



GENERAL NOTES

1) THIS IS A SURVEY OF AN EXISTING PARCELS OF LAND. THIS IS AN ALTA/ACSM LAND TITLE SURVEY.

2) THE STATE PLANE COORDINATES (SPC) FOR THIS PROJECT WERE PRODUCED WITH RTK-VRS GPS OBSERVATIONS USING A SPECTRA PRECISION EPOCH 50 RECEIVER AND PROCESSED USING GPS CONTINUOUSLY OPERATING REFERENCE STATIONS. DATE OF OBSERVATIONS WAS 1-28-2015. THE RELATIVE POSITIONAL ACCURACY OF THE GPS NETWORK IS <0.05. THE FOLLOWING CORRS WAS USED AS THE BASE STATION: NC49

3) ZONING: B-1(CD) AND R-4

4) FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS SHOWN ON FEMA COMMUNITY NO. 370159, PANEL NO. 4585 K (MAP NO. 3710458500K) DATED FEBRUARY 19, 2014.

5) REFERENCES: DEED BOOK 9879, PAGE 516; DEED BOOK 29207, PAGE 427

6) UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PROPERTY DESCRIPTION:

Tract 1: Being that certain parcel of land lying and being situate in Mecklenburg County, North Carolina, and being more particularly described as follows:

Beginning at an existing axle, said axle being the Northeast corner of the herein described property and the Northeast corner of Tract 3, Deed Book 29207, Page 427 (said axle being located N 63°47'30" E 149.97 feet from an existing iron pin); then North 67°43'37" East 71.06 feet to an iron pin set; then North 61°27'49" East 10.75 feet to an existing iron pin; then North 78°40'08" East 119.36 feet to an existing iron pin; then North 80°36'36" East 72.48 feet to an iron pin set; then North 78°33'51" East 218.42 feet to an iron pin set in the right-of-way for E. W.T. Harris Boulevard; then with said right-of-way, with a curve to the left having an arc length of 305.87 feet, a radius of 918.51 feet and a chord bearing and distance of South 15°02'23" West 304.45 feet to an existing iron pin in the right-of-way for The Plaza, then with said right-of-way for the following two (2) calls: (1) South 28°18'38" West 36.58 feet to an existing iron pin; then (2) South 51°28'37" West 164.64 feet to an iron pin set (said iron pin being located North 51°28'30" East 282.86 feet from an iron pin set in said right-of-way); then leaving said right-of-way, North 36°36'40" West 380.04 feet to an existing axle, the POINT OF BEGINNING, containing 103281 square feet, 2.37 acres, more or less.

Tract 2: Being that certain parcel of land lying and being situate in Mecklenburg County, North Carolina, and being more particularly described as follows:

Beginning at an existing axle, said axle being the Northeast corner of the herein described property and the Northeast corner of Tract 3, Deed Book 29207, Page 427 (said axle being located S 60°43'37" W 71.06 feet from an iron pin set); then South 36°36'40" East 380.04 feet to an iron pin set in the right-of-way for The Plaza (said iron pin set being located S 51°28'37" W 164.64 feet from an existing iron pin); then with said right-of-way, South 51°28'30" West 282.86 feet to an iron pin set in the right-of-way for The Plaza, the Southwest corner of Tract 2, Deed Book 29207, Page 427; then leaving said right-of-way, North 32°19'54" West 104.23 feet to an iron pin set; then North 33°00'57" West 50.81 feet to an existing iron pin (said iron pin being the Southwest corner of Tract 2, Deed Book 29207, Page 427); then North 32°40'18" West 58.00 feet to an existing iron pin (said iron pin being the South corner of Parcel No. 09703152); then with thence with the Western line of Tract 1, Deed Book 29207, Page 427, North 06°07'30" West 237.04 feet to an existing iron pin; then North 07°07'30" West 5.59 feet to a point in the centerline of Briar Creek; then with said centerline for the following three (3) calls: (1) North 68°09'17" East 5.59 feet; then (2) North 54°21'13" East 15.75 feet; then (3) North 61°27'28" East 5.88 feet; then North 67°29'33" East 121.30 feet to the POINT OF BEGINNING, containing 98123 square feet, 2.25 acres, more or less.

NOTES PERTAINING TO FIRST AMERICAN TITLE INSURANCE COMPANY

TITLE COMMITMENT NO. 15-81 (TRACT 1)
EFFECTIVE: JANUARY 6, 2015 AT 8:00 AM
SCHEDULE B - SECTION II (EXCEPTIONS)

ITEM 3 - EASEMENT AGREEMENT IN FAVOR OF CITY OF CHARLOTTE RECORDED IN BOOK 4090, PAGE 699 AFFECTS SUBJECT PROPERTY AS SHOWN.

ITEM 4 - DEED OF EASEMENT IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 4096, PAGE 566 DOES NOT AFFECT. EASEMENT FALLS WITH RIGHT OF WAY OF THE PLAZA.

ITEM 5 - DEED IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 5261, PAGE 873 DOES NOT AFFECT. EASEMENT FALLS WITH RIGHT OF WAY OF THE PLAZA.

ITEM 6 - DRAINAGE EASEMENT IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 5265, PAGE 243 AFFECTS SUBJECT PROPERTY AS SHOWN.

ITEM 7 - DEED OF EASEMENT IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 5264, PAGE 257 AFFECTS SUBJECT PROPERTY AS SHOWN.

ITEM 8 - DEED IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 6503, PAGE 740 ESTABLISHES A PORTION OF CURRENT RIGHT OF WAY AS SHOWN.

ITEM 9 - DEED IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 6529, PAGE 71 ESTABLISHES A PORTION OF THE CURRENT RIGHT OF WAY AS SHOWN HEREON.

ITEMS 10-12 CONTAIN NO SURVEY MATTERS

ITEM 13 - STORM DRAINAGE EASEMENT IN FAVOR OF CITY OF CHARLOTTE RECORDED IN BOOK 26692, PAGE 423 AFFECTS SUBJECT PROPERTY AS SHOWN.

ITEM 14 - MATTERS SHOWN IN MAP BOOK 28, PAGE 211 AFFECTING SUBJECT PROPERTY ARE SHOWN.

NOTES PERTAINING TO FIRST AMERICAN TITLE INSURANCE COMPANY

TITLE COMMITMENT NO. 15-96 (TRACT 2)
EFFECTIVE: JANUARY 12, 2015 AT 8:00 AM
SCHEDULE B - SECTION II (EXCEPTIONS)

ITEM 2 - EASEMENT AGREEMENT IN FAVOR OF CITY OF CHARLOTTE RECORDED IN BOOK 4055, PAGE 409 AFFECTS SUBJECT PROPERTY AS SHOWN.

ITEM 3 - EASEMENT AGREEMENT IN FAVOR OF CITY OF CHARLOTTE RECORDED IN BOOK 4102, PAGE 547 AFFECTS SUBJECT PROPERTY AS SHOWN.

ITEM 4 - DEED OF EASEMENT IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 4107, PAGE 171 DOES NOT AFFECT. EASEMENT FALLS WITHIN CURRENT RIGHT OF WAY OF THE PLAZA.

ITEM 5 - FEE SIMPLE DEED IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 6530, PAGE 853 ESTABLISHES THE CURRENT RIGHT OF WAY OF THE PLAZA AS SHOWN.

ITEM 6 - PERMANENT EASEMENT IN FAVOR OF CITY OF CHARLOTTE RECORDED IN BOOK 13688, PAGE 803 AFFECTS SUBJECT PROPERTY AS SHOWN.

ITEM 7 - PERMANENT EASEMENT IN FAVOR OF CITY OF CHARLOTTE RECORDED IN BOOK 13688, PAGE 807 AFFECTS SUBJECT PROPERTY AS SHOWN.

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PROJECT NO.: QTR-15000

QuikTrip No. 1051

EAST W.T. HARRIS BOULEVARD AND THE PLAZA
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

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VERSION: 001
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DRAWN BY: LS
REVIEWED BY: KSB

REV	DATE	DESCRIPTION
1	3-18-15	UTILITIES ON SITE

ORIGINAL ISSUE DATE: 2/16/2015

SHEET TITLE:
SURVEY PLAN

SHEET NUMBER:
C020

[illegible]