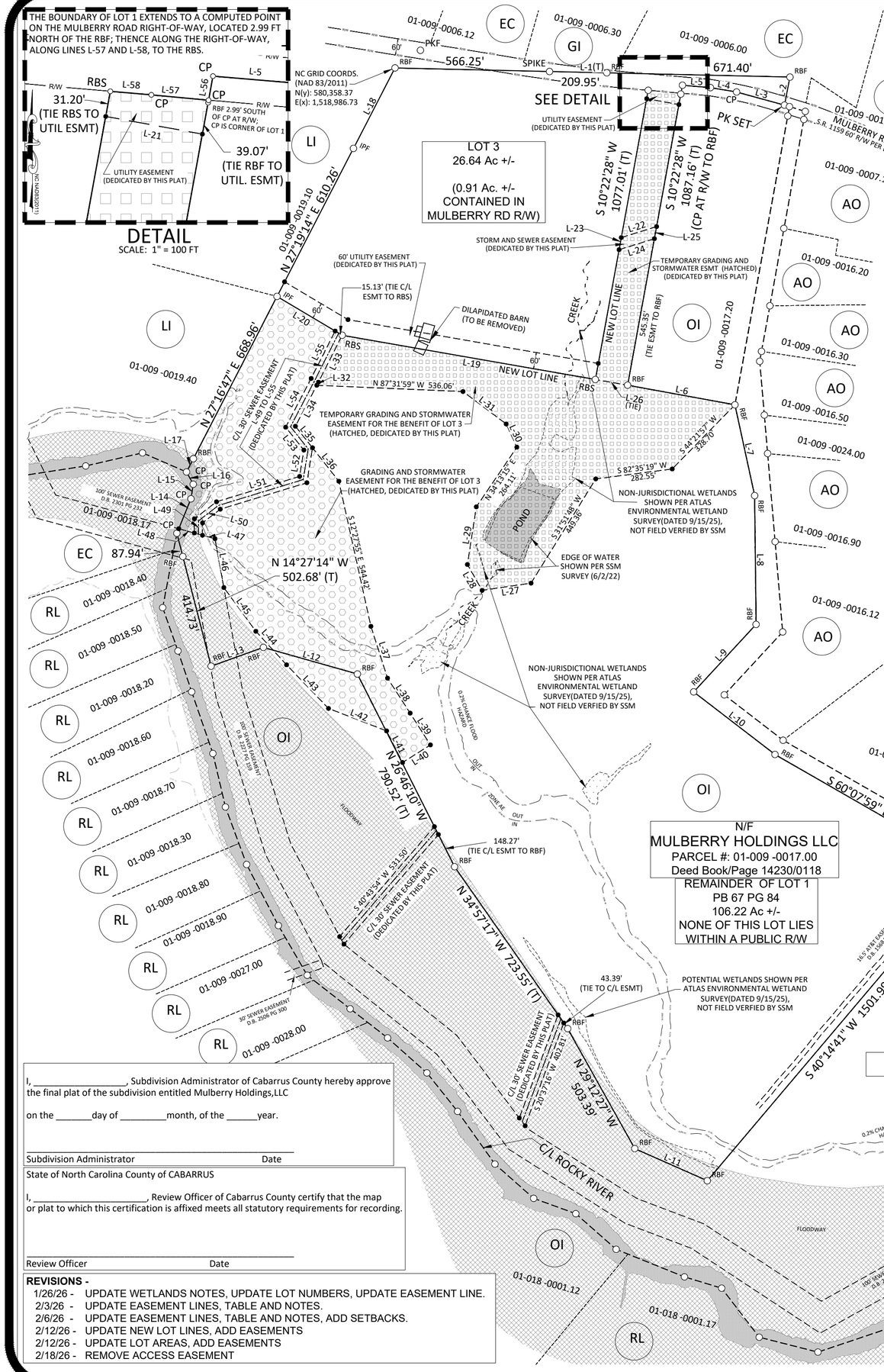
THE BOUNDARY OF LOT 1 EXTENDS TO A COMPUTED POINT ON THE MULBERRY ROAD RIGHT-OF-WAY, LOCATED 2.99 FT NORTH OF THE RBF; THENCE ALONG THE RIGHT-OF-WAY, ALONG LINES L-57 AND L-58, TO THE RBS.

DETAIL
SCALE: 1" = 100 FT



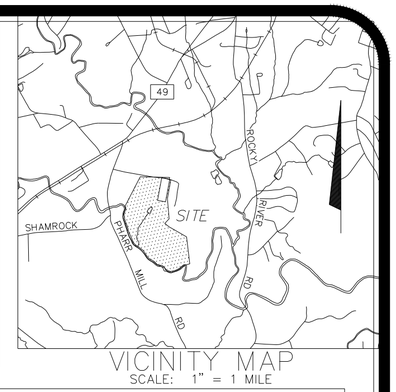
LEGEND OF STANDARD SYMBOLS

- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- RUNWAY LIGHT
- ELECTRIC MANHOLE
- ELEC. SERVICE/VAULT
- ELECTRICAL CABINET
- HEATING/AIR UNIT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE VAULT
- CATV SERVICE
- CATV VAULT
- GAS VALVE
- GAS METER
- WELL
- WATER VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- BACKFLOW PREVENTOR
- WATER VALVE MANHOLE
- FIRE HYDRANT
- POST INDICATOR VALVE
- FIRE DEPT. CONNECTION
- STEAM MANHOLE
- SPRINKLER HEAD
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM WATER LINE
- SANITARY SEWER LINE
- SEWER CLEANOUT LINE
- OVERHEAD WIRES
- BURIED ELECTRIC LINE
- BURIED GAS LINE
- BURIED TELECOM. LINE
- BURIED WATER LINE
- BURIED STEAM LINE
- METAL FENCE LINE
- WOODEN FENCE LINE
- ORNAMENTAL TREE OR BUSH
- PINE TREE (SIZE NOTED)
- HARDWOOD (SIZE AND TYPE NOTED)
- CONCRETE CATCH BASIN
- CAST IRON CATCH BASIN
- DROP INLET w/ GRATE
- CONCRETE YARD DRAIN
- STORM MANHOLE
- SIGN
- MONITORING WELL
- MAIL BOX
- BOLLARD

THERE MAY BE UTILITY LINES ON THIS SITE THAT ARE NOT SHOWN, ANY UNDERGROUND IMPROVEMENTS ARE BASED ON SURFACE EVIDENCE ONLY. THIS SURVEYOR CANNOT CERTIFY TO NO ACCEPT LIABILITY FOR THE PRESENCE AND/OR LOCATION OF BURIED OR OTHERWISE NON-VISIBLE IMPROVEMENTS. IF THE LOCATION OF SAID IMPROVEMENTS IS CRITICAL, THEY SHOULD BE EXCAVATED AND FIELD LOCATED.

- IPS = IRON PIPE SET
- RBF = IRON REBAR FOUND
- PKF = MAGNETIC NAIL FOUND
- EIP = EXISTING IRON PIPE
- CMF = CONCRETE MONUMENT FOUND
- R/W = RIGHT OF WAY
- N/F = NOW OR FORMERLY
- DMUE = DRAINAGE MAINTENANCE & UTILITY EASEMENT
- BFE = FEMA BASE FLOOD ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- PKS = MAGNETIC NAIL SET
- RCP = CONC. STORM PIPE
- CPP = CORRUGATED PLASTIC PIPE
- CMP = CORRUGATED METAL PIPE
- VCP = VITRIFIED CLAY PIPE
- PDE = PERM. DRAINAGE EASEMENT
- PSS = PERM. SAN. SEWER EASEMENT
- TDE = TEMPORARY DRAINAGE ESMT.
- TCE = TEMP. CONSTRUCTION ESMT.
- Sta.= NCDOT ROADWAY STATION
- NT = NON-TANGENT CURVE
- Ch. = CHORD
- Typ.= TYPICAL
- T/C = TOP OF CURB
- EP = EDGE OF PAVEMENT
- TW = TOP OF WALL
- BW = BOTTOM OF WALL
- TS = TOP OF STEPS
- BS = BOTTOM OF STEPS
- INV = INVERT ELEVATION
- ℄ = CENTERLINE
- TEMP. BENCH MARK
- SURVEY CONTROL Pt.
- R/W MONUMENT FOUND

- FLOOD WAY (FEMA)
- RIP RAP
- DIRT/GRAVEL
- WETLANDS AREA
- ASPHALT
- CONCRETE



VICINITY MAP
SCALE: 1" = 1 MILE

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 88°40'06" E	1447.60'
L-2	S 11°09'14" W	104.70'
L-3	N 74°38'51" W	181.90'
L-4	N 80°31'13" W	97.16'
L-5	N 85°07'09" W	102.86'
L-6	S 79°37'59" E	400.03'
L-7	S 12°14'23" E	340.37'
L-8	S 00°38'36" E	471.78'
L-9	S 42°47'54" W	336.67'
L-10	S 52°24'51" E	376.00'
L-11	N 66°06'45" W	290.82'
L-12	N 74°11'38" W	358.06'
L-13	S 70°15'29" W	203.56'
L-14	N 22°15'15" E	136.29'
L-15	N 08°52'23" E	54.06'
L-16	N 28°37'32" W	51.32'
L-17	N 27°18'26" E	54.48'
L-18	N 27°20'19" E	331.84'
L-19	N 80°04'53" W	1061.56'
L-20	N 59°14'05" W	278.03'
L-21	N 79°37'32" W	120.00'
L-22	S 72°42'42" W	135.49'
L-23	S 10°22'28" W	45.16'
L-24	N 72°42'42" E	135.49'
L-25	N 10°22'28" E	45.16'
L-26	N 80°04'53" W	120.00'
L-27	S 81°34'46" W	181.33'
L-28	N 29°36'01" W	108.92'
L-29	N 08°47'49" E	213.79'
L-30	N 24°40'24" W	93.68'
L-31	N 53°06'44" W	197.99'
L-32	N 27°36'55" E	12.58'
L-33	N 26°51'43" E	192.77'
L-34	S 27°36'55" W	169.58'
L-35	S 38°30'10" E	100.80'
L-36	S 38°14'47" E	155.88'
L-37	S 17°47'03" E	199.29'
L-38	S 32°55'28" E	152.67'
L-39	S 32°30'15" E	138.05'
L-40	S 57°43'12" W	120.62'
L-41	N 26°52'22" W	129.66'
L-42	N 68°50'07" W	228.29'
L-43	N 43°52'57" W	221.62'
L-44	N 42°29'56" W	166.63'
L-45	N 36°13'59" W	198.48'
L-46	N 10°18'23" W	182.05'
L-47	N 74°41'31" W	62.94'
L-48	N 74°41'31" W	74.65'
L-49	N 00°31'00" E	48.71'
L-50	N 52°21'23" E	91.95'
L-51	N 73°01'21" E	325.18'
L-52	N 09°09'09" E	113.75'
L-53	N 38°30'10" W	103.94'
L-54	N 27°36'55" E	191.82'
L-55	N 26°51'43" E	193.70'
L-56	S 10°22'28" W	29.91'
L-57	N 84°37'33" W	70.16'
L-58	N 85°02'45" W	50.33'

ADJOINER INFORMATION

PARCEL ID	NOW OR FORMERLY	DEED - PAGE
01-009 -0017.20	POTTS & BURRIS, LLC	7957 - 0073
01-009 -0007.10	BOBBY LEE MEASMER, JR.	7394 - 0094
01-009 -0016.20	JOSEPH L. ASHTON	5483 - 0250
01-009 -0016.30	LAURA P. MORRIS	8814 - 0170
01-009 -0016.50	MERLE A. & GERALDINE J. RADFORD	1596 - 0340
01-009 -0024.00	LEE NICHOLAS WINFIELD	15940 - 0100
01-009 -0016.90	MICHAEL A. & SHELEY S. COLLINS	1279 - 0001
01-009 -0016.12	REX ALLEN & HOLLY A. MEASMER LIVING TRUST	17284 - 0165
01-009 -0016.13	ROBERT ADAM & JENNIFER M. Hill	17467 - 0059
01-009 -0016.00	SHELBY D. CHILDRESS, et al	9123 - 0001
01-009 -0017.30	MULBERRY HOLDINGS LLC I	17315 - 0243
01-018 -0001.30	AMKO HOLDINGS	11459 - 0122
01-018 -0001.17	CANTERFIELD HOMEOWNERS ASSOCIATION	7774 - 0265
01-018 -0001.12	CABARRUS COUNTY	3316 - 0335
01-009 -0028.00	C. LINDSAY & TERRY D. LINDSAY	0573 - 0038
01-009 -0027.00	JACKIE D. & KAREN S. JARMAN	0678 - 0172
01-009 -0018.90	JOSHUA H. & ANNGELA R. LOVE	16534 - 0001
01-009 -0018.80	WILLIAM M. & BETZAIDA N. WELSCH	15262 - 0256
01-009 -0018.30	WILLIAM JOHN OWENS, JR.	10850 - 0239
01-009 -0018.70	RONALD D. & CAROL J. CRANFORD	0562 - 0534
01-009 -0018.60	SHANNON F. & ALEXANDER J. RAAB	13280 - 0049
01-009 -0018.20	CHAD & ANNEMARIE IRONS	11487 - 0140
01-009 -0018.50	PAUL E. RICE, JR.	3079 - 0295
01-009 -0018.40	CHARLES MICHAEL & PATRICIA P. SMITH	0562 - 0752
01-009 -0018.17	MARIO NATIVI & ANA L. SANCHEZ-GOMEZ	16870 - 0098
01-009 -0019.40	CORRCHOICE, LLC	17581 - 104
01-009 -0019.10	CORRCHOICE, LLC	17581 - 0095
01-009 -0006.12	JB HUNT TRANSPORT, INC	6480 - 0260
01-009 -0006.30	JB HUNT TRANSPORT, INC	3881 - 0330
01-009 -0006.00	GREENWAY WASTE SOLUTIONS OF HARRISBURG	12426 - 0041
01-009 -0016.70	SHELBY D. CHILDRESS ESTATE	------ ------

NOTES:

THIS PURPOSE OF THIS PLAT IS TO DIVIDE ONE EXISTING TAX PARCEL INTO TWO NEW LOTS (EXEMPT DIVISION, LOTS GREATER THAN 10 Ac).

EXISTING # OF LOTS: 1 RESULTANT # OF LOTS: 2

BOUNDARY INFORMATION IS SHOWN PER A SURVEY BY SACKS SURVEYING & MAPPING COMPLETED ON 2 JUNE, 2022

APPARENT SOURCE OF TITLE: DB 14230 PG 118

PLAT REFERENCE: PB 67 PG 84

TAX PIN: 55179854430000

SOIL SUITABILITY ANALYSIS CERTIFICATE: (NO EVALUATION PERFORMED)

THE WETLANDS AND ASSOCIATED BUFFERS DEPICTED HEREON ARE BASED ON AN ATLAS ENVIRONMENTAL WETLANDS SURVEY AND THE U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL DETERMINATION (JD; SAW #2014-02164). THESE FEATURES HAVE NOT BEEN FIELD VERIFIED BY SSM. NO WETLAND BUFFERS ARE SHOWN ON THE REFERENCED JURISDICTIONAL DETERMINATION.

THIS PROPERTY IS NOT LOCATED IN A WATER SHED CLASSIFIED AREA.

TOTAL SITE AREA:
132.77 Ac. [5,783,290 Sq.Ft.] ±

THIS SURVEY WAS PREPARED WITHOUT REFERENCE TO A TITLE REPORT. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS WHICH ARE NOT SHOWN HEREON.

NC GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY RAPID STATIC (VRS) GPS METHODS USING SPECTRA PRECISION SP-80 GPS EQUIPMENT, HOLDING RECOVERED SITE CONTROL AS AS A FIXED HORIZONTAL AND VERTICAL REFERENCE. A WEIGHTED AVERAGE OF THREE INDEPENDENT GPS OBSERVATIONS WERE USED TO YIELD A LEAST-SQUARES ADJUSTMENT OF THE NAD 83 POSITIONS.

Class of Survey: A
Type of GPS field procedure: Rapid Static (RTK)
Date of Survey: 21 APRIL, 2022
Datum/Epoch: NAD 83 (2011)
Geoid Model: Geoid 12B
Combined grid factor: 1.0001503
Units: US Survey Feet
Positional Accuracy: 0.001' Horiz. / 0.018' Vert.
Published/fixed-control used: SSM BASE 100

ALL DEEDS AND MAPS NOTED HEREON WERE USED AS REFERENCES IN PREPARING THIS SURVEY.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #3710551800K, #3710551700K, # 3710552700K, EFFECTIVE 16 NOVEMBER, 2018, PORTIONS OF THIS PROPERTY LIE WITHIN THE 100-YEAR OR OTHER SPECIAL HAZARD FLOOD ZONE.

THERE ARE IMPROVEMENTS TO THESE LOTS NOT SHOWN HEREON.

I, Jerry L Meade, Member Manager certify that I am the authorized owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, established minimum building lines, and dedicate all roads, alleys, walks, parks, and other sites to the public use except noted. Further I certify the land as shown hereon is within the platting jurisdiction of Cabarrus County

_____
Property Ower(s)-Jerry L Meade, Member Manager Date

I, Daniel R. Sacks, certify that this plat was drawn under my supervision from an actual survey made under my supervision(deed description recorded in book 14230, Page 0118, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in plat book 67, page 84; that the ratio of precision as calculated is 1: 34,454 ; that this plat was prepared in accordance with G.S. 47-30 as amended;

Pursuant to GS 47-30(f)(11), this survey: (d) is of another cetegory, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the defenition of subdivision.

Witness my original signature, registration number and

Seal this 18th day of February A.D. 2026.

NORTH CAROLINA PROFESSIONAL L-5495 LAND SURVEYOR DANIEL ROBERT SACKS

I, _____, Subdivision Administrator of Cabarrus County hereby approve the final plat of the subdivision entitled Mulberry Holdings,LLC

on the _____day of _____month, of the _____year.

_____
Subdivision Administrator Date

State of North Carolina County of CABARRUS

I, _____, Review Officer of Cabarrus County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____
Review Officer Date

REVISIONS -
1/26/26 - UPDATE WETLANDS NOTES, UPDATE LOT NUMBERS, UPDATE EASEMENT LINE.
2/3/26 - UPDATE EASEMENT LINES, TABLE AND NOTES.
2/6/26 - UPDATE EASEMENT LINES, TABLE AND NOTES, ADD SETBACKS.
2/12/26 - UPDATE NEW LOT LINES, ADD EASEMENTS
2/12/26 - UPDATE LOT AREAS, ADD EASEMENTS
2/18/26 - REMOVE ACCESS EASEMENT

BUILDING SETBACKS:

OI
ZONING- OI
FRONT-30 FT
SIDE-10 FT
REAR-20 FT

ZONING:

OI	OI	OFFICE/INSTITUTIONAL
	I-2	INDUSTRIAL
	L1	INDUSTRIAL
	GI	INDUSTRIAL
	RL	RESIDENTIAL
	AO	AGRICULTURAL

EXEMPT PLAT OF DIVISION

MULBERRY HOLDINGS, LLC

2061 and 2173 Mulberry Road

NUMBER ONE TOWNSHIP, CABARRUS COUNTY, NORTH CAROLINA

300 0 150 300 600 1200

DATE: JANUARY 23, 2026 SCALE: 1" = 300'

SSM SACKS SURVEYING & MAPPING, P.C.

Land Surveyors
3308-B Edgefield Road
Greensboro, NC 27409
(336) 931-0566
FAX 931-0558
WWW.SSM.LAND
FIRM LIC #C-2741

DRAWN BY: PWJ
CHECKED BY: DRS
SHEET 1 OF 1

8267 PHARMILL MULBERRY\PHARRS MILL MULBERRYALTA-SUB+ESMT.dwg