

STEELE CREEK CORPORATE CENTER, MAP 1

A PLAT SHOWING
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
 DEED REFERENCE: 7748-160
 TAX PARCEL NUMBER: PART OF 201-421-02
 OWNER: VIKLER REALTY, LLC

TOTAL AREA:
 388,741 SQUARE FEET OR 8.4651 ACRES
 DATE: MAY 21, 2003
 SCALE: 1" = 60'

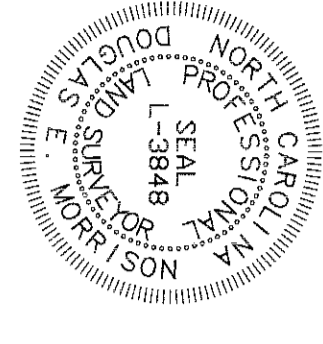
FILED FOR
 REGISTRATION
 AUG 26 2003
 AT 11:22 AM
 MECKLENBURG COUNTY, N.C.
 REGISTERED TO PUBLIC N.C. 6

I, JOSHUA F. WEAVER, REVIEW OFFICER OF
 MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR
 PLAT TO WHICH THIS CERTIFICATE IS ATTACHED
 COMPLIES WITH ALL REQUIREMENTS FOR RECORDING.
 Joshua F. Weaver
 Review Officer

SURVEYOR CERTIFICATE

STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG
 I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS
 PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN
 ACTUAL SURVEY MADE UNDER MY SUPERVISION
 AND THAT THE BOUNDARIES NOT SHOWN ARE CLEARLY
 INDICATED AS DRAWN FROM INFORMATION AS REFERENCED
 ABOVE. I HAVE CALCULATED THE AREA OF THE LAND
 SHOWN AND THE PERIMETER OF THE LAND SHOWN
 WITH G.S. 42-20 AS AMENDED, WINNERS BY SURVIVOR,
 MAY, 2003.

SIGNED: *Charles E. Morrison*
 N.C. PROFESSIONAL LAND SURVEYOR



APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 20
 (SUBDIVISION ORDINANCE) OF THE CITY CODE OF THE CITY OF
 CHARLOTTE, NORTH CAROLINA.
 CHARLOTTE-MECKLENBURG PLANNING COMMISSION

John F. Hines
 PLANNING COMMISSION STAFF
 DATE: *5/26/03*

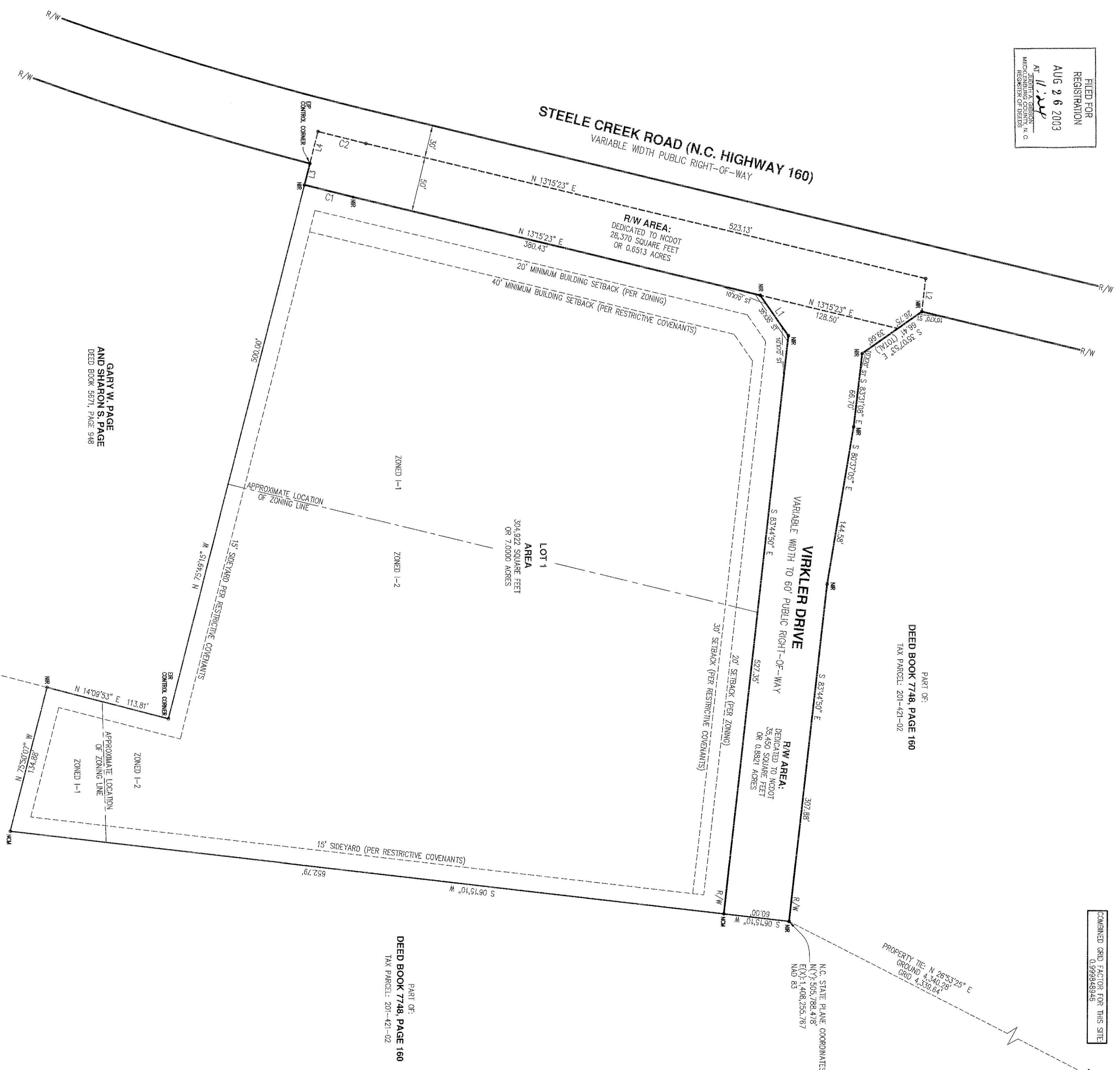
FLOOD CERTIFICATION
 THE SUBJECT PROPERTY IS NOT
 LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
 MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
 AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED:
 FEBRUARY 15, 2003.
 COMMUNITY PANEL NO. 220188, D0142, C

ZONING:
 ZONED: I-1 & I-2
 MINIMUM SETBACK: 20'
 MINIMUM SIDE YARD: 10' OR 4'
 MINIMUM FRONT YARD: 10' OR 4'
 NO SEWER IS REQUIRED BUT IF ONE IS
 PROVIDED IT MUST BE AT LEAST 4 FEET.

LEGEND
 ER - EXISTING ROAD BEAR
 EP - EXISTING ROAD PIPE
 BR - ROAD BEAR ONLY
 CR - COMBINED ROAD FACTOR
 MA - NORTH AMERICAN DATUM
 NGCS - NORTH CAROLINA GEODETIC SURVEY
 DB - HEAD BOOK
 RC - FACE CHANGE
 NC - NEW CONCRETE MONUMENT

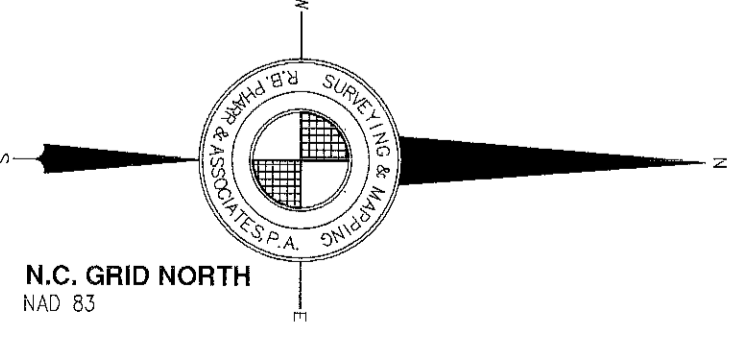
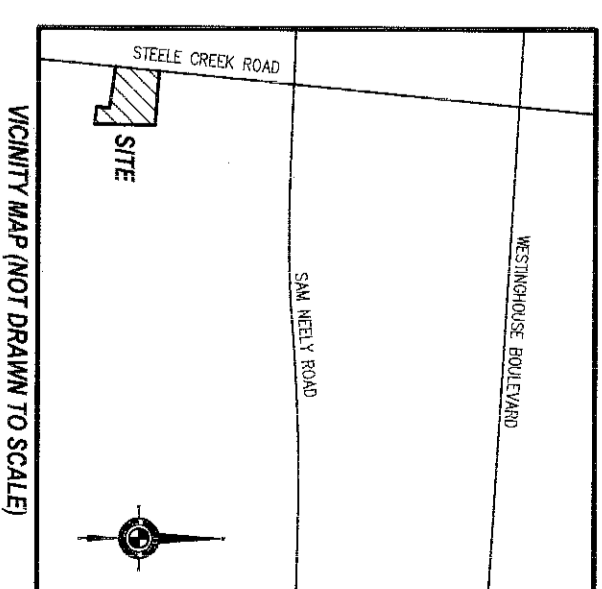
NOTES:
 1. STEELE CREEK ROAD APPEARS AS A MAJOR THROUGHFARE
 ON THE MECKLENBURG-COUNTY THROUGHFARE PLAN ADOPTED
 BY RESOLUTION 2001-100.
 2. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF
 A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES
 THE PLANNING OF THIS PLAT IS TO SIGNATURE THE PROPERTY AS SHOWN.
 3. THE PLANNING OF THIS PLAT IS TO SIGNATURE THE PROPERTY AS SHOWN.
 4. AREAS HAVE BEEN COMPUTED BY THE COORDINATE GEOMETRY METHOD.
 5. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS
 OTHERWISE NOTED.
 6. THE AREAS SHOWN AS 7/4W ARE SET TO BE REDUCED TO THE
 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION WITH THE
 RECORDING OF THIS PLAT.
 7. TO THE SUBJECT PROPERTY SHOWN HEREON.
 8. R/W ARE SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.
 9. SUBJECT PROPERTY LIES WITHIN A MUNICIPALITY THAT HAS AN ORDINANCE
 THAT REGULATES PARCELS OF LAND.

CERTIFIED TO BE A TRUE AND CORRECT
 COPY OF THE ORIGINAL AS RECORDED
 IN BOOK _____ PAGE _____
 WITNESSED AND REGISTERED BY
 JUDITH A. GIBSON, REGISTER OF DEEDS
 BY: _____ DEPUTY



CHANGED GRID FACTOR FOR THIS SITE
 0.999848446

NCGS "NAD 83" COORDINATES
 N.C. STATE PLANE
 ELEVATION: 440.25'
 GRID: 140778.00'
 GRID: 140778.00'
 GRID: 140778.00'
 GRID: 140778.00'
 GRID: 140778.00'



LINE TABLE

LINE	BEARING	DISTANCE
L1	N64°45'16\"E	44.71
L2	S83°31'08\"E	30.24
L3	N75°24'15\"W	20.00
L4	N75°24'15\"W	30.00

CURVE TABLE

CURVE	RADIUS	ARC	BEARING	CHORD
C1	283.461	45.72	N13°35'08\"E	45.72
C2	2794.81	44.51	N13°35'08\"E	44.51

MAP PREPARED BY:
R.B. PHARR & ASSOCIATES, P.A.
 SURVEYING & MAPPING
 420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL: (704) 376-2188
 FILE NO. W-28824
 JOB NO. 58807



FOR REGISTRATION JUDITH A. GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2003 AUG 26 11:24 AM
BK: 40 PG: 53-54 FEE: \$21.00

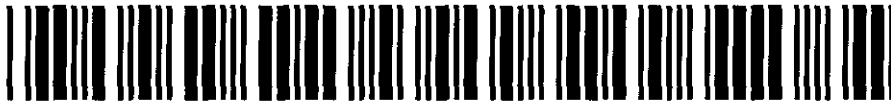
INSTRUMENT # 2003197973



2003197973

JUDITH A. GIBSON
REGISTER OF DEEDS, MECKLENBURG
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE, NC 28202

Filed For Registration: 08/26/2003 11:24 AM
Book: MAP 40 Page: 53-54
Document No.: 2003197973
MAP 2 PGS \$21.00
Recorder: EMEM DREHER



2003197973