

AS SURVEYED PROPERTY DESCRIPTION:

BEING THAT CERTAIN PARCEL OF LAND LYING AND BEING IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT "M 080" HAVING NC GRID NAD83 COORDINATES OF N:509,657.51 FT, E:1,402,319.08 FT; THENCE N 87°35' W A HORIZONTAL GROUND DISTANCE OF 230.36 FEET TO AN EXISTING IRON ROD LOCATED ON THE NORTHERN MARGIN OF THE RIGHT OF WAY OF ED BROWN ROAD (A 60 FT PUBLIC RIGHT OF WAY), THE POINT OF BEGINNING, SAID IRON ROD ALSO BEING LOCATED ON A WESTERN LINE OF THE CLARENCE D. CARTER, JR. PROPERTY AS DESCRIBED IN DEED BOOK 5110, PAGE 242 OF THE MECKLENBURG COUNTY REGISTRY; THENCE S 01°36'24" W A DISTANCE OF 30.36 FEET TO A CALCULATED POINT IN ED BROWN ROAD; THENCE WITHIN ED BROWN ROAD N 88°30'48" W A DISTANCE OF 554.37 FEET TO A CALCULATED POINT; THENCE WITH THE ACRNC INC. PROPERTY AS DESCRIBED IN DEED BOOK 14119, PAGE 715 OF THE MECKLENBURG COUNTY REGISTRY; THENCE S 85°55'52" E CROSSING A NEW IRON ROD ON THE NORTHERN MARGIN OF THE RIGHT OF WAY OF ED BROWN ROAD AT A DISTANCE OF 31.04 FEET FOR A TOTAL DISTANCE OF 1285.02 FEET TO AN EXISTING CONCRETE MONUMENT, SAID MONUMENT BEING LOCATED AT A SOUTHERN CORNER OF LOT 319 OF THE STEELE CREEK SUBDIVISION PHASE 1, MAP 2 AS DESCRIBED IN MAP BOOK 36, PAGE 87 OF THE MECKLENBURG COUNTY REGISTRY; THENCE WITH THE REAR LINES OF LOTS 319-326 OF THE AFORESAID STEELE CREEK SUBDIVISION PHASE 1, MAP 2 AND STEELE CREEK SUBDIVISION PHASE 1, MAP 1 AS DESCRIBED IN MAP BOOK 34, PAGE 280 THE FOLLOWING 4 COURSES AND DISTANCES: 1) S 87°09'56" E A DISTANCE OF 37.80 FEET TO AN EXISTING IRON ROD; 2) S 85°55'52" E A DISTANCE OF 168.26 FEET TO AN EXISTING IRON ROD; 3) S 53°35'49" W A DISTANCE OF 280.22 FEET TO AN EXISTING IRON ROD; 4) S 86°12'55" E A DISTANCE OF 4.06 FEET TO A NEW IRON ROD, SAID IRON ROD BEING LOCATED AT THE NORTHWEST CORNER OF THE PATTEN VENTURES, INC. PROPERTY AS DESCRIBED IN DEED BOOK 7150, PAGE 191 OF THE MECKLENBURG COUNTY REGISTRY; THENCE WITH THE AFORESAID PATTEN VENTURES, INC. PROPERTY S 01°24'10" W A DISTANCE OF 845.07 FEET TO AN EXISTING IRON ROD, SAID IRON ROD BEING LOCATED ON THE NORTHERN LINE OF THE CLARENCE D. CARTER, JR. PROPERTY AS DESCRIBED IN DEED BOOK 5110, PAGE 242 OF THE MECKLENBURG COUNTY REGISTRY; THENCE WITH THE AFORESAID CARTER PROPERTY THE FOLLOWING 3 COURSES AND DISTANCES: 1) N 88°55'20" W A DISTANCE OF 153.46 FEET TO AN EXISTING IRON ROD; 2) S 01°36'24" A DISTANCE OF 369.64 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 692,389 SQ. FT. (15.8951 ACRES) ACCORDING TO A SURVEY BY R.B. PHARR & ASSOCIATES, P.A. DATED DECEMBER 16, 2014, MAP FILE NO. W-4691 (JOB NO. 82400)

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. 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.
5. 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.
6. ELEVATIONS BASED ON N.G.S. MONUMENT "FTEST", ELEVATION = 729.56 FEET, NAVD 88.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAY SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
9. CONTOUR INTERVAL=1 FT

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
SUBJECT PROPERTY ZONED: R-1

MINIMUM SETBACK: 20 FT  
MINIMUM SIDE YARD: 0 OR 5'  
MINIMUM REAR YARD: 10 FT  
MAXIMUM BUILDING HEIGHT: 40 FT

\*NO SIDE YARD IS REQUIRED, BUT IF ONE IS PROVIDED, IT MUST BE A MINIMUM OF FIVE (5) FEET.

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

PARKING:

NO PARKING EXISTS AT THE TIME OF SURVEY.

GPS CERTIFICATION:

1. JUSTIN F. CLONINGER, 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: A1-10 (0.00)
  - (2) POSITIONAL ACCURACY: HORZ. NORTH=0.01; EAST=0.0029; VERT.=0.0001
  - (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
  - (4) DATES OF SURVEY: DEC. 4, 2014
  - (5) DATUM/EPOCH: NAD83/NAV1983
  - (6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "M 080" & "FTEST"
  - (7) GEOID MODEL: GEOID03(CONUS)
  - (8) COMBINED GRID FACTORS: 0.99984889
  - (9) UNITS: US SURVEY FT

LEGEND:

CP - CALCULATED POINT  
D.B. - DEED BOOK  
ECM - EXISTING CONCRETE MONUMENT  
EIP - EXISTING IRON PIPE  
EIR - EXISTING IRON ROD  
EMM - EXISTING METAL MONUMENT  
EV - EXISTING NAIL  
(M) - MEASURED  
M.B. - MAP BOOK  
NCM - NEW CONCRETE MONUMENT  
NGS - 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  
(T) - TOTAL  
PROPERTY LINE  
PROPERTY LINE (NOT SURVEYED)  
RIGHT-OF-WAY  
RIGHT-OF-WAY (NOT SURVEYED)  
EASEMENT  
SETBACK

UTILITIES:

POWER  
DUKE POWER ENERGY  
1-800-777-9898

TELEPHONE  
BELL SOUTH TELECOMMUNICATIONS  
1-888-757-6500

WATER & SEWER  
CHAR-MECK. UTILITY DEPT. (CMUD)  
(704) 336-2564 WATER  
(704) 357-6064 SEWER

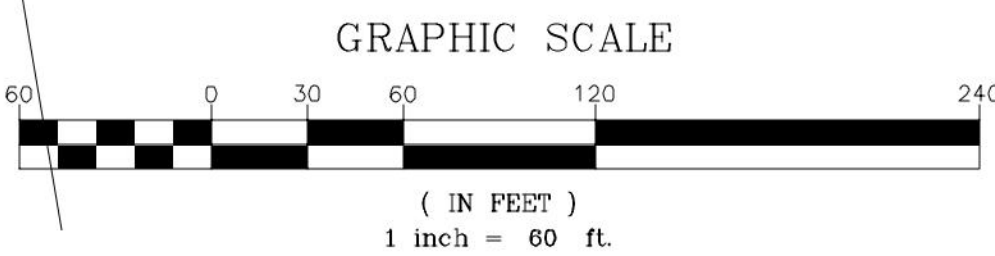
GAS  
PIEDMONT NATURAL GAS CO.  
1-800-752-7504

CABLE TELEVISION  
TIME WARNER CABLE  
1-800-882-2253



NGS MONUMENT "M 080"  
NC GRID NAD83(2011)  
N:509,657.51 FT  
E:1,402,319.08 FT  
CGF:0.99984889

NGS MONUMENT "FTEST"  
NC GRID NAD83(2011)  
N:523,379.43 FT  
E:1,431,419.00 FT  
NAVD88 ELEV:729.56 FT



ALTA/ACSM CERTIFICATION:

TO: KEMLEY-HORN

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, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2014.

JUSTIN F. CLONINGER (L-4430)  
PROFESSIONAL LAND SURVEYOR  
justinc@rpharr.com

DATE

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: 3710450100K, ZONE X

THIS IS TO CERTIFY THAT ON THE 16th DAY OF DECEMBER, 2014 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 1:600 (1 NCAC 36) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED



EXISTING CONDITIONS RZ-1

| REVISIONS |        |          | ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:  |               |                 |
|-----------|--------|----------|--|---------------|-----------------|
|           |        |          | <b>KIMLEY-HORN</b>   |               |                 |
|           |        |          | 11211 ED BROWN RD.<br>CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.<br>DEED REFERENCE: 4555-57<br>TAX PARCEL NO: 199-181-03        |               |                 |
|           |        |          | <b>R.B. PHARR &amp; ASSOCIATES, P.A.</b><br>SURVEYING & MAPPING<br>420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL: (704) 376-2186 |               |                 |
| CREW:     | DRAWN: | REVISED: | SCALE:   | DATE:         | FILE NO. W-4691 |
| TR        | CEB    |          | 1"=60'   | DEC. 16, 2014 | JOB NO. 82400   |





## ZONING CODE SUMMARY

|                    |                            |                      |
|--------------------|----------------------------|----------------------|
| PROJECT NAME:      | AVERITT EXPRESS            |                      |
| CLIENT NAME:       | D.F. HASE, INC.            | PHONE# (615)777-5900 |
| PLANS PREPARED BY: | KIMLEY-HORN AND ASSOCIATES | PHONE# (704)333-5131 |
| TAX PARCEL ID:     | 199-181-03                 |                      |
| STREET ADDRESS:    | 11211 ED BROWN ROAD        |                      |
| EXISTING ZONING:   | I-1                        |                      |
| PROPOSED ZONING:   | I-2 (CD)                   |                      |
| "PROPOSED USE:     | INDUSTRIAL                 |                      |
| EXISTING LOT SIZE: | ±15.56 ACRES               |                      |
| JURISDICTION:      | CITY OF CHARLOTTE          |                      |

-MINIMUM SETBACK: 20 FEET MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB  
-MINIMUM SIDE YARDS: NONE, BUT IF ONE IS PROVIDED IT MUST BE A MIN OF FIRE (5) FEET.  
-MINIMUM REAR YARD: 20 FEET, BUT SINCE PARCEL ABUTS RESIDENTIAL ZONED PROPERTY AND IS GREATER THAN 10 ACRES, A 100 FOOT BUFFER IS REQUIRED.

INDUSTRIAL PARKING REQUIREMENT: 1.0 SPACES PER 400 SQUARE FEET  
LONG TERM BIKE PARKING: 2 OR 1 PER 40,000 SQUARE FEET  
SHORT TERM BIKE PARKING: 1% OF AUTO PARKING  
PARKING PROVIDED: AS REQUIRED BY THE APPLICABLE ZONING DISTRICT

|                        |                       |
|------------------------|-----------------------|
| TOTAL SITE AREA:       | 692,389 SF (15.56 AC) |
| TOTAL IMPERVIOUS AREA: | 566,280 SF (13.00 AC) |
| TOTAL OPEN SPACE:      | 111,513 SF (2.56 AC)  |
| PERCENT IMPERVIOUS:    | 83%                   |

1. ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.



