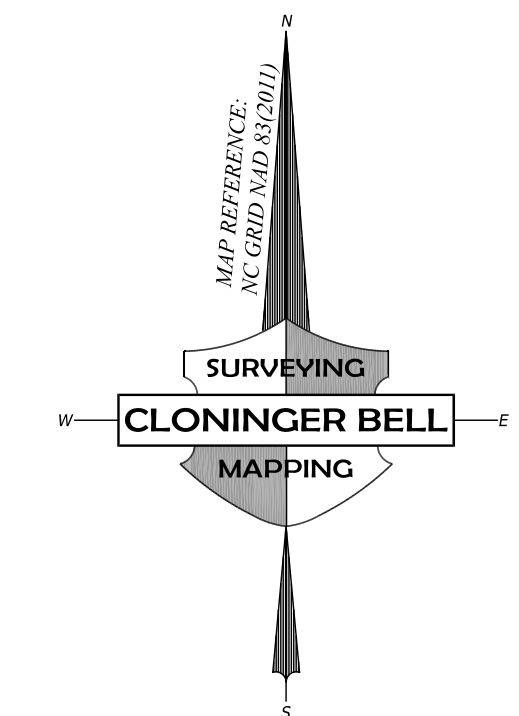
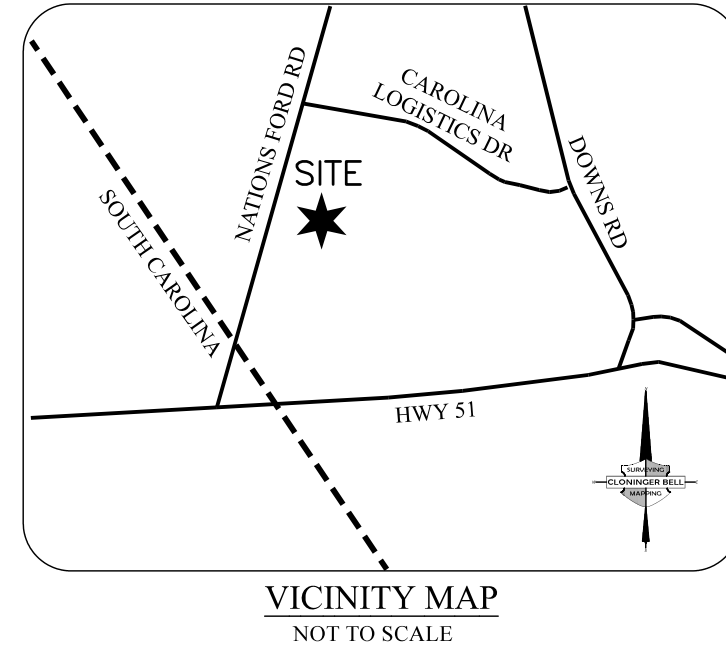




RECOMBINATION PLAT
12345 NATIONS FORD ROAD
TOWN OF PINEVILLE, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: 39323-729 & 39323-677
TAX PARCEL: 205-041-13 & 205-041-12

OWNER:
NISBET LAND PARTNERS LLC
1536 MAIN STREET
COLUMBIA, SC 29201

NISBET PARTNERS LLC
1536 MAIN STREET
COLUMBIA, SC 29201



TOTAL AREA: 349,790 SQ. FT. (8.0301 ACRES)



- LEGEND:**
- CB - CATCH BASIN
 - C&G - CURB & GUTTER
 - CMP - CORRUGATED METAL PIPE
 - CO - CLEAN OUT
 - CP - CALCULATED POINT
 - DB - DEED BOOK
 - DI - DROP INLET
 - EIR - EXISTING IRON ROD
 - EN - EXISTING NAIL
 - EOP - EDGE OF PAVEMENT
 - FH - FIRE HYDRANT
 - GDP - GUARD POST
 - GM - GAS METER
 - GV - GAS VALVE
 - GW - GUY WIRE
 - LP - LIGHT POLE
 - MB - MAP BOOK
 - MBX - MAILBOX
 - NIR - NEW IRON ROD
 - NN - NEW NAIL
 - PB - POWER BOX
 - PG - PAGE
 - PM - POWER METER
 - PP - POWER POLE
 - PVC - PLASTIC PIPE
 - RCF - REINFORCED CONCRETE PIPE
 - R/W - RIGHT-OF-WAY
 - (T) - TOTAL
 - TPED - TELEPHONE PEDESTAL
 - WM - WATER METER
- PROPERTY LINE** (NOT SURVEYED)
- RIGHT-OF-WAY** (NOT SURVEYED)
- RIGHT-OF-WAY** (NOT SURVEYED)
- OVERHEAD ELECTRIC LINE**
- SANITARY SEWER PIPE**
- STORM DRAIN PIPE**
- ZONING:**
- SUBJECT PROPERTY ZONED: G-1 (GENERAL INDUSTRIAL)
- MIXED USE OVERLAY DISTRICT
- MINIMUM AREA: NONE
- MINIMUM LOT WIDTH: NONE
- MINIMUM FRONT YARD: SEE OVERLAY DISTRICT
- MINIMUM SIDE YARD: 10 FT
- MINIMUM REAR YARD: 10 FT
- FOR FURTHER INFORMATION CONTACT THE TOWN OF PINEVILLE ZONING DEPARTMENT.
- NOTES:**
- ALL CORNERS MONUMENTED AS SHOWN.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER BELL SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
 - THE PURPOSE OF THIS PLAT IS TO RECOMBINE THE SUBJECT PROPERTY AS SHOWN HEREON.
 - ALL AREAS SHOWN HEREON WERE DETERMINED BY COORDINATE COMPUTATION.

EXEMPT

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO BE EXEMPT FROM THE SUBDIVISION REGULATIONS OF THE TOWN OF PINEVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF PINEVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF MECKLENBURG COUNTY. THE PLAT SHALL BE RECORDED WITHIN NINETEEN (19) CALENDAR DAYS OF THIS DATE.

PLANNING DIRECTOR _____ DATE _____

CERTIFICATE OF OWNERSHIP & DEDICATION

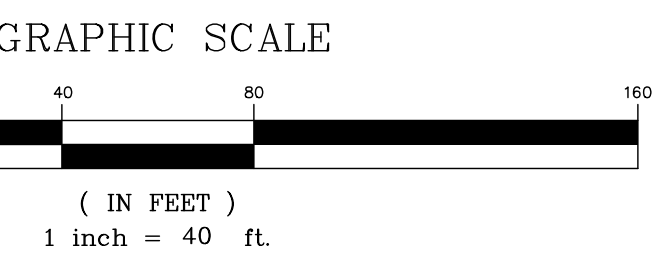
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF PINEVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES, AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

SIGNATURE OF OWNER(S) _____ DATE _____

REVIEW OFFICER:

I, _____, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____



SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE: 39323-729 & 39323-677); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-38 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 8th DAY OF SEPTEMBER, A.D., 2025.

THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF A SUBDIVISION.

PRELIMINARY

PROFESSIONAL LAND SURVEYOR _____ DATE _____

SURVEYING

CLONINGER BELL

MAPPING

CREW: JB
DRAWN: CH
REVISED:
SCALE: 1" = 40'
DATE: SEPTEMBER 8, 2025
FILE NO. 5552

CLONINGER BELL, PLLC
107 RIVERSIDE DR.
MCADENVILLE, NC 28101
704.864.9007
LICENSE P-2326