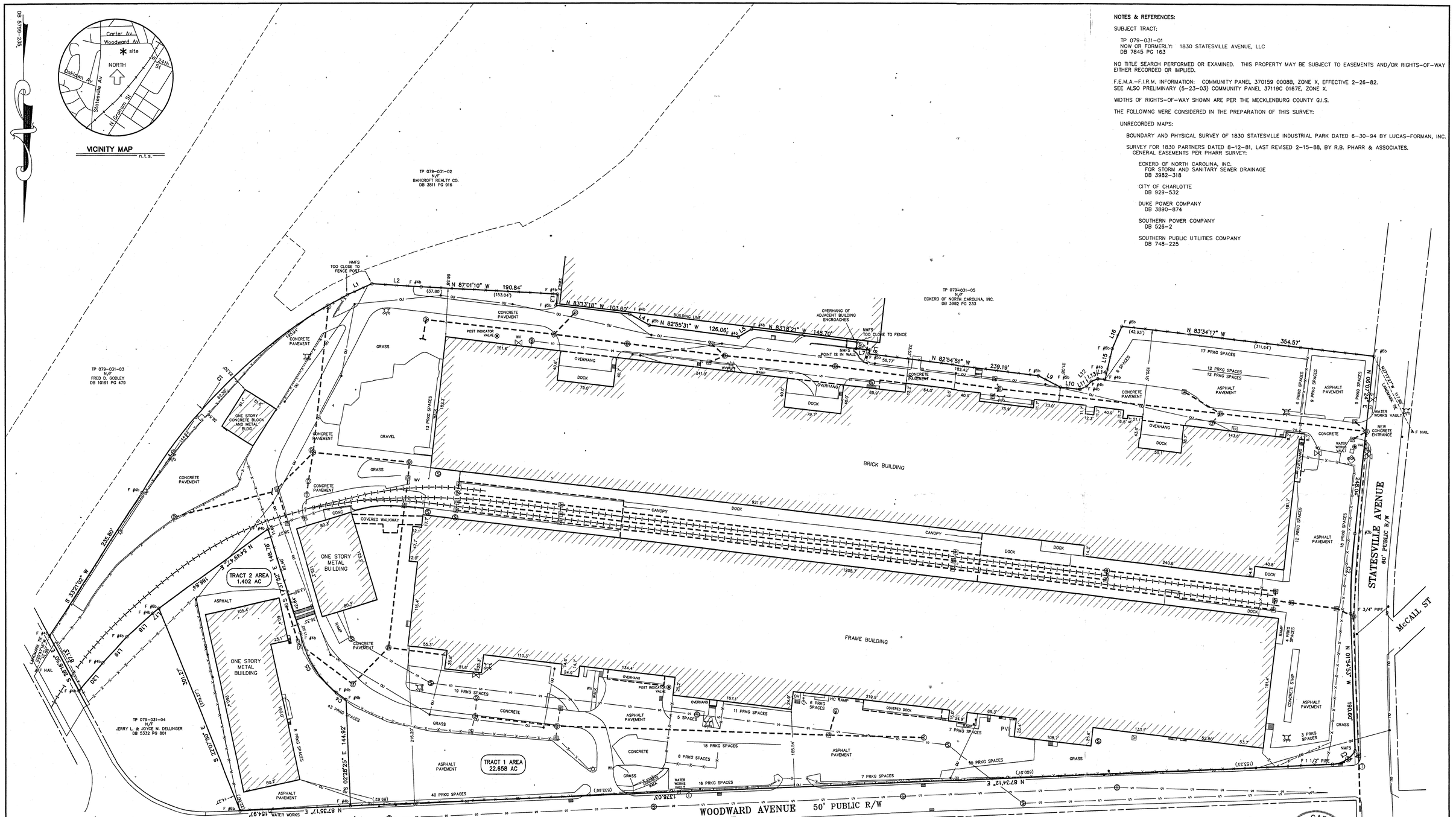

NOTES & REFERENCES:

SUBJECT TRACT:

TP 079-031-01
NOW OR FORMERLY: 1830 STATESVILLE AVENUE, LLC
DB 7845 PG 163

NO TITLE SEARCH PERFORMED OR EXAMINED. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY EITHER RECORDED OR IMPLIED.

F.E.M.A.-F.I.R.M. INFORMATION: COMMUNITY PANEL 370159 0008B, ZONE X, EFFECTIVE 2-26-82.
SEE ALSO PRELIMINARY (5-23-03) COMMUNITY PANEL 37119C 0167E, ZONE X.

WIDTHS OF RIGHTS-OF-WAY SHOWN ARE PER THE MECKLENBURG COUNTY G.I.S.

THE FOLLOWING WERE CONSIDERED IN THE PREPARATION OF THIS SURVEY:

UNRECORDED MAPS:

BOUNDARY AND PHYSICAL SURVEY OF 1830 STATESVILLE INDUSTRIAL PARK DATED 6-30-94 BY LUCAS-FORMAN, INC.

SURVEY FOR 1830 PARTNERS DATED 8-12-81, LAST REVISED 2-15-88, BY R.B. PHARR & ASSOCIATES.
GENERAL EASEMENTS PER PHARR SURVEY:

ECKERD OF NORTH CAROLINA, INC.
FOR STORM AND SANITARY SEWER DRAINAGE
DB 3982-318

CITY OF CHARLOTTE
DB 929-532

DUKE POWER COMPANY
DB 3890-874

SOUTHERN POWER COMPANY
DB 526-2

SOUTHERN PUBLIC UTILITIES COMPANY
DB 748-225

LINE	DIRECTION	DISTANCE
L1	S 66°15'12" W	37.37'
L2	N 86°31'40" W	68.87'
L3	N 06°39'53" E	15.63'
L4	N 60°39'18" W	31.32'
L5	S 60°09'35" W	21.24'
L6	N 08°05'34" E	8.66'
L7	N 83°35'29" W	18.88'
L8	N 14°19'53" E	5.62'
L9	N 63°19'13" W	34.45'
L10	N 83°47'53" W	27.73'
L11	S 66°37'48" W	9.91'
L12	S 44°00'45" W	9.54'
L13	S 69°16'39" W	10.00'
L14	N 85°52'04" W	10.17'
L15	S 13°28'38" W	43.53'
L16	S 24°16'04" W	32.60'
L17	N 52°39'17" E	11.05'
L18	N 47°36'59" E	48.52'
L19	N 42°35'41" E	49.65'
L20	N 40°40'34" E	51.40'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	700.00'	402.92'	397.38'	S 46°30'38" W	32°58'46"
C2	766.50'	109.05'	108.96'	N 03°11'51" E	08°09'06"
C3	40.00'	37.84'	36.44'	N 60°28'09" E	54°12'07"
C4	237.63'	16.36'	16.36'	S 54°01'20" E	03°56'43"
C5	139.50'	100.44'	98.28'	S 31°17'12" E	41°5'04"

LEGEND

		F	FOUND
#4b	NO. 4 REBAR	S	SET
#5b	NO. 5 REBAR	R/W	RIGHT-OF-WAY
N/F	NOW OR FORMERLY	-x-	FENCE LINE
Ⓓ	STORM DRAIN MANHOLE	GV	GAS VALVE
OH	OVERHANG	CB	CATCH BASIN
Ⓣ	TELEPHONE MANHOLE	WV	WATER VALVE
P	PROPERTY LINE	Ⓢ	SANITARY SEWER MANHOLE
	FIRE HYDRANT	-S-	SANITARY SEWER LINE
NMFS	NO MONUMENT FOUND OR SET	•	UTILITY POLE
OU	OVERHEAD UTILITIES	DI	DROP INLET
○	PROPERTY CORNER	☼	LIGHT POLE
-|-|-|-	RAILROAD	O/S	OFFSET

NORTH CAROLINA PROFESSIONAL SEAL L-3246 LAND SURVEYOR MATTHEW J. LUCAS

Matthew J. Lucas 1-13-04

Lucas-Forman Incorporated
Land Surveying
Planning & Engineering
4000 Stuart Andrew Boulevard
Charlotte, North Carolina 28217
P.O. Box 11386 28220-1386
(704) 527-6626 Fax 527-9640
email: postmaster@lucas-forman.com

TITLE
BOUNDARY & PHYSICAL SURVEY OF 1830 STATESVILLE INDUSTRIAL PARK
WOODWARD AVENUE
City of Charlotte, Mecklenburg County, NC
Owner: 1830 STATESVILLE AVENUE, L.L.C.

SURVEYED BY	DESIGNED BY	DRAWN BY	DATE
GJ GIBBONS/FMF		MSM/MSL	1-13-04
CHECKED BY	JOB NUMBER	TOPO FILE NUMBER	
MJ LUCAS	03196	40	