

**VICINITY MAP**

NOT TO SCALE

**MISCELLANEOUS NOTES**

NO USGS MONUMENTATION WITHIN 2000' OF SITE. GRID POSITIONS WERE DETERMINED USING A TRIMBLE 5600 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011.

ELEVATION DATUM IS BASED ON NAVD83.

CONTOUR INTERVAL = ONE FOOT.

AREAS COMPUTED USING COORDINATE GEOMETRY.

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

DEED REFERENCE: AS SHOWN.

ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

RAW ERROR OF CLOSURE: 1:10,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710540600J, EFFECTIVE DATE 10/16/2008.

**UTILITY NOTES**

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN LINES. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THERE IS NO CERTAINTY OF THE ACCURACY OF THE INFORMATION AND IT SHALL BE CONSIDERED IN THE LIGHT OF THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS UTILITIES AND STRUCTURES SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



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**LEGEND OF SYMBOLS & ABBREVIATIONS**

- EIP - EXISTING IRON PIPE
- ER - EXISTING IRON REBAR
- NIR - NEW IRON REBAR
- S.T. - SIGHT TRIANGLE
- M.B.S. - MINIMUM BUILDING SETBACK
- P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- SSMH - SANITARY SEWER MANHOLE
- R.W. - RIGHT OF WAY
- P.S.S.E. - PRIVATE SANITARY SEWER EASEMENT
- OPUE - GENERAL PUBLIC UTILITY EASEMENT
- C.P. - COMPUTED POINT
- ECM - EXISTING CONCRETE MONUMENT
- E.P.K. - EXISTING K.N. KALL
- Handicapped Parking
- Transmission Tower
- Utility Pole
- Underground Gasline
- Overhead Utility Line
- Sanitary Sewer Line
- Sanitary Sewer Manhole
- Fire Hydrant
- Water Valve
- Water Well
- Yard Inlet
- Yard Inlet
- Monitoring Well
- Electric Box/Transformer
- Drain Inlet
- Storm Drain
- Water Line
- Fence Line
- Zoning Line
- Underground Telephone

**LEGAL DESCRIPTIONS**

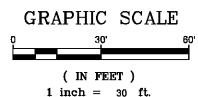
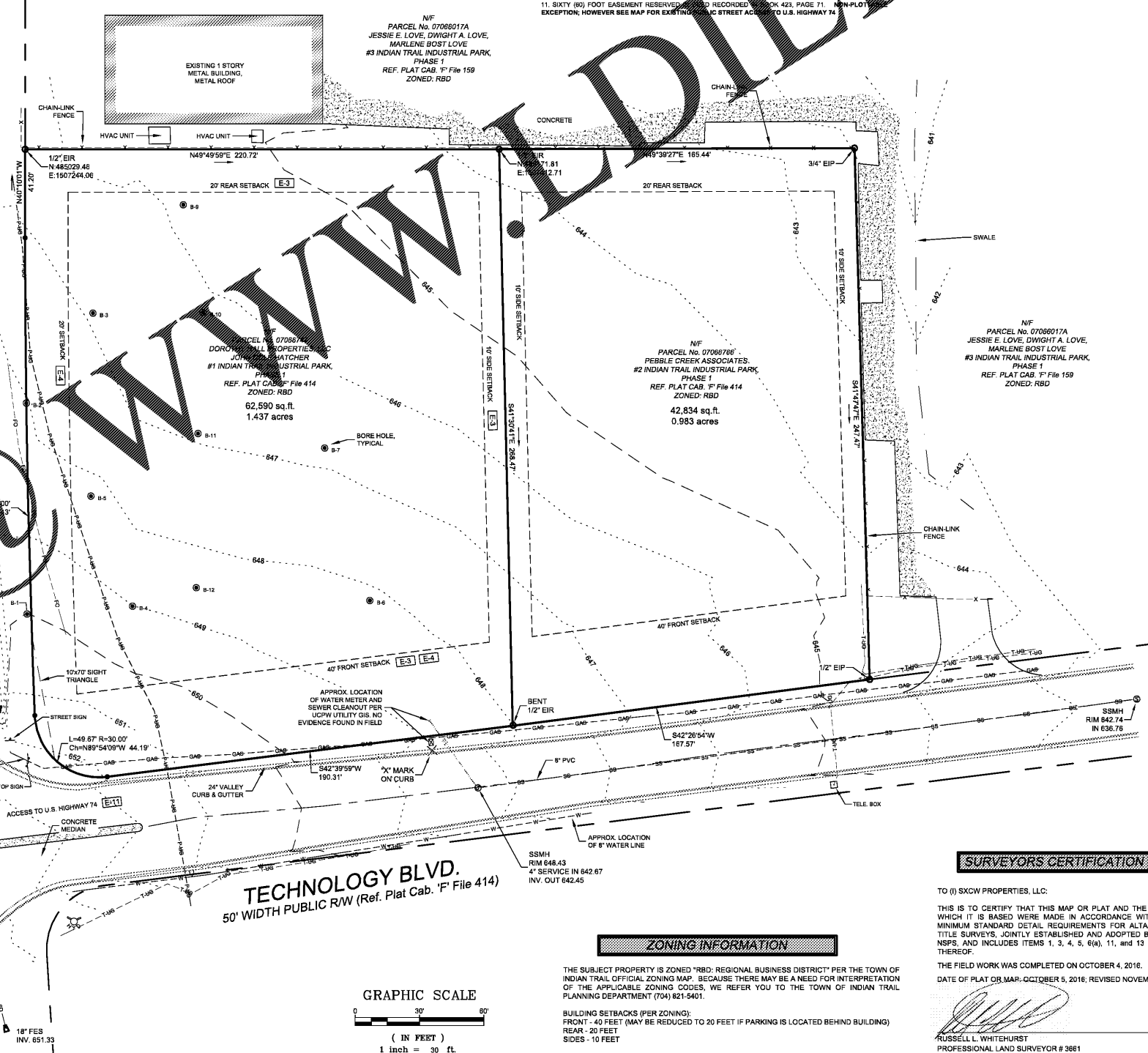
**PARCEL No. 07066747**  
THAT CERTAIN TRACT OR PARCEL OF LAND, DESIGNATED AS LOT 1 AS SHOWN ON A PLAT OF SURVEY ENTITLED "PLAT OF INDIAN TRAIL INDUSTRIAL PARK, PHASE 1" PREPARED BY FREDERICK IRA GORE, PROFESSIONAL LAND SURVEYOR, REGISTRATION NUMBER 3043 OF CIVILITEK ASSOCIATES DATED DECEMBER 22, 1998 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF UNION COUNTY, WHERE IT APPEARS IN PLAT CABINET "F" AT FILE 414; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT AN EXISTING 1/2" IRON REBAR LOCATED ON THE NORTHERN RIGHT OF WAY OF U.S. HIGHWAY 74 (200' WIDTH PUBLIC RIGHT OF WAY PER PLAT CABINET "F" AT FILE 414), HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N485029.48 E:1507244.06 AND BEING A COMMON CORNER WITH LOT 3 OF INDIAN TRAIL INDUSTRIAL PARK, PHASE 1, AND RUNNING THENCE WITH SAID LOT 3, NORTH 49° 49' 59" EAST 220.72 FEET TO AN EXISTING 1/2" IRON REBAR, A COMMON CORNER WITH LOT 2 OF INDIAN TRAIL INDUSTRIAL PARK, PHASE 1, THENCE WITH SAID LOT 2, SOUTH 41° 30' 41" EAST 288.47 FEET TO AN EXISTING BENT 1/2" IRON PIPE LOCATED ON THE NORTHERN RIGHT OF WAY OF TECHNOLOGY BLVD. (60' WIDTH PUBLIC RIGHT OF WAY PER PLAT CABINET "F" AT FILE 414), THENCE WITH SAID RIGHT OF WAY, SOUTH 42° 39' 59" WEST 190.31 FEET TO A POINT, THENCE WITH A CIRCULAR CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 48.67 FEET, A RADIUS OF 30.00 FEET, AND A CHORD BEARING OF NORTH 89° 54' 09" WEST 44.19 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF U.S. HIGHWAY 74, THENCE WITH SAID RIGHT OF WAY, THE FOLLOWING TWO (2) COURSES: (1) WITH A CIRCULAR CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 222.44 FEET, A RADIUS OF 8530.00 FEET, AND A CHORD BEARING OF NORTH 41° 19' 09" WEST 222.43 FEET TO A POINT; AND (2) NORTH 49° 10' 01" WEST 41.20 FEET TO AN EXISTING 1/2" IRON REBAR, THE POINT AND PLACE OF BEGINNING, CONTAINING 62,590 SQUARE FEET OR 1.437 ACRES, MORE OR LESS.

**PARCEL No. 07066766**  
THAT CERTAIN TRACT OR PARCEL OF LAND, DESIGNATED AS LOT 2 AS SHOWN ON A PLAT OF SURVEY ENTITLED "PLAT OF INDIAN TRAIL INDUSTRIAL PARK, PHASE 1" PREPARED BY FREDERICK IRA GORE, PROFESSIONAL LAND SURVEYOR, REGISTRATION NUMBER 3043 OF CIVILITEK ASSOCIATES DATED DECEMBER 22, 1998 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF UNION COUNTY, WHERE IT APPEARS IN PLAT CABINET "F" AT FILE 414; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT AN EXISTING 1/2" IRON REBAR, SAID REBAR BEING LOCATED NORTH 49° 49' 59" EAST 220.72 FEET FROM AN EXISTING 1/2" IRON REBAR LOCATED ON THE NORTHERN RIGHT OF WAY OF U.S. HIGHWAY 74 (200' WIDTH PUBLIC RIGHT OF WAY PER PLAT CABINET "F" AT FILE 414), SAID REBAR ALSO HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N485171.81 E:1507412.71, AND BEING A COMMON CORNER WITH LOTS 1 AND 3 OF INDIAN TRAIL INDUSTRIAL PARK, PHASE 1, AND RUNNING THENCE WITH LOT 3, NORTH 49° 39' 27" EAST 185.44 FEET TO AN EXISTING 3/4" IRON PIPE, THENCE, SOUTH 41° 47' 47" EAST 247.47 FEET TO AN EXISTING 1/2" IRON PIPE LOCATED ON THE NORTHERN RIGHT OF WAY OF TECHNOLOGY BLVD. (60' WIDTH PUBLIC RIGHT OF WAY PER PLAT CABINET "F" AT FILE 414), THENCE WITH SAID RIGHT OF WAY, SOUTH 42° 29' 54" WEST 187.57 FEET TO AN EXISTING 1/2" IRON REBAR, THENCE NORTH 41° 30' 41" WEST 288.47 FEET TO AN EXISTING 1/2" IRON REBAR, THE POINT AND PLACE OF BEGINNING, CONTAINING 42,834 SQUARE FEET OR 0.983 ACRES, MORE OR LESS.

**ITEMS CORRESPONDING TO SCHEDULE B SECTION II**

**SCHEDULE B - SECTION II - EXCEPTIONS (PARCEL No. 07066747 ONLY)**  
CHICAGO TITLE INSURANCE COMPANY - COMMITMENT NO. 16-20788WS, EFFECTIVE DATE SEPTEMBER 26, 2016  
SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:  
1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTER, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE AND PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.  
2. TAXES OR ASSESSMENTS FOR THE YEAR 2017, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.  
3. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND LIENS PROVIDED FOR IN INSTRUMENT(S) FILED FOR RECORD IN BOOK 1089, PAGE 257; BOOK 1217, PAGE 538; SUPPLEMENTALS RECORDED IN BOOK 1347, PAGE 482; BOOK 1415, PAGE 84; BOOK 1578, PAGE 778 AND BOOK 1889, PAGE 25, 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. AFFECTS THE SUBJECT PROPERTY TO THE EXTENTS SHOWN HEREON.  
4. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN PLAT BOOK F, PAGE 414; BOOK F, PAGE 95; BOOK F, PAGE 189; BOOK E, PAGE 978 AND BOOK F, PAGE 273. AFFECTS THE SUBJECT PROPERTY TO THE EXTENTS SHOWN HEREON.  
5. ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDDED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.  
6. EASEMENT(S) TO DUKE POWER COMPANY RECORDED IN BOOK 80, PAGE 602; BOOK 159, PAGE 387; BOOK 232, PAGE 57. BLANKET IN NATURE AND NON-PLOTTABLE.  
7. EASEMENT(S) TO UNION ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 88, PAGE 425; BOOK 96, PAGE 427. BLANKET IN NATURE AND NON-PLOTTABLE.  
8. RIGHT(S) OF WAY TO NORTH CAROLINA STATE HIGHWAY COMMISSION RECORDED IN BOOK 129, PAGE 28 AND BOOK 129, PAGE 28. AFFECTS THE SUBJECT PROPERTY TO THE EXTENTS SHOWN HEREON.  
9. EASEMENT(S) TO MONROE TELEPHONE COMPANY RECORDED IN BOOK 130, PAGE 318. BLANKET IN NATURE AND NON-PLOTTABLE.  
10. RIGHT(S) OF WAY TO UNION COUNTY RECORDED IN BOOK 434, PAGE 500; BOOK 434, PAGE 504 RECORDED IN BOOK 64, PAGE 817. DOES NOT AFFECT THE SUBJECT PROPERTY.  
11. SIXTY (60) FOOT EASEMENT RESERVED AND RECORDED IN BOOK 423, PAGE 71. NON-PLOTTABLE EXCEPTION; HOWEVER SEE MAP FOR EXISTING PUBLIC STREET ACCESS TO U.S. HIGHWAY 74.

U.S. HIGHWAY 74  
200' WIDTH PUBLIC RW  
(Westbound Lanes)



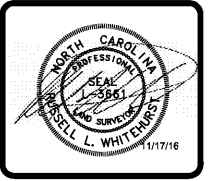
**ZONING INFORMATION**

THE SUBJECT PROPERTY IS ZONED "RBD" - REGIONAL BUSINESS DISTRICT PER THE TOWN OF INDIAN TRAIL OFFICIAL ZONING MAP. BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE TOWN OF INDIAN TRAIL PLANNING DEPARTMENT (704) 821-5401.  
BUILDING SETBACKS (PER ZONING):  
FRONT - 40 FEET (MAY BE REDUCED TO 20 FEET IF PARKING IS LOCATED BEHIND BUILDING)  
REAR - 20 FEET  
SIDES - 10 FEET  
MAXIMUM BUILDING HEIGHT: 40 FEET

**SURVEYORS CERTIFICATION**

TO (I) SCWV PROPERTIES, LLC:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 6(a), 11, and 13 OF TABLE A THEREOF.  
THE FIELD WORK WAS COMPLETED ON OCTOBER 4, 2016.  
DATE OF PLAT OR MAP: OCTOBER 5, 2016; REVISED NOVEMBER 3, 2016  
DRAWN BY: N/A  
CHECKED BY: DCG  
DATE: 10/05/2016  
JOB NUMBER: 5658  
SCALE: 1" = 30'  
RUSSELL L. WHITEHURST  
PROFESSIONAL LAND SURVEYOR # 3661  
STATE OF NORTH CAROLINA

**ENGINEERING**  
FIRM LICENSE # C-0873  
P.O. BOX 551  
Indian Trail, NC 28079  
Alpharetta, GA 30009  
(704) 882-4222  
www.esplonline.net



NO.	DATE	BY	ISSUE
1	11/07/16	DCG	TO ADD TITLE COMMITMENT EXCEPTIONS
2	11/17/16	DCG	ADDED PARCEL No. 07066766

**SRE**  
SAMS REAL ESTATE

**LOTS 1 & 2, INDIAN TRAIL INDUSTRIAL PARK, PHASE 1**  
Town of Indian Trail, Union County, NC  
**SAM'S REAL ESTATE**  
7935 COUNCIL PLACE, SUITE 102  
MATTHEWS, NC 28105

**ALTA/ACSM LAND TITLE SURVEY**  
DESIGNED BY: N/A  
DRAWN BY: N/A  
CHECKED BY: R/LW  
DATE: 10/05/2016  
JOB NUMBER: 5658  
SCALE: 1" = 30'  
Sheet  
**C-1.0**