

LEGEND

- C&G - CURB & GUTTER
C-C - CURB CUT
C.G.F. - COMBINED GRID FACTOR
CPP - CORRUGATED PLASTIC PIPE
C/O - CLEAN OUT
D.B. - DEED BOOK
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
GM - GAS METER
GP - GATE POST
GW - GUY WIRE
LMP - LIGHT METAL POST
(M) - MEASURED
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
OHANG - OVERHANG
POB - POINT OF BEGINNING
POC - POINT OF COMMENCING
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TMH - TELEPHONE MANHOLE
TSP - TRAFFIC SIGNAL POLE
WM - WATER METER
WV - WATER VALVE

LINE LEGEND

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

TREE LEGEND

- CRP - CREPE MYRTLE

UNDERGROUND UTILITY DISCLAIMER

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. SEE UTILITIES CONTACT INFORMATION NOTE.

GPS STATEMENT

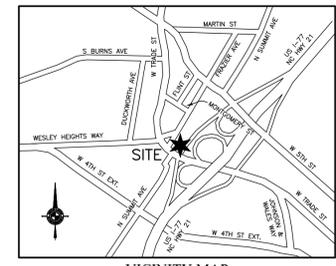
- 1. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. GPS CONTROL SHOWN HEREON WAS SET BY USE OF THE NORTH CAROLINA REAL TIME NETWORK UTILIZING NAD83(2011) HORIZONTAL DATUM AND NAVD83 VERTICAL DATUM.
INSTRUMENT USED: CARLSON BRX-7
METHOD USED: REAL TIME KINEMATIC
COMBINED SCALE FACTOR: 1.000000000
FIELD WORK WAS COMPLETED ON 02/19/2025

ALTA OPTIONAL TABLE A ITEMS STATEMENT

- 1. IRON PINS OR MONUMENTS AT CORNERS SHOWN.
2. ADDRESS SHOWN IN TITLE BLOCK AND/OR BUILDINGS AS OBSERVED WHILE CONDUCTING FIELD WORK OR RESEARCH ON GIS.
3. FLOOD ZONE - SEE FLOOD CERTIFICATION SHOWN HEREON.
4. GROSS LAND AREA SHOWN HEREON.
5(a). SEE ZONING NOTE AND DISCLAIMER IF NO REPORT HAS BEEN PROVIDED.
5(b). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON.
5(c). SQUARE FOOTAGE OF BUILDING AT GROUND LEVEL SHOWN HEREON.
6. MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE SHOWN HEREON.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (e.g. PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE).
9. NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING SPACES, LOTS AND IN PARKING STRUCTURES; STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.
13. NAMES OF ADJOINING OWNERS SHOWN HEREON.

UTILITY CONTACT INFORMATION

POWER: DUKES ENERGY: 1-800-777-9899
TELEPHONE: AT&T: 1-888-757-6500
WATER & SEWER: CHARLOTTE WATER: (704) 336-2564
GAS: PIEDMONT NATURAL GAS CO.: 1-800-752-7504
CABLE TELEVISION: SPECTRUM: 1-800-892-2253
NO ONE CALL: 811 (CALL BEFORE YOU DIG)



NOTES

- 1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
5. WEST TRADE STREET IS SHOWN AS A "4 AVENUE" ON THE CHARLOTTE STREETS MAP (ADOPTED 8/22/22, AMENDED JUNE 2023) AND MAY BE SUBJECT TO A DISTANCE OF 32.5' FROM CENTERLINE TO FUTURE BACK OF CURB, AN 8' PLANTING STRIP, AND A 4' SIDEWALK/SHARED USE PATH WIDTH, AS DETERMINED BY THE CDOT PER CHARLOTTE UDO (ADOPTED 8/22/22) TABLE 33-1, IF BUILDING IS TWO FEET OR MORE BEHIND THE REQUIRED SHARED-USE PATH. THE RIGHT-OF-WAY SHALL BE INCREASED BY TWO (2) FEET OR SHALL BE PUT IN A SIDEWALK UTILITY EASEMENT (SUE).
6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFY ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
7. IN THE ABSENCE OF ANY KNOWN OFFICIAL DOCUMENTATION (E.G. NCDOT RIGHT-OF-WAY [R/W] TAKING DEED, HIGHWAY MAP, ETC.), THE NCDOT R/W WIDTH IS PRESUMED TO BE THE NOMINAL WIDTH OF THE ROAD, BYWAY OR HIGHWAY INCLUSIVE OF THE SHOULDERS CURRENTLY MAINTAINED BY NCDOT. MOREOVER, SAID WIDTH HAS FURTHER BEEN DEFINED BY THE NCDOT AS THE WIDTH FROM BACK-OF-DITCH ON ONE SIDE OF A GIVEN ROAD TO THE BACK-OF-DITCH ON THE OPPOSITE SIDE OF SAID ROAD. FURTHERMORE, THE PHYSICAL PRESENCE OF PUBLIC UTILITIES OCCUPYING SUCH CLAIMED MAINTENANCE WIDTH PROVIDES FURTHER EVIDENCE SUPPORTING THE EXISTENCE OF SAID PRESCRIPTIVE R/W WIDTH.
8. THE PROPERTY SHOWN HEREON HAS VEHICULAR ACCESS TO WEST TRADE STREET. A DEDICATED PUBLIC RIGHT OF WAY.
9. 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 DISCLAIMER

SUBJECT PROPERTY ZONED: NC
ZONING RESTRICTIONS AS PER ZONING ORDINANCE.
NO ZONING REPORT WAS PROVIDED AT TIME OF SURVEY. PURSUANT TO ALTA TABLE A ITEM 6 PURCHASER/DEVELOPER TO VERIFY ZONING REQUIREMENT PRIOR TO FURTHER DEVELOPMENT OF SITE.
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3369.

PARKING

- ON-SITE PARKING:
11 - REGULAR PARKING SPACES
1 - HANDICAPPED PARKING SPACES
12 - TOTAL PARKING SPACES

RECORDED BEARINGS-REFERENCES

(R) D.B. 6249, PG. 805

ALTA/NSPS CERTIFICATION

TO: WESTSIDE ENTERPRISES INC
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, SOLELY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 7b(1), 7c, 8, 9 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 19, 2025.
C. Clark Neilson 02-19-2025
C. CLARK NEILSON DATE
P.L.S. L-3212
cneilson@rbpharr.com

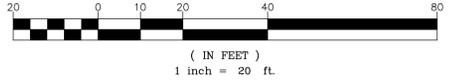


FLOOD CERTIFICATION

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 SEPTEMBER 02, 2015. MAP NUMBER: 3710454400K; ZONE "X"
THIS IS TO CERTIFY THAT ON THE 19 DAY OF FEBRUARY 2025, 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 STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600.21 N.C.A.C. 56 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 C. Clark Neilson

Table with 3 columns: LINK, BEARING, DISTANCE. Row 1: L1, S77°23'55" W, 13.98'

GRAPHIC SCALE



FRAZIER AVE 40' PUBLIC STREET M.B. 230, P.G. 291

HDP TARTLTON HILLS LLC D.B. 31322 PG. 514 PIN: 078-182-01

TA&S ENTERPRISES OF NC, INC. D.B. 25919 PG. 557 PIN: 078-181-07

TA&S ENTERPRISES OF NC, INC. D.B. 31017 PG. 725 PIN: 078-181-08

OPEN SPACE, FRAZIER AVENUE TOWNHOMES M.B. 71 PG. 524 FRAZIER 5 LLC D.B. 36615 PG. 25 PIN: 078-187-27

LOTS 1, 2 & PORTION OF 3, BLOCK 1 MARGARET A. FRAZIER M.B. 230 PG. 291 WESTSIDE ENTERPRISES INC D.B. 6249 PG. 805 PIN: 078-187-01 AREA 20,161 SQ. FT. OR 0.4628 ACRES

#1414 1-STORY BRICK BUILDING FOOTPRINT: 5,095 SQ. FT. BUILDING HEIGHT = 15.0'

WEST TRADE STREET VARIABLE WIDTH PUBLIC RIGHT-OF-WAY M.B. 10521, PG. 157

I-77 ACCESS ROAD VARIABLE WIDTH PUBLIC RIGHT-OF-WAY (CONTROLLED ACCESS)

AREA= 20,161 SQ. FT. OR 0.4628 ACRES

Table with columns: REVISIONS, ALTA/NSPS LAND TITLE SURVEY PREPARED FOR: URBAN TRENDS PROPERTIES, 1414 WEST TRADE STREET, CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C., DEED REFERENCE: 6249-805, MAP REFERENCE: 203-291, TAX PARCEL NO: 078-187-01, R.B. PHARR & ASSOCIATES, P.A., SURVEYING & MAPPING, LICENSE NO. C-1474, 969 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL. (704) 376-2186, CREW: JMB, DRAWN: SPM, REVISED: DATE: FEB 19, 2025, JOB NO. 96477, SCALE: 1" = 20'