

GARRISON INDUSTRIAL PHASE 2 AREA ANNEXATION

PREPARED FOR
GARRISON ROAD HOLDING, LLC
10515 GARRISON ROAD
CHARLOTTE, MECKLENBURG COUNTY, NC 28278
DEED REFERENCE: 39256-111; MAP REFERENCE: 33-513
TAX PARCEL: 141-181-19, 141-291-07

TOTAL AREA: 86,759 SQ. FT. OR 1.9917 ACRES

TM BTR OF CAROLINAS, LLC
DB 38160 PG 175
PID #141-141-04

CRESCENT RIVER DISTRICT, LLC
DB 35876 PG 75
MB 37 PG 511
PID #141-281-02

GARRISON ROAD
Variable with Public Right-of-Way
N45°36'01"E 105.08'
N45°36'01"E 105.08'
N45°36'01"E 105.08'
N45°36'01"E 105.08'

TM BTR OF CAROLINAS, LLC
DB 38160 PG 181
PID #141-141-14

SURVEYOR'S COMPOSITE DESCRIPTION:

Being all of that certain tract or parcel of land located in the City of Charlotte, Mecklenburg, North Carolina, and being more particularly described as follows:

BEGINNING at a new nail set in the center of Garrison Road, NCSR #1147 (a variable width public right-of-way), said nail also being located at westernmost north corner of the Garrison Road Holdings, LLC property as described in Deed Book 35859, Page 221 and being depicted on Map Book 33, Page 513 of the Mecklenburg County Register of Deeds Office, said nail also being a common corner of the City of Charlotte Sphere of Influence area as shown on the Mecklenburg County GIS system;

thence running within the public right-of-way for Garrison Road, the following two (2) bearings and distances:
1) N 34°39'08" E, 104.69 feet to an existing railroad spike found;
2) N 45°36'01" E, 105.08 feet to an existing 1/2" iron rod found at the westernmost corner of the Garrison Road Holdings, LLC property as described in Deed Book 35847, Page 899 and being depicted as Tract 2 of Map Book 53, Page 849, and being a common corner of the aforementioned City of Charlotte Sphere of Influence area;

thence turning and running with the line Garrison Road Holdings, LLC and the City of Charlotte Sphere of Influence area, the following two (2) bearings and distances:
1) S 58°25'32" E, passing an existing 1/2" iron rod found at 23.87 feet, a total distance of 420.00 feet;
2) S 45°40'43" W, 105.01 feet to an existing 1/2" iron rod found at the easternmost north corner of the aforementioned Garrison Road Holdings, LLC property;

thence with the line of Garrison Road Holdings, LLC and the City of Charlotte Sphere of Influence area, the following two (2) bearings and distances:
1) S 34°34'34" W, 105.01 feet to an existing 5/8" iron rod found;
2) N 58°23'45" W, passing an existing 1/2" iron rod found at 389.67 feet, a total distance of 420.00 feet to the POINT OF BEGINNING, having an area of 86,758 square feet or 1.9917 acres, as shown on a survey by Cloninger Bell Surveying & Mapping, PLLC, dated January 10, 2025, Job File No. 4719.

NOTES:

- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NOS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- 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.
- PHYSICAL FEATURES EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

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
EPH - EXISTING PUNCH HOLE
EOP - EDGE OF PAVEMENT
HVAC - HEATING, VENTILATION, AIR COND.
LMP - LAMP POST
MBX - MAILBOX
MB - MAP BOOK
NIR - NEW IRON ROD
NN - NEW NAIL
NPH - NEW PUNCH HOLE
PID - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG - PAGE
RCP - REINFORCED CONCRETE PIPE
RRS - RAILROAD SPIKE

LINE LEGEND:

EASEMENT
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
POWER LINE
STORM DRAIN PIPE
METAL FENCE

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: 39256-111); 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. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 10th DAY OF JANUARY, A.D., 2025.

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

THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF A SUBDIVISION.

Justin F. Cloninger
JUSTIN F. CLONINGER, NCSLS L-4430
email: justinc@cloningerbell.com

1-10-25

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 SEPTEMBER 2, 2015.
COMMUNITY PANEL NO: 3710450200L; ZONE "X"

SURVEYING CLONINGER BELL MAPPING		CLONINGER BELL SURVEYING & MAPPING, PLLC 107 RIVERSIDE DR. MADISONVILLE, NC 28101 704.864.9007 LICENSE P-2326	
DATE: CBS	PLANE: TLM	SCALE: 1"=100'	FILE NO. 4719