

VICINITY MAP (NOT TO SCALE)

TRACT A LEGAL DESCRIPTION PER THIS SURVEY

BEING ALL THAT 1.640 ACRE TRACT OF LAND DESCRIBED IN DEED BOOK 32090, PAGE 517 OF THE MECKLENBURG REGISTRY, HENCE "MCR" AS TRACT A PER MAP BOOK 58, PAGE 730, MCR, AND BEING MECKLENBURG COUNTY TAX PARCEL 08906447 AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT NCOS-CORS STATION "1-77 WELCOME CENTER CORRS ARP" HAVING NC GRID COORDINATES IN U.S. SURVEY FEET N:505,067.087 AND E:1,427,047.615, AND RUNNING THENCE N34°28'50"E A HORIZONTAL GRID DISTANCE OF 67,806.58 FEET TO A FOUND #5 REBAR HAVING NC GRID COORDINATES IN U.S. SURVEY FEET OF N: 560,961.30 AND E: 1,465,434.71, AND BEING THE COMMON SOUTHERLY CORNER OF THE TRACT HEREIN DESCRIBED AND THAT RISING TIDES LLC TRACT AS DESCRIBED IN DEED BOOK 31395, PAGE 635, MCR, AS TRACT B OF MAP BOOK 58, PAGE 730, MCR, AND BEING ON THE NORTHERLY LINE OF THAT DOROTHY S NAIL TRACT AS DESCRIBED IN DEED BOOK 23540, PAGE 464, MCR, AS LOT 25 OF MAP BOOK 11, PAGE 163, MCR, AND BEING THE POINT OF BEGINNING;

THENCE FROM SAID BEGINNING POINT AND WITH THE NORTHERLY LINE OF SAID LOT 25 OF MAP BOOK 11, PAGE 163, MCR, S 80°37'10" W 319.28 FEET TO A SET #5 REBAR WITH PLASTIC CAP INSCRIBED "THE SURVEY COMPANY INC. AND BEING A COMMON CORNER WITH THAT EUGENE M BOLDEN AND GLORIA W BOLDEN TRACT DESCRIBED IN DEED BOOK 4053, PAGE 727, MCR, AS LOT 23 OF MAP BOOK 11, PAGE 163, MCR, AND THAT PINE GROVE RESIDENTIAL FUNDING I LLC TRACT DESCRIBED IN DEED BOOK 37406, PAGE 610, MCR, AS BEING A PORTION OF LOT 22 OF MAP BOOK 11, PAGE 163, MCR;

THENCE WITH THE NORTHERLY LINE OF SAID PINE GROVE RESIDENTIAL FUNDING I LLC TRACT N 80°19'14" W 5.93 FEET TO A FOUND #5 REBAR ON THE EASTERLY RIGHT OF WAY OF REAGAN DRIVE, A VARIABLE WIDTH PUBLIC RIGHT OF WAY PER MAP BOOK 58, PAGE 730, MCR;

THENCE WITH SAID EASTERLY RIGHT OF WAY OF REAGAN DRIVE THE FOLLOWING THREE (3) COURSES:

1. WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 328.10 FEET, AN ARC LENGTH OF 317.89 FEET, A CHORD BEARING OF N 26°33'59"E FOR A DISTANCE OF 305.60 FEET TO A SET #5 REBAR WITH PLASTIC CAP INSCRIBED "THE SURVEY COMPANY, INC.;"
2. N 54°20'12"E 118.11 FEET TO A FOUND #5 REBAR;
3. WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 586.47 FEET, AN ARC LENGTH OF 42.09 FEET, A CHORD BEARING OF N 56°28'13"E FOR A DISTANCE OF 42.09 FEET TO A FOUND PK NAIL BEING A COMMON CORNER WITH SAID RISING TIDES LLC TRACT AS DESCRIBED IN DEED BOOK 31395, PAGE 635, MCR, AS TRACT B OF MAP BOOK 58, PAGE 730, MCR;

THENCE DEPARTING SAID RIGHT OF WAY AND RUNNING WITH THE EASTERLY LINE OF SAID RISING TIDES LLC TRACT S 09°37'25"E 318.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.640 ACRES OR 71,448 SQ. FT. OF LAND ACCORDING TO THAT MAP TITLED "BOUNDARY SURVEY OF 5342 & 5350 REAGAN DRIVE - TRACTS A & B OF MAP BOOK 58, PAGE 730" PREPARED BY THE SURVEY COMPANY, INC FOR THE CITY OF CHARLOTTE, DATED FEBRUARY 16, 2023 AND SIGNED AND SEALED BY CHARLES S. LOGUE, PLS L-4212 TO WHICH REFERENCE IS HEREBY MADE.

MATTERS OF RECORD (AS TO TRACT A) APPEARING ON PRELIMINARY CERTIFICATE OF TITLE PREPARED BY NEXSEN PRUET, PLLC DATED OCTOBER 31ST 2022 AND BEARING PROJECT NAME "ED: SUGAR CREEK I-85" AND PROJECT NO: TK17150026.

1. EASEMENT TO PIEDMONT NATURAL GAS COMPANY RECORDED IN BOOK 33969 AT PAGE 408 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY. SHOWN HEREON.
2. EASEMENT TO DUKE POWER COMPANY RECORDED IN BOOK 3455 AT PAGE 54 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY. BLANKET EASEMENT.
3. EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 3457 AT PAGE 423 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY. CALLS FOR 10' WIDE STRIP ACROSS THE PROPERTY BUT SKETCH ATTACHED ONLY OUTLINES PROPERTY AND DOESN'T SHOW 10' STRIP. UTILITIES WERE NOT LOCATED AT TIME OF SURVEY.
4. EASEMENTS TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 3262 AT PAGES 135 AND 137 AND BOOK 3432 AT PAGE 555 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY. DO NOT AFFECT SUBJECT PROPERTY.
5. RIGHTS OF WAY TO NC DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 4483 AT PAGE 588 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY. DOES NOT AFFECT SUBJECT PROPERTY.
6. RESTRICTIVE COVENANT CONTAINED IN DEED RECORDED IN BOOK 3374 AT PAGE 71 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY. NOT MATTERS OF SURVEY.
7. CROSS PARKING AND ACCESS EASEMENT RECORDED IN BOOK 31233 AT PAGE 582 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY. BLANKET EASEMENT.
8. STORM DRAINAGE EASEMENT TO CITY OF CHARLOTTE RECORDED IN BOOK 31754 AT PAGE 73 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY. SHOWN HEREON.
9. PERMANENT EASEMENT TO CITY OF CHARLOTTE RECORDED IN BOOK 13461 AT PAGE 793 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY. SHOWN HEREON.
10. SANITARY SEWER LATERAL EASEMENTS RECORDED IN BOOK 18732 AT PAGE 986 AND BOOK 20566 AT PAGE 561 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY. APPURTENANT TO SUBJECT PROPERTY AND ARE SHOWN HEREON.
11. ALL MATTERS SHOWN ON MAP RECORDED IN MAP BOOK 58 AT PAGE 730 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY. ALL MATTERS ARE SHOWN HEREON.
12. PUBLIC RIGHTS OF WAY OF REAGAN DRIVE.

CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 32090, PAGE 517 AND DEED BOOK 31395, PAGE 635; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN MAP BOOK 58, PAGE 730; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000 AND THE POSITIONAL ACCURACY IS 0.020; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

1. 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: 0.020
- (3) TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC
- (4) DATES OF SURVEY: FEBRUARY 09, 2023 THRU FEBRUARY 16, 2023
- (5) DATUM/EPOCH: HORIZONTAL = NAD83 (2011) VERTICAL = NAVD 83
- (6) PUBLISHED/FIXED-CONTROL USED: NC VRS CORS
- (7) GEOID MODEL: GEOID12B(CONUS)
- (8) COMBINED GRID FACTOR(S): 0.999835162
- (9) UNITS: U.S. SURVEY FEET

03/06/2023
DATE

CHARLES S. LOGUE, PLS L-4212

GENERAL NOTES

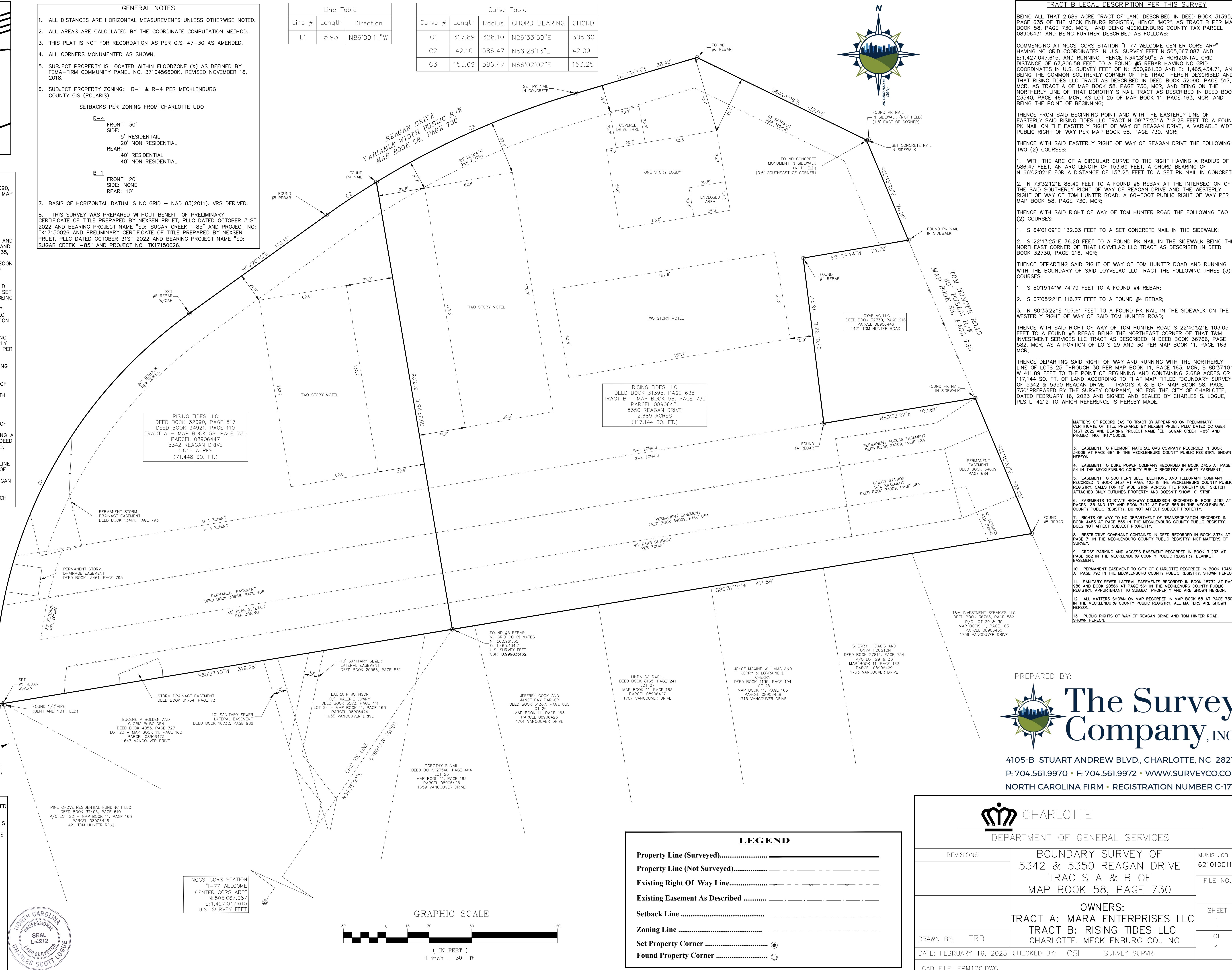
1. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE STATED.
 2. ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
 3. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 4. ALL CORNERS MONUMENTED AS SHOWN.
 5. SUBJECT PROPERTY IS LOCATED WITHIN FLOODZONE (X) AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 3710456600K, REVISED NOVEMBER 16, 2018.
 6. SUBJECT PROPERTY ZONING: B-1 & R-4 PER MECKLENBURG COUNTY GIS (POLARIS)
- SETBACKS PER ZONING FROM CHARLOTTE UDO
- R-4**
FRONT: 30'
SIDE: 5'
REAR: 20'
NON RESIDENTIAL
RESIDENTIAL
40'
NON RESIDENTIAL
RESIDENTIAL
40'
- B-1**
FRONT: 20'
SIDE: NONE
REAR: 10'

7. BASIS OF HORIZONTAL DATUM IS NC GRID - NAD 83(2011). VRS DERIVED.

8. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF PRELIMINARY CERTIFICATE OF TITLE PREPARED BY NEXSEN PRUET, PLLC DATED OCTOBER 31ST 2022 AND BEARING PROJECT NAME "ED: SUGAR CREEK I-85" AND PROJECT NO: TK17150026 AND PRELIMINARY CERTIFICATE OF TITLE PREPARED BY NEXSEN PRUET, PLLC DATED OCTOBER 31ST 2022 AND BEARING PROJECT NAME "ED: SUGAR CREEK I-85" AND PROJECT NO: TK17150026.

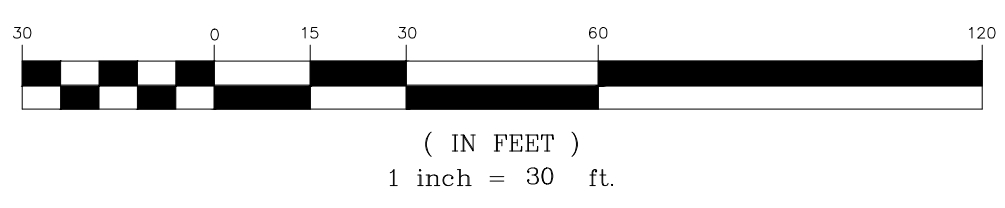
Line Table		
Line #	Length	Direction
L1	5.93	N86°09'11"W

Curve Table				
Curve #	Length	Radius	CHORD BEARING	CHORD
C1	317.89	328.10	N26°33'59"E	305.60
C2	42.10	586.47	N66°28'13"E	42.09
C3	153.69	586.47	N66°02'02"E	153.25



NCOS-CORS STATION
"1-77 WELCOME
CENTER CORRS ARP"
N: 505,067.087
E: 1,427,047.615
U.S. SURVEY FEET

GRAPHIC SCALE



LEGEND	
Property Line (Surveyed).....	—————
Property Line (Not Surveyed).....	-----
Existing Right Of Way Line.....	-----
Existing Easement As Described	-----
Setback Line	-----
Zoning Line	-----
Set Property Corner	●
Found Property Corner	○

TRACT B LEGAL DESCRIPTION PER THIS SURVEY

BEING ALL THAT 2.689 ACRE TRACT OF LAND DESCRIBED IN DEED BOOK 31395, PAGE 635 OF THE MECKLENBURG REGISTRY, HENCE "MCR" AS TRACT B PER MAP BOOK 58, PAGE 730, MCR, AND BEING MECKLENBURG COUNTY TAX PARCEL 08906431 AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT NCOS-CORS STATION "1-77 WELCOME CENTER CORRS ARP" HAVING NC GRID COORDINATES IN U.S. SURVEY FEET N:505,067.087 AND E:1,427,047.615, AND RUNNING THENCE N34°28'50"E A HORIZONTAL GRID DISTANCE OF 67,806.58 FEET TO A FOUND #5 REBAR HAVING NC GRID COORDINATES IN U.S. SURVEY FEET OF N: 560,961.30 AND E: 1,465,434.71, AND BEING THE COMMON SOUTHERLY CORNER OF THE TRACT HEREIN DESCRIBED AND THAT RISING TIDES LLC TRACT AS DESCRIBED IN DEED BOOK 32090, PAGE 517, MCR, AS TRACT A OF MAP BOOK 58, PAGE 730, MCR, AND BEING ON THE NORTHERLY LINE OF THAT DOROTHY S NAIL TRACT AS DESCRIBED IN DEED BOOK 23540, PAGE 464, MCR, AS LOT 25 OF MAP BOOK 11, PAGE 163, MCR, AND BEING THE POINT OF BEGINNING;

THENCE FROM SAID BEGINNING POINT AND WITH THE EASTERLY LINE OF SAID RISING TIDES LLC TRACT N 09°37'25" W 318.28 FEET TO A FOUND PK NAIL ON THE EASTERLY RIGHT OF WAY OF REAGAN DRIVE, A VARIABLE WIDTH PUBLIC RIGHT OF WAY PER MAP BOOK 58, PAGE 730, MCR;

THENCE WITH SAID EASTERLY RIGHT OF WAY OF REAGAN DRIVE THE FOLLOWING TWO (2) COURSES:

1. WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 586.47 FEET, AN ARC LENGTH OF 42.09 FEET, A CHORD BEARING OF N 66°02'02"E FOR A DISTANCE OF 153.25 FEET TO A SET PK NAIL IN CONCRETE;
2. N 73°32'12"E 88.49 FEET TO A FOUND #6 REBAR AT THE INTERSECTION OF THE SAID SOUTHERLY RIGHT OF WAY OF REAGAN DRIVE AND THE WESTERLY RIGHT OF WAY OF TOM HUNTER ROAD, A 60-FOOT PUBLIC RIGHT OF WAY PER MAP BOOK 58, PAGE 730, MCR;

THENCE WITH SAID RIGHT OF WAY OF TOM HUNTER ROAD THE FOLLOWING TWO (2) COURSES:

1. S 64°01'09"E 132.03 FEET TO A SET CONCRETE NAIL IN THE SIDEWALK;
2. S 22°43'25"E 76.20 FEET TO A FOUND PK NAIL IN THE SIDEWALK BEING THE NORTHEAST CORNER OF THAT LOVELYAC LLC TRACT AS DESCRIBED IN DEED BOOK 32730, PAGE 216, MCR;

THENCE DEPARTING SAID RIGHT OF WAY OF TOM HUNTER ROAD AND RUNNING WITH THE BOUNDARY OF SAID LOVELYAC LLC TRACT THE FOLLOWING THREE (3) COURSES:

1. S 80°19'14" W 74.79 FEET TO A FOUND #4 REBAR;
2. S 07°05'22"E 116.77 FEET TO A FOUND #4 REBAR;
3. N 80°33'22"E 107.61 FEET TO A FOUND PK NAIL IN THE SIDEWALK ON THE WESTERLY RIGHT OF WAY OF SAID TOM HUNTER ROAD;

THENCE WITH SAID RIGHT OF WAY OF TOM HUNTER ROAD S 22°40'52"E 103.05 FEET TO A FOUND #5 REBAR BEING THE NORTHEAST CORNER OF THAT T&M INVESTMENT SERVICES LLC TRACT AS DESCRIBED IN DEED BOOK 36766, PAGE 582, MCR, AS A PORTION OF LOTS 29 AND 30 PER MAP BOOK 11, PAGE 163, MCR;

THENCE DEPARTING SAID RIGHT OF WAY AND RUNNING WITH THE NORTHERLY LINE OF LOTS 29 THROUGH 30 PER MAP BOOK 11, PAGE 163, MCR, S 80°37'10" W 411.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.689 ACRES OR 117,144 SQ. FT. OF LAND ACCORDING TO THAT MAP TITLED "BOUNDARY SURVEY OF 5342 & 5350 REAGAN DRIVE - TRACTS A & B OF MAP BOOK 58, PAGE 730" PREPARED BY THE SURVEY COMPANY, INC FOR THE CITY OF CHARLOTTE, DATED FEBRUARY 16, 2023 AND SIGNED AND SEALED BY CHARLES S. LOGUE, PLS L-4212 TO WHICH REFERENCE IS HEREBY MADE.

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 10. ALL MATTERS SHOWN ON MAP RECORDED IN MAP BOOK 58 AT PAGE 730 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY. ALL MATTERS ARE SHOWN HEREON.
 11. PUBLIC RIGHTS OF WAY OF REAGAN DRIVE AND TOM HUNTER ROAD.

PREPARED BY:

The Survey Company, INC.

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

REVISIONS		BOUNDARY SURVEY OF 5342 & 5350 REAGAN DRIVE TRACTS A & B OF MAP BOOK 58, PAGE 730	MUNIS JOB NO. 6210100112
FILE NO.			
SHEET	1		
OF	1		
DRAWN BY:	TRB	OWNERS: TRACT A: MARA ENTERPRISES LLC TRACT B: RISING TIDES LLC CHARLOTTE, MECKLENBURG CO., NC	
DATE:	FEBRUARY 16, 2023	CHECKED BY: CSL SURVEY SUPVR.	
CAD FILE:	EPM120.DWG		

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2. N 73°32'12" E 88.49 FEET TO A FOUND #6 REBAR AT THE INTERSECTION OF THE SAID SOUTHERLY RIGHT OF WAY OF REAGAN DRIVE AND THE WESTERLY RIGHT OF WAY OF TOM HUNTER ROAD, A 60-FOOT PUBLIC RIGHT OF WAY PER MAP BOOK 58, PAGE 730, MCR;

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1. S 64°01'09" E 132.03 FEET TO A SET CONCRETE NAIL IN THE SIDEWALK;
2. S 22°43'25" E 76.20 FEET TO A FOUND PK NAIL IN THE SIDEWALK BEING THE NORTHEAST CORNER OF THAT LOYVELAC LLC TRACT AS DESCRIBED IN DEED BOOK 32730, PAGE 216, MCR;

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2. S 07°05'22" E 116.77 FEET TO A FOUND #4 REBAR;
3. N 80°33'22" E 107.61 FEET TO A FOUND PK NAIL IN THE SIDEWALK ON THE WESTERLY RIGHT OF WAY OF SAID TOM HUNTER ROAD;

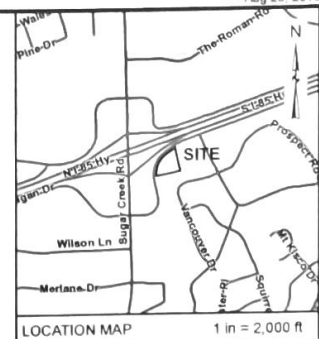
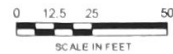
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AREA TABLE		
EASEMENT TYPE	ACRES	SQ. FT.
PERMANENT	0.304	16,725
TCE	0.190	8,545
PERM ACCESS	N/A	N/A
TEMP ACCESS	N/A	N/A

EXHIBIT A

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS



CERTIFICATION

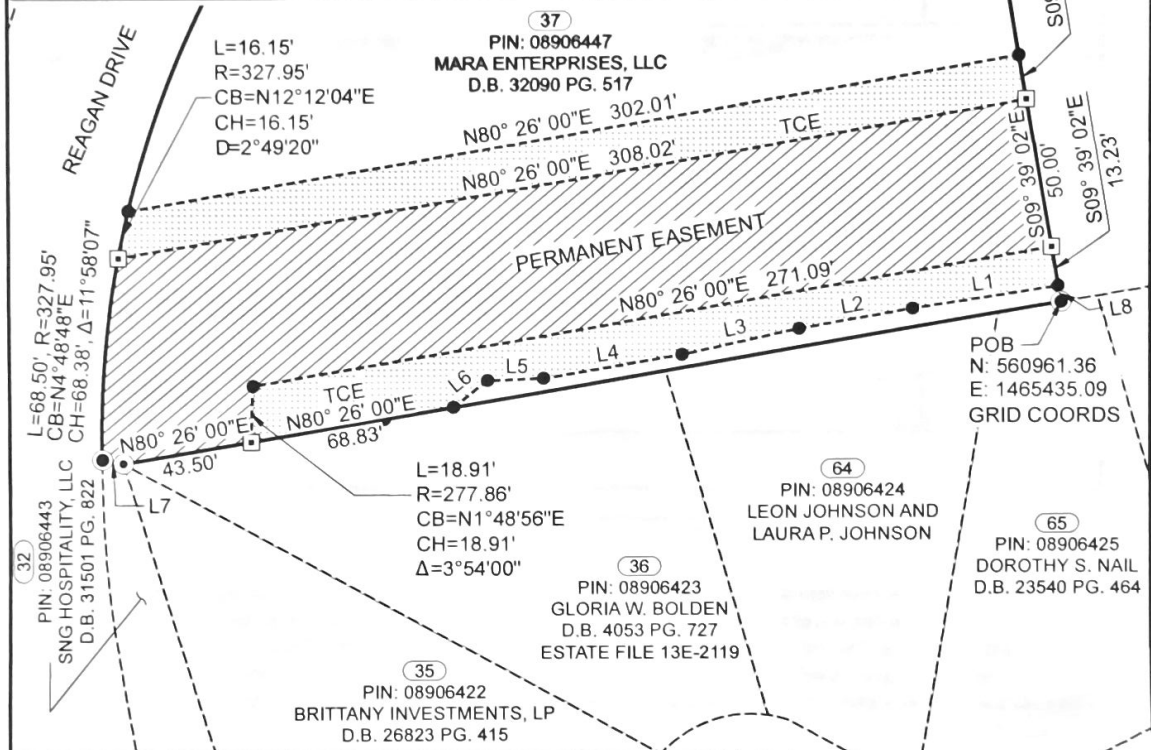
I, ERIC F. COOKE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 32090, PAGE 517), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 32090, PAGE 517, THAT THE RATIO OF PRECISION IS 1 TO 10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA 12 N.C.A.C. 56.1600, PURSUANT TO G.S. 47-30 (F)(11)(C)(4) THIS SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3, AND MEETS THE ATTACHMENT RULES OF G.S. 47-30 (M)(1). THE PURPOSE OF THIS EXHIBIT IS FOR THE RIGHT OF WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

THIS 29th DAY OF AUGUST 2019

ERIC F. COOKE, PLS L-3897



LINE TABLE					
LINE	BEARING	LENGTH	L4	S80° 38' 51"W	47.12'
L1	S81° 30' 16"W	48.94'	L6	S51° 54' 46"W	14.60'
L2	S80° 18' 57"W	38.36'	L7	S80° 44' 59"E	7.13'
L3	S77° 51' 42"W	40.06'	L8	S09° 39' 02"E	5.31'



- LEGEND**
- MONUMENT TO BE SET
 - REBAR FOUND
 - IRON PIPE FOUND
 - SPIKE FOUND
 - PK-NAIL FOUND
 - COMPUTED POINT (NOT SET)
 - TCE TEMPORARY CONSTRUCTION EASEMENT
 - USSE UTILITY STATION SITE EASEMENT
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - R/W RIGHT OF WAY
 - DELTA ANGLE
 - PIEDMONT TRACT NUMBER
 - PG. PAGE
 - D.B. DEED BOOK
 - SUBJECT PARCEL
 - SUBJECT EASEMENT
 - STREET RIGHT OF WAY
 - ADJACENT PARCEL
 - EXISTING EASEMENT
 - CENTERLINE
 - BUILDING

- NOTES:**
- SUBJECT PROPERTY SURVEY AND MAPPED FOR: DUKE ENERGY/PIEDMONT NATURAL GAS.
 - AREA BY COORDINATE COMPUTATION METHOD.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
 - PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY.
 - SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MOUNTAINING FOUND DURING THIS SURVEY.
 - NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NCGS NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NAD 83 (NSRS 2011) DATUM. COMBINED FACTOR 0.99984233. IF SHOWN, VERTICAL POSITIONS ARE REFERENCED TO NAVD 88 (GEOID 12A).

SGC
 SGC SURVEYING NORTH CAROLINA, PLLC.
 400 MCGILL AVENUE NW, SUITE 40
 CONCORD, NC 28027
 (800) 581-4031
 CERTIFICATE OF AUTHORIZATION #P-193

PIEDMONT NATURAL GAS COMPANY, INC
 EASEMENT EXHIBIT

EASEMENT ACROSS THE LANDS OF
MARA ENTERPRISES, LLC

3332 GRANDEUR RD., CHARLOTTE
 MECKLENBURG, NC

REVISION: A
 DATE: 08/13/19
 DRAWN BY: NJH
 CHECK BY:

SCALE: 1" = 50'
 SITE # 115772
 DEED 32090-517

PROJ. # 0151773 TRACT # 37 LSC MAP # 115772-005202

DUKE ENERGY

PIEDMONT NATURAL GAS
 SUBSIDIARY OF DUKE ENERGY

550 S. TRYON STREET
 CHARLOTTE, NC 28202
 TELEPHONE NO. (704) 382-2361

GDB: g3_esi-madac_07182019-2013.dwg

AREA TABLE		
EASEMENT TYPE	ACRES	SQ. FT.
PERMANENT	0.460	20,025
TCE	0.288	12,550
PERM. ACCESS	N/A	N/A
TEMP. ACCESS	N/A	N/A

EXHIBIT A

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS



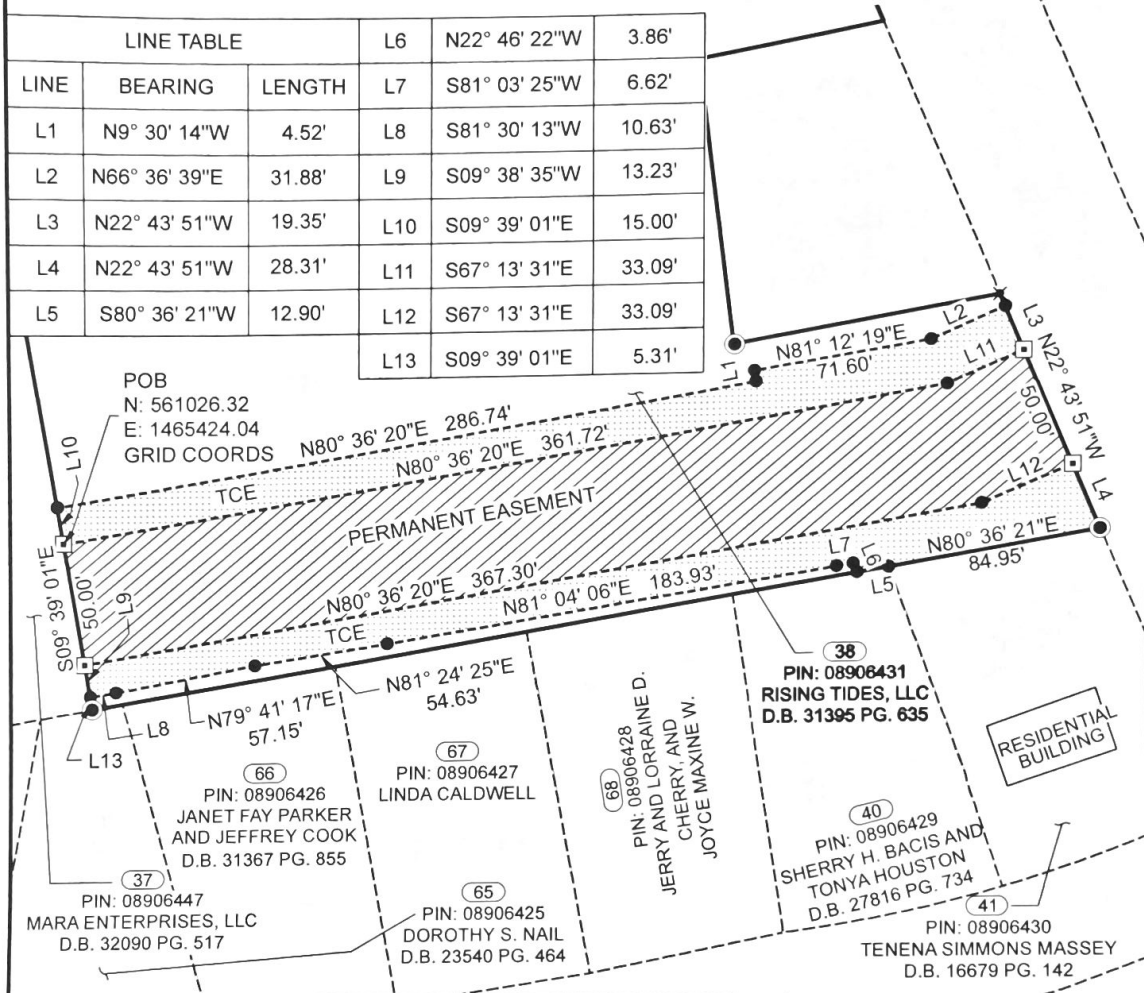
CERTIFICATION

I, ERIC F. COOKE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 31395, PAGE 635), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 31395, PAGE 635; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA 12 N.C.A.C 56.1600, PURSUANT TO G.S. 47-30 (F)(11)(C)(4) THIS SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3; AND MEETS THE ATTACHMENT RULES OF G.S. 47-30 (M)(1); THE PURPOSE OF THIS EXHIBIT IS FOR THE RIGHT OF WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

THIS 6th DAY OF SEPTEMBER 2019

ERIC F. COOKE, PLS L-3897

LINE TABLE					
LINE	BEARING	LENGTH	L7	BEARING	LENGTH
L6	N22° 46' 22"W	3.86'	L7	S81° 03' 25"W	6.62'
L1	N9° 30' 14"W	4.52'	L8	S81° 30' 13"W	10.63'
L2	N66° 36' 39"E	31.88'	L9	S09° 38' 35"W	13.23'
L3	N22° 43' 51"W	19.35'	L10	S09° 39' 01"E	15.00'
L4	N22° 43' 51"W	28.31'	L11	S67° 13' 31"E	33.09'
L5	S80° 36' 21"W	12.90'	L12	S67° 13' 31"E	33.09'
			L13	S09° 39' 01"E	5.31'



- ☐ MONUMENT TO BE SET
- REBAR FOUND
- IRON PIPE FOUND
- ⊗ SPIKE FOUND
- ⊗ PK-NAIL FOUND
- ⊗ COMPUTED POINT (NOT SET)
- TCE TEMPORARY CONSTRUCTION EASEMENT
- USSE UTILITY STATION SITE EASEMENT
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- R/W RIGHT OF WAY

- LEGEND**
- △ DELTA ANGLE
 - ①9 PIEDMONT TRACT NUMBER
 - PG. PAGE
 - D.B. DEED BOOK
 - SUBJECT PARCEL
 - - - SUBJECT EASEMENT
 - - - STREET RIGHT OF WAY
 - - - ADJACENT PARCEL
 - - - EXISTING EASEMENT
 - - - CENTERLINE
 - ▭ BUILDING

- NOTES:**
- SUBJECT PROPERTY SURVEY AND MAPPED FOR DUKE ENERGY/PIEDMONT NATURAL GAS.
 - AREA BY COORDINATE COMPUTATION METHOD.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
 - PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY.
 - SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THIS SURVEY.
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REVISION: A

DATE: 08/13/19
 DRAWN BY: NJH
 CHECK BY:

PROJ. # 0151773

PIEDMONT NATURAL GAS COMPANY, INC
 EASEMENT EXHIBIT

EASEMENT ACROSS THE LANDS OF
RISING TIDES, LLC

5350 REAGAN DR., CHARLOTTE
 MECKLENBURG, NC

SCALE: 1" = 60'
 SITE #: 115772
 DEED: 31395-635

LSC MAP #: 115772-005202

DUKE ENERGY[®]

PIEDMONT NATURAL GAS
 SUBSIDIARY OF DUKE ENERGY

550 S. TRYON STREET
 CHARLOTTE, NC 28202
 TELEPHONE NO. (704) 382-2361

GDB_g3_asmt-mosaic_07192019-2013.dwg