

PROPERTY DESCRIPTION (RECORD)

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

BEING AN 0.84 AC, MORE OR LESS, PORTION OF LOT 2 AS SHOWN ON PLAT ENTITLED "RECORD PLAT OF BEAVER FARMS" RECORDED IN MAP BOOK 55, PAGE 784, IN THE OFFICE OF THE REGISTER OF DEEDS OF MECKLENBURG COUNTY, NORTH CAROLINA.

EASEMENT TRACT 1:
TOGETHER WITH THOSE EASEMENTS GRANTED IN THAT CERTAIN CROSS ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 23449, PAGE 917 AND RE-RECORDED IN BOOK 23584, PAGE 524, IN THE OFFICE OF THE REGISTER OF DEEDS OF MECKLENBURG COUNTY, NORTH CAROLINA.

EASEMENT TRACT 2:
THOSE EASEMENTS GRANTED IN THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS RECORDED IN BOOK 28990, PAGE 833, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION RECORDED IN BOOK 29634, PAGE 815, AND FURTHER AMENDED BY THAT SECOND AMENDMENT TO DECLARATION RECORDED IN BOOK 32301, PAGE 911, ALL IN THE OFFICE OF THE REGISTER OF DEEDS OF MECKLENBURG COUNTY, NORTH CAROLINA.

EASEMENT TRACT 3:
TOGETHER WITH THOSE EASEMENTS GRANTED IN THAT CERTAIN SANITARY SEWER USE EASEMENT AGREEMENT RECORDED IN BOOK 23449, PAGE 909 AND RE-RECORDED IN BOOK 23584, PAGE 567, IN THE OFFICE OF THE REGISTER OF DEEDS OF MECKLENBURG COUNTY, NORTH CAROLINA.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	TANGENT
C1	47.47'	221.00'	12.31°	S78°49'45"E	47.38'	23.83'

ZONING INFORMATION
ZONING: B-1 (CD)

SCHEDULE B - SECTION II
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 20-25250GB
COMMITMENT DATE: DECEMBER 11, 2020 @ 5:00 P.M.

SCHEDULE B - SECTION II
EXCEPTIONS

VICINITY MAP
NTS

PROPERTY DESCRIPTION (SURVEY)

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

BEING AN 1.08 AC, MORE OR LESS, LOT 2 AS SHOWN ON PLAT ENTITLED "MINOR SUBDIVISION FOR WOODLAND ERWIN, LLC" RECORDED IN MAP BOOK 68, PAGE 748, IN THE OFFICE OF THE REGISTER OF DEEDS OF MECKLENBURG COUNTY, NORTH CAROLINA.

EASEMENT TRACT 2:
THOSE EASEMENTS GRANTED IN THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS RECORDED IN BOOK 28990, PAGE 833 (AS SHOWN ON MAP)

GENERAL NOTES

- 1) THE ALTA/NSPS LAND TITLE SURVEY SHOWN HEREON DOES NOT MEET ALL OF THE REQUIREMENTS AS SET FORTH BY LOCAL AND STATE GOVERNMENT AGENCIES AND IS NOT FOR RECORDATION.
- 2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.
- 3) ALL AREAS COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
- 4) NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- 5) NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

REFERENCES

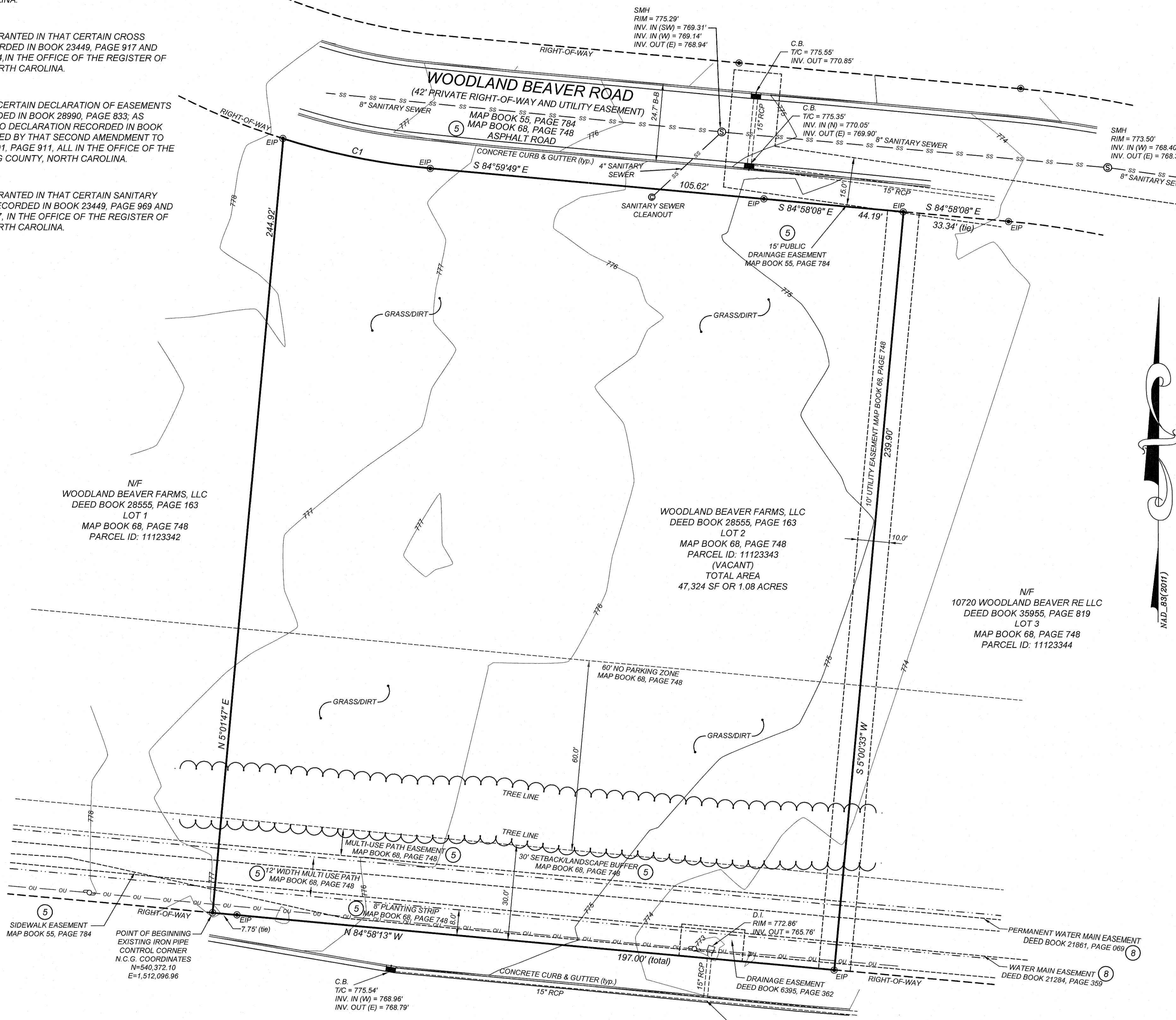
DEED BOOK 28555, PAGE 163
DEED BOOK 35955, PAGE 819
MAP BOOK 68, PAGE 748
OF THE MECKLENBURG COUNTY, NC REGISTER OF DEEDS.

UTILITY NOTE

NOTE TO CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW/IF THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

LEGEND

▲ CALCULATED POINT	AC = ACRES	NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
● EXISTING IRON PIPE (EIP)	ACSM = AMERICAN CONGRESS ON SURVEYING AND MAPPING	NTS = NOT TO SCALE
○ IRON PIPE SET	ALTA = AMERICAN LAND TITLE ASSOCIATION	PG. = PAGE
○ BORE HOLE	B.M. = BOOK OF MAPS	P.O.B. = POINT OF BEGINNING
○ SANITARY SEWER MANHOLE	CB = CATCH BASIN	P.O.C. = POINT OF COMMENCEMENT
○ SANITARY SEWER CLEANOUT	CMP = CORRUGATED METAL PIPE	P.O.L. = POINT ON LINE
○ WATER VALVE	D.B. = DEED BOOK	R.C.P. = REINFORCED CONCRETE PIPE
○ WATER METER	E.M. = ELECTRIC METER	R.W. = RIGHT-OF-WAY
○ FIRE HYDRANT	FIRM = FLOOD INSURANCE RATE MAP	SF = SQUARE FOOT
○ TELEPHONE PEDESTAL	GPS = GLOBAL POSITIONING SYSTEM	SMH = SANITARY SEWER MANHOLE
○ TELEPHONE MANHOLE	HUD = HOUSING URBAN DEVELOPMENT	S.R. = STATE ROAD
○ ELECTRIC BOX	HYD = FIRE HYDRANT	TBM = TEMPORARY BENCH MARK
○ LIGHT POLE	INV = INVERT	T.C. = TOP CURB
○ POWER POLE	IPS = IRON PIPE SET	TWSP = TOWNSHIP
○ CURB INLET	LLC = LIMITED LIABILITY COMPANY	TYP = TYPICAL
○ STORM DRAINAGE MANHOLE	MPH = MILES PER HOUR	Y.I. = YARD INLET
○ YARD INLET	MSL = MEAN SEA LEVEL	
○ STORM DRAIN	NAD = NORTH AMERICAN DATUM	
○ OVERHEAD UTILITIES	NCGS = NORTH CAROLINA GEODETIC SURVEY	
○ UNDERGROUND ELECTRIC	NGVD = NATIONAL GEODETIC VERTICAL DATUM	
○ UNDERGROUND TELEPHONE		
○ WATER LINE		
○ SANITARY SEWER LINE		
○ GAS LINE		
○ FENCE LINE		



NF
WOODLAND BEAVER FARMS, LLC
DEED BOOK 28555, PAGE 163
LOT 1
MAP BOOK 68, PAGE 748
PARCEL ID: 11123342

WOODLAND BEAVER FARMS, LLC
DEED BOOK 28555, PAGE 163
LOT 2
MAP BOOK 68, PAGE 748
PARCEL ID: 11123343
(VACANT)
TOTAL AREA
47,324 SF OR 1.08 ACRES

NF
10720 WOODLAND BEAVER RE LLC
DEED BOOK 35955, PAGE 819
LOT 3
MAP BOOK 68, PAGE 748
PARCEL ID: 11123344

ALBEMARLE ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
NCDOT PLANS R-203B, SHEETS 13 & 14
STATE PROJECT NUMBER 8.1671903
DEED BOOK 7047, PAGE 35
DEED BOOK 6395, PAGE 360
ASPHALT ROAD

EXISTING PARKING
SUBJECT PROPERTY HAS 0 DELINEATED PAINTED PARKING SPACES AT TIME OF SURVEY.

FLOOD INFORMATION
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD I.F.R.M. COMMUNITY PANEL NUMBER 3710551400M, WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2018.

ALTA SURVEY CERTIFICATION

TO TACO BELL OF AMERICA, LLC, WOODLAND BEAVER FARMS, LLC, ERWIN CAPITAL, INC, KS ASSOCIATES LIMITED PARTNERSHIP, WOODLAWN ERWIN, 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, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10, 11(a), 13, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 1, 2021.

DATE OF PLAT OR MAP: July 7, 2021
PRINTED NAME: AARON R. STOCK
LICENSE NUMBER: 5113
SIGNATURE: *Aaron R. Stock*



- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND LIENS PROVIDED FOR IN DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS FILED FOR RECORD IN BOOK 28990, PAGE 833, AS AMENDED IN THAT FIRST AMENDMENT TO DECLARATION RECORDED IN BOOK 29634, PAGE 815, AND FURTHER AMENDED IN THAT SECOND AMENDMENT TO DECLARATION RECORDED IN BOOK 32301, PAGE 911, AND ANY RELATED MAPS, PLANS, BYLAWS AND OTHER DOCUMENT(S) AND AMENDMENT(S), BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (DOES NOT AFFECT SUBJECT TRACT).
- 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 50, PAGE 588; MAP BOOK 55, PAGE 784; AND MAP BOOK 57, PAGE 177. (MAP BOOK 50, PAGE 588 DOES NOT AFFECT SUBJECT PROPERTY) (MAP BOOK 55, PAGE 784 AS SHOWN HEREON) (MAP BOOK 57, PAGE 177 NO CHANGE TO PLAT BOOK 55, PAGE 784). ADD (MAP BOOK 68, PAGE 748 AS SHOWN HEREON).
- EASEMENTS AND/OR RIGHTS OF WAY CREATED IN THAT MEMORANDUM OF ACTION WITH THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 6448, PAGE 745 AND THAT JUDGMENT AND ORDER OF DISBURSEMENT RECORDED IN BOOK 7047, PAGE 35. (DOES NOT AFFECT SUBJECT TRACT).
- EASEMENTS AND/OR RIGHTS OF WAY CREATED IN THAT DEED TO WOODLAND FARMS ASSOCIATES LIMITED PARTNERSHIP RECORDED IN BOOK 8912, PAGE 900 AND RE-RECORDED IN BOOK 10938, PAGE 117. (DOES NOT AFFECT SUBJECT TRACT).
- EASEMENT AGREEMENTS/GRANTS OF EASEMENT BY AND BETWEEN WOODLAND BEAVER FARMS, LLC AND THE CITY OF CHARLOTTE RECORDED IN BOOK 21284, PAGE 359 AND BOOK 21861, PAGE 69, AS AMENDED BY THAT ABANDONMENT OF EASEMENT RECORDED IN BOOK 24465, PAGE 435. (BOOK 21284, PAGE 359 AND BOOK 21861, PAGE 69 AS SHOWN HEREON).
- TEMPORARY GRADING EASEMENT AGREEMENT BY AND BETWEEN WOODLAND BEAVER FARMS, LLC, MARK ERWIN, ERWIN CAPITAL, INC., AND WP PARK, L.L.C. RECORDED IN BOOK 23449, PAGE 905 AND RE-RECORDED IN BOOK 23584, PAGE 510. (DOES NOT AFFECT SUBJECT TRACT, EASEMENTS EXPIRED)
- CROSS ACCESS EASEMENT AGREEMENT BY AND BETWEEN WOODLAND BEAVER FARMS, LLC, MARK ERWIN, ERWIN CAPITAL, INC., KENNEDY SUTTON, INC., AND WP PARK, L.L.C. RECORDED IN BOOK 23449, PAGE 917 AND RE-RECORDED IN BOOK 23584, PAGE 524. (DOES NOT AFFECT SUBJECT TRACT).
- STORM DRAINAGE EASEMENT AND RIGHT TO DEDICATE BY AND BETWEEN WOODLAND BEAVER FARMS, LLC, MARK ERWIN, ERWIN CAPITAL, INC., KENNEDY SUTTON, INC., AND WP PARK, L.L.C. RECORDED IN BOOK 23449, PAGE 940 AND RE-RECORDED IN BOOK 23584, PAGE 554. (DOES NOT AFFECT SUBJECT TRACT).
- RIGHT-OF-WAY, TEMPORARY CONSTRUCTION EASEMENT, AND RIGHT TO DEDICATE BY AND BETWEEN WOODLAND BEAVER FARMS, LLC, MARK ERWIN, ERWIN CAPITAL, INC., KENNEDY SUTTON, INC., AND WP PARK, L.L.C. RECORDED IN BOOK 23449, PAGE 951. (DOES NOT AFFECT SUBJECT TRACT).
- SANITARY SEWER USE EASEMENT AGREEMENT BY AND BETWEEN WP PARK, L.L.C., WOODLAND BEAVER FARMS, LLC, MARK ERWIN, ERWIN CAPITAL, INC., AND KENNEDY SUTTON, INC. RECORDED IN BOOK 23449, PAGE 969 AND RE-RECORDED IN BOOK 23584, PAGE 567. (DOES NOT AFFECT SUBJECT TRACT).
- TERMS AND CONDITIONS OF THAT LEASE AGREEMENT BY AND BETWEEN THAT MEMORANDUM OF LEASE RECORDED IN BOOK _____ PAGE _____. (NOT A SURVEY MATTER)
- STORM DRAINAGE EASEMENT AND RIGHT TO DEDICATE BY AND BETWEEN L AND N FLOW, L.L.C. AND WP PARK, L.L.C. RECORDED IN BOOK 23449, PAGE 897 AND RE-RECORDED IN BOOK 23584, PAGE 499. (EASEMENT TRACTS 1 & 3 ONLY). (DOES NOT AFFECT SUBJECT TRACT).

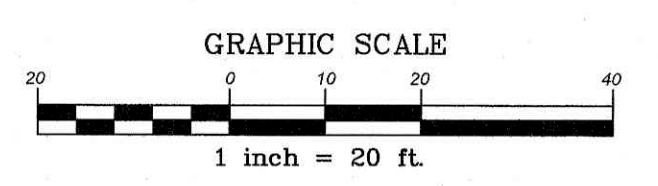
GPS SURVEY CERTIFICATION

I, AARON R. STOCK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS (OR GNSS) SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.07" + 50 PPM OR LESS
TYPE OF GPS (OR GNSS) FIELD PROCEDURE: OPUS
DATE(S) OF SURVEY: JULY 1, 2021
DATUM / EPOCH: NAD 83(2011) / 2010.0000
PUBLISHED / FIXED CONTROL:
DK4045 NCTR TROY CORS
DM3995 NCR0 ROCKINGHAM CORS
D02638 SCWR WHITE ROSE CORS
D08425 GAST GASTON CORS
DG5757 NCLC LEXINGTON CORS
D11682 NCLU LUMBERTON CORS
DK7758 SCUN UNION CORS
DK7549 NCST STATESVILLE CORS
DL6900 NCZO ASHEBORO 2 CORS
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.99984033
UNITS: US SURVEY FEET

VERTICAL POSITIONS ARE REFERENCED TO NAVD88 USING (GEOID03)
COMBINED FACTOR 0.99984033

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 7th DAY OF July, 2021
SURVEYOR
REGISTRATION NUMBER: 5113



TOTAL AREA = 47,324 SF OR 1.08 ACRES

NO.	DATE	DESCRIPTION

COMMERCIAL SITE DESIGN

WOODLAND BEAVER FARMS, LLC
1521 PROVIDENCE DRIVE
CHARLOTTE, NC 28211

OWNER:
WOODLAND BEAVER FARMS, LLC
1521 PROVIDENCE DRIVE
CHARLOTTE, NC 28211

WOODLAND BEAVER FARMS, LLC
ALBEMARLE ROAD & WOODLAND BEAVER ROAD
MINT HILL, MECKLENBURG COUNTY, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY

PROJECT NO: SUR-2114
FILENAME: SUR2114-AT
DRAWN BY: RCN
SCALE: 1" = 20'
DATE: 7-6-2021
SHEET NO: 1 of 1