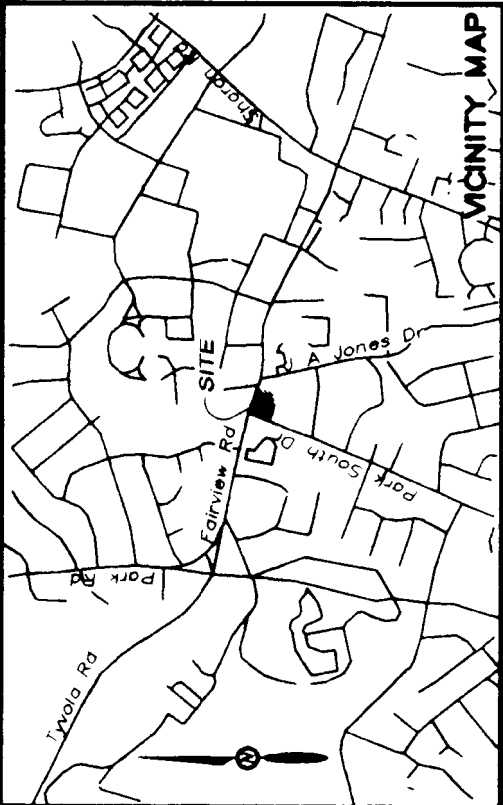




MAPBOOK PAGE

COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

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

REVIEW OFFICER

DATE

PLANNING COMMISSION STAFF

DATE

LEGEND

- WATER VALVE
- FIRE HYDRANT
- OVERHEAD LIGHT
- POWER BOX
- WATER BOX
- POWER POLE
- CENTERLINE
- R/W RIGHT-OF-WAY
- OVERHEAD ELECTRIC LINE
- EXISTING IRON PIN
- N.P. = NEW IRON PIN

FAIRVIEW ROAD

PARK SOUTH DRIVE

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

PLANNING COMMISSION STAFF

DATE

95-17

FEB 14 2001

NOTES

1. TAX PARCEL 179-01-034
2. ZONING - Q-3(CD) PER REZONING PETITION 95-17
3. IRON PINS SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED
4. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF MECKLENBURG COUNTY WHICH HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND
5. NO NCCS MONUMENT WITHIN 2000'
6. OTHER UNDERGROUND UTILITIES MAY EXIST, THE LOCATION OF WHICH IS PRESENTLY UNKNOWN
7. E.T.P. DENOTES EXISTING IRON PIN

AREA TABULATION

TOTAL AREA = 434,086 S.F. OR 9.97 AC
R/W TAKING = 8,251 S.F. OR 0.19 AC
NET AREA = 425,835 S.F. OR 9.78 AC

GRAPHIC SCALE



CERTIFICATION

I, JACK R. CHRISTIAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 2839, PAGE 857, OF THE PUBLIC REGISTRY FOR MECKLENBURG COUNTY), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE THAT THE RATIO OF PRECISION IS 1 TO 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 JANUARY, A.D. 2001

JACK R. CHRISTIAN, P.L.L.C. # 014

QUEENS PROPERTIES, INC.
D.B. 10360 P. 809

ROAD DEDICATION SURVEY
FOR

FAIRVIEW PLAZA
ASSOCIATES - MAP 1

OWNER: FAIRVIEW PLAZA ASSOCIATES

CHARLOTTE
MECKLENBURG COUNTY
NORTH CAROLINA

JACK R. CHRISTIAN & ASSOCIATES
- SURVEYING -

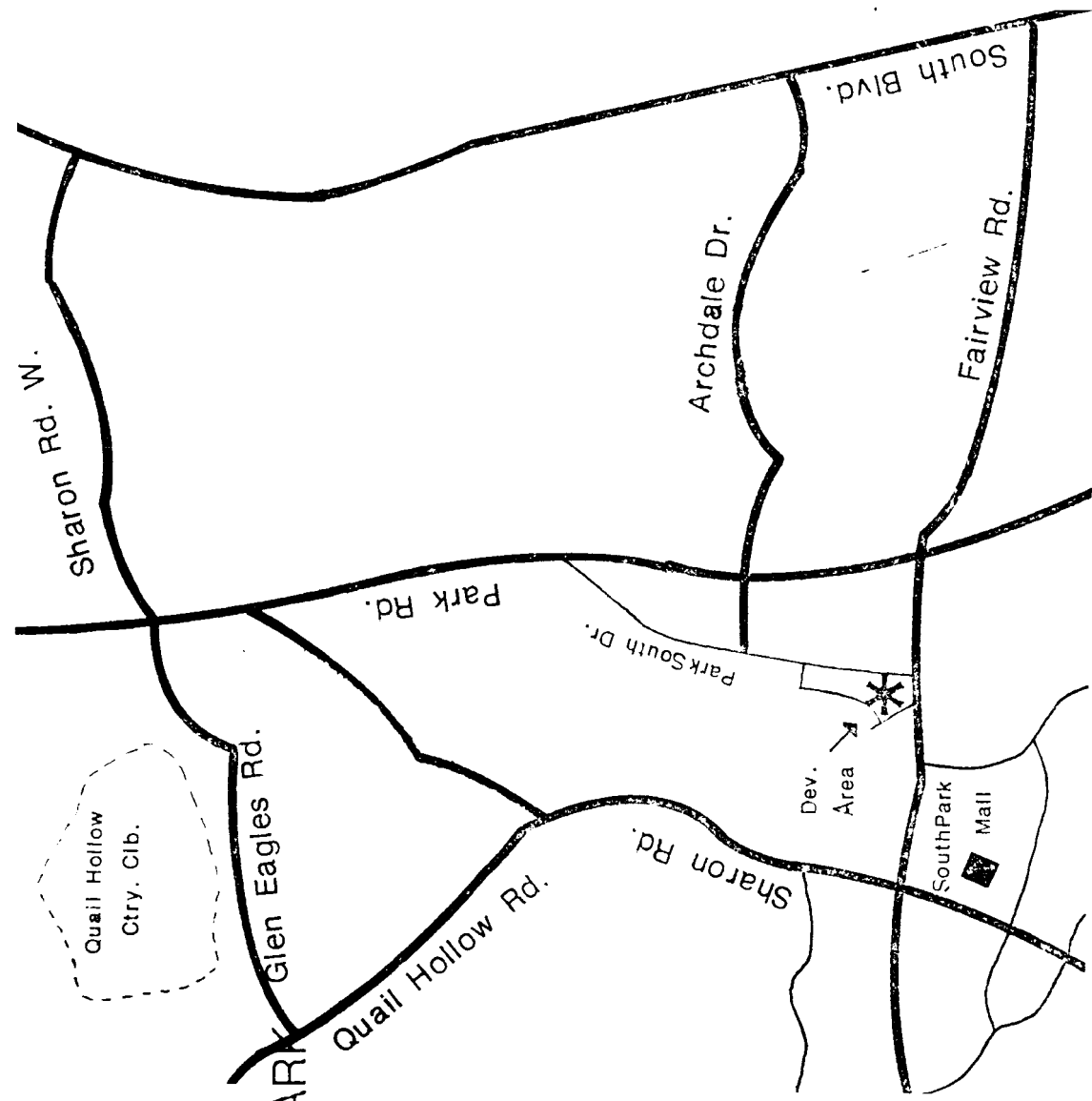
PHONE (704) 332-4763 FAX (704) 376-0127
P.O. BOX 10360 CHARLOTTE, NORTH CAROLINA

JANUARY 17, 2001

1:40" 99 2 47

DEXTER & BIRDIE YAGER
Family LTD Partnership
PO Box 41208
Charlotte, NC 28241
Tax Parcel #17125209

VICINITY MAP



SOUTH EXECUTIVE PARK
Dept. 938.07/Marriott Drive
Washington, DC 20053
Tax Parcel #17902241

SOUTH EXECUTIVE PARK
6060 J.A. Jones Drive
Charlotte, NC 28287
Tax Parcel #17902238

MILDRED G. BROOKS
6026 Park South Drive
Charlotte, NC 28210
Tax Parcel #17125211

SOUTH EXECUTIVE PARK
6060 J.A. Jones Drive
Charlotte, NC 28287
Tax Parcel #17902238

GARY M. HOCK
4117 N. Roxboro Road
Durham, NC 27704
Tax Parcel #17125212

GARY M. HOCK
4117 N. Roxboro Road
Durham, NC 27704
Tax Parcel #17125213

QUEENS PROPERTIES
6060 J.A. Jones Drive
Charlotte, NC 28287
Tax Parcel #17901175

US STEEL & CARNEGIE PEN
Fund Att: R.E. Dept.
767 5th Avenue
New York, NY 10153
Tax Parcel #17706204

CAMBRIDGE INVESTORS I
LTD Partnership
5821 Fairview Road
Charlotte, NC 28209
Tax Parcel #17706201

APPROVED BY CITY COUNCIL

DATE 09/16/95

FOR
PUBLIC
HEARING

Proposed
REZONING SITE PLAN

November 28 1994

Revised:
January 20, 1995

SITE DATA

Existing Zoning:	0-1
Proposed Zoning:	0-3 (CD)
Site Area:	9.48 Acres
Proposed Uses:	As Allowed in O-3 District
Existing Building Area:	445,849 SF
Proposed Max. Building Area: (including parking deck)	1,200,000 SF
Proposed Max. Building Rentable Area:	600,000 SF (Existing Rentable Area: 305,000 SF)
(Full Development Potential Under 0-3 = 1,960,000 SF)	

GENERAL NOTES

- (1) The purpose of this conditional zoning plan is to permit continued development of the site in the general manner recommended by the South District Land Use Plan. The South District Plan recommends that this property be zoned a combination of 0-3 and 0-2 but in a configuration which is impractical in terms of the manner in which it divides the property. Therefore, the conditional rezoning is sought for 0-3 with the stipulation that the maximum amount of buildable area to be placed on the property shall be as shown on this plan, which is recommended by the Plan as divided between 0-2 and 0-3.
- (2) Prior to issuance of building permits for any new development, additional right-of-ways shall be dedicated along Park South Drive equal to 45 feet from the centerline for 375 feet extending south from the center of the Fairview/Park South intersection, with a 20:1 taper for 200 feet, and providing no less than 35 feet from the centerline of the existing right-of-way along the remaining Park South Drive frontage.
- (3) Parking and loading spaces for any additional future development as a minimum shall be provided in accordance with the requirements of the Zoning Ordinance.
- (4) Screening for future development shall be provided in accordance with Section 12.303 of the Zoning Ordinance.
- (5) Driveway accesses may be relocated in the future with the total number shown on this plan not to be exceeded. If the existing one-story buildings on Fairview Road are removed in the future, one driveway onto Fairview shall be removed, leaving only one driveway on Fairview Road. Any relocation of driveways shall be subject to approval of the Charlotte Department of Transportation.
- (6) Parking structure will be designed in accordance with the City of Charlotte Zoning Ordinance and the massing and design of the deck will be sensitive to adjacent residential areas, if any exist at the time a project proceeds.
- (7) Any new building constructed on this site shall not exceed 15 stories and shall be located between the two existing nine-story buildings.
- (8) Due to the extensive existing impervious cover on site, any new construction will not increase the amount of storm water leaving the site. Any storm water control features shall meet all adopted design standards.
- (9) Any new parking deck constructed on site shall be designed with solid wall and landscape treatment so that parked automobiles will not be visible from Park South Drive.
- (10) A 30 foot landscape area will be created adjacent to Park South Drive as depicted in Section One on this sheet. If a major project proceeds on this property, and if residential zoning is still in existence across Park South Drive from this site.