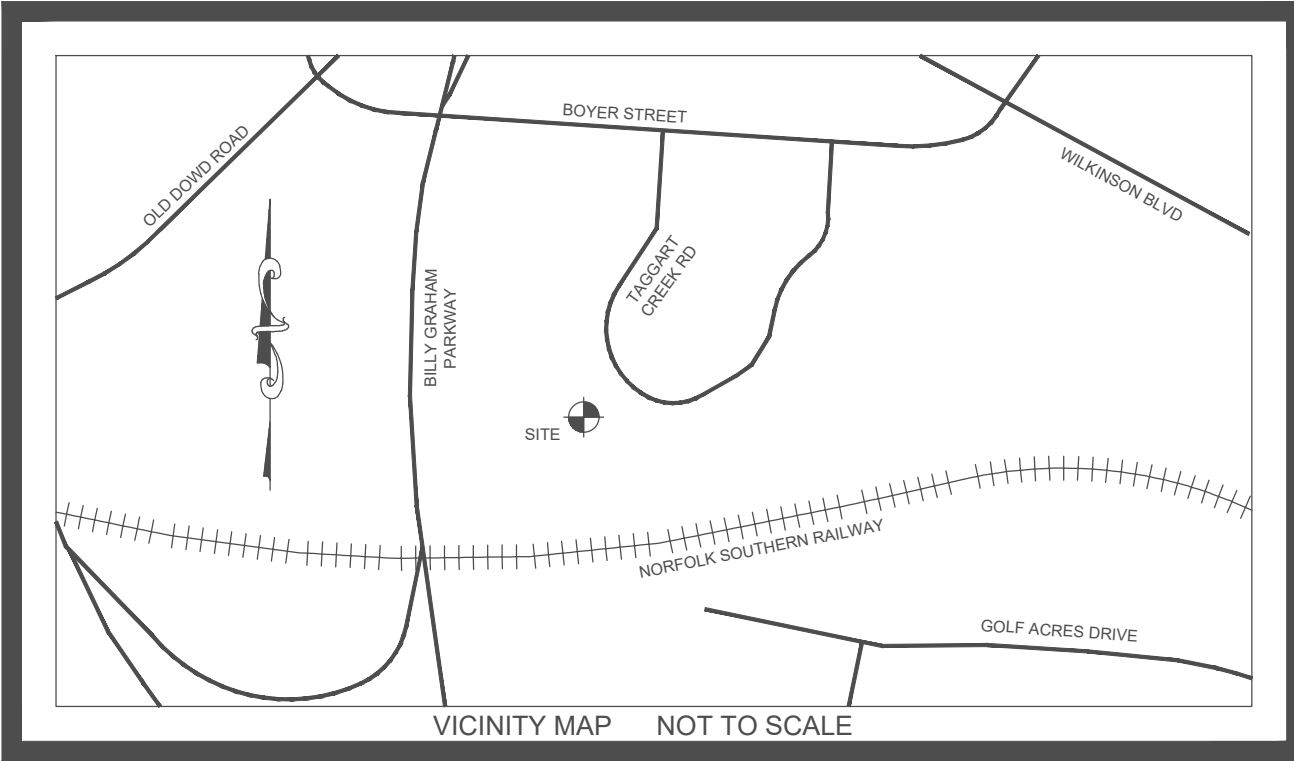




LEGAL DESCRIPTION PER DEED BOOK 21495, PAGE 915

LYING AND BEING SITUATE IN MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 6 IN GREENBRIER BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 25 AT PAGE 443, IN THE OFFICE OF THE REGISTER OF DEEDS OF MECKLENBURG COUNTY, NORTH CAROLINA.

SCHEDULE B-II - EXCEPTION NOTES

PER THAT CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 22-17261CH WITH COMMITMENT DATE OF SEPTEMBER 23, 2022. NUMBERS BELOW CORRESPOND TO SCHEDULE B, SECTION 2, ITEM NUMBERS.

- 4 ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN MAP BOOK 25, PAGE 443. **ALL MATTERS ARE SHOWN HEREON.**
- 5 COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND LIENS PROVIDED FOR IN DECLARATION OF PROTECTIVE COVENANTS FOR GREENBRIER BUSINESS PARK FILED FOR RECORD IN BOOK 5109, PAGE 476; AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS RECORDED IN BOOK 8028, PAGE 739; AS AMENDED BY SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR GREENBRIER BUSINESS PARK RECORDED IN BOOK 9430, PAGE 665; AS AMENDED BY THIRD AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR GREENBRIER BUSINESS PARK RECORDED IN BOOK 33125, PAGE 475. **ALL MATTERS ARE SHOWN HEREON.**

6. RIGHT OF WAY AGREEMENT TO THE CITY OF CHARLOTTE RECORDED IN BOOK 2277, PAGE 347. **DOES NOT AFFECT SUBJECT PROPERTY.**
7. EASEMENT(S) TO DUKE POWER COMPANY RECORDED IN BOOK 5253, PAGE 265. **GENERAL IN NATURE AND NOT SUBJECT TO PLOTTING.**

- 8 TITLE TO THAT PORTION OF THE LAND, IF ANY, LYING WITHIN THE RAILROAD RIGHT OF WAY EXTENDING UP TO ONE HUNDRED FEET (100') ON EACH SIDE OF THE TRACKS OR TWO HUNDRED FEET (200') IN TOTAL WIDTH, WHICHEVER IS GREATER AND RIGHTS OF WAY FOR RAILROAD, SWITCH TRACKS, SPUR TRACKS, RAILWAY FACILITIES, EASEMENTS, AND OTHER RELATED INTERESTS, IF ANY, ON AND ACROSS THE LAND. **RIGHT OF WAY IS SHOWN HEREON.**

LENGERS HANS L VII LLC
DEED BOOK 8545, PAGE 698
LOT 7 - MAP BOOK 27, PAGE 824
PARCEL 1151108
4335 TAGGART CREEK ROAD

PARKING DATA	
TOTAL PROVIDED	60
REGULAR SPACES	58
HANDICAPPED SPACES	2



4105-B STUART ANDREW BLVD., CHARLOTTE, NC 28217
P: 704.561.9970 • F: 704.561.9972 • WWW.SURVEYCO.COM
NORTH CAROLINA FIRM • REGISTRATION NUMBER C-1716

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ALTA/NSPS LAND TITLE SURVEY OF:
4315 TAGGART CREEK ROAD
LOT 6 - MAP BOOK 25, PAGE 443
TAX PARCEL 11511105
CITY OF CHARLOTTE
MECKLENBURG COUNTY - NORTH CAROLINA

PROPERTY OWNER:
LAKESIDE HOLDINGS, LLC
20500 BETHELWOOD LN
CORNELIUS NC 28001

PREPARED FOR:
BORTEK INDUSTRIES, INC.
4713 GETTYSBURG ROAD
MECHANICSBURG, PA 17055
CONTACT: GREG ALT
PHONE: 717.737.7162

PROJECT NUMBER: BTI 01
SURVEYED BY: JK
DRAWN BY: TRB
CHECKED BY: CSL
ISSUE DATE: 12/22/2022
REVISIONS:
① ADDED ZONING INFO - 12/23/22

CAD FILE: BTI01.DWG

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF NORTH CAROLINA, CERTIFIES TO BORTEK PROPERTIES, LLC.; CHICAGO TITLE INSURANCE COMPANY; MID PEN BANK:

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, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(A),6(B),7(A),8(1),8(2),8(3),8(4),8(5),8(6),8(7),8(8),8(9),8(10),8(11),8(12),8(13),8(14),8(15),8(16),8(17) AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 21, 2022.

DATE OF PLAT OR MAP: DECEMBER 22, 2022.

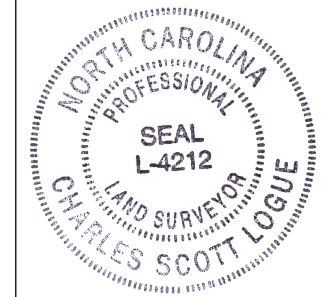
I, CHARLES S. LOGUE, CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(A),6(B),7(A),8(1),8(2),8(3),8(4),8(5),8(6),8(7),8(8),8(9),8(10),8(11),8(12),8(13),8(14),8(15),8(16),8(17) AND 20 OF TABLE A THEREOF.

I, CHARLES S. LOGUE, 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: A
- (2) POSITIONAL ACCURACY: HORIZONTAL POSITIONAL ACCURACY AT 95% CONFIDENCE: 0.024
- (3) TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC
- (4) DATES OF SURVEY: NOVEMBER 14, 2022 THRU DECEMBER 05, 2022
- (5) DATUM/EPOCH: HORIZONTAL = NAD83 (2011)
- (6) PUBLISHED/FIXED-CONTROL USED: NC VRS CORS
- (7) GEOD MODEL: GEOD12B(CONUS)
- (8) COMBINED GRID FACTOR(S): 0.9998387264
- (9) UNITS: U.S. SURVEY FEET
- (10)

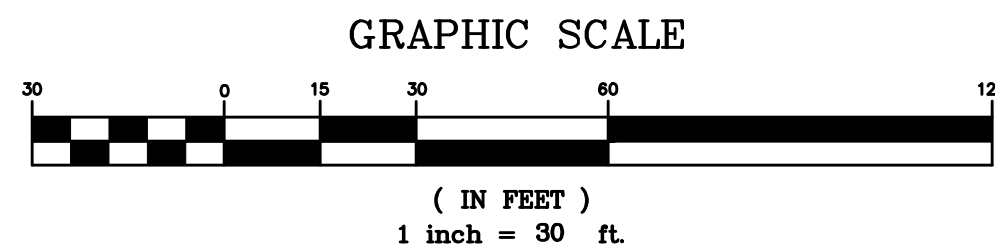
12/23/2022

CHARLES S. LOGUE, NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-4212



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	280.00'	50.07'	25.10'	50.01'	S43°31'45"E	10°14'48"
C2	5340.06'	394.90'	197.54'	394.81'	S86°27'52"W	4°14'13"
C3	3750.11'	214.47'	107.26'	214.44'	N4°17'10"W	3°16'36"

4 5 SOUTHERN RAILROAD CORPORATION
200' R/W
(NORTHERN R/W 100.0' FROM
CENTERLINE OF NORTHBOUND TRACK)
MAP BOOK 25, PAGE 443



LEGEND	
LINETYPES USED	
	CURB
	STORM DRAIN
	GRAVEL
	PROPERTY LINE SURVEYED
	PROPERTY LINE NOT SURVEYED
	RIGHT-OF-WAY LINE
	UNDERGROUND ELECTRIC
	UNDERGROUND TELECOM
	UNDERGROUND NATURAL GAS
	WATER LINE
	FENCE LINE
SYMBOLS USED	
	FOUND PROPERTY CORNER
	SET 5/8" REBAR OR PK NAIL
	ELECTRIC METER
	LIGHT POLE
	ELECTRIC TRANSFORMER
	GAS VALVE
	GAS METER
	WATER METER
	BACKFLOW PREVENTER
	IRRIGATION CONTROL VALVE
	HANDICAPPED PARKING
HATCHES USED	
	CONCRETE
	GRAVEL
	BUILDING

GENERAL NOTES

- ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
- ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- SUBJECT PROPERTY IS LOCATED WITHIN FLOODZONE (X) AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 3710452400K, REVISED SEPTEMBER 2, 2015.
- SUBJECT PROPERTY ZONING PER ZONING LETTER PREPARED BY CHARLOTTE MECKLENBURG PLANNING/ZONING DEPARTMENT DATED DECEMBER 23, 2022: I-2
SETBACKS PER ZONING LETTER
FRONT: 20'
SIDE: NONE REQUIRED BUT IF ONE IS PROVIDED IT MUST BE A MINIMUM OF 5'.
REAR: 10'
BASIS OF HORIZONTAL DATUM IS NC GRID - NAD 83(2011). VRS DERIVED.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 22-17261CH WITH COMMITMENT DATE OF SEPTEMBER 23, 2022.
- THE SURVEY COMPANY, INCORPORATED IS RESPONSIBLE ONLY FOR THE LOCATION OF ABOVE GROUND MARKINGS AND NOT THE ACTUAL LOCATION OF UTILITIES BEING MARKED. THERE MAY BE OTHER UNDERGROUND UTILITIES ON OR SERVING THIS SITE OTHER THAN THOSE SHOWN. BEFORE DOING ANY DIGGING CALL NC ONECALL (811).