

LEGEND:

CAG - CURB & GUTTER
CB - CATCH BASIN
CP - CALCULATED POINT
CPC - CORRUGATED PLASTIC PIPE
C.O. - CLEAN OUT
D.B. - DIED WORK
EIP - EXISTING IRON PIPE
EX - EXISTING IRON ROD
EX - EXISTING NAIL
EU - END UNKNOWN
FIP - FIRE HYDRANT
GDP - GROUND LIGHT
GIM - GAS METER
GP - GATE POLE
GV - GAS VALVE
GW - GUY WIRE
HAT - HEATING, VENTILATION, AIR COND.
HWP - HEADWALL
LIP - LIGHT POLE
M - MANHOLE
MBS - MAILBOX
M.B. - MAP BOOK
M.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NIR - NEW RAIL
O.HANG - OVERHANG
P.B. - POWER BOX
P.N. - POWER INDICATION NUMBER
PM - POWER METER
PP - POWER POLE

MAP REFERENCES:

M.B. 23, PG. 669 - (R1)
M.B. 34, PG. 685 - (R2)
M.B. 37, PG. 729 - (R3)
M.B. 48, PG. 786 - (R4)
M.B. 1844, PG. 413 - (R5)

CURVE TABLE

CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH	CHORD BEARING
01° 15' 53"	110.87	110.87	110.87	152° 14' 01"



Know what's below.
Call before you dig.

INVESTORS TITLE INSURANCE COMPANY

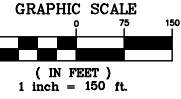
COMMITMENT NO. 54F-200906-TIL, EFFECTIVE DATE: JUNE 15, 2021
SCHEDULE B - (1) EXCEPTIONS

- Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the title disclosed by plat(s) recorded in Map Book 23, Page 669, Mecklenburg County Registry. **(PLOTTED AS SHOWN HEREIN)**
- Permanent Easement Agreement for Sanitary Sewer/Water and Temporary construction Easement to the City of Charlotte recorded in Book 28602, Page 547. **(PLOTTED AS SHOWN HEREIN)**
- Permanent Easement Agreement for Water Main and Temporary Construction Easement to the City of Charlotte recorded in Book 23858, Page 336. **(PLOTTED AS SHOWN HEREIN)**
- The following matters that are shown on plat recorded in Map Book 23, Page 669, Mecklenburg County Registry: **(PLOTTED AS SHOWN HEREIN)**
 - Right of Way of Shopton Road (S. R. #1155) and Steele Creek Road (N.C. Highway 160);
 - 10-foot side yard setback;
 - Proposed future rights of way and future minimum setback lines along Shopton Road and Steele Creek Road.

6. Easement(s) to Southern Bell Telephone and Telegraph Company recorded in Book 1670, Page 22, Mecklenburg County Registry. **(GENERAL IN NATURE)**

7. Easement(s) to Southern Public Utilities Company recorded in Book 705, page 22, Mecklenburg County Registry. **(BLANKET IN NATURE)**

8. To 13 **(NOT SURVEY MATTERS)**



LINE LEGEND:

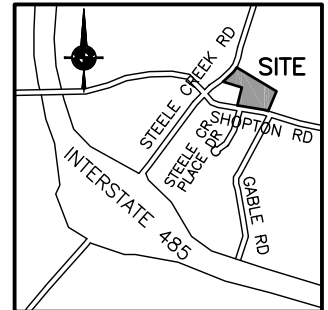
EASEMENT
FENCE
GUARD RAIL
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
CABLE OPT. LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
STORM DRAIN PIPE - 12"
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE

EVERY PLACE AREA PROPERTY DESCRIPTION:

Being that certain parcel of land lying and being in Steele Creek Township, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe, said iron being the southeast corner of the property of Tennyson and Lorna Curtis (now or formerly) as described in Deed Book 21736, Page 424 of the Mecklenburg County Public Registry (the "Registry"), said iron also being the southwest corner of Lot 3 of Sullivan's Trace, Phase 1, Map 2 as recorded in Map Book 34, Page 685 in said Registry; Thence with and along the rear boundary lines of Lot 5 and Lot 4 of aforesaid Sullivan's Trace, Phase 1, Map 2 S 59°25'42" E (passing an existing 1/2 inch iron rod at 68.11 feet) a total distance of 171.94 feet to an existing 1 inch iron pipe, said iron being on the rear boundary line of Lot 3 of aforesaid Sullivan's Trace, Phase 1, Map 2; Thence with and along aforesaid rear boundary line of Lot 3 and continuing with the westerly boundary of Sullivan's Trace Townhomes as recorded in Map Book 35, Page 307, Map Book 36, Page 53, and Map Book 37, Page 729 in said Registry S 28°04'43" W (passing an existing 1/2 inch iron rod at 4.95 feet and an existing concrete monument at 20.06 feet) a total distance of 410.53 feet to a new 1/2 inch iron rod on the northerly right-of-way margin of Shopton Road (a variable width public R/W); Thence with and along aforesaid northerly right-of-way margin of Shopton Road N 74°20'12" W a distance of 477.82 feet to a new 1/2 inch iron rod, said iron being on the easterly boundary (if extended southerly) of Lot 2 of the Excon-Shopton Road Subdivision as recorded in Map Book 48, Page 786 in said Registry; Thence with and along the easterly boundary of Lot 2 and Lot 1, aforesaid Excon-Shopton Road Subdivision N 15°37'34" E (passing an existing 3/4 inch iron pipe at 237 feet, a 3/4 inch iron pipe at 222.11 feet) a total distance of 290.00 feet to an existing 1/2 inch iron rod; Thence with and along the northerly boundary of aforesaid Lot 1 N 74°14'42" W a distance of 308.45 feet to an existing 3/4 inch iron pipe located on the southeast right-of-way margin of Steele Creek Road (a variable width public right of way), said pipe also being a northern corner of Lot 1 of the Excon-Shopton Road Subdivision as recorded in Map Book 48, Page 786 of said Registry; Thence with and along aforesaid southeast right-of-way margin of Steele Creek Road for the following three (3) courses and distances:
1) N 54°52'40" E a distance of 86.43 feet to an existing metal monument;
2) N 40°03'45" E a distance of 144.52 feet to a new 1/2 inch iron rod;
3) with a curve turning to the left having a radius of 538.53 feet and an arc length of 110.80 feet (chord bearing of N 34°14'01" E and a chord length of 110.60 feet) to a new 1/2 inch iron rod;
Thence S 59°26'09" E a distance of 578.46 feet to the POINT OF BEGINNING;

Having an area of 315,304 square feet or 7.2384 acres, more or less, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated October 13, 2020 (job no. 93431).



VICINITY MAP - NTS

NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NOS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- 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 HEREIN ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINES SHOULD BE DETERMINED BY THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- ELEVATIONS BASED ON N.G.S. MONUMENT "FLEET", ELEVATION - 729.56FEET, NAVD 88.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- STEELE CREEK RD IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-ANDERSON METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 30' FROM CENTERLINE.
- SHOPTON RD IS SHOWN AS A "MINOR THOROUGHFARE" ON THE MECKLENBURG-ANDERSON METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 35' FROM CENTERLINE.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERGROUND UTILITIES ONLY TO THE RIGHT-OF-WAY SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF AN ADJACENT PROPERTIES.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. SURVEYOR IS UNAWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- THERE WERE NO WETLAND DELINEATION MARKERS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO BUILDINGS OBSERVED ON SUBJECT PROPERTY.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE: SUBJECT PROPERTY ZONED: R-1 FOR NONRESIDENTIAL.
MINIMUM SETBACK: 20 FT
MINIMUM SIDE YARD: NONE*
MINIMUM REAR YARD: 10 FT
MAXIMUM BUILDING HEIGHT: 40 FT
*NO SIDE YARD IS REQUIRED, BUT IF THEY ARE PROVIDED, THE FIRST ONE MUST BE A MINIMUM OF 4 FEET AND IF A SECOND IS PROVIDED, IT MUST BE A MINIMUM OF 4 FEET. HOWEVER, IN ANY COMBINATION, THERE SHALL BE A MINIMUM OF 8 FEET BUILDING SEPARATION AT THE SIDE YARDS.
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3369.
PARKING:
NO MARKED PARKING SPACES EXIST ON SUBJECT PROPERTY.

GPS CERTIFICATION:

I, C. CLARK NELSON, 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 PERFOM THE SURVEY:
(1) CLASS OF SURVEY: ALL-STAR
(2) POSITIONAL ACCURACY:
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATES OF SURVEY: MAY 18, 2020
(5) DATUM EPOCH: NAVD83
(6) PUBLISHED FIELD CONTROL USE: "SPOT" & "FLEET"
(7) GRID MODEL: GEOREFERENCE
(8) COMBINED GRID FACTORS: 0.9994408
(9) UNITS: US SURVEY FOOT



POSSIBLE ENCROACHMENTS:

FENCE ENCROACHES INTO SUBJECT PROPERTY.

ALTA/NSPS CERTIFICATION:

TO: AVERY OWNER, LP, BUILD CAPITAL REAL ESTATE FUND, L.P., 1541 FINANCIAL, L.P., 1501 KENTUCKY, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, INVESTORS TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2010 MINIMUM STANDARD GREAT REQUIREMENTS FOR ALTA/NSPS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCORPORATES ITEMS 1, 2, 3, 4, 5, AND 7-10 (11-13) 704, 9, 9.1100, 13, 16, 17, 18, 19 AND 21 OF TABLE A THEREON. THE FIELD WORK WAS COMPLETED ON OCTOBER 13, 2020.

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEYED 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: 3710451200F, ZONE: "X"

THIS IS TO CERTIFY THAT ON THE 13TH DAY OF OCTOBER 2020 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 1400 (1) NCAC 5A AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 16,000 FEET OF PERIMETER SURVEYED NOR 30 SECONDS TIME PER HOUR OF THE NUMBER OF ANGLES TURNED.

EVERY PLACE AREA ANNEXATION
TOTAL AREA:
315,304 SQ. FT. OR 7.2384 ACRES
(INCLUDES AREA WITHIN POSSIBLE OVERLAP)

REVISIONS			ALTA/NSPS LAND TITLE SURVEY		
6/11/21	- TO ADD NAMES TO ALTA CERTIFICATION.		AVERY OWNER, LP		
7/28/21	- TO ADD REVISED TITLE COMMITMENT.		SHOPTON ROAD AND STEELE CREEK ROAD		
12/21/21	- TO CHANGE NAME OF PURCHASING ENTITY.		STEELE CREEK TOWNSHIP, MECKLENBURG COUNTY, N.C.		
6/28/22	- TO ADDRESS COMMENTS.		MAP REFERENCE: 23-669		
			DEED REFERENCE: 28529-270; 36365-604		
			TAX PARCEL NO: 141-101-24		
			R.B. PHARR & ASSOCIATES, P.A.		
			SURVEYING & MAPPING		
			420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL: (704) 376-2186		
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.
WR	NM	NM	1" = 150'	OCT 13, 2020	93431