

- LEGEND:**
- BFP - BACK FLOW PREVENTOR
 - CB - CATCH BASIN
 - CI - CURB INLET
 - CMP - CORRUGATED METAL PIPE
 - CP - CALCULATED POINT
 - CPP - CORRUGATED PLASTIC PIPE
 - CO - CLEAN OUT
 - D.B. - DREDGED BANK
 - DI - DRAIN INLET
 - DIP - DUCTILE IRON PIPE
 - ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - ERM - EXISTING METAL MONUMENT
 - EV - EXISTING VALVE
 - EG - EDGE OF GRAVEL
 - EOP - EDGE OF PAVEMENT
 - EL - END UNKNOWN
 - FC - FIRE CONNECTION
 - FD - FIRE HYDRANT
 - FP - FLAG POLE
 - FF - FIRE VALVE
 - GDP - GUARD POST
 - GLT - GROUND LIGHT
 - GM - GAS METER
 - GP - GATE POST
 - GV - GAS VALVE
 - GW - GUY WIRE
 - HVAC - HEATING, VENTILATION, AIR COND.
 - HW - HEADWALL
 - ICV - IRRIGATION CONTROL VALVE
 - JRC - JUNCTION BOX
 - LMP - LAMP POST
 - LP - LIGHT POLE
 - MS - MEASURED
 - MBX - MAILBOX
 - MA - MAIL BOX
 - MB - MONITORING WELL
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NIP - NEW IRON PIPE
 - NX - NEW WALL
 - OS - OVERSHANG
 - PI - POWER BOX
 - PN - PARCEL IDENTIFICATION NUMBER
 - PM - POWER METER
 - PMH - POWER MANHOLE
 - PP - POWER POLE
 - PG - PAGE
 - PLC - PLASTIC PIPE
 - RS - RECORDED
 - R/W - RIGHT-OF-WAY
 - RCF - REINFORCED CONCRETE PIPE
 - RF - RETAINING WALL
 - SBH - BILLBOARD
 - SOM - STORM DRAIN MANHOLE
 - SMP - MULTI-POST SIGN
 - SSMH - SEWERY SEWER MANHOLE
 - T - TOTAL
 - TR - TELEPHONE BOX
 - TRR - TERRACOTTA PIPE
 - TMH - TELEPHONE MANHOLE
 - TSR - TRAFFIC SIGNAL BOX
 - TVB - CABLE TV BOX
 - WB - WATER BOX
 - WM - WATER METER
 - WSP - WATER SPOUT
 - WF - WATER VALVE

- LINE LEGEND:**
- EASEMENT
 - FENCE
 - GIARD RAIL
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY (NOT SURVEYED)
 - SEWER
 - CABLE TV LINE
 - FIBER OPTIC LINE
 - GAS LINE
 - POWER LINE (UNDERGROUND)
 - SANITARY SEWER PIPE
 - STORM DRAIN PIPE
 - TELEPHONE LINE
 - TELEPHONE LINE (UNDERGROUND)
 - WATER LINE
 - WOOD FENCE

- SPECIAL FLOODWAY
- COMMUNITY ENCROACHMENT AREA
- 1% ANNUAL CHANCE FLOOD HAZARD
- FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD HAZARD

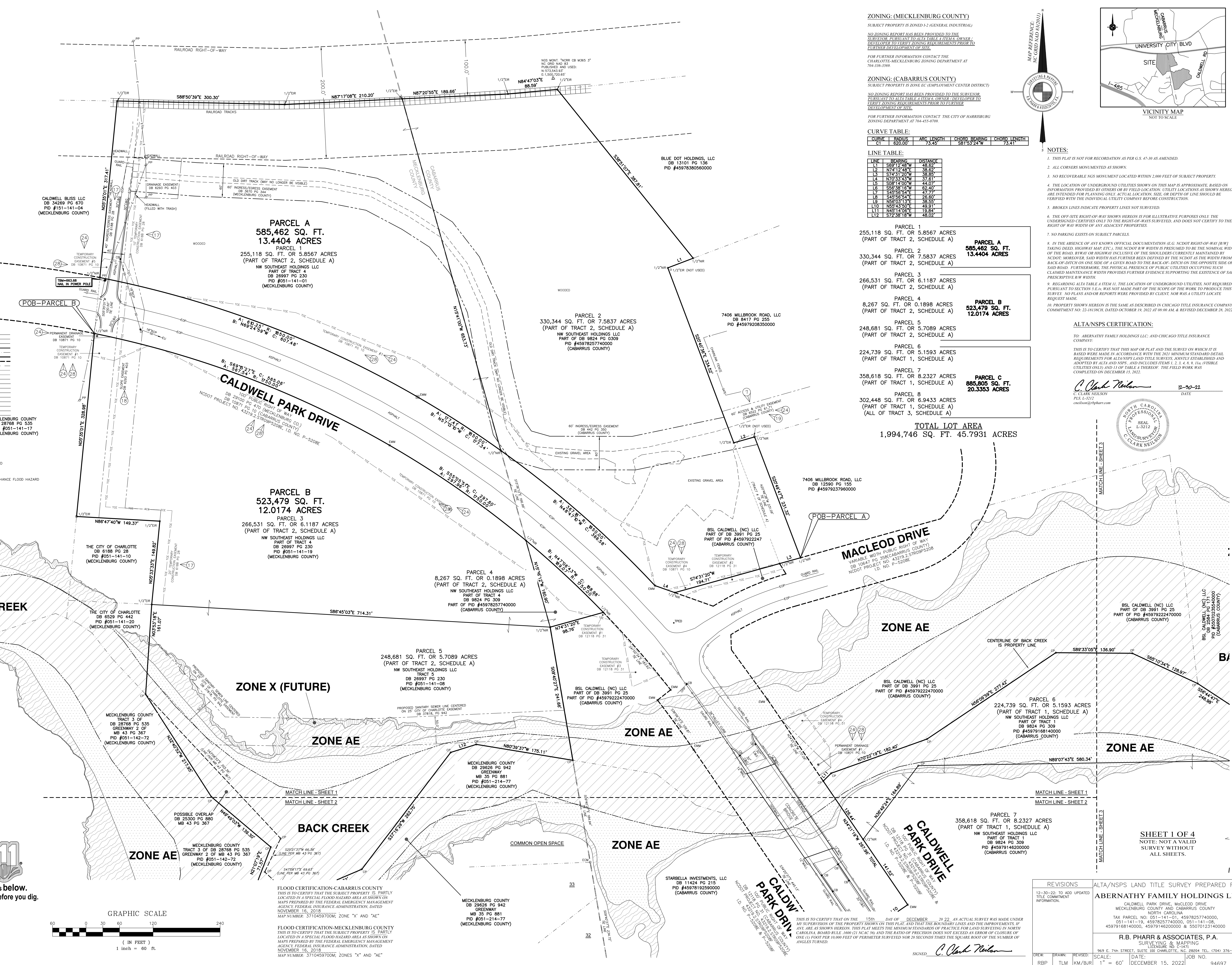
- POSSIBLE ENCROACHMENTS:**
THERE ARE NO APPARENT ENCROACHMENTS.
- UTILITIES-CHARLOTTE:**
- POWER - DUKES POWER ENERGY 1-800-777-9898
 - TELEPHONE - BELL SOUTH TELECOMM 1-888-527-5598
 - WATER & SEWER - CHARLOTTE WATER (704) 316-2164 WATER (704) 317-6984 SEWER
 - GAS - PIEDMONT NATURAL GAS CO 1-800-752-7584
 - CABLE TELEVISION - TIME WARNER CABLE 1-800-492-2253
- UTILITIES-HARRISBURG:**
- POWER, GAS, TELEPHONE, CABLE - HARRISBURG TOWN HALL CUSTOMER SERVICE DEPARTMENT 704-455-5614
 - WATER & SEWER - HARRISBURG WATER DEPARTMENT (704) 455-9614

- POB-PARCEL B**
- POB-PARCEL A**

- MECKLENBURG COUNTY**
TRACT 3 OF DB 28768 PG 535
GREENWAY 2 OF MB 43 PG 367
PID #051-142-72
(MECKLENBURG COUNTY)
- MECKLENBURG COUNTY**
TRACT 3 OF DB 28768 PG 535
GREENWAY 2 OF MB 43 PG 367
PID #051-141-19
(MECKLENBURG COUNTY)
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PID #051-141-17
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- MECKLENBURG COUNTY**
TRACT 3 OF DB 28768 PG 535
GREENWAY 2 OF MB 43 PG 367
PID #051-141-10
(MECKLENBURG COUNTY)
- MECKLENBURG COUNTY**
TRACT 3 OF DB 28768 PG 535
GREENWAY 2 OF MB 43 PG 367
PID #051-141-11
(MECKLENBURG COUNTY)
- MECKLENBURG COUNTY**
TRACT 3 OF DB 28768 PG 535
GREENWAY 2 OF MB 43 PG 367
PID #051-141-12
(MECKLENBURG COUNTY)
- MECKLENBURG COUNTY**
TRACT 3 OF DB 28768 PG 535
GREENWAY 2 OF MB 43 PG 367
PID #051-141-13
(MECKLENBURG COUNTY)
- MECKLENBURG COUNTY**
TRACT 3 OF DB 28768 PG 535
GREENWAY 2 OF MB 43 PG 367
PID #051-141-14
(MECKLENBURG COUNTY)
- MECKLENBURG COUNTY**
TRACT 3 OF DB 28768 PG 535
GREENWAY 2 OF MB 43 PG 367
PID #051-141-15
(MECKLENBURG COUNTY)
- MECKLENBURG COUNTY**
TRACT 3 OF DB 28768 PG 535
GREENWAY 2 OF MB 43 PG 367
PID #051-141-16
(MECKLENBURG COUNTY)
- MECKLENBURG COUNTY**
TRACT 3 OF DB 28768 PG 535
GREENWAY 2 OF MB 43 PG 367
PID #051-141-18
(MECKLENBURG COUNTY)
- MECKLENBURG COUNTY**
TRACT 3 OF DB 28768 PG 535
GREENWAY 2 OF MB 43 PG 367
PID #051-141-19
(MECKLENBURG COUNTY)
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PID #051-141-20
(MECKLENBURG COUNTY)
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TRACT 3 OF DB 28768 PG 535
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PID #051-141-21
(MECKLENBURG COUNTY)
- MECKLENBURG COUNTY**
TRACT 3 OF DB 28768 PG 535
GREENWAY 2 OF MB 43 PG 367
PID #051-141-22
(MECKLENBURG COUNTY)
- MECKLENBURG COUNTY**
TRACT 3 OF DB 28768 PG 535
GREENWAY 2 OF MB 43 PG 367
PID #051-141-23
(MECKLENBURG COUNTY)
- MECKLENBURG COUNTY**
TRACT 3 OF DB 28768 PG 535
GREENWAY 2 OF MB 43 PG 367
PID #051-141-24
(MECKLENBURG COUNTY)
- MECKLENBURG COUNTY**
TRACT 3 OF DB 28768 PG 535
GREENWAY 2 OF MB 43 PG 367
PID #051-141-25
(MECKLENBURG COUNTY)
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TRACT 3 OF DB 28768 PG 535
GREENWAY 2 OF MB 43 PG 367
PID #051-141-26
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PID #051-141-27
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PID #051-141-28
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PID #051-141-29
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PID #051-141-30
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TRACT 3 OF DB 28768 PG 535
GREENWAY 2 OF MB 43 PG 367
PID #051-141-30
(MECKLENBURG COUNTY)



ZONING: (MECKLENBURG COUNTY)
SUBJECT PROPERTY IS ZONED I-2 (GENERAL INDUSTRIAL).
NO ZONING REPORT HAS BEEN PROVIDED TO THE SUPERVISOR PURSUANT TO ALTA TITLE SURVEY ACT. OWNER/DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO FURTHER DEVELOPMENT OF SITE.
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3369.

ZONING: (CABARRUS COUNTY)
SUBJECT PROPERTY IS ZONED C-1 (EMPLOYMENT CENTER DISTRICT).
NO ZONING REPORT HAS BEEN PROVIDED TO THE SUPERVISOR PURSUANT TO ALTA TITLE SURVEY ACT. OWNER/DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO FURTHER DEVELOPMENT OF SITE.
FOR FURTHER INFORMATION CONTACT THE CITY OF HARRISBURG ZONING DEPARTMENT AT 704-453-0769.

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	620.00'	73.42'	S81°53'24"W	73.41'

LINE TABLE:

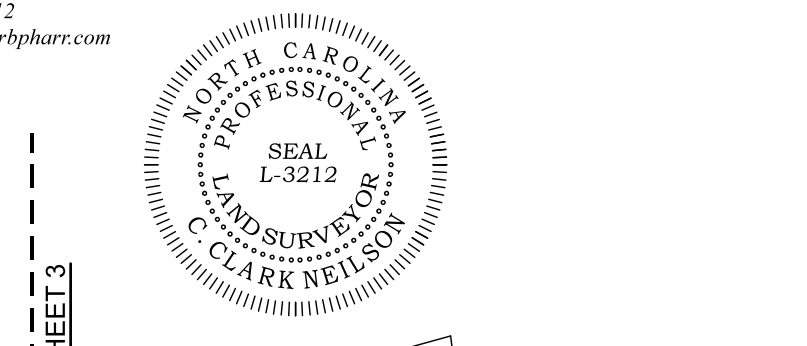
LINE	BEARING	DISTANCE
L1	S89°19'28"W	48.65'
L2	S89°19'28"W	38.85'
L3	S74°31'20"W	38.85'
L4	N70°31'42"W	37.81'
L5	S89°19'28"W	44.07'
L6	S89°19'28"W	62.40'
L7	S89°19'28"W	47.77'
L8	S89°19'28"W	26.60'
L9	N86°04'13"E	38.35'
L10	N86°04'13"E	49.31'
L11	N45°14'06"E	19.84'
L12	S72°38'18"W	48.02'

NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-10 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. SIZE, OR DEPTH OF LINE SHOULD BE DETERMINED BY THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERGROUND CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- NO PARKING EXISTS ON SUBJECT PARCELS.
- 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. R/W'S ON HIGHWAYS OR INTERSTATES CURRENTLY MAINTAINED BY NCDOT, HOWEVER, SAID WIDTH HAS FURTHER BEEN DEFINED BY THE NCDOT AS THE WIDTH FROM BACK-OF-DITCH ON ONE SIDE TO 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 PRESCRIBED R/W WIDTH.
- REGARDING ALTA TABLE ITEM 11, THE LOCATION OF UNDERGROUND UTILITIES, NOT REQUIRED PURSUANT TO SECTION 5.6, WAS NOT MADE PART OF THE SCOPE OF THE WORK TO PRODUCE THIS SURVEY. NO PLANS AND/OR REPORTS WERE PROVIDED BY CLIENT, NOR WAS A UTILITY LOCATE REQUEST MADE.
- PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 22-18138C, DATED OCTOBER 19, 2022 AT 08:00 AM, & REVISED DECEMBER 28, 2022.

ALTA/NSPS CERTIFICATION:
TO: ABERNATHY FAMILY HOLDINGS LLC AND CHICAGO 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, PROMPTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11A, 17 (VISIBLE UTILITIES ONLY), AND 13 OF TABLE 1 THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 15, 2022.

C. Clark Nelson 12-30-22
C. CLARK NELSON
P.L.S. 2212
cnelson@cfphar.com



REVISIONS

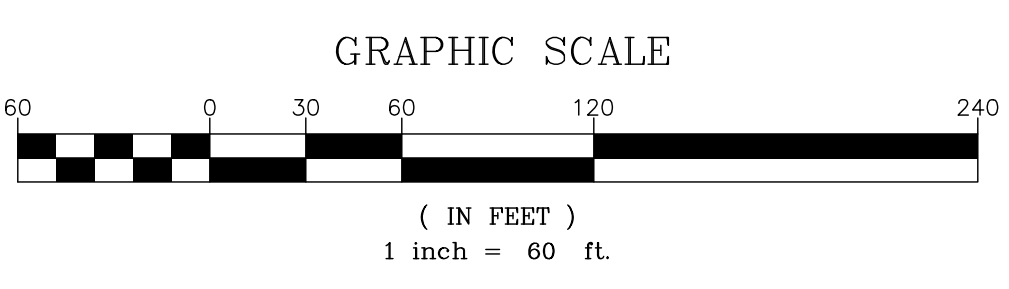
NO.	DATE	DESCRIPTION
12-30-22	12-30-22	TO ADD UPDATED TITLE COMMITMENT INFORMATION.

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
ABERNATHY FAMILY HOLDINGS LLC
Caldwell Park Drive, MacLeod Drive
Mecklenburg County and Cabarrus County
North Carolina
Tax Parcel No. 051-141-01, 4597925774000,
051-141-19, 4597825774000, 051-141-08,
4597916814000, 4597914620000 & 5507121314000

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LEGISLURE NO. C-147
969 E. 7th STREET, SUITE 100 CHARLOTTE, NC 28204 TEL: (704) 376-2186

CREW: RBP, TLM, KM, BUR
SCALE: 1" = 60'
DATE: DECEMBER 15, 2022
JOB NO: 94697

PLATTED: 12/30/2022
C:\BA\94697\DWG\94697.DWG



FLOOD CERTIFICATION-CABARRUS COUNTY
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 16, 2018.
MAP NUMBER: 3710459700M; ZONE "X" AND "AE"

FLOOD CERTIFICATION-MECKLENBURG COUNTY
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 16, 2018.
MAP NUMBER: 3710459700M; ZONES "X" AND "AE"

1,267 SQ. FT. OR 0.1898 ACRES
PART OF TRACT 2, SCHEDULE A)
NW SOUTHEAST HOLDINGS LLC
PART OF TRACT 4
DB 9824 PG 309
PART OF PID #45978257740000
(CABARRUS COUNTY)

5.7089 ACRES
SCHEDULE A)
HNGS LLC
230
-08
JUNTY)

MECKLENBURG COUNTY
DB 23626 PG 942
GREENWAY
MB 35 PG 881
PID #051-214-77
(MECKLENBURG COUNTY)

MECKLENBURG COUNTY
DB 23626 PG 942
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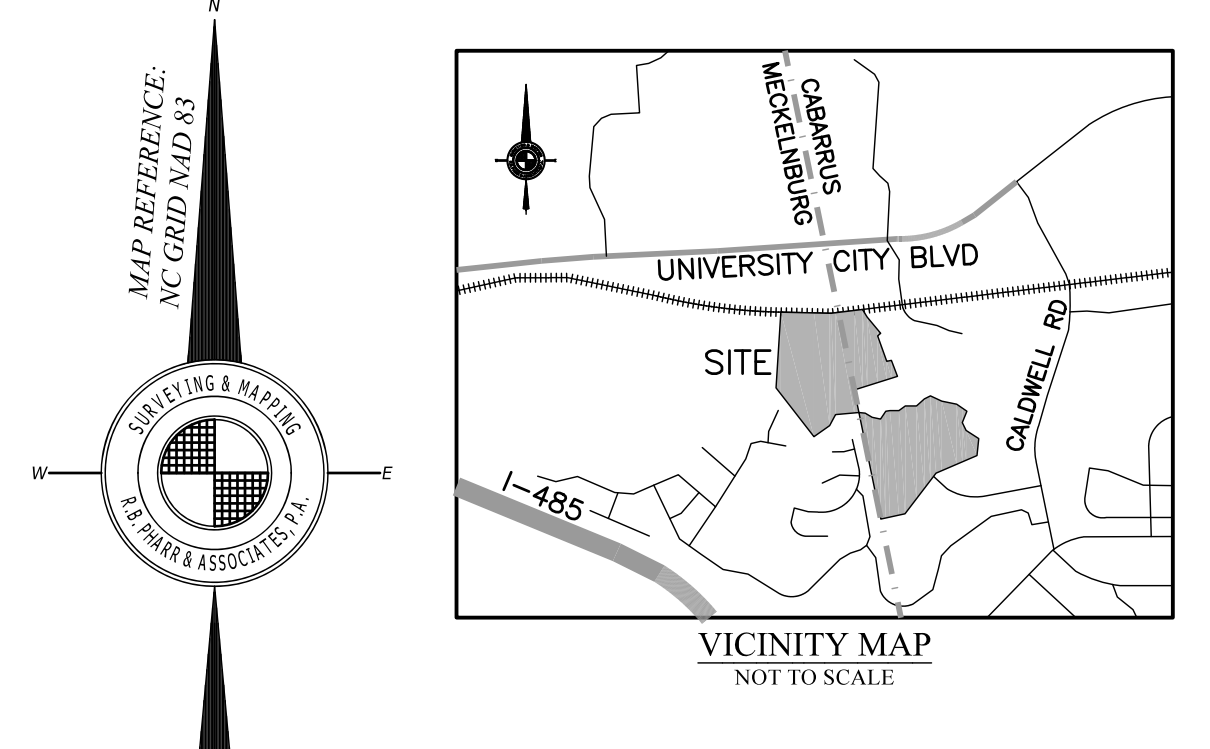
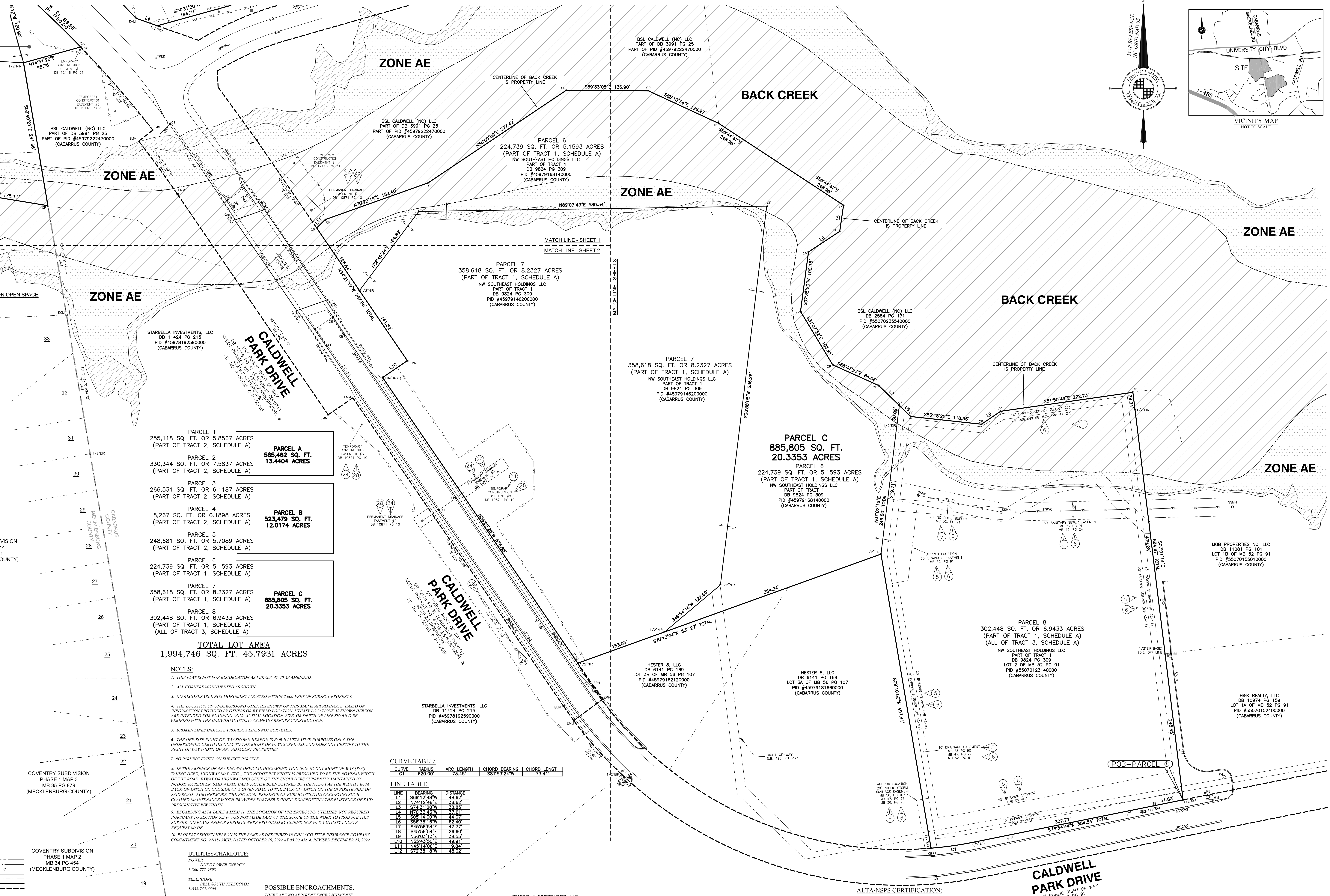
MECKLENBURG COUNTY
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(MECKLENBURG COUNTY)



- LEGEND:**
- BFP - BACK FLOW PREVENTOR
 - CAG - CURB & GUTTER
 - CB - CURB BASON
 - CI - CURB INLET
 - CMP - CORRUGATED METAL PIPE
 - CP - CALCULATED POINT
 - CPC - CORRUGATED PLASTIC
 - CO - CLEAN OUT
 - DO - DROP INLET
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 - EIP - EXISTING IRON PIPE
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 - EMM - EXISTING METAL MONUMENT
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 - TMB - TELEPHONE MANHOLE
 - TWB - WATER BOX
 - WB - WATER BOX
 - WM - WATER METER
 - WSP - WATER SPIGOT
 - WV - WATER VALVE

- COVENTRY SUBDIVISION PHASE 1 MAP 4**
MECKLENBURG COUNTY
- COVENTRY SUBDIVISION PHASE 1 MAP 2**
MECKLENBURG COUNTY
- COVENTRY SUBDIVISION PHASE 1 MAP 2**
MECKLENBURG COUNTY

- UTILITIES-CHARLOTTE:**
- POWER
 - DUKES POWER ENERGY
 - 1-800-777-0998
 - TELEPHONE
 - BELL SOUTH TELECOMM
 - 1-888-757-6500
 - WATER & SEWER
 - CHARLOTTE WATER
 - (704) 536-2504 WATER
 - (704) 537-6064 SEWER
 - GAS
 - PIEDMONT NATURAL GAS CO.
 - 1-800-752-7504
 - CABLE TELEVISION
 - TIME WARNER CABLE
 - 1-800-992-2252
- UTILITIES-HARRISBURG:**
- POWER, GAS, TELEPHONE, CABLE
 - HARRISBURG TOWN
 - HALL CUSTOMER SERVICE DEPARTMENT
 - 704-455-5614
 - WATER & SEWER
 - HARRISBURG WATER DEPARTMENT
 - (704) 455-5614

- POSSIBLE ENCROACHMENTS:**
- THERE ARE NO APPARENT ENCROACHMENTS.
- ZONING: (MECKLENBURG COUNTY)**
- SUBJECT PROPERTY IS ZONED I-3 (GENERAL INDUSTRIAL)
- NO ZONING REPORT HAS BEEN PROVIDED TO THE SURVEYOR PURSUANT TO ALTA TABLE 4 ITEM 6. OWNER / DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO DEVELOPMENT OF SITE.
- ZONING: (CABARRUS COUNTY)**
- SUBJECT PROPERTY IS ZONED EC (EMPLOYMENT CENTER DISTRICT)
- NO ZONING REPORT HAS BEEN PROVIDED TO THE SURVEYOR PURSUANT TO ALTA TABLE 4 ITEM 6. OWNER / DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO DEVELOPMENT OF SITE.
- FOR FURTHER INFORMATION CONTACT THE CITY OF HARRISBURG ZONING DEPARTMENT AT 704-455-5699.
- FOR FURTHER INFORMATION CONTACT THE CITY OF HARRISBURG ZONING DEPARTMENT AT 704-455-0709.

PARCEL 1
255,118 SQ. FT. OR 5.8567 ACRES
(PART OF TRACT 2, SCHEDULE A)

PARCEL 2
330,344 SQ. FT. OR 7.5837 ACRES
(PART OF TRACT 2, SCHEDULE A)

PARCEL 3
266,531 SQ. FT. OR 6.1187 ACRES
(PART OF TRACT 2, SCHEDULE A)

PARCEL 4
8,267 SQ. FT. OR 0.1898 ACRES
(PART OF TRACT 2, SCHEDULE A)

PARCEL 5
248,681 SQ. FT. OR 5.7089 ACRES
(PART OF TRACT 2, SCHEDULE A)

PARCEL 6
224,739 SQ. FT. OR 5.1593 ACRES
(PART OF TRACT 1, SCHEDULE A)

PARCEL 7
358,618 SQ. FT. OR 8.2327 ACRES
(PART OF TRACT 1, SCHEDULE A)

PARCEL 8
302,448 SQ. FT. OR 6.9433 ACRES
(ALL OF TRACT 3, SCHEDULE A)

PARCEL A
585,462 SQ. FT.
13.4404 ACRES

PARCEL B
523,479 SQ. FT.
12.0174 ACRES

PARCEL C
885,805 SQ. FT.
20.3353 ACRES

TOTAL LOT AREA
1,994,746 SQ. FT. 45.7931 ACRES

NOTES:

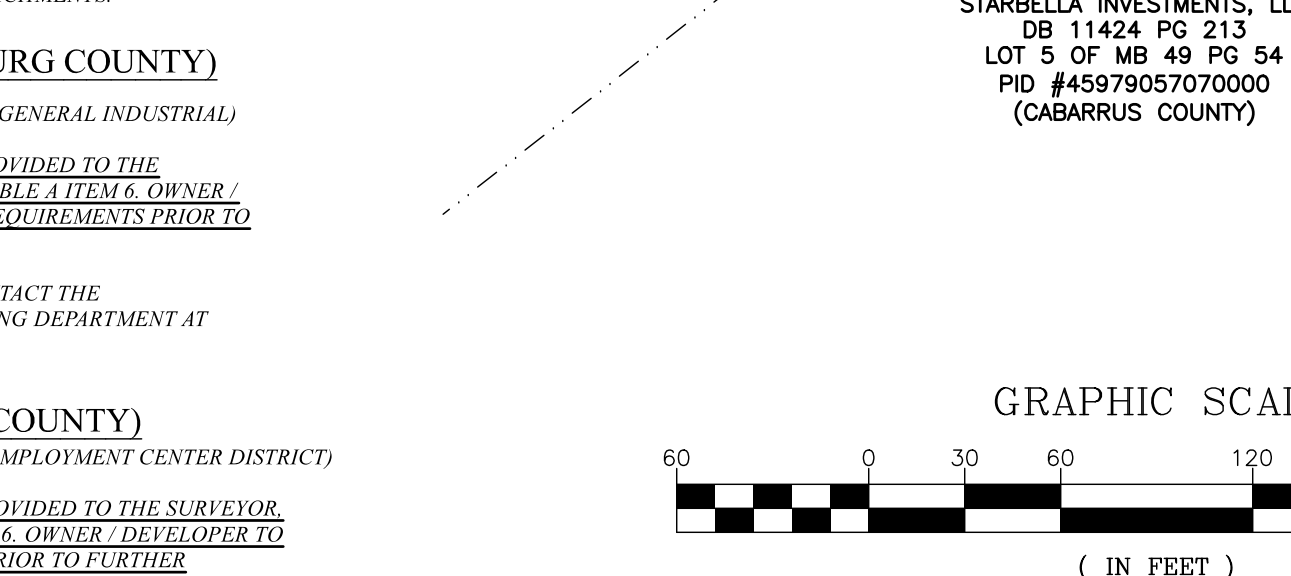
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD 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.
- 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.
- NO PARKING EXISTS ON SUBJECT PARCELS.
- 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, R/W OR HIGHWAY INCLUSIVE OF THE SHOULDER CURBSETS, IF MONUMENTED BY NCDOT. HOWEVER, 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 DESCRIBED R/W WIDTHS.
- REGARDING ALTA TABLE 4 ITEM 11, THE LOCATION OF UNDERGROUND UTILITIES, NOT REQUIRED PURSUANT TO SECTION 5.6.6, WAS NOT MADE PART OF THE SCOPE OF THE WORK TO PRODUCE THIS SURVEY. NO PLANS AND/OR REPORTS WERE PROVIDED BY CLIENT, NOR WAS A UTILITY LOCATION REQUEST MADE.
- PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 22-18138C, DATED OCTOBER 19, 2022 AT 08:00 AM & REVISED DECEMBER 28, 2022.

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	620.00'	73.45'	S81°53'24"W	73.41'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S89°12'48"W	48.82'
L2	S74°12'48"W	35.52'
L3	S74°31'20"W	38.85'
L4	N70°22'10"E	182.40'
L5	S08°12'00"W	44.07'
L6	S56°38'18"W	62.49'
L7	S45°59'54"E	26.50'
L8	N06°03'48"E	48.30'
L9	N55°43'50"E	49.31'
L10	S45°38'18"W	48.92'
L11	S74°31'20"W	38.85'



STARBELLA INVESTMENTS, LLC
DB 11424 PG 215
PID #45978192590000
(CABARRUS COUNTY)

STARBELLA INVESTMENTS, LLC
DB 11424 PG 215
LOT 5 OF MB 49 PG 54
PID #45979057070000
(CABARRUS COUNTY)

HESTER B, LLC
DB 8141 PG 169
LOT 38 OF MB 56 PG 107
PID #45978192100000
(CABARRUS COUNTY)

HESTER B, LLC
DB 8141 PG 169
LOT 38 OF MB 56 PG 107
PID #45978181660000
(CABARRUS COUNTY)

ALTA/NSPS CERTIFICATION:

TO: ABERNATHY FAMILY HOLDINGS LLC, AND CHICAGO 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 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, 9, 10a, 10b, 10c, 10d, 10e, 10f, 10g, 10h, 10i, 10j, 10k, 10l, 10m, 10n, 10o, 10p, 10q, 10r, 10s, 10t, 10u, 10v, 10w, 10x, 10y, 10z, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

C. CLARK NELSON
P.L.S. 1-2121
cnelson@alphar.com

12-20-22
DATE

FLOOD CERTIFICATION-CABARRUS COUNTY

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 16, 2018.

MAP NUMBER: 3710459700M; ZONES "X" AND "AE"

FLOOD CERTIFICATION-MECKLENBURG COUNTY

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 16, 2018.

MAP NUMBER: 3710459700M; ZONES "X" AND "AE"

PARCEL C
885,805 SQ. FT.
20.3353 ACRES

PARCEL 6
224,739 SQ. FT. OR 5.1593 ACRES
(PART OF TRACT 1, SCHEDULE A)
NW SOUTHEAST HOLDINGS LLC
PART OF TRACT 1
DB 9824 PG 309
PID #45978188140000
(CABARRUS COUNTY)

PARCEL 7
358,618 SQ. FT. OR 8.2327 ACRES
(PART OF TRACT 1, SCHEDULE A)
NW SOUTHEAST HOLDINGS LLC
PART OF TRACT 1
DB 9824 PG 309
PID #45978146200000
(CABARRUS COUNTY)

PARCEL 8
302,448 SQ. FT. OR 6.9433 ACRES
(PART OF TRACT 3, SCHEDULE A)
(ALL OF TRACT 3, SCHEDULE A)
NW SOUTHEAST HOLDINGS LLC
PART OF TRACT 1
DB 9824 PG 309
LOT 2 OF MB 52 PG 91
PID #55070123140000
(CABARRUS COUNTY)

STARBELLA INVESTMENTS, LLC
DB 11424 PG 215
PID #45978192590000
(CABARRUS COUNTY)

HESTER B, LLC
DB 8141 PG 169
LOT 38 OF MB 56 PG 107
PID #45978192100000
(CABARRUS COUNTY)

HESTER B, LLC
DB 8141 PG 169
LOT 38 OF MB 56 PG 107
PID #45978181660000
(CABARRUS COUNTY)

H&K REALTY, LLC
DB 10974 PG 156
LOT 1A OF MB 52 PG 91
PID #55070152400000
(CABARRUS COUNTY)

REVISIONS:

NO.	DATE	DESCRIPTION
12-20-22	12-20-22	TO ADD UPDATED TITLE COMMITMENT INFORMATION.

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR: ABERNATHY FAMILY HOLDINGS LLC

CALDWELL PARK DRIVE, MECKLENBURG COUNTY AND CABARRUS COUNTY, NORTH CAROLINA

TAX PARCEL NO. 051-141-01, 45978257740000, 051-141-19, 45978257740000, 051-141-08, 45979168140000, 45979146200000 & 55070123140000

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSE NO. 5-147

969 E. 7th STREET, SUITE 100, CHARLOTTE, NC 28204 TEL: (704) 376-2166

SCALE: 1" = 60'
DATE: DECEMBER 15, 2022
JOB NO. 94697



