

LEGEND:

- A - Arc Length
B - Chord Bearing
C - Chord Length
CB - Catch Basin
CC - Curb Cut
CI - Curb Inlet
C&G - Curb & Gutter
CO - Clean Out
CONC - Concrete
DB - Deed Book
EB - Electric Box
EM - Electric Meter
EIP - Existing Iron Pipe
EIR - Existing Iron Rod
EN - Existing Nail
ESMT - Easement
FH - Fire Hydrant
G - Gutter
GM - Gas Meter
GP - Gate Post
GV - Gas Valve
GW - Guy Wire
L - Arc Length
LP - Light Pole
OHANG - Overhang
PIN - Parcel Identification Number
PB - Plat Book
PG - Page
R - Radius
RD - Recorded
PVC - Plastic Pipe
RW - Right-Of-Way
RCP - Reinforced Concrete Pipe
SMH - Storm Drain Manhole
SSMH - Sanitary Sewer Manhole
(T) - Total
TB - Telephone Box
TC - Top Of Curb
TCB - Traffic Control Box
TRK - Terra-cotta Pipe
TMH - Telephone Manhole
TS - Traffic Sign
TSP - Traffic Signal Post
UB - Utility Box
UP - Utility Pole (Power)
UPL - Utility Pole w/light
UPT - Utility Pole w/transformer
WB - Water Box
WM - Water Meter
WMH - Water Manhole
WV - Water Valve

TREE LEGEND:

- BCH - BEECH
BRC - BIRCH
BRAD - BRADFORD PEAR
CED - CEDAR
CHY - CHERRY
CRP - CREPE MYRTLE
DGW - DOGWOOD
HIC - HICKORY
HOL - HOLLY
LOC - LOCUST
MAG - MAGNOLIA
MAP - MAPLE
PEC - PECAN
PIN - PINE
POP - POPLAR
SYC - SYCAMORE
WLN - WALNUT
WLC - WILD CHERRY

LINE LEGEND:

- EASEMENT
FENCE
GUARD RAIL
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
STORM DRAIN PIPE >12"
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE

PARKING:

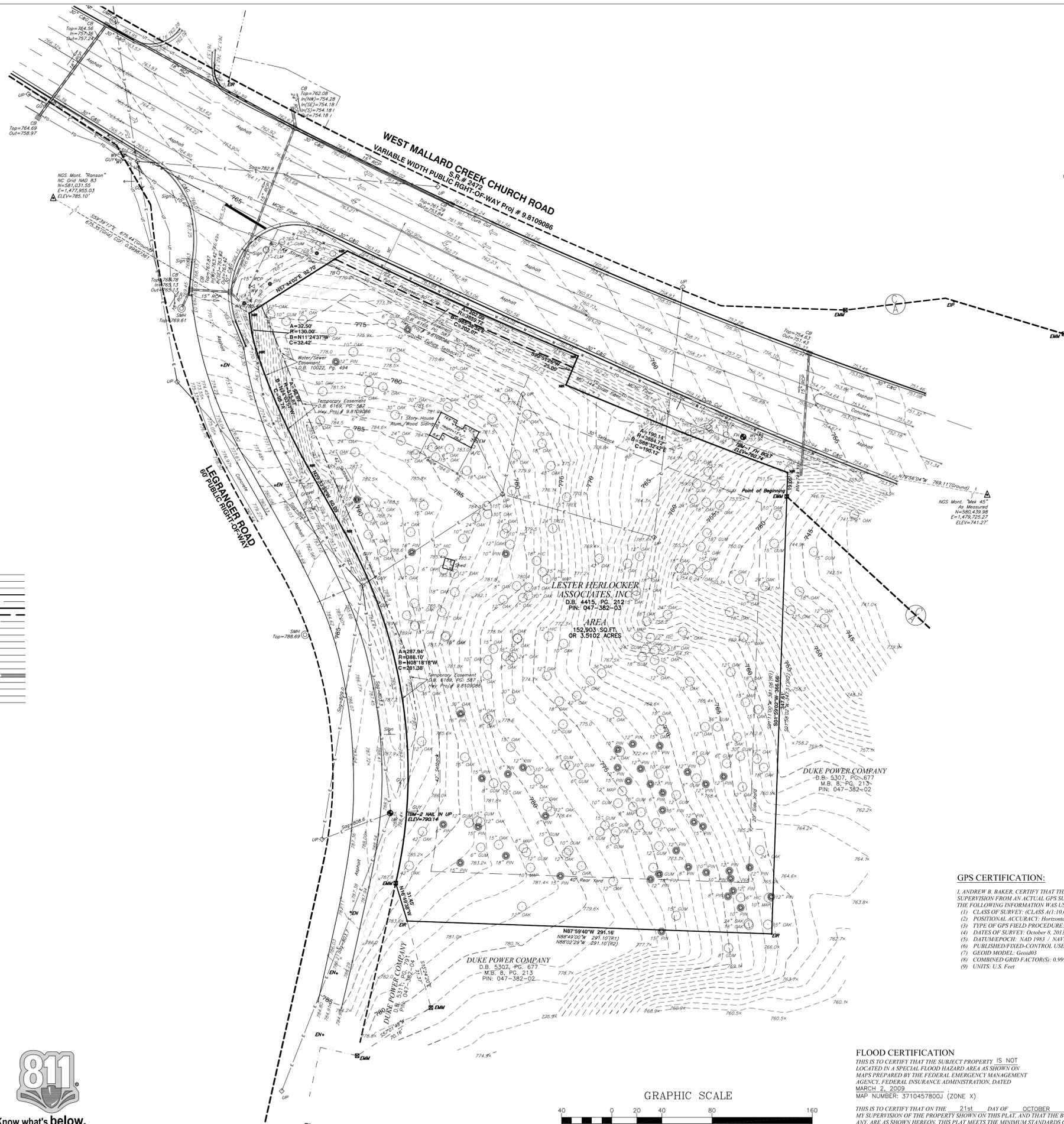
NO MARKED PARKING EXISTS ON SUBJECT PROPERTY

UTILITIES:

- POWER: DUKE POWER ENERGY 1-800-777-9898
TELEPHONE: BELL SOUTH TELECOMMUNICATIONS 1-888-251-6300
WATER & SEWER: CHAR-MECK UTILITY DEPT. (CMUD) (704) 336-2564 WATER (704) 357-6064 SEWER
GAS: PIEDMONT NATURAL GAS CO. 1-800-752-7504
CABLE TELEVISION: TIME WARNER CABLE 1-800-892-2253



Know what's below. Call before you dig.



NOTES:

- 1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30.45 AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. 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. ELEVATIONS BASED ON N.G.S. MONUMENT "RANSON", ELEVATION = 785.10 FEET, NAVD 88.
5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
6. MALLARD CREEK CHURCH ROAD IS SHOWN AS A "MAJOR THROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERGROUND CERTIFIES ONLY TO THE RIGHT-OF-WAY SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
8. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT, R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

ZONING:

SUBJECT PROPERTY ZONED: R-4
ZONING RESTRICTIONS AS PER ZONING ORDINANCE.
Zoned R-4
Minimum setback:
10' from Right-of-way along a designated thoroughfare
27' from Right-of-way along local or collector streets
Minimum side yard:
5' (Residential)
30' (Non-Residential)
Minimum rear yard:
40' (Residential)
10' (Non-Residential)
Maximum building height: 40'

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

SURVEYOR'S DESCRIPTION

That certain tract or parcel of land situated, lying and being in the City of Charlotte, County of Mecklenburg, State of North Carolina and being more particularly described as follows:
BEGINNING at an existing metal monument on the southerly right-of-way margin of West Mallard Creek Church Road (variable width public R/W), said point also being the northern most corner of the property of the Duke Power Company (now or formerly) as described in Deed Book 5307, Page 677 in the Mecklenburg County Public Registry (the "Registry"); Thence with and along said property of the Duke Power Company for the following three (3) courses and distances:
1) S 01°59'02" W a distance of 347.61 feet to an existing iron rod;
2) N 87°59'40" W a distance of 291.16 feet to an existing iron rod;
3) N 16°49'38" W a distance of 31.45 feet to an existing metal monument on the easterly right-of-way margin of LeGranger Road (60 foot public R/W); Thence with and along said easterly right-of-way margin of LeGranger Road for the following five (5) courses and distances:
1) with a curve turning to the left having a radius of 388.10 feet and an arc length of 287.94 feet (chord bearing of N 08°18'18" W and a chord length of 281.38 feet) to a new iron rod;
2) N 29°33'34" W a distance of 60.03 feet to a new iron rod;
3) with a curve turning to the right having a radius of 515.67 feet and an arc length of 98.89 feet (chord bearing of N 24°02'57" W and a chord length of 98.74 feet) to a new iron rod;
4) with a compound curve turning to the right having a radius of 130.00 feet and an arc length of 32.50 feet (chord bearing of N 11°24'37" W and a chord length of 32.42 feet) to a new iron rod;
5) N 57°44'02" E a distance of 92.70 feet to a new iron rod on the southerly right-of-way margin of West Mallard Creek Church Road; Thence with and along said southerly right-of-way margin of West Mallard Creek Church Road for the following four (4) courses and distances:
1) with a curve turning to the left having a radius of 3859.72 feet and an arc length of 202.09 feet (chord bearing of S 65°38'34" E and a chord length of 202.07 feet) to a new iron rod;
2) S 22°51'26" W a distance of 25.00 feet to a new iron rod;
3) with a curve turning to the left having a radius of 3884.73 feet and an arc length of 190.14 feet (chord bearing of S 68°32'42" E and a chord length of 190.12 feet) to a new iron rod;
4) S 01°59'02" W a distance of 19.05 feet to the point of BEGINNING;
having an area of 152,903 square feet or 3.5102 acres, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated October 21, 2015 (Map File W-4442; Job #84066).

GPS CERTIFICATION:

I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: CLASS A1-10 (0900)
(2) POSITIONAL ACCURACY: Horizontal = 0.03" Vertical = 0.03"
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATES OF SURVEY: October 8, 2015
(5) DATUM/EPOCH: NAD 83 / NAVD 83
(6) PUBLISHED/FIXED-CONTROL USE: "RANSON"
(7) GEOD MODEL: Geoid03
(8) COMBINED GRID FACTORS: 0.99984084
(9) UNITS: U.S. Feet

ALTA/ACSM CERTIFICATION:

TO: FOURSTORE, LLC
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(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), AND 12 OF TABLE A. THE FIELD WORK WAS COMPLETED ON OCTOBER 21, 2015.

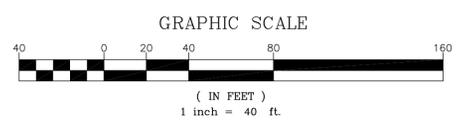
Andrew B. Baker 10/22/15
ANDREW B. BAKER, PLS (L-4542) DATE
email: abaker@rbpharr.com



FLOOD CERTIFICATION

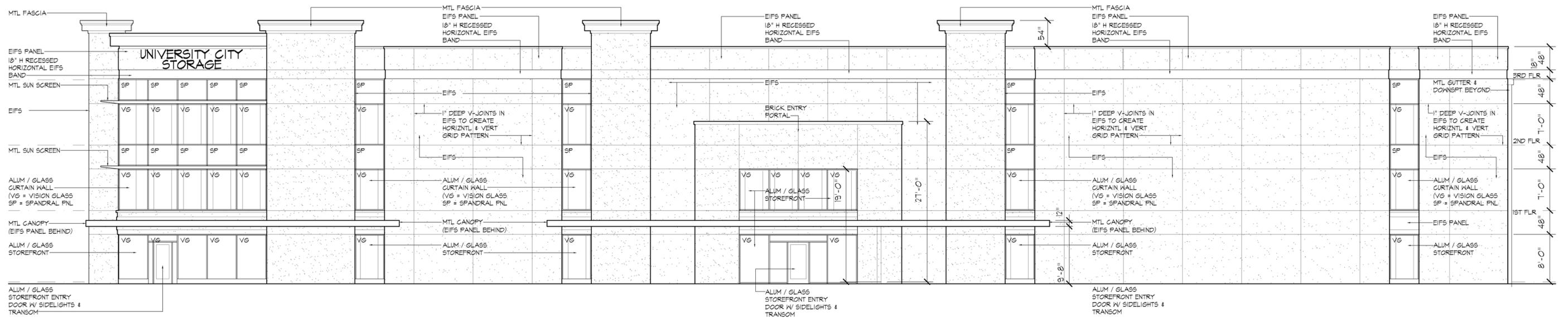
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.
MAP NUMBER: 37104578001 (ZONE X)

THIS IS TO CERTIFY THAT ON THE 21st DAY OF OCTOBER, 2015, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. BOARD RULE 1800 (21) N.C.A.C. 59 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 50 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
SIGNED: Andrew B. Baker

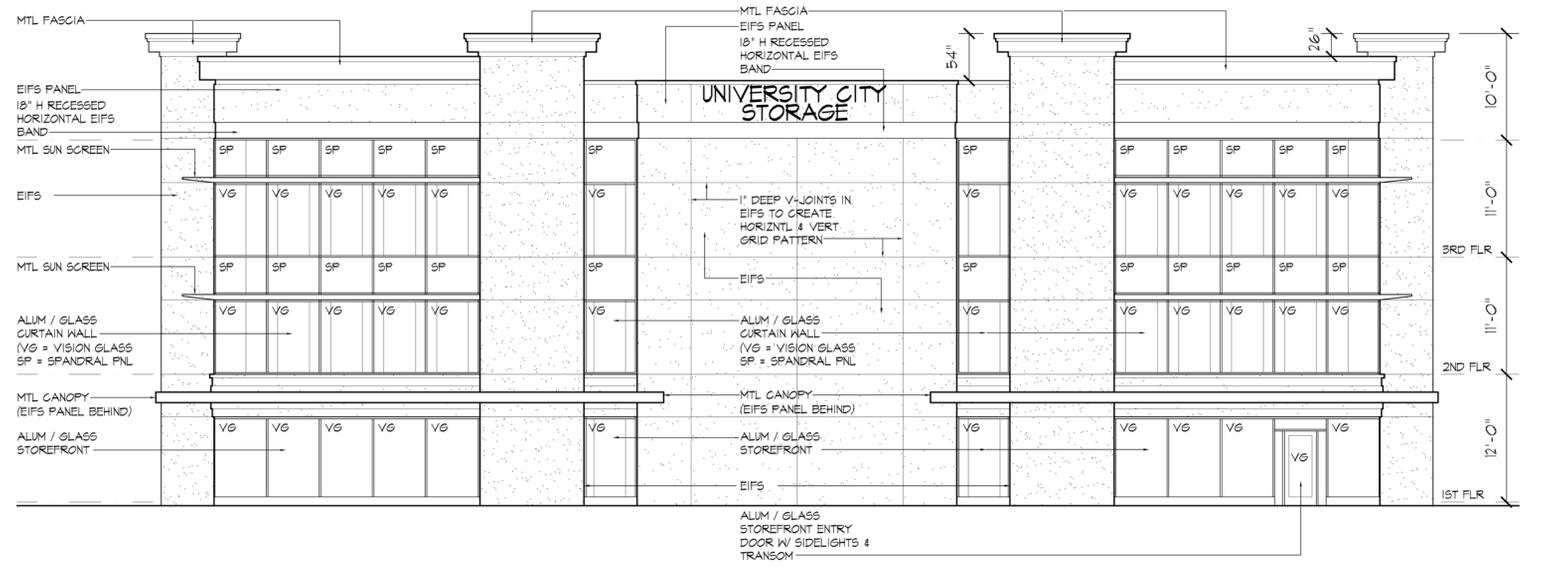


AREA = 152,903 SQ. FT. OR 3.5102 ACRES

Table with columns: REVISIONS, ALTA/ACSM LAND TITLE SURVEY PREPARED FOR: FOURSTORE, LLC, R.B. PHARR & ASSOCIATES, P.A., SURVEYING & MAPPING, 420 HAWTHORNE LANE, CHARLOTTE, NC 28204, TEL: (704) 376-2186, FILE NO. W-4442, DATE: OCT. 21, 2015, JOB NO. 84066



WEST ELEVATION (SIDE FACING LEGRANGER ROAD)



NORTH ELEVATION (SIDE FACING WEST MALLARD CREEK CHURCH ROAD)

EXTERIOR ELEVATIONS
ONE EIGHTH INCH EQUALS ONE FOOT

REVISIONS

RANDOLPH C. HENNING, ARCHITECT
 6285 SHALLOWFORD ROAD, SUITE 130
 OFFICE - (336) 946-2445
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LEWISVILLE, NC 27025-8801
 E-MAIL - rch@rcharchitect.com
 WEB SITE - www.rcharchitect.com

UNIVERSITY CITY STORAGE

1325 MALLARD CREEK CHURCH ROAD
 CHARLOTTE, NORTH CAROLINA

JOB 1517
 DATE 10.23.15
 SHEET RZ-2

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