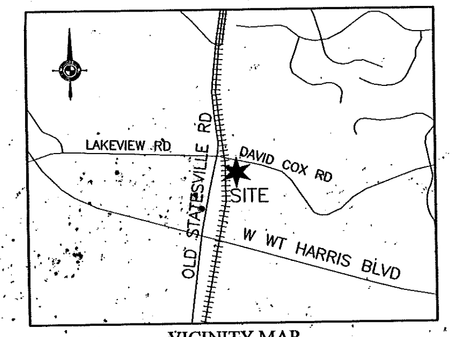
DATUM CONVERSION:
ARBITUARY DATUM OF 100.00' BASED ON FINISHED FLOOR ELEVATION. TO TRANSLATE ELEVATIONS TO NAVD 88 DATUM +732.94'

MAP REFERENCE: D.B. 8800, PG. 396



VICINITY MAP
NOT TO SCALE

CHIP IN LLC
D.B. 8697, PG. 020
PIN: 043-222-02

HARRIS PROFESSIONAL BUILDINGS LLC
D.B. 18965, PG. 924
PIN: 043-222-01

E.C.M.
GROUND DISTANCE
S13°19'17"W 683.72
NGS MONUMENT "CAROLINA"
NORTH= 581,771.733
EAST= 1,455,966.580
ELEV: 826.397 (NAVD 88)

3/8"E.I.R.

R.R. R/W
100' R/W
50'
50'
100' SOUTHERN RAILROAD RIGHT-OF-WAY
DEED BOOK 112, PAGE 367

C/L RAILROAD TRACKS IS PROPERTY LINE

R=2795.58
A=771.33'
CH=N02°37'18"E 769.89'

APPROXIMATE LOCATION OF FIBER OPTIC CABLE

C/L SPUR TRACK
R=31.37'
CH=N05°36'14"W
31.37'

60' R/W

** HENDERSON ROAD **
S.R. #2487 30' PUBLIC R/W

CHAIN LINK FENCE

10' SETBACK (ZONING)

3 PARKING SPACES

349.8
1 STORY STORAGE BUILDING
BLDG. HEIGHT=13.0'
BLDG. FOOTPRINT= 7,376 SQ.FT.
349.8

ASPHALT PAVING

HVAC

299.8
1 STORY STORAGE BUILDING
BLDG. HEIGHT=15.0'
BLDG. FOOTPRINT= 9,234 SQ.FT.
299.9

290.0
1 STORY STORAGE BUILDING
BLDG. HEIGHT=13.2'
BLDG. FOOTPRINT= 5,999 SQ.FT.
289.9

FFE=100.00 or
822.54 (NAVD 88)
SEE BENCHMARK

160.3
1 STORY STORAGE BUILDING
BLDG. HEIGHT=14.0'
BLDG. FOOTPRINT= 5,540 SQ.FT.

COVERED R

SECURITY CAMERA POLE

UNDERGROUND POWER BOX

GR: 99.44
FULL OF DIRT

SEPTIC TANK

15" WALL

6" CURB

6" DAR

METAL FENCE

EDGE OF PAVEMENT

EDGE OF PAVEMENT

POWER LINE

R/W

60' R/W

R/W

(ACCESS POINT)

DAVID COX ROAD
(60' PUBLIC R/W)

S76°49'04"E 330.54

R/W AREA: 9,631 SQ.FT. OR 0.2211 ACRES

S76°33'44"E 333.31

N13°55'16"W 120.54

N82°14'57"W 491.53 (TOTAL)

N82°14'57"W 451.89

N82°01'06"W 102.48 (TIE)

S82°27'38"W 546.30 (TOTAL)

S82°28'35"E 180.94

N22°09'43"E 80.48

817.60

KNICKERBOCKER PROPERTIES INC.
D.B. 9159, PG. 274
PIN: 043-221-06

EIGHT STREET PARTNERS LP
D.B. 22050, PG. 581
PIN: 043-221-05

RIGHT STREET PARTNERS LP
D.B. 22050, PG. 581
PIN: 043-221-05

INNERLOOP PARK LLC
D.B. 19187, PG. 695
PIN: 043-221-25

NET AREA: 252,552 SQ.FT. OR 5.7978 ACRES

LEGEND:

BFP - BACK FLOW PREVENTOR
CBX - CODE BOX
C&G - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
CMP - CORRUGATED METAL PIPE
CPP - CORRUGATED PLASTIC PIPE
C/O - CLEAN OUT
(D) - DEED
D.B. - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FC - FIRE CONNECTION
FH - FIRE HYDRANT
FV - FIRE VALVE
GDP - GUARD POST
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
JBX - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
M.B. - MAP BOOK
MW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
O/HANG - OVERHANG
(P) - PLATTED
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG. - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
SBB - BILLBOARD
SDMH - STORM DRAIN MANHOLE
SMP - MULTI-POST SIGN
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TERR. - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TSB - TRAFFIC SIGNAL BOX
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WSP - WATER SPIGOT
WV - WATER VALVE

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
(704) 357-6974 NEW CONNECTIONS
(704) 357-9380 EXISTING SERVICES

WATER & SEWER
CHAR.-MECK. UTILITY DEPT. (CMUD)
(704) 399-2221

GAS
PIEDMONT NATURAL GAS CO.
(704) 525-5585 NEW CONNECTIONS
(704) 525-5585 EXISTING CONNECTIONS

CABLE TELEVISION
TIME WARNER CABLE
1-877-566-4892

BEFORE YOU DIG
STOP
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW.

LINE LEGEND:

PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
CABLE TV LINE — C
FIBER OPTIC LINE — FO
GAS LINE — G
POWER LINE — E
POWER LINE (UNDERGROUND) — UE
SANITARY SEWER PIPE — SS
STORM DRAIN PIPE — SD
TELEPHONE LINE — T
TELEPHONE LINE (UNDERGROUND) — UT
WATER LINE — W

TREE LEGEND:

BCH - BEECH
BRC - BIRCH
BRAD - BRADFORD PEAR
CED - CEDAR
CHY - CHERRY
CRP - CREPE MYRTLE
DGW - DOGWOOD
HIC - HICKORY
HOL - HOLLY
LOC - LOCUST
MAG - MAGNOLIA
MAP - MAPLE
PEC - PECAN
PIN - PINE
POP - POPLAR
SYC - SYCAMORE
WLN - WALNUT
WLC - WILD CHERRY

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. ELEVATIONS BASED ON ARBITUARY DATUM OF 100.00', FINISHED FLOOR ELEVATION OF STORAGE BUILDING.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. THE OFFSITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
8. R/W OF HENDERSON ROAD IS PLOTTED AS PER PREVIOUS SURVEYS AND AS IT APPEARS ON N.C. DEPARTMENT OF TRANSPORTATION MAP OF PROJECT 8.2724540 (HIEST 14). THE RIGHT-OF-WAY AREA THROUGH THE PROPERTY IS NOT CURRENTLY MAINTAINED.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: I-1

MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: NONE OR 5' IF ONE IS PROVIDED.
MINIMUM REAR YARD: 10'
MAXIMUM BUILDING HEIGHT: 40'

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

PARKING:

79 REGULAR PARKING SPACES
2 HANDICAPPED PARKING SPACES
81 TOTAL PARKING SPACES

R/W AREA OF DAVID COX ROAD:
9,631 SQ.FT. OR 0.2211 ACRES
NET AREA: (INCLUDING RAILROAD R/W & HENDERSON ROAD R/W)
252,552 SQ.FT. OR 5.7978 ACRES
TOTAL AREA: 262,183 SQ.FT. OR 6.0189 ACRES

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 2004
COMMUNITY PANEL NO: 370158 0107E; ZONE X

THIS IS TO CERTIFY THAT ON THIS 25TH DAY OF MARCH 20 08, THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT NO BOUNDARY WAS PERFORMED IN ITS PREPARATION. THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHICAL AND PHYSICAL FEATURES ONLY, AND IT DOES NOT MEET THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56), AND IS NOT INTENDED TO BE USED FOR RECORDATION, CONVEYANCES, OR SALES; HOWEVER THE POSITIONAL AND VERTICAL ACCURACY OF THE PHYSICAL AND TOPOGRAPHICAL FEATURES SHOWN ARE RELIABLE AND MEET THE ACCURACY STANDARDS OF THE AFORESAID STANDARDS OF PRACTICE.

SIGNED

NORTH CAROLINA PROFESSIONAL SEAL L-4559 LAND SURVEYOR DARYL D. KASEMAN

REVISIONS

SURVEY PREPARED FOR:
WATERS/ABR STORAGE LLC
5641 DAVID COX ROAD
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
DEED REFERENCE: 12920, PAGE 747
TAX PARCEL #: 043-221-18

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-2734A
TN	NM		1" = 40'	MARCH 25, 2008	JOB NO. 73049

PLOTTED: 4/7/2008
D:\DWGS ON NICK\73049\DWG\73049.DWG

77798