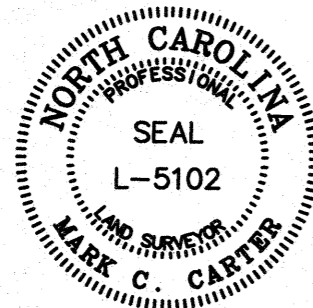


"I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 20332, PAGE 285, AND BOOK 24328, PAGE 401, OR OTHER REFERENCE SOURCE _____); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 6, PAGE 158 OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)." THIS 20th DAY OF DECEMBER, 2019.

Mark Carter
PROFESSIONAL LAND SURVEYOR

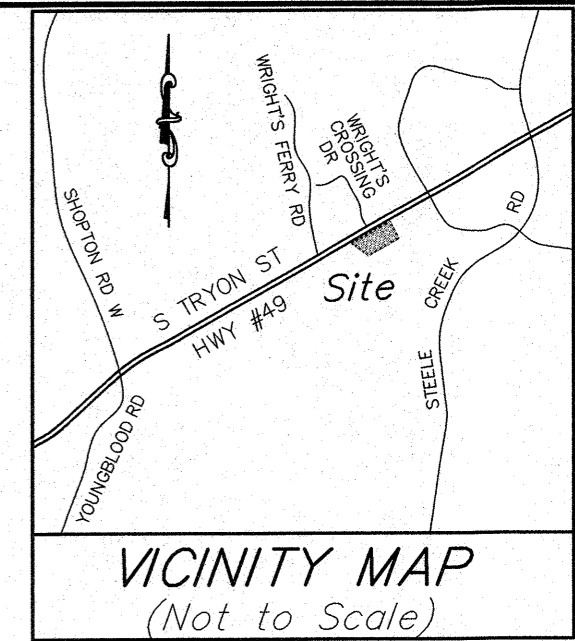


NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE per CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED R-3 per MECKLENBURG COUNTY GIS.
11. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE FUTURE RIGHT OF WAY AS SHOWN. OTHER IMPROVEMENTS MAY EXIST ON THE PROPERTIES SHOWN.

THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY NOW OR FORMERLY PARCEL 1 DB 19631 PG 828 MB 63 PG 684 TAX # 219-122-01

THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY NOW OR FORMERLY PARCEL 1 DB 19631 PG 828 MB 63 PG 684 TAX # 219-122-01



LEGEND

- RF REBAR FOUND
- RS REBAR SET
- RWDF R/W DISK FOUND
- △ R/W DISK
- CMF CONCRETE MONUMENT FOUND
- IP IRON PIPE
- CP COMPUTED POINT
- COMPUTED POINT
- R/W RIGHT-OF-WAY
- SF SQUARE FOOT
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD
- SS SANITARY SEWER LINE
- GUARDRAIL

COMMUNITY FLOOD FRINGE AREA AS SCALED FROM FIRM PANEL # 3710440900K, DATED SEPTEMBER 02, 2015

PS NC III, LP NOW OR FORMERLY DB 34054 PG 522 MB 63 PG 317 TAX # 219-121-12

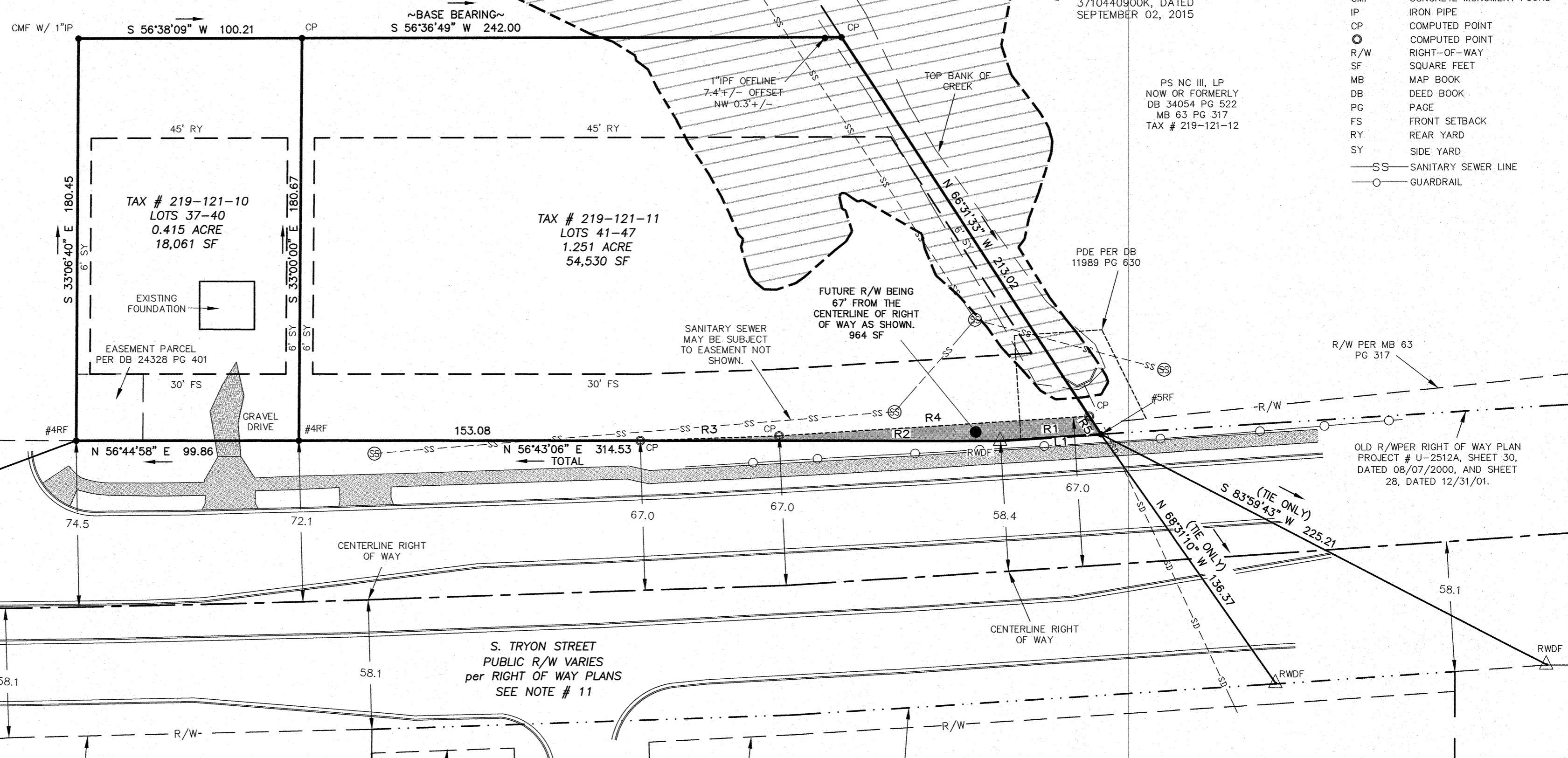
PDE PER DB 11989 PG 630

OLD R/W PER RIGHT OF WAY PLAN PROJECT # U-2512A, SHEET 30, DATED 08/07/2000, AND SHEET 28, DATED 12/31/01.

OLD R/W PER RIGHT OF WAY PLAN PROJECT # U-2512A, SHEET 30, DATED 08/07/2000, AND SHEET 28, DATED 12/31/01.

FUTURE R/W	
LINE BEARING	DISTANCE
R1 N 52°59'54" E	45.23
R2 N 56°43'08" E	161.44
R3 S 54°43'58" W	62.20
R4 S 53°00'38" W	139.31
R5 N 66°31'21" W	9.84

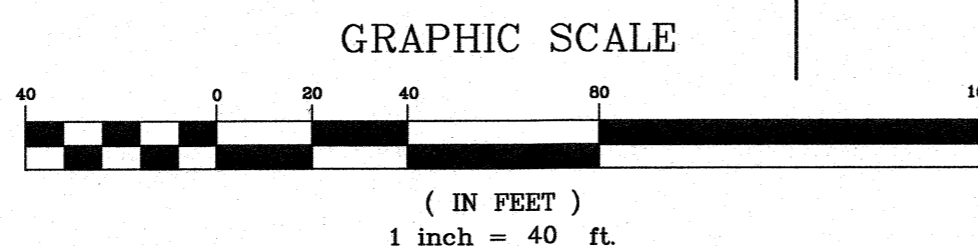
LINE TABLE	
LINE BEARING	DISTANCE
L1 N 52°59'54" E	45.23



SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED R-3	REQUIREMENTS (MINIMUM) ZONED R-3
FRONT:	30 FEET
SIDE YARD:	6 FEET
REAR YARD:	45 FEET
MINIMUM LOT WIDTH:	70 FEET
MINIMUM LOT AREA:	10,000 SF

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710440900K, DATED SEPTEMBER 2, 2015.



PARTIAL BOUNDARY SURVEY
AT PROPERTY KNOWN AS
TAX # 219-121-10, DB 24328 PG 401, MB 6 PG 158
TAX # 219-121-11, DB 20332 PG 285, MB 6 PG 158
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC

PHOENIX LAND SURVEYING, INC
3316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912

Land Surveying
Land Planning

FIELD WORK: DM ~ MAPPING: ART, DNZ
PROJ # 731-1335-01 13325 S TRYON STREET