOTTE, NC 28470		
SCALE: 1" = 30'	CHKD. / AP'VD: JFG	
DATE: 5/16/24	APPROVED: ACJ	
DRAWN BY: EM		
CHKD. BY: JFG	SDI DWG. NO.: S240490	