

NCGS "DERITA 2 RM-4"
N: 567,389.34
E: 1,463,595.57
ELEV: 813.40

GROUND N 44°07'38" W 53.61 ft.
GRID N 44°07'38" W 53.61 ft.

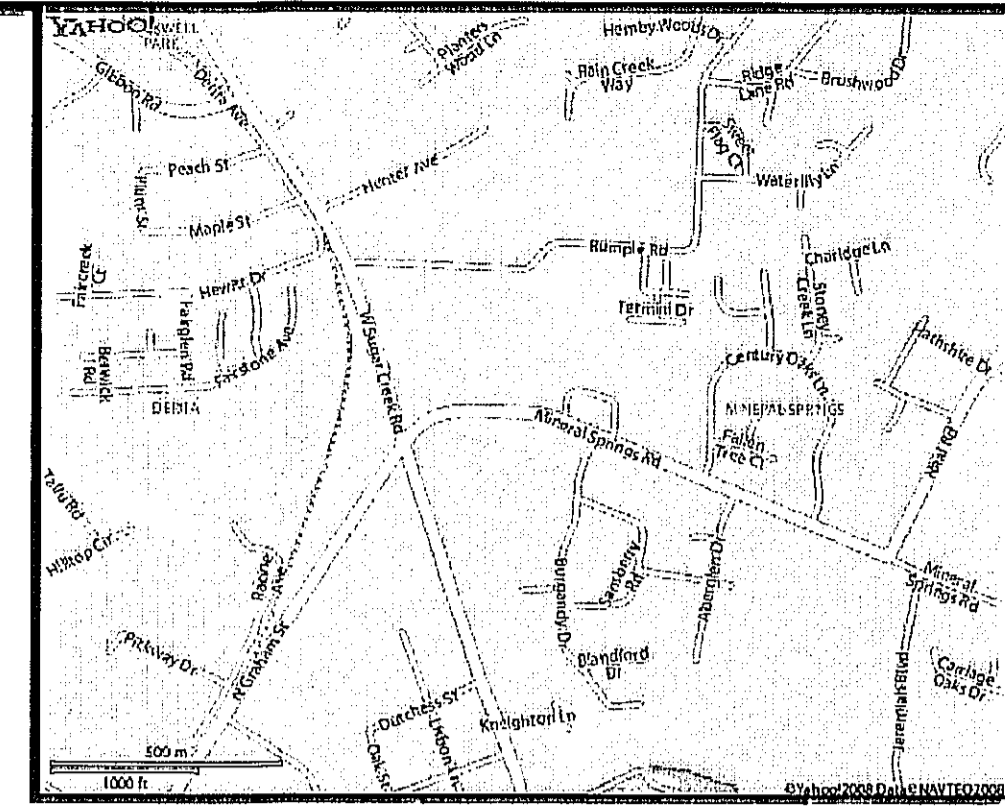
NCGS "DERITA 2"
N: 567,350.86
E: 1,463,532.88
ELEV: 812.88
CF: 0.9998387

SCHEDULE B-II EXCEPTIONS:

- PER OLD REPUBLIC NATIONAL TITLE INSURANCE POLICY
COMMITMENT NUMBER: 100UB4652
EFFECTIVE DATE AND TIME: JULY 10, 2008
- EASEMENT TO DUKE POWER COMPANY RECORDED IN DEED BOOK 1025, PAGE 636, MECKLENBURG COUNTY REGISTER OF DEEDS.
 - THIS ISSUE DOES AFFECT THIS PROPERTY, HOWEVER NOT PLOTTABLE, BLANKET IN NATURE.
 - ACCESS EASEMENT RECORDED IN DEED BOOK 23844, PAGE 392, MECKLENBURG COUNTY REGISTRY.
 - THIS ISSUE DOES AFFECT THIS PROPERTY, PLOTTED AS SHOWN.
 - VARIOUS SIGHT TRIANGLES, VARIOUS RCPs, CROSS ACCESS EASEMENT, 20' ACCESS EASEMENT, 16' PERMANENT DRAINAGE EASEMENT, NCDOT FUTURE RIGHT-OF-WAY, OVERHEAD UTILITY LINES, TELEPHONE LINES, 6" HIGH BRICK SCREENWALL, GAS METER, AND 6" UNDERDRAIN.
 - THIS ISSUE DOES AFFECT THIS PROPERTY, PLOTTED AS SHOWN.
 - DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK _____ PAGE _____ MECKLENBURG COUNTY REGISTRY.
 - THIS ISSUE DOES AFFECT THIS PROPERTY, HOWEVER NOT PLOTTABLE, BLANKET IN NATURE.

PID: 047-032-09
NOW OR FORMERLY
DERITA PRESBYTERIAN CHURCH
ZONED: R-17 MF

PID: 047-032-09
NOW OR FORMERLY
DERITA PRESBYTERIAN CHURCH
DB 3054, PG 183
ZONING: R-17 MF



VICINITY MAP N.T.S.

LEGEND

- EXISTING STREET R/W
- SURVEYED PROPERTY LINE
- UNSURVEYED PROPERTY LINE
- EXISTING DRAINAGE & UTILITY EASEMENT
- EXISTING SANITARY SEWER EASEMENT
- CROSS ACCESS EASEMENT
- POWER OR TELEPHONE R/W
- TEMPORARY SLOPE & CONSTRUCTION EASEMENT
- OVERHEAD UTILITY LINES
- CREEK/STREAM
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING FORCEMAIN LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRICAL LINE
- CABLE LINE
- DRAINAGE PIPE
- CONCRETE MONUMENT
- EXISTING IRON PIN (EIP)
- IRON PIN SET (IPS)
- R/W MARKER
- CATCH BASIN
- POWER POLE
- LIGHT POLE
- S.S. MANHOLE
- WATER METER
- MAGNETIC NAIL(MK)
- MONITORING WELL
- VENT VAULT
- TELEPHONE PEDESTAL
- DROP INLET
- STORM DRAIN MANHOLE
- WATER VALVE
- SEWER CLEAN OUT
- TRAFFIC SIGNAL BOX
- COMPUTED POINT (CP)
- FIRE HYDRANT
- TELEPHONE MANHOLE

GENERAL NOTES:

- SURVEY BASED ON PHYSICAL EVIDENCE FOUND ON DECEMBER 17, 2009.
- ALL CORNERS MONUMENTED AS SHOWN.
- 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.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT REPORT PERFORMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE: JULY 10, 2008. TITLE COMMITMENT NUMBER 100UB4652.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE 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.
- THIS PROPERTY IS () IS NOT (X) LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAPS BY FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NUMBER 3701890148 E DATED FEBRUARY 4, 2004.
- VERTICAL DATUM BASED UPON NGS MONUMENT "DERITA 2"
NAVD '88 ELEVATION: 812.88'
- AREA COMPUTED BY COORDINATE METHOD.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
- NO ENCROACHMENTS VISIBLE OR NOTED AT TIME OF SURVEY.
- ZONING: NS

LEGAL DESCRIPTION:

WALGREEN'S:
BEGINNING AT A #8 REBAR IN THE EASTERLY RIGHT-OF-WAY (R/W) OF WEST SUGAR CREEK ROAD N80°20'30"E 277.66' TO A #5 REBAR, THENCE S23°32'16"E 280.56' TO A #6 REBAR, THENCE S54°07'29"W 83.12' TO A #5 REBAR, THENCE S58°20'56"W 141.53' TO A #5 REBAR, THENCE WITH A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 65.00' AND A LENGTH OF 114.83' (CHORD N71°02'31"W 100.47') TO A #5 REBAR, THENCE N20°25'57"W 20.24' TO A #5 REBAR, THENCE N30°04'16"W 50.00' TO A #6 REBAR, THENCE N15°11'17"W 89.73' TO A #8 REBAR, THENCE N16°32'09"W 149.30' TO THE PLACE OF BEGINNING AND CONTAINING 2.24 ACRES MORE OR LESS.

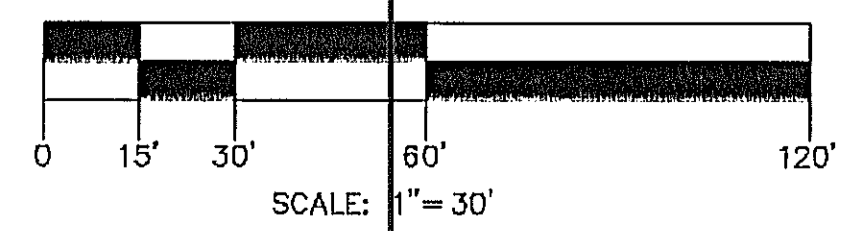
WEST SUGAR CREEK ROAD
PUBLIC RIGHT-OF-WAY VARIES

MINERAL SPRINGS ROAD
PUBLIC RIGHT-OF-WAY VARIES

Walgreens
PHARMACY 1-STORY
14,737.2 EXTERIOR SF
AT GROUND LEVEL
74 SPACES PROVIDED
3 HC STALLS
2.24 ACRES
97,607.82 SF
FFE=815.25

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N30°04'16"W
L2	20.24'	N20°25'57"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	192.86'	506.90'	N80°39'33"E	191.71'
C2	114.83'	65.00'	N71°02'31"W	100.47'



SURVEYOR'S CERTIFICATION:

TO: SUGARSTAR, LLC;
WALGREEN CO.;
OLD REPUBLIC NATIONAL 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 10, 11(a), 12, AND 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

Ben D. Karns
BENJAMIN D. KARNS
PROFESSIONAL LAND SURVEYOR, L-4539
DECEMBER 17, 2009

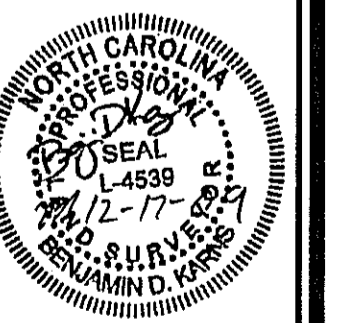
I, BENJAMIN D. KARNS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION, AS SHOWN, AND THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17TH DAY OF DECEMBER, 2009 A.D.

Ben D. Karns
BENJAMIN D. KARNS
PROFESSIONAL LAND SURVEYOR REGISTRATION NO. L-4539

ALTA/ASCM SURVEY
W. SUGAR CREEK ROAD & MINERAL SPRINGS ROAD
CITY OF CHARLOTTE
MALLARD CREEK TOWNSHIP
MECKLENBURG COUNTY
NORTH CAROLINA

TRIBEX PROPERTIES
200 PROVIDENCE ROAD
SUITE 106
CHARLOTTE
NORTH CAROLINA 28207
704-333-8484

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Charlotte, NC 28217
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DATE: 12/17/09
SCALE: 1" = 30'
DRAWN BY: BDK
CHECKED BY: BDK

SURVEY

1 of 1
SHEET NO.