

DEVELOPMENT SUMMARY

REZONING SITE AREA:	11.05 ACRES (PARCEL A: 1.54, PARCEL B: 8.34, PARCEL C: 1.17)
TAX PARCEL ID:	029-641-10
EXISTING ZONING:	NS
PROPOSED ZONING:	BD(CD) / NS(SPA)
ZONING AREA BD(CD):	Approx. 6.6 ac
ZONING AREA NS(SPA):	Approx. 4.4 ac
EXISTING USES:	VACANT
PROPOSED USES:	SELF STORAGE, RETAIL AND OFFICE
PROPOSED SF:	±122,000
PARKING:	AS REQUIRED BY ORDINANCE. SEE DEVELOPMENT NOTES
BUILDING HEIGHT:	AS ALLOWED BY THE ORDINANCE Stor-All Storage Conditional Development Standards

General Provisions:

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Rezoning application is to provide for the development of this site to accommodate a conditioned self storage facility along with a small amount of retail and office uses. The site has been zoned for retail and office uses for a number of years but no development has occurred. To achieve this purpose, the application seeks the rezoning of the site from the current NS classification to a NS (SPA) and to the BD (CD) classification as part of one combined conditional plan.

Permitted Uses

The site may be used for conditioned self storage space, with no outside storage of any type, and for retail and office uses as permitted in the NS district as may be further limited by this site plan. Restaurants with drive-through windows and gas station convenience stores will not be allowed. All other uses will be limited to one drive-through window.

Transportation

- Consistent with the existing zoning plan for the site, the site will have access via a private driveway to Highland Creek Parkway and a private driveway to Eastfield Road, subject to the normal CDOT or NCDOT driveway permitting review depending on which agency has jurisdiction. These connections and the related improvements are generally depicted on the site plan.
- Parking areas are generally depicted on the concept plan for the site.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the NS and BD districts and the conditions included as part of this rezoning site plan. The Petitioner has provided typical elevation images of the storage building that represent the overall scale, character, and quality of the building proposed to be constructed on the site subject to the limits of this plan. The Petitioner reserves the right to make minor architectural changes to these building designs but the overall design and construction character will be as illustrated.

Streetscape and Landscaping

Reserved

Environmental Features

The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points. The following agencies will be contacted prior to construction regarding wetland and water quality permits if applicable:

- Section 401 Permit - NCDENR, Mooresville office
- Section 404 Permit - US Army Corps of Engineers

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

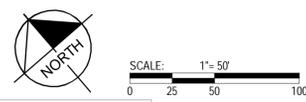
Lighting

Freestanding light will be fully shielded and downwardly directed. All new detached lighting installed on the site will be limited to 20' in height.

Phasing

Reserved

Initial Submission- 4-27-15
Revised per staff comments- 6-19-15



BANKS ENGINEERING

1919 SOUTH BOULEVARD
SUITE 200
CHARLOTTE, NC 28203
T: 704.780.4972
NC License #P-1370
© 2014

CLIENT:

STOR-ALL

172 EAST SHADBURN AVE
RIFORD, GA 30518

PROJECT:

**STOR-ALL
HIGHLAND
COMMONS-5004**

HIGHLAND CREEK PARKWAY
CHARLOTTE, NC 28269

SHEET:

**SCHEMATIC SITE
PLAN**

REZONING PETITION 2015-086

DESIGNED:	JDB
DRAWN:	
CHECKED:	
PROJECT:	1012001
DATE:	06.10.15

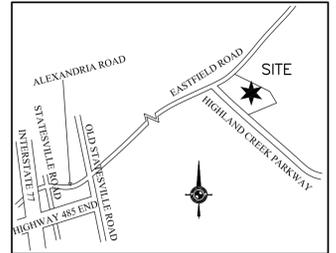
REV. DATE

A 06.11.15 Revised per comments from City staff

RZ1-0

STOR-ALL PROPERTIES, INC. - HIGHLAND CREEK PARKWAY AND EASTFIELD ROAD - REZONING

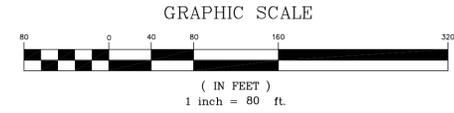
STOR-ALL PROPERTIES, INC. (OWNER)
 HIGHLAND CREEK PARKWAY AND EASTFIELD ROAD
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
 DEED REFERENCE: 20050-382
 TAX PARCEL: 029-641-10



VICINITY MAP
NOT TO SCALE



MAP REFERENCE:
M.B. 45, PG. 293



LEGEND:

- CP - CALCULATED POINT
- DB - DEED BOOK
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- EN - EXISTING NAIL
- (M) - MEASURED
- MB - MAP BOOK
- NCM - NEW CONCRETE MONUMENT
- N.G.S. - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- (P) - PLATTED
- PIN - PARCEL IDENTIFICATION NUMBER
- PG - PAGE
- (R) - RECORDED
- R/W - RIGHT-OF-WAY
- REZONING LINE
- OVERALL PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE.
 SUBJECT PROPERTY ZONED:

NS / NEIGHBORHOOD SERVICE DISTRICT

- MINIMUM SETBACK: 14' FROM BOC
- MINIMUM SIDE YARD IF ADJACENT TO NONRESIDENTIAL: 0 OR 10'
- MINIMUM SIDE YARD IF ADJACENT TO RESIDENTIAL: 10'
- MINIMUM REAR YARD ADJACENT TO NONRESIDENTIAL: 10'
- MINIMUM REAR YARD ADJACENT TO RESIDENTIAL: 20'
- MAXIMUM BUILDING HEIGHT: 60'

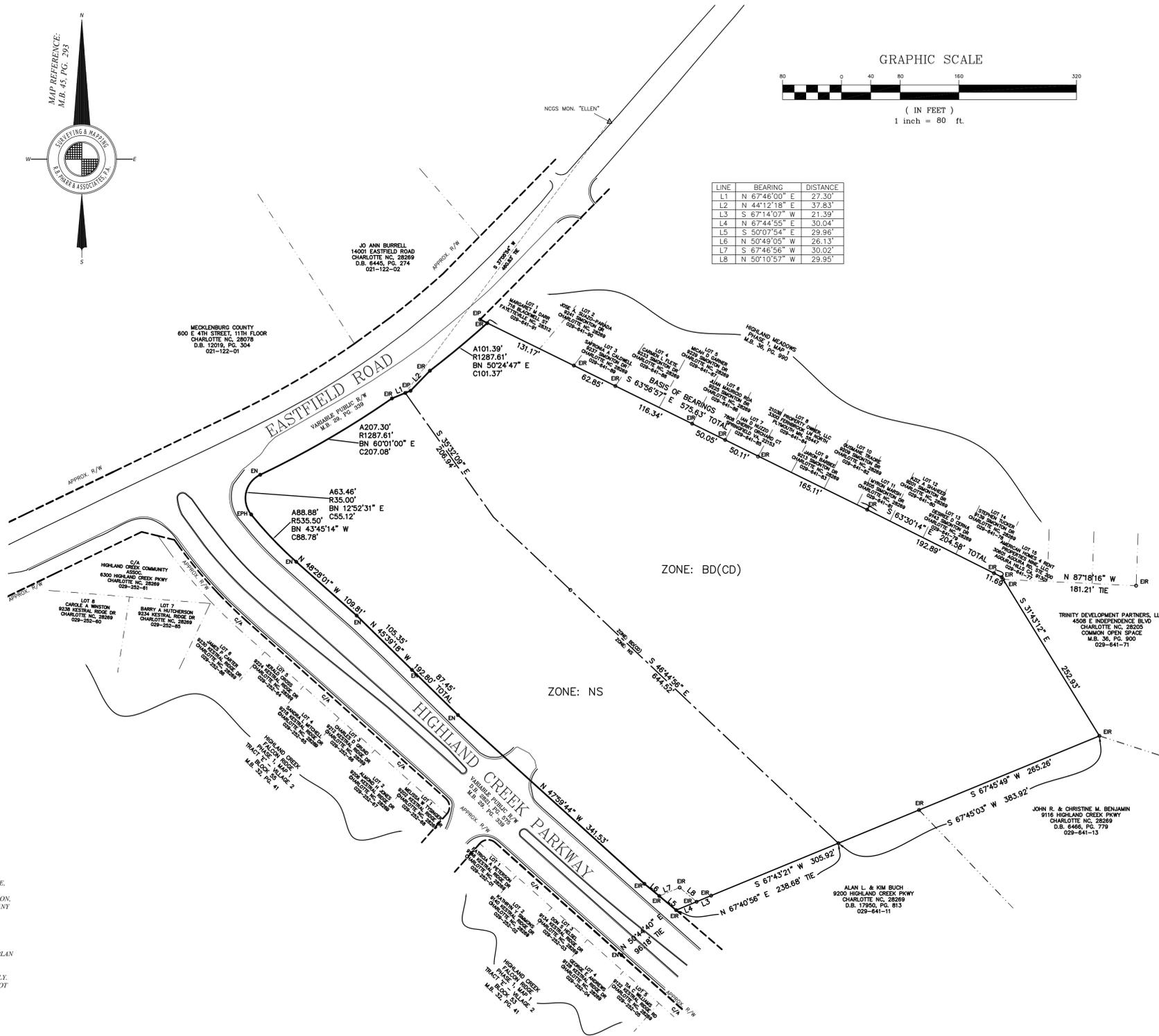
BD(CD) DISTRIBUTIVE BUSINESS

- MINIMUM SETBACK: 20'
- MINIMUM SIDE YARD: 10'
- MINIMUM REAR YARD: 10'
- MAXIMUM BUILDING HEIGHT: 40'

FOR FURTHER INFORMATION CONTACT THE
 CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

NOTES:

1. ALL CORNERS MONUMENTED AS SHOWN.
2. SURVEY IS LOCALIZED TO N.G.S. MONUMENT "ELLEN"
3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
4. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
5. EASTFIELD ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND IS SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
6. 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.
7. NO NEW PARCELS ARE CREATED WITH THIS MAP.
8. THE PURPOSE OF THE PLAT IS TO SHOW THE NEW ZONING LINE OF BD-CD (DISTRIBUTIVE BUSINESS, CONDITIONAL), SEPARATING THAT FROM ORIGINAL ZONING OF NS (NEIGHBORHOOD SERVICE DISTRICT).



REVIEW OFFICER:

____ 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 _____

NOT SUBJECT TO

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.
 CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PLANNING COMMISSION STAFF _____

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: DB 2005, PG. 382); 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. 47-39 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 18TH DAY OF MARCH, A.D., 2015.

THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.

PRELIMINARY

C. CLARK NEILSON
 NCLS 1-3212
 CNEILSON@rpharr.com

DATE _____



CREW:	DRAWN:	REVISED:
RBP	BZM	

FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT
 LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
 MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
 AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED
 FEBRUARY 13, 2014.
 MAP NUMBER: 3710467000K

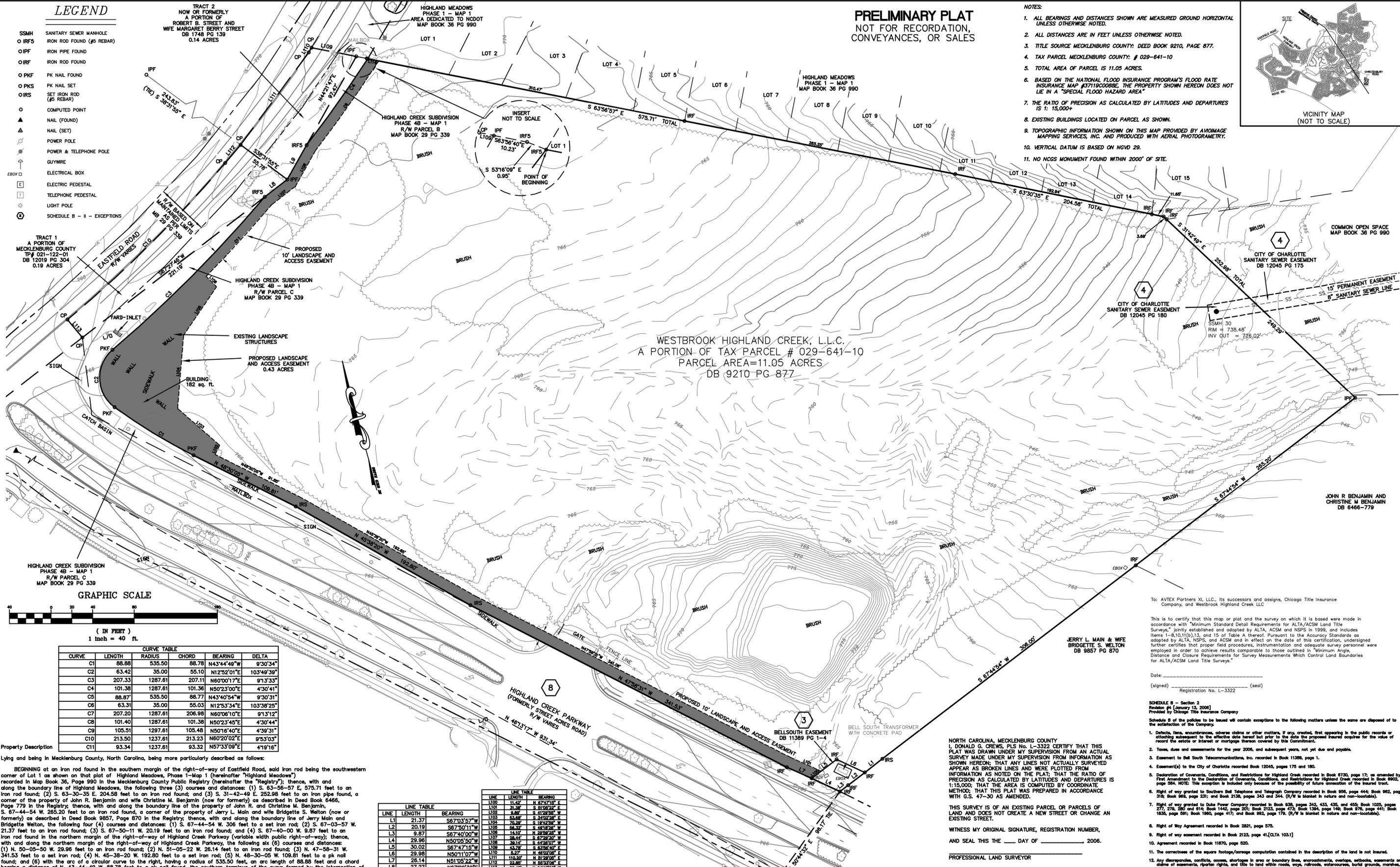
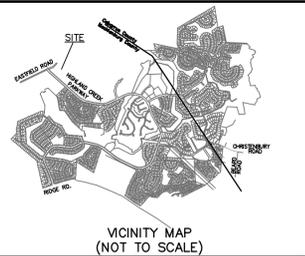
R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING			
420 HAWTHORNE LANE CHARLOTTE, NC 28204	TEL: (704) 376-2186		
SCALE: 1" = 80'	DATE: MARCH 18, 2015	FILE NO. W-4760(a)	JOB NO. 83091

LEGEND

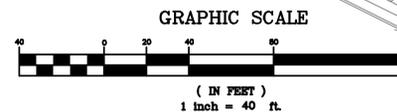
- SSMH SANITARY SEWER MANHOLE
- IRF5 IRON ROD FOUND (#5 REBAR)
- OIPF IRON PIPE FOUND
- OIRF IRON ROD FOUND
- OPKF PK NAIL FOUND
- OPKS PK NAIL SET
- OIRS SET IRON ROD (#5 REBAR)
- CP COMPUTED POINT
- ▲ NAIL (FOUND)
- △ NAIL (SET)
- POWER POLE
- POWER & TELEPHONE POLE
- GUYWIRE
- EBOX ELECTRICAL BOX
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- LIGHT POLE
- SCHEDULE B - II - EXCEPTIONS

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

- NOTES:
- ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED GROUND HORIZONTAL UNLESS OTHERWISE NOTED.
 - ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.
 - TITLE SOURCE MECKLENBURG COUNTY: DEED BOOK 9210, PAGE 877.
 - TAX PARCEL MECKLENBURG COUNTY: # 029-641-10
 - TOTAL AREA OF PARCEL IS 11.05 ACRES.
 - BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD RATE INSURANCE MAP #3711000088E, THE PROPERTY SHOWN HEREON DOES NOT LIE IN A "SPECIAL FLOOD HAZARD AREA"
 - THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 15,000+
 - EXISTING BUILDINGS LOCATED ON PARCEL AS SHOWN.
 - TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP PROVIDED BY AVOIMAGE MAPPING SERVICES, INC. AND PRODUCED WITH AERIAL PHOTOGRAMETRY.
 - VERTICAL DATUM IS BASED ON NGVD 29.
 - NO NCGS MONUMENT FOUND WITHIN 2000' OF SITE.



WESTBROOK HIGHLAND CREEK, L.L.C.
A PORTION OF TAX PARCEL # 029-641-10
PARCEL AREA=11.05 ACRES
DB 9210 PG 877



CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	88.88	535.50	88.78	N43°44'49"W	9°30'34"
C2	63.42	35.00	55.10	N12°52'01"E	103°49'39"
C3	207.33	1287.61	207.11	N60°00'17"E	91°3'33"
C4	101.38	1287.61	101.36	N50°23'00"E	4°30'41"
C5	88.87	535.50	88.77	N43°40'54"W	9°30'31"
C6	63.31	35.00	55.03	N12°53'34"E	103°38'28"
C7	207.20	1287.61	206.98	N60°06'10"E	91°3'12"
C8	101.40	1287.61	101.38	N50°23'45"E	4°30'44"
C9	105.51	1287.61	105.48	N50°16'40"E	4°39'31"
C10	213.50	1237.61	213.23	N60°20'02"E	9°53'03"
C11	93.34	1237.61	93.32	N57°33'09"E	4°19'16"

Property Description
Lying and being in Mecklenburg County, North Carolina, being more particularly described as follows:
BEGINNING at an iron rod found in the southern margin of the right-of-way of Eastfield Road, said iron rod being the southwestern corner of Lot 1 as shown on the plat of Highland Meadows, Phase 1-Map 1 (hereinafter "Highland Meadows") recorded in Map Book 36, Page 990 in the Mecklenburg County Public Registry (hereinafter "the Registry"); thence, with and along the boundary line of Highland Meadows, the following three (3) courses and distances: (1) S. 63°56'57" E, 575.71 feet to an iron rod found; (2) S. 63°30'35" E, 204.58 feet to an iron rod found; and (3) S. 31°42'49" E, 252.98 feet to an iron pipe found, a corner of the property of John R. Benjamin and wife Christine M. Benjamin (now formerly) as described in Deed Book 6466, Page 778 in the Registry; thence, with and along the boundary line of the property of John R. and Christine M. Benjamin, S. 67°44'54" W, 285.20 feet to an iron rod found, a corner of the property of Jerry L. Main and wife Bridgette S. Welton (now or formerly) as described in Deed Book 9857, Page 870 in the Registry; thence, with and along the boundary line of Jerry Main and Bridgette Welton, the following four (4) courses and distances: (1) S. 67°44'54" W, 306 feet to a set iron rod; (2) S. 67°03'57" W, 21.37 feet to an iron rod found; (3) S. 67°50'11" W, 20.19 feet to an iron rod found; and (4) S. 67°40'00" W, 9.87 feet to an iron rod found in the northern margin of the right-of-way of Highland Creek Parkway (variable width public right-of-way); thence, with and along the northern margin of the right-of-way of Highland Creek Parkway, the following six (6) courses and distances: (1) N. 50°05'50" W, 29.96 feet to an iron rod found; (2) N. 51°05'22" W, 26.14 feet to an iron rod found; (3) N. 47°58'31" W, 341.53 feet to a set iron rod; (4) N. 45°39'20" W, 192.80 feet to a set iron rod; (5) N. 45°30'05" W, 109.81 feet to a pk nail found; and (6) with the arc of a circular curve to the right, having a radius of 63.42 feet and a chord bearing and distance of N. 12°52'01" E, 55.10 feet to a pk nail found; thence, with and along the southern margin of the right-of-way of Eastfield Road with the arc of a circular curve to the left having a radius of 1287.61 feet, an arc length of 207.33 feet and a chord bearing and distance of N. 60°00'17" E, 207.11 feet to an iron rod found, a corner of the property of Mecklenburg County (now or formerly) as described in Deed Book 12019, Page 304 in the Registry; thence, with and along the boundary line of the property of Mecklenburg County, N. 67°29'30" E, 27.27 feet to an iron pipe found, a corner of the property of Robert B. Street and wife Margaret Berry Street (now or formerly) as described in Deed Book 1748, Page 139 in the Registry; thence, with and along the boundary line of the property of Robert B. Street and wife Margaret Berry Street, N. 44°26'07" E, 37.81 feet to an iron rod found; thence, with and along the southern margin of the right-of-way of Eastfield Road with the arc of a circular curve to the left having a radius of 1,287.61 feet, an arc length of 101.38 feet and a chord bearing and distance of N. 50°23'00" E, 101.36 feet, to an iron rod found, the point and place of BEGINNING, containing 11.05 acres, more or less, as shown on a map entitled "Revised ALTA/ACSM Land Title Survey of 11.05 Acre Tract for AVTEX Partners XI, LLC" dated February 1, 2005, last revised February 20, 2006, prepared by McKim and Creed, P.A.

LINE	LENGTH	BEARING
L1	21.37	S67°03'57"W
L2	20.19	S67°50'11"W
L3	9.87	S67°40'00"W
L4	29.96	N50°05'50"W
L5	30.02	S67°47'15"W
L6	29.98	N50°11'07"W
L7	26.14	N51°05'22"W
L8	27.27	N67°26'30"E
L9	37.81	N44°26'07"E
L10	21.59	S67°44'25"W
L11	19.87	S67°44'25"W
L12	10.13	S67°25'34"W
L13	30.00	S67°38'04"W
L14	30.00	N44°21'48"E
L15	30.00	S50°33'40"W
L16	26.22	N50°33'40"W
L17	27.31	N67°34'36"E
L18	37.82	N44°21'48"E

LINE	LENGTH	BEARING
L100	11.42	N 47°47'16" E
L101	36.36	S 81°02'22" W
L102	9.80	S 41°22'50" W
L103	63.88	S 34°02'28" E
L104	29.20	S 19°22'50" W
L105	68.32	S 49°18'28" W
L106	38.14	S 42°26'07" W
L107	28.44	S 67°28'30" W
L108	43.78	S 63°06'40" E
L109	8.78	N 83°02'00" E
L110	110.20	N 81°28'00" E
L111	29.88	N 81°28'00" E
L112	29.88	N 81°28'00" E
L113	29.88	N 81°28'00" E
L114	10.78	N 83°06'57" W

DATE	REVISION	INITIAL
2/20/06	ADDED TRACTS 1 AND 2	DGC
1/17/06	CERTIFY TO NEW SCHEDULE B SECTION 2 EXCEPTIONS	DGC
1/17/06	RECERTIFY TO CHICAGO TITLE INSURANCE COMPANY	DGC
1/17/06	RECERTIFY TO AVTEX PARTNERS XI, LLC	DGC
12/21/05	REVISED C3, C4, & PARCEL AREA. ADDED R/W FOR EASTFIELD RD	DGC
3/8/05	PER ATTORNEY COMMENTS	DGC

MCKIM & CREED
8020 TOWER POINT DRIVE
CHARLOTTE, NORTH CAROLINA 28227
PHONE: (704)841-2588, FAX: (704)841-2657
Internet Site: <http://www.mckimcreed.com>

DATE: _____

REVISED ALTA/ACSM LAND TITLE SURVEY
OF
11.05 ACRE TRACT
(OWNER: WESTBROOK HIGHLAND CREEK, LLC)
PREPARED FOR
AVTEX PARTNERS XI, LLC
DATE: 02-01-05
SCALE: 1" = 40'
MALLARD CREEK TOWNSHIP MECKLENBURG COUNTY NORTH CAROLINA

PROJECT #: 4322-0001
PROJ. SVYR : DGC
DRAWN BY : JCD
FIELD BK. :
COMP. FILE :
SHEET # : 1 OF 1
DWG. #: **SVY1-0**

To: AVTEX Partners XI, LLC, its successors and assigns, Chicago Title Insurance Company, and Westbrook Highland Creek LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1-8, 10, 11, 13, and 15 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Date: _____
(signed) _____ (seal)

SCHEDULE B - Section 2
Revision #4 (January 13, 2006)
Provided by Chicago Title Insurance Company

Schedule B of the policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for the value of record the estate or interest or mortgage thereon covered by this Commitment.
- Taxes, dues and assessments for the year 2006, and subsequent years, not yet due and payable.
- Easement to Bell South Telecommunications, Inc. recorded in Book 11386, page 1.
- Easement(s) to the City of Charlotte recorded Book 12045, pages 175 and 180.
- Declaration of Covenants, Conditions, and Restrictions for Highland Creek recorded in Book 6730, page 17, as amended by First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Highland Creek recorded in Book 6902, page 184, 01/11/01. This exception is included only because of the possibility of future amendment of the insured tract.
- Right of way granted to Southern Bell Telephone and Telegraph Company recorded in Book 956, page 444; Book 982, page 316; Book 966, page 231; and Book 2138, pages 343 and 344. (R/W is blanket in nature and non-totable).
- Right of way granted to Duke Power Company recorded in Book 638, pages 342, 433, 435, and 455; Book 1025, page 277, 278, 280 and 814; Book 1442, page 201; Book 2123, page 473; Book 1384, page 146; Book 976, page 441; Book 1833, page 591; Book 1960, page 475; and Book 982, page 179. (R/W is blanket in nature and non-totable).
- Right of Way Agreement recorded in Book 2821, page 575.
- Right of way easement recorded in Book 2123, page 41 [C.T.A. 103.1]
- Agreement recorded in Book 11870, page 020.
- The correctness of the square footage/acreage computation contained in the description of the land is not insured.
- Any discrepancies, conflicts, omissions, shortages in area or boundary lines, encumbrances, overlaps, setbacks, easements or claims of easements, riparian rights, and title to land with roads, ways, railroads, watercourses, burial grounds, monuments, ditches or filed areas or land below the mean higher mark or within the bounds of any adjoining body of water, or other matters which would be revealed by a current inspection and accurate survey of the land.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE _____ DAY OF _____ 2006.
PROFESSIONAL LAND SURVEYOR

