

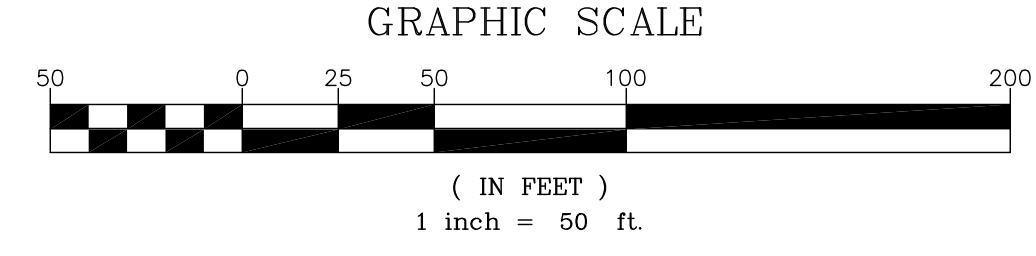
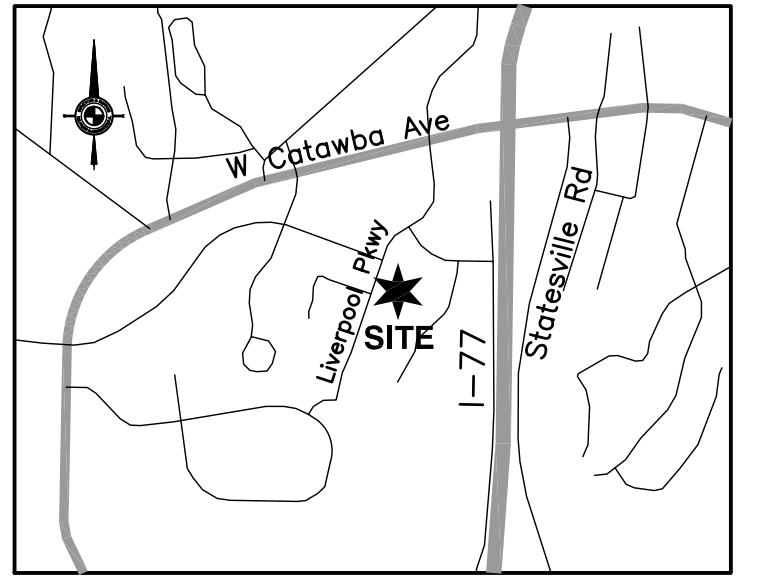
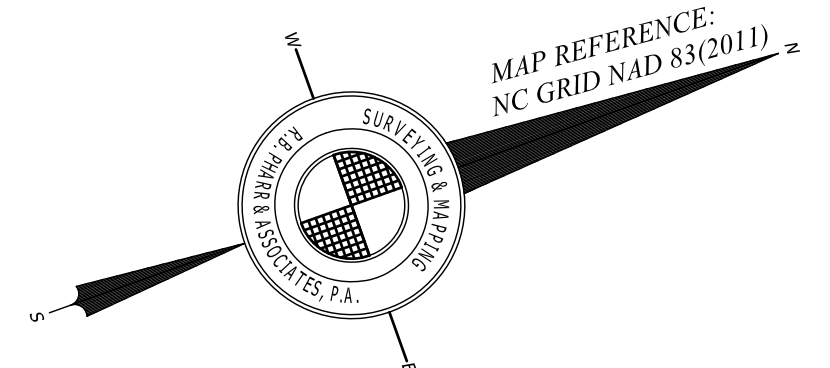
REGISTER OF DEEDS:
 CERTIFIED TO BE A TRUE AND CORRECT COPY OF
 THE ORIGINAL MAP RECORDED IN
 BOOK _____ PAGE _____
 DATE: _____
 J. DAVID GRANBERRY, REGISTER OF DEEDS
 BY _____ DEPUTY

LEGEND:
 CP - CALCULATED POINT
 D.B. - DEED BOOK
 ECM - EXISTING CONCRETE MONUMENT
 EIP - EXISTING IRON PIPE
 EIR - EXISTING IRON ROD
 EMM - EXISTING METAL MONUMENT
 EN - EXISTING NAIL
 (M) - MEASURED
 M.B. - MAP BOOK
 NCM - NEW CONCRETE MONUMENT
 N.G.S. - NATIONAL GEODETIC SURVEY
 NIR - NEW IRON ROD
 NN - NEW NAIL
 (P) - PLATTED
 PIN - PARCEL IDENTIFICATION NUMBER
 PG. - PAGE
 (R) - RECORDED
 R/W - RIGHT-OF-WAY
 (T) - TOTAL
 PROPERTY LINE
 PROPERTY LINE (NOT SURVEYED)
 RIGHT-OF-WAY
 RIGHT-OF-WAY (NOT SURVEYED)
 EASEMENT
 SETBACK

ZONING:
 ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
 SUBJECT PROPERTY ZONED: HIGHWAY COMMERCIAL (HC)
 MINIMUM SETBACK: 25'
 MINIMUM SIDE YARD: -
 MINIMUM REAR YARD: 30'
 ACCESSORY SIDE/REAR LESS THAN 600 S.F.: 10'
 ACCESSORY SIDE/REAR MORE THAN 600 S.F.: 15'
 MAXIMUM BUILDING HEIGHT: 3 STORIES
 RESIDENTIAL BUFFER: 30'
 INTERSTATE BUFFER: 50'
 FOR FURTHER INFORMATION CONTACT THE TOWN OF
 CORNELIUS ZONING DEPARTMENT AT 704-896-2461.

PROPERTY OF MW ARK LLC

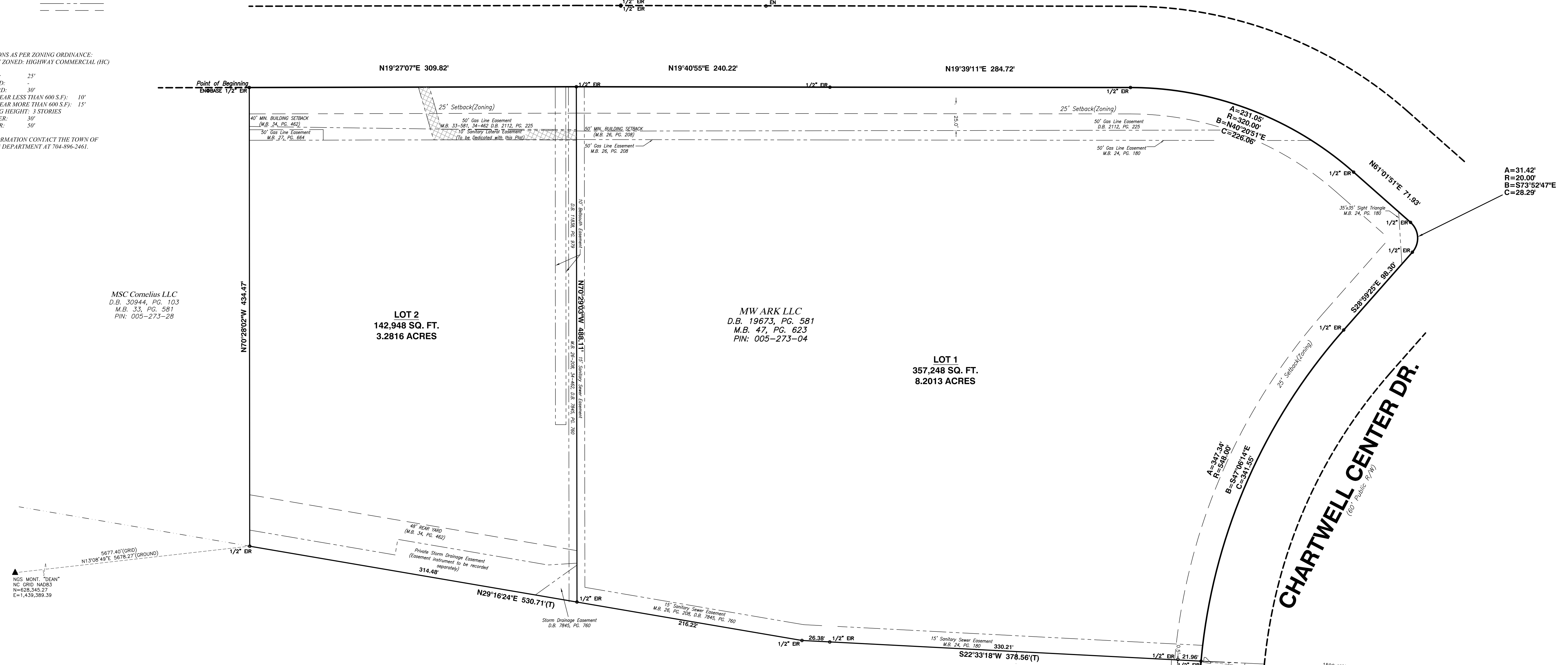
OWNER: MW ARK LLC
 19340 LIVERPOOL PARKWAY &
 20310 CHARTWELL CENTER DRIVE
 TOWN OF CORNELIUS, MECKLENBURG COUNTY, N.C.
 DEED REFERENCE: BOOK 19673, PAGE 581
 MAP REFERENCE: BOOK 47, PAGE 623
 TAX PARCEL NO: 005-273-04
AREA: 500,196 SQ. FT. 11.4829 ACRES



CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS EXEMPT FROM THE SUBDIVISION PROVISIONS OF THE CORNELIUS LAND DEVELOPMENT CODE, AND IS THEREFORE EXEMPT FROM ITS PROVISIONS. THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE ZONING REGULATIONS OF THE CORNELIUS LAND DEVELOPMENT CODE, AND HAS BEEN APPROVED BY THE TOWN OF CORNELIUS FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF MECKLENBURG COUNTY.
 DATE _____ PLANNING DIRECTOR, CORNELIUS, NORTH CAROLINA
CERTIFICATE OF APPROVAL FOR RECORDING
 THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED. DEVELOPMENT RESTRICTIONS MAY APPLY. I CERTIFY THAT THE PLAT SHOWN COMPLIES WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED BY THE TOWN OF CORNELIUS FOR RECORDING IN THE OFFICE OF MECKLENBURG COUNTY REGISTER OF DEEDS.
 DATE _____ WATERSHED ADMINISTRATOR, TOWN OF CORNELIUS

LIVERPOOL PARKWAY

(77' Public R/W)



MSC Cornelius LLC
 D.B. 30944, PG. 103
 M.B. 33, PG. 581
 PIN: 005-273-28

LOT 2
 142,948 SQ. FT.
 3.2816 ACRES

MW ARK LLC
 D.B. 19673, PG. 581
 M.B. 47, PG. 623
 PIN: 005-273-04

LOT 1
 357,248 SQ. FT.
 8.2013 ACRES

CHARTWELL CENTER DR.

(60' Public R/W)

NOTES:
 1. ALL CORNERS MONUMENTED AS SHOWN.
 2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 3. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 4. LIVERPOOL PARKWAY IS SHOWN AS A "MINOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MEETS OR EXCEEDS THE FUTURE RIGHT-OF-WAY OF 35' FROM CENTERLINE.
 5. 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.
 6. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
 7. THE PURPOSE OF THIS PLAT IS TO:
 A) SUBDIVIDE THE SUBJECT PROPERTY AS SHOWN HEREON, AND THE PROPERTY LINES SHOWN HEREON SUPERCEDE AND CONTROL ANY OF THOSE PROPERTY LINES PREVIOUSLY SHOWN ON THOSE CERTAIN PLATS RECORDED IN MAP BOOK 47, PAGE 623; MAP BOOK 34, PAGE 462; MAP BOOK 24, PAGE 180; AND MAP BOOK 26, PAGE 208 AT THE MECKLENBURG COUNTY REGISTRY.
 B) ABANDON A PORTION OF THE 15' PRIVATE SANITARY SEWER EASEMENT PREVIOUSLY RECORDED ON THE AFORESAID PLATS. SAID EASEMENT HAS BEEN FRUSTRATED RESULTING FROM THE EXISTENCE OF A CONSTRUCTED BUILDING ACROSS IT AFTER DETERMINATION THAT SAID EASEMENT HAS NO SANITARY SEWER LINE OR RELATED FACILITIES IN IT AND ITS ORIGINAL PURPOSE TO RESERVE A SANITARY SEWER CONVEYANCE PATHWAY TO THE PUBLIC SEWER SYSTEM HAS BEEN OTHERWISE ROUTED DIFFERENTLY. THEREFORE, SAID EASEMENT HAS BEEN EFFECTIVELY VACATED FOR 10 YEARS OR MORE AND IS HEREBY DECLARED ABANDONED AND REMOVED FROM DEDICATION.

REVIEW OFFICER:
 I, _____ REVIEW OFFICER OF MECKLENBURG COUNTY,
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER _____ DATE _____

SURVEYOR'S 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 (DEED REFERENCE: BOOK 19673, PAGE 581); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 22ND DAY OF AUGUST, A.D., 2017.
 THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 PROFESSIONAL LAND SURVEYOR _____ DATE _____

PES Chartwell LLC
 D.B. 30540, PG. 954
 U/F 421
 PIN: 005-27C-97

Norman Crossing Professional
 Center Condo Assoc., Inc.
 D.B. 20432, PG. 613
 PIN: 005-273-05

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 SEPTEMBER 2, 2015.
 MAP NUMBER: 3710464300K; ZONE 'X'

CREW:	EH	DRAWN:	NM	REVISED:	
R.B. PHARR & ASSOCIATES, P.A.					
SURVEYING & MAPPING					
LICENSED SURVEYORS					
420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL: (704) 376-2186					
SCALE:	DATE:	FILE NO.:	W-5408PLAT		
1" = 50'	AUG 22, 2017	67282	JOB NO.:	67282	