

METES AND BOUNDS LEGAL DESCRIPTION

BEING ALL OF LOT 3, AS RECORDED IN MAP BOOK 55, PAGE 7, MECKLENBURG COUNTY REGISTRY (MCR), SITUATED IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND #4 REBAR, THE EASTERN CORNER OF LOT 3, AS RECORDED IN MAP BOOK 55 PAGE 7, MCR, SAID REBAR BEING IN THE WESTERLY RIGHT OF WAY OF MONROE RD. (90' RIGHT OF WAY), THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, DEPARTING SAID RIGHT OF WAY AND WITH THE NORTHERLY LINE OF THE BRUMIT DEVELOPMENT COMPANY LLC TRACT (DEED BOOK 26830, PAGE 50, MCR), S 71°06'16" W, 209.98' TO A SET #5 REBAR WITH PLASTIC CAP, PASSING THROUGH FOUND #4 REBAR AT 170.39' AND 180.08';

THENCE, WITH THE WESTERLY LINE OF THE GOLDEN TRIANGLE #1 LLC TRACT, (DEED BOOK 27658, PAGE 172 MCR), N 36°02'46" W, 506.48' TO A SET #5 REBAR WITH PLASTIC CAP, ON THE SOUTHERLY RIGHT OF WAY LINE OF ORCHARD LAKE DRIVE (A 63' PUBLIC RIGHT OF WAY PER MAP BOOK 55, PAGE 7, MCR)

THENCE, WITH SAID RIGHT OF WAY OF ORCHARD LAKE DR., N 40°03'51" E, 147.75' TO A FOUND MAG NAIL IN SIDEWALK;

THENCE, CONTINUING WITH SAID RIGHT OF WAY, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 218.78', A CENTRAL ANGLE OF 10°40'03", FOR AN ARC DISTANCE OF 40.67', AND SUBTENDED BY A CHORD WITH A BEARING AND DISTANCE OF N 45°25'03" E, 40.67' TO A FOUND MAG NAIL IN SIDEWALK;

THENCE, CONTINUING WITH SAID RIGHT OF WAY, N 50°25'22" E, 29.88' TO A FOUND MAG NAIL IN SIDEWALK;

THENCE, CONTINUING WITH SAID RIGHT OF WAY, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00', A CENTRAL ANGLE OF 91°42'50", FOR AN ARC DISTANCE OF 32.01', AND SUBTENDED BY A CHORD WITH A BEARING AND DISTANCE OF S 83°43'13" E, 28.70' TO A FOUND MAG NAIL IN SIDEWALK, IN THE WESTERLY RIGHT OF WAY OF MONROE ROAD, (A 90' PUBLIC RIGHT OF WAY PER DEED BOOK 4921, PAGE 619, MCR)

THENCE, WITH THE WESTERN RIGHT OF WAY OF MONROE RD. THE FOLLOWING TWELVE (12) COARSE:

S 37°51'49" E, 46.30' TO A FOUND MAG NAIL IN SIDEWALK;
 S 38°21'28" E, 51.80' TO A FOUND MAG NAIL IN SIDEWALK;
 S 35°24'10" E, 53.57' TO A FOUND MAG NAIL IN SIDEWALK;
 S 34°57'57" E, 55.86' TO A FOUND MAG NAIL IN SIDEWALK;
 S 34°07'35" E, 57.34' TO A FOUND DRILL HOLE IN SIDEWALK;
 S 33°11'54" E, 50.68' TO A FOUND MAG NAIL IN SIDEWALK;
 S 31°26'48" E, 49.56' TO A FOUND MAG NAIL IN SIDEWALK;
 S 31°02'20" E, 52.93' TO A FOUND MAG NAIL IN SIDEWALK;
 S 30°15'40" E, 54.99' TO A FOUND #4 REBAR;
 S 28°34'52" E, 53.09' TO A FOUND #4 REBAR;
 S 27°34'26" E, 56.36' TO A FOUND #4 REBAR;
 S 25°36'04" E, 12.03' TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 2.971 ACRES OR 129,426 SQUARE FEET, MORE OR LESS, ACCORDING TO THAT ALTA-ACSM PREPARED BY THE SURVEY COMPANY, INC., SIGNED BY MICHAEL C. SAWHILL, NC PLS L-3223, ORIGINALLY ISSUED OCTOBER 9, 2014, TO WHICH REFERENCE IS MADE.

SCHEDULE B - SECTION 2 EXCEPTION NOTES

PER THAT FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBERED 144V46670, DATED AUGUST 08, 2014 AT 6:00 AM, NUMBERS BELOW CORRESPOND TO THE SCHEDULE B - SECTION 2 EXCEPTION COMMITMENT NUMBERS. ONLY THOSE ITEMS RELATING TO THIS SURVEY ARE ADDRESSED:

- BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTER SHOWN ON MAP OR PLAT RECORDED IN MAP BOOK 55, PAGE 7. (SHOWN ON SURVEY)
- 30' EASEMENT (15' ON EITHER SIDE) OF ABOVE GROUND ELECTRICAL LINES, 15' EASEMENT (7.5' ON EITHER SIDE) OF BELOW GROUND ELECTRICAL LINES, RECORDED IN BOOK 27883 PAGE 515. (EASEMENTS NOT PLOTTED)
- DRAINAGE AND TEMPORARY CONTRUCTION EASEMENT AGREEMENT RECORDED IN BOOK 28087 PAGE 130. (DOES NOT AFFECT SUBJECT PROPERTY)
- POST CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES OPERATIONS AND MAINTENANCE AGREEMENT AND EASEMENT AGREEMENT RECORDED IN BOOK 28503, PAGE 875. DOES NOT AFFECT SUBJECT; EXISTING STORMWATER DETENTION & BMP PONDS ARE SHOWN HEREON.
- EASEMENTS TO JOHN CROSSLAND COMPANY RECORDED IN BOOK 4201, PAGE 106, AS AMENDED IN BOOK 4226, PAGE 876. (DO NOT AFFECT SUBJECT PROPERTY)
- MEMORANDUM OF ACTION RECORDED IN BOOK 4850, PAGE 938 AND IN CONNECTION WITH CONSENT JUDGMENT RECORDED IN BOOK 4921, PAGE 619 AFFECTS SUBJECT PROPERTY; PUBLIC RIGHT OF WAY OF MONROE RD. IS SHOWN HEREON.
- EASEMENT AGREEMENT BY AND BETWEEN CHESLOR ROCK INVESTORS, LLC AND THE CITY OF CHARLOTTE RECORDED IN BOOK 27203, PAGE 41. (DOES NOT AFFECT SUBJECT PROPERTY)

REFERENCES

- MAP TITLED "ORCHARD PARK" BY R.B. PHARR AND ASSOCIATES, DATED MARCH 1, 2012, RECORDED IN MAP BOOK 55, PAGE 7, OF THE MECKLENBURG COUNTY REGISTRY.
- MAP TITLED "ORCHARD PARK" BY DESIGN RESEARCH GROUP, PROJECT: 337-001, DATED JUNE 23, 2011. (NOT OF PUBLIC RECORD)
- MAP TITLED "ORCHARD PARK" BY DESIGN RESEARCH GROUP, PROJECT: 337-001, DATED MAY 31, 2011. (NOT OF PUBLIC RECORD)

TREE TABLE

#	SIZE AND TYPE	#	SIZE AND TYPE	#	SIZE AND TYPE	#	SIZE AND TYPE
1	3" OAK	28	3" OAK	55	7" MAPLE	82	2" CATALPA
2	3" OAK	29	3" OAK	56	8" OAK	83	2" OAK
3	3" OAK	30	3" OAK	57	6" OAK	84	2" OAK
4	12" OAK	31	3" OAK	58	6" OAK	85	2" OAK
5	4" OAK	32	14" PINE	59	5" OAK	86	2" CATALPA
6	8" OAK	33	14" PINE	60	4" GUM	87	2" OAK
7	6" OAK	34	2" OAK	61	13" PINE	88	2" CATALPA
8	6" OAK	35	6" OAK	62	12" PINE	89	2" OAK
9	14" OAK	36	12" OAK	63	5" OAK	90	2" CEDAR
10	12" OAK	37	15" GUM	64	4" OAK	91	2" CEDAR
11	4" OAK	38	10" GUM	65	5" OAK	92	2" CATALPA
12	4" OAK	39	12" GUM	66	5" OAK	93	2" OAK
13	12" OAK	40	6" GUM	67	4" OAK	94	2" CEDAR
14	5" OAK	41	4" GUM	68	5" OAK	95	2" OAK
15	3" OAK	42	10" GUM	69	2" OAK	96	2" CATALPA
16	7" OAK	43	8" OAK	70	2" OAK	97	2" OAK
17	TRIPLE 24" OAK	44	3" GUM	71	2" CEDAR	98	2" CEDAR
18	20" OAK	45	6" OAK	72	2" CATALPA	99	2" CATALPA
19	6" OAK	46	8" OAK	73	3" MAGNOLIA	100	2" CATALPA
20	8" OAK	47	12" PINE	74	3" MAGNOLIA	101	2" CEDAR
21	13" PINE	48	6" OAK	75	3" MAGNOLIA	102	2" OAK
22	6" OAK	49	6" OAK	76	2" OAK	103	2" CATALPA
23	2" OAK	50	8" OAK	77	2" CEDAR	104	2" OAK
24	3" OAK	51	4" OAK	78	2" CEDAR	105	2" CEDAR
25	3" OAK	52	4" OAK	79	2" CEDAR	106	2" OAK
26	3" OAK	53	DOUBLE 18" PINE	80	2" CATALPA	107	2" CATALPA
27	2" OAK	54	5" OAK	81	2" OAK		

LEGEND

LINE TYPES USED:

- STORM DRAIN
- CURB
- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE
- UNDERGROUND NATURAL GAS
- WATER LINE
- SANITARY SEWER LINE
- FENCE LINE
- TEMP. CONST. EASEMENT

HATCHES USED:

- ASPHALT
- CONCRETE
- BUILDING
- TREE SAVE EASEMENT
- GRAVEL

SYMBOLS USED:

- STORM MANHOLE
- DROP INLET
- CATCH BASIN
- FOUND PROPERTY CORNER
- SET 5/8" REBAR OR PK NAIL
- CALCULATED POINT
- CONTROL POINT
- ELECTRIC METER
- LIGHT POLE
- POWER POLE
- ELECTRIC TRANSFORMER
- NATURAL GAS METER
- SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- CABLE BOX
- WATER VALVE
- WATER METER
- WATER VAULT
- FIRE HYDRANT
- BORE HOLE
- PARKING COURT
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- SIGN
- HANDICAPPED PARKING
- FOUND MAG NAIL
- MAP BOOK
- PAGE
- DEED BOOK
- TREE

SURVEYORS ALTA CERTIFICATION

TO MGP RETAIL CONSULTING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, & 16 OF TABLE A THEREOF.

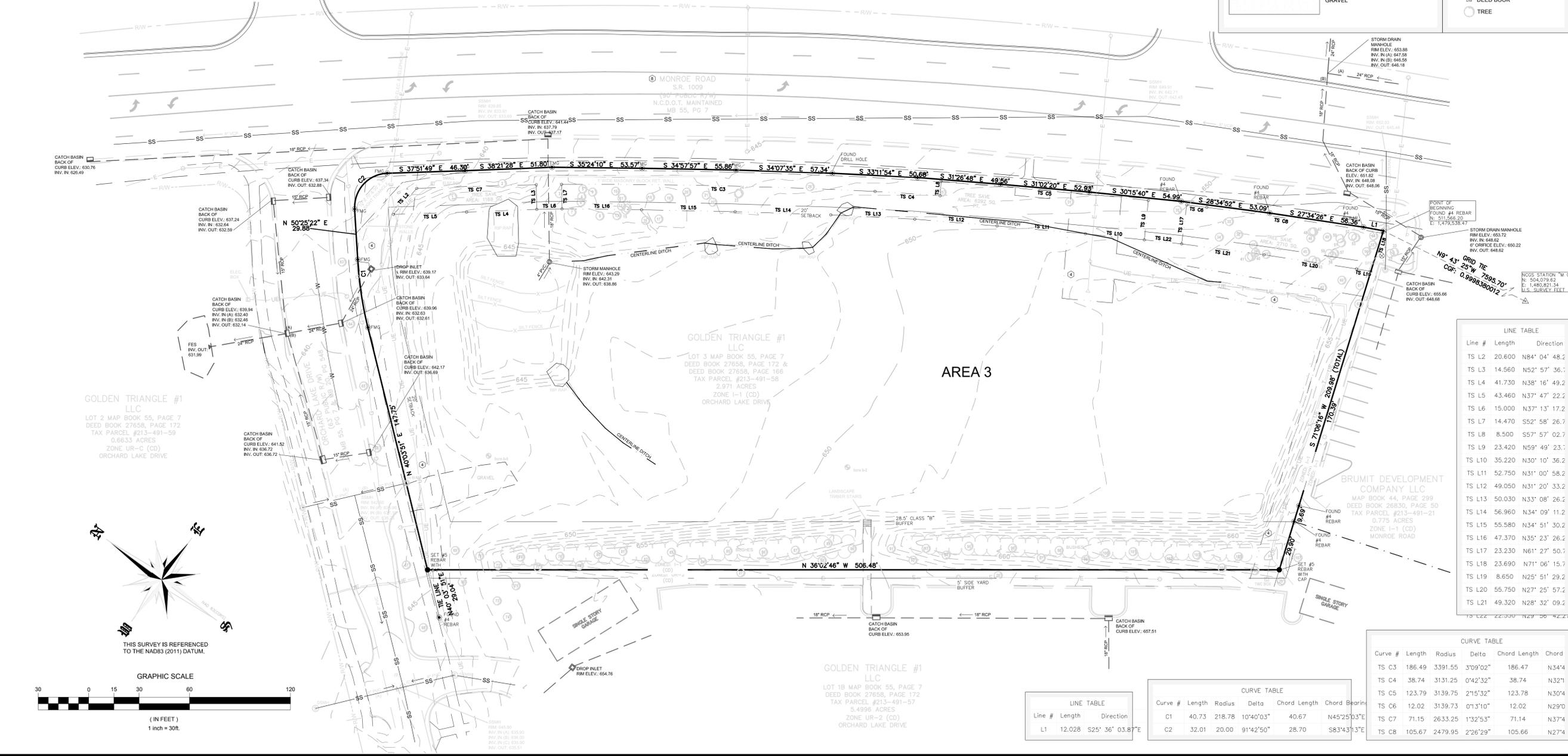
THE FIELD WORK WAS COMPLETED ON OCTOBER 5, 2014.

DATE OF PLAT OR MAP: OCTOBER 9, 2014:

MICHAEL C. SAWHILL, PLS L-3223 DATE

GENERAL NOTES

- THIS SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83 (2011).
- ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30, AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- THIS PROPERTY IS LOCATED WITHIN FLOODZONE (X) AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 371045100K, EFFECTIVE DATE MARCH 02, 2009.
- THE SUBJECT PROPERTY IS ZONED "I-1 (CD)" WITH BUILDING SETBACKS AS FOLLOWS:
 FRONT: 20 FEET
 SIDE: N/A FEET
 REAR: 28.5 FEET CLASS "B" BUFFER
- ONE-FOOT CONTOUR INTERVALS SHOWN. ELEVATIONS ARE REFERENCED TO NAVD83 DATUM.
- THE AREA OF THIS PARCEL IS ±129,426 SQUARE FEET OR ±2.971 ACRES.



LINE TABLE

Line #	Length	Direction
TS L2	20.600	N84° 04' 48.2" W
TS L3	14.560	N52° 57' 36.1" E
TS L4	41.730	N38° 16' 49.2" E
TS L5	43.460	N37° 47' 22.2" W
TS L6	15.000	N37° 13' 17.2" W
TS L7	14.470	S52° 58' 26.7" W
TS L8	8.500	S57° 57' 02.7" W
TS L9	23.420	N59° 49' 23.7" E
TS L10	35.220	N30° 10' 36.2" W
TS L11	52.750	N31° 00' 58.2" W
TS L12	49.050	N31° 20' 33.2" W
TS L13	50.030	N33° 08' 26.2" W
TS L14	56.960	N34° 09' 11.2" W
TS L15	55.580	N34° 51' 30.2" W
TS L16	47.370	N35° 23' 26.2" E
TS L17	23.230	N61° 27' 50.7" E
TS L18	23.690	N71° 06' 15.7" E
TS L19	8.650	N25° 51' 29.2" W
TS L20	55.750	N27° 25' 57.2" W
TS L21	49.320	N28° 32' 09.2" W
TS L22	22.330	N28° 56' 42.2" W

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	40.73	218.78	10°40'03"	40.67	N45°25'03"E
C2	32.01	20.00	91°42'50"	28.70	S83°43'13"E

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
TS C3	186.49	3391.55	3°09'02"	186.47	N34°40'03"E
TS C4	38.74	3121.25	0°42'32"	38.74	N32°1'50"E
TS C5	123.79	3139.75	2°15'32"	123.78	N30°4'37"E
TS C6	12.02	3139.73	0°13'10"	12.02	N29°0'05"E
TS C7	71.15	2633.25	1°32'53"	71.14	N37°4'36"E
TS C8	105.67	2479.95	2°26'29"	105.66	N27°4'57"E

THE SURVEY COMPANY, INC.
 4105-B STUART ANDREW BLVD
 CHARLOTTE, NC 28217
 (704) 561-9970 (704) 561-9972 FAX
 WWW.SURVEYCO.COM
 NORTH CAROLINA FIRM
 REGISTRATION NUMBER C-1716

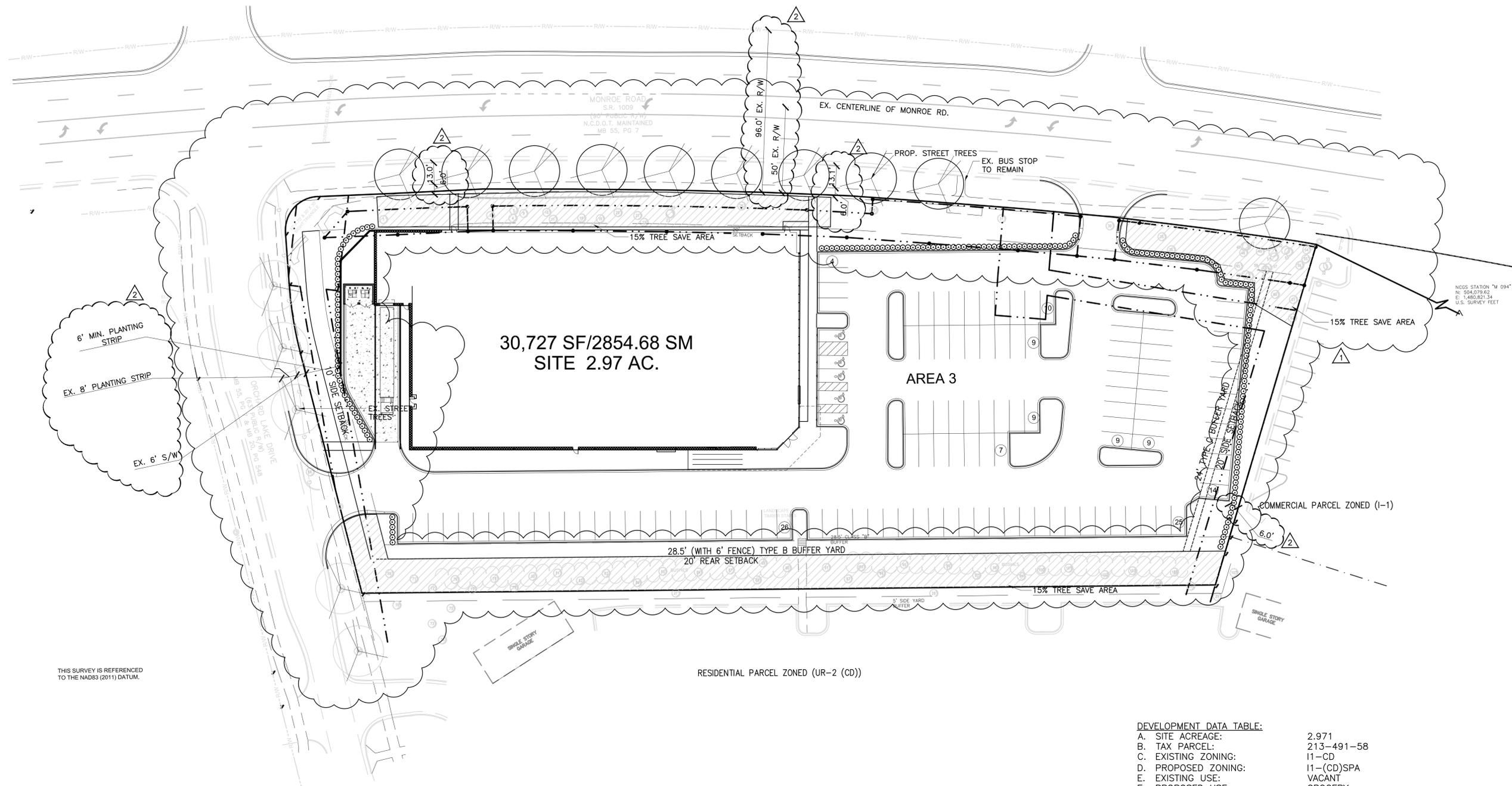
ALTA ACSM BOUNDARY/TOPOGRAPHIC SURVEY OF:
 2.971 ACRE LOT, TAX PARCEL # 213-491-58
 MONROE RD. AND ORCHARD LAKE DR.
 CITY OF CHARLOTTE
 MECKLENBURG COUNTY - NORTH CAROLINA

PROPERTY OWNER:
 GOLDEN TRIANGLE #1, LLC
 8514 MALPINE PARK DR
 SUITE 190
 CHARLOTTE, NC 28211

PREPARED FOR:
 LITTLE DIVERSIFIED CONSULTING
 2815 WESTPARK DRIVE
 CHARLOTTE, NC 28217
 DAVE POWLEN, PLS
 (P): 704.619.0767
 (F): 704.636.4940

PROJECT NUMBER: LTL55
 SURVEYED BY: ST
 DRAWN BY: CCG
 CHECKED BY: MCS
 ISSUE DATE: 10/09/2014
 REVISIONS:
 (1) ADDED TREE & STORM INFO - 10/09/14

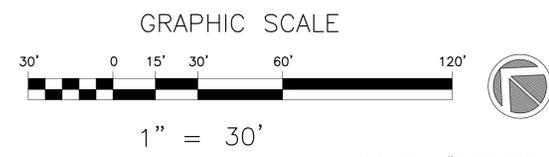
RZ-1
 CAD FILE: LTL55.DWG



THIS SURVEY IS REFERENCED TO THE NAD83 (2011) DATUM.

DEVELOPMENT DATA TABLE:

A. SITE ACREAGE:	2.971
B. TAX PARCEL:	213-491-58
C. EXISTING ZONING:	I1-CD
D. PROPOSED ZONING:	I1-(CD)SPA
E. EXISTING USE:	VACANT
F. PROPOSED USE:	GROCERY
G. RESIDENTIAL UNITS:	0
H. RETAIL SQUARE FOOTAGE:	28,700 SF
I. FLOOR AREA RATIO:	0.80
J. BUILDING STORIES:	1
K. MAX. BLDG HEIGHT:	35'
L. PARKING REQUIRED:	110
M. PARKING PROVIDED:	110
N. OPEN SPACE PROVIDED:	36,993 SF (0.85 AC)



ISSUE FOR

ISSUE DATE
12/22/14

REVISIONS	DATE
1 CITY COMMENTS	03/20/15
2 CITY COMMENTS	04/24/15

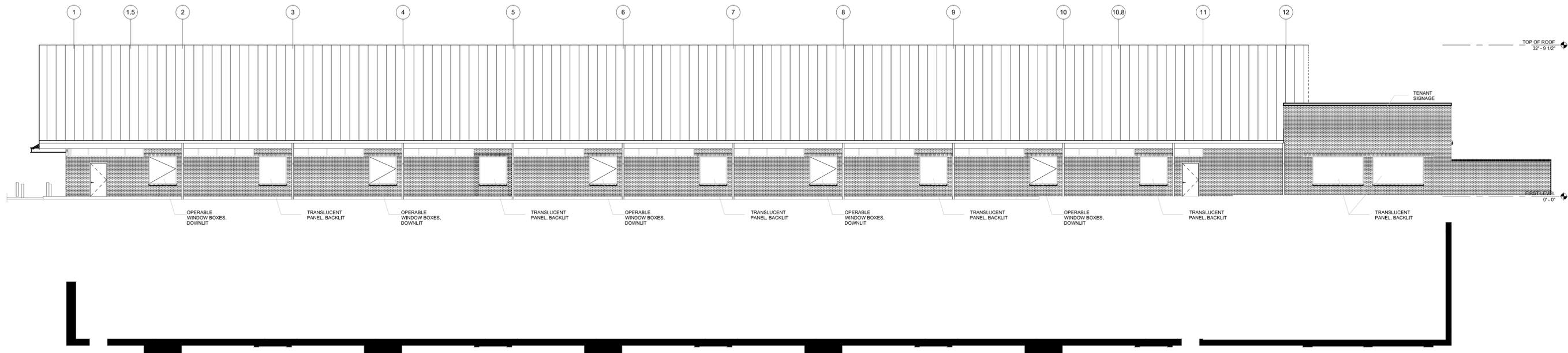
PROJECT TEAM
PRINCIPAL IN CHARGE
David Powlen, RLA
PROJECT MANAGER
Shane Brandwood, RLA
DESIGN TEAM
GSD

PROJECT NAME
**Monroe Road
Site Plan Amendment**

PROJECT NUMBER
122.3347.00

SHEET TITLE
**SITE PLAN
PETITION #2015-036**

SHEET NUMBER
RZ-2



MONROE RD. ELEVATION
SCALE: 3/32" = 1'-0"

ISSUE FOR

ISSUE DATE

12/22/14

REVISIONS

NO.	CITY COMMENTS	DATE
1	CITY COMMENTS	03/20/15
2	CITY COMMENTS	04/24/15

PROJECT TEAM

PRINCIPAL IN CHARGE
David Powlen, RLA
PROJECT MANAGER
Shane Brandwood, RLA
DESIGN TEAM
GSB

PROJECT NAME
**Monroe Road
Site Plan Amendment**

PROJECT NUMBER

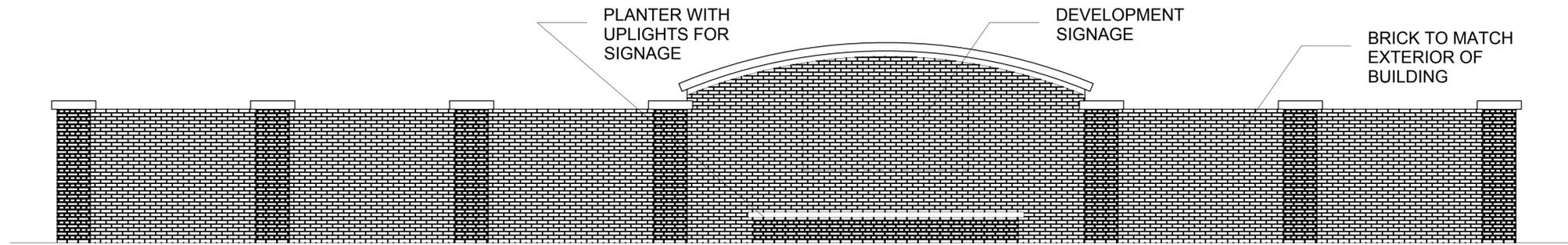
122.3347.00

SHEET TITLE

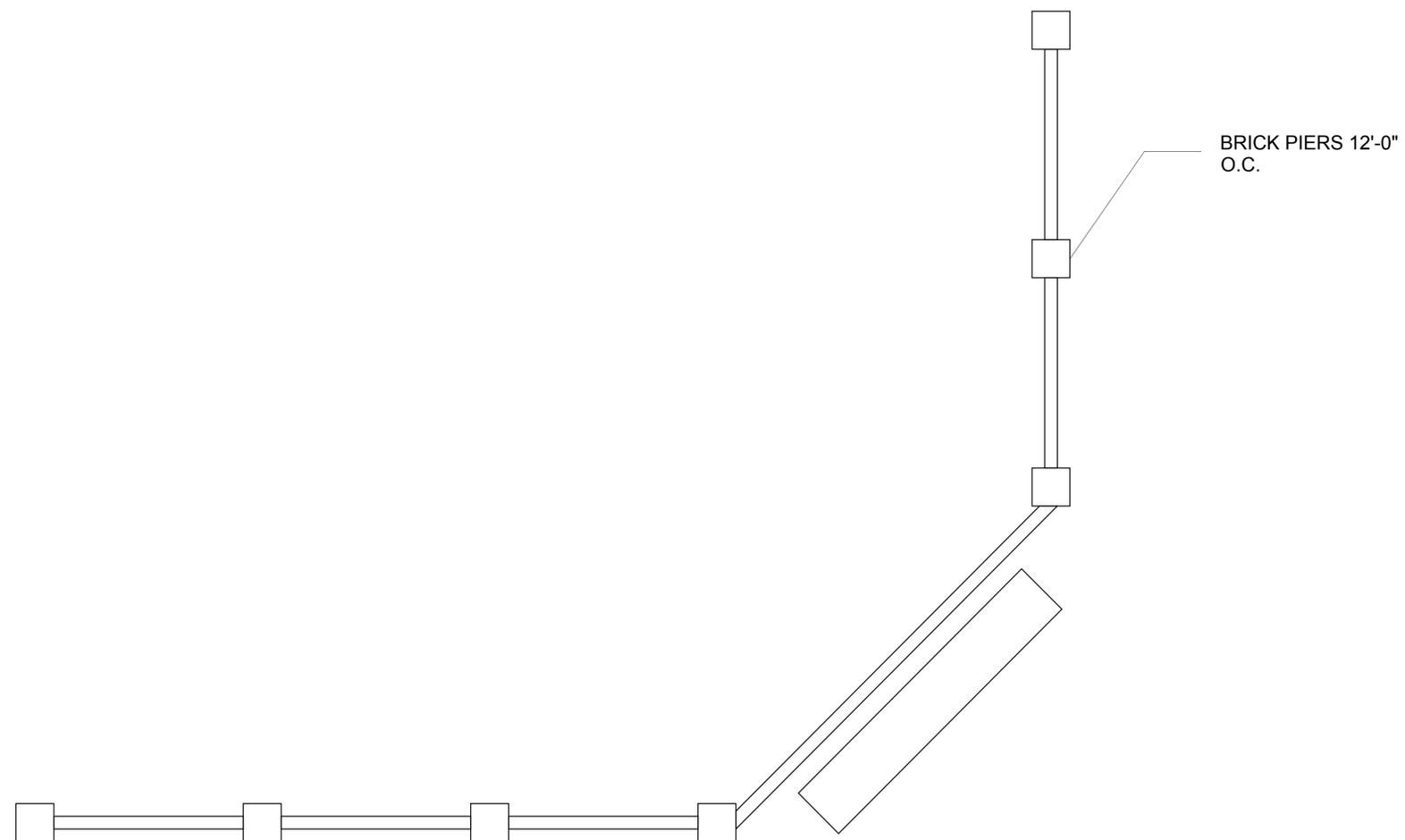
**BUILDING
ELEVATIONS
PETITION #2015-036**

SHEET NUMBER

RZ-4



2
A201 ORCHARD LAKE DRIVE
SCALE: 1/4" = 1'-0"



1
A201 SCREEN WALL PLAN
SCALE: 1/4" = 1'-0"

ISSUE FOR

ISSUE DATE

12/22/14

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	03/20/15
2	CITY COMMENTS	04/24/15

PROJECT TEAM

PRINCIPAL IN CHARGE
David Powlen, RLA
PROJECT MANAGER
Shane Brandwood, RLA
DESIGN TEAM
GSB

PROJECT NAME

**Monroe Road
Site Plan Amendment**

PROJECT NUMBER

122.3347.00

SHEET TITLE

**SITE PLAN
PETITION #2015-036**

SHEET NUMBER

RZ-5