

VICINITY MAP
NOT TO SCALE

Being and being situate in Mecklenburg County, North Carolina, and being more particularly described as follows:

LEGAL DESCRIPTIONS

TRACT 1:

BEGNNING at a B.O. on David Neece's line and runs the division line: 1st. North 41 1/2 West 89 poles, crossing large branch, to a stone by two small cedars and one small pine; 2nd. North 4 1/2 East 50 poles to a stone by several small pines; 3rd. North 46 1/4 West 28 3/4 West, crossing McAlpin's Creek to a stone and stump, Gen. R. Boring's and Dr. S.B. Watson's corner and runs thence with three of Dr. Watson's lines: 1st. South 44 1/4 West 22 3/4 poles to a stone by a small Mahogany; 2nd. South 1/2 West 70 3/4 poles, crossing said creek and a branch to a pine; 3rd. North 79 3/4 West 24 poles to a Mulberry near the west bank of said creek, W.C. Black's corner; thence with three of his lines as follows: South 31 1/2 West 26 poles to a pine stump by a history; South 16 West 48 1/4 poles to a W.D. South 37 East 49.80 poles to a stump (P.O. corner); David Neece's corner and runs thence with his line North 68 1/4 East 122 poles, crossing a small branch; 4th. the BEGNNING, containing 76 1/2 acres, and being the same property conveyed by Thomas A. Adams, Executor, to J. J. Williams by deed dated May 10, 1852, and duly recorded in the office of the Register of Deeds of Mecklenburg County.

TRACT 2:

BEGNNING at a stake in E. M. Renfro's line, said stake marking the common corner of Ira Williams and J. W. Nevel and runs thence with Ira Williams line N. 70-28 E. 801.50 feet to an iron; thence two new lines as follows:
(1) S. 32-59-30 E. 198.94 feet to an iron;
(2) S. 83-10-30 W. 869.6 feet to the point or place of BEGNNING, containing 1.78 acres as shown by survey made by King & Davis, Registered Surveyors, dated July 28, 1952.

The two tracts of land above described include within the perimeter of the descriptions a tract of land containing 38.3 acres, more or less.

TRACT 3:

BEGNNING at an iron pipe found at the southermost corner of the now or former Walters Construction Co. Inc. property described in Deed Book 6482 at Page 684, Mecklenburg County Registry, and the westernmost corner of the now or former Ira Williams property described in Deed Book 8721 at page 772, Mecklenburg County Registry, and from said POINT AND PLACE OF BEGNNING, thence S. 34-17-58 E. a distance of 836.01 feet along the Western line of the Williams property to a found iron pipe and stones at a common corner of the Williams property and the now or former Triston G. Stegall property described in Deed Book 2349 at Page 483, Mecklenburg County Registry, thence along the Western line of the Stegall property, S. 23-24-20 E. a distance of 714.32 feet to an iron pipe found on the eastern boundary line of the right-of-way of East Independence Boulevard (U.S. Highway 74, a 200' public right-of-way), thence along the eastern boundary line of the right-of-way of East Independence Boulevard North 34-12-24 W. a distance of 1722.94 feet to an iron pin found in a corner of the aforementioned Walters Construction Co. Inc. property, thence along the southern line of the Walters Construction Co. Inc. property, S. 62-31-47 E. a distance of 205.65 feet to the POINT AND PLACE OF BEGNNING, containing 3.04 acres, more or less, as described on a survey prepared for David Blackley by Darik L. Miles, NCPES (1-3380) dated September 3, 2012.

TRACT 4:

BEGNNING at the corner of the now or former Walters Construction Co. Inc. property described in Deed Book 6482 at Page 684, Mecklenburg County Registry, and the westernmost corner of the now or former Ira Williams property described in Deed Book 8721 at page 772, Mecklenburg County Registry, and from said POINT AND PLACE OF BEGNNING, thence S. 34-17-58 E. a distance of 836.01 feet along the Western line of the Williams property to a found iron pipe and stones at a common corner of the Williams property and the now or former Triston G. Stegall property described in Deed Book 2349 at Page 483, Mecklenburg County Registry, thence along the Western line of the Stegall property, S. 23-24-20 E. a distance of 714.32 feet to an iron pipe found on the eastern boundary line of the right-of-way of East Independence Boulevard (U.S. Highway 74, a 200' public right-of-way), thence along the eastern boundary line of the right-of-way of East Independence Boulevard North 34-12-24 W. a distance of 1722.94 feet to an iron pin found in a corner of the aforementioned Walters Construction Co. Inc. property, thence along the southern line of the Walters Construction Co. Inc. property, S. 62-31-47 E. a distance of 205.65 feet to the POINT AND PLACE OF BEGNNING, containing 3.04 acres, more or less, as described on a survey prepared for David Blackley by Darik L. Miles, NCPES (1-3380) dated September 3, 2012.

TRACT 5:

BEGNNING at the corner of the now or former Walters Construction Co. Inc. property described in Deed Book 6482 at Page 684, Mecklenburg County Registry, and the westernmost corner of the now or former Ira Williams property described in Deed Book 8721 at page 772, Mecklenburg County Registry, and from said POINT AND PLACE OF BEGNNING, thence S. 34-17-58 E. a distance of 836.01 feet along the Western line of the Williams property to a found iron pipe and stones at a common corner of the Williams property and the now or former Triston G. Stegall property described in Deed Book 2349 at Page 483, Mecklenburg County Registry, thence along the Western line of the Stegall property, S. 23-24-20 E. a distance of 714.32 feet to an iron pipe found on the eastern boundary line of the right-of-way of East Independence Boulevard (U.S. Highway 74, a 200' public right-of-way), thence along the eastern boundary line of the right-of-way of East Independence Boulevard North 34-12-24 W. a distance of 1722.94 feet to an iron pin found in a corner of the aforementioned Walters Construction Co. Inc. property, thence along the southern line of the Walters Construction Co. Inc. property, S. 62-31-47 E. a distance of 205.65 feet to the POINT AND PLACE OF BEGNNING, containing 3.04 acres, more or less, as described on a survey prepared for David Blackley by Darik L. Miles, NCPES (1-3380) dated September 3, 2012.

TRACT 6:

BEGNNING at the corner of the now or former Walters Construction Co. Inc. property described in Deed Book 6482 at Page 684, Mecklenburg County Registry, and the westernmost corner of the now or former Ira Williams property described in Deed Book 8721 at page 772, Mecklenburg County Registry, and from said POINT AND PLACE OF BEGNNING, thence S. 34-17-58 E. a distance of 836.01 feet along the Western line of the Williams property to a found iron pipe and stones at a common corner of the Williams property and the now or former Triston G. Stegall property described in Deed Book 2349 at Page 483, Mecklenburg County Registry, thence along the Western line of the Stegall property, S. 23-24-20 E. a distance of 714.32 feet to an iron pipe found on the eastern boundary line of the right-of-way of East Independence Boulevard (U.S. Highway 74, a 200' public right-of-way), thence along the eastern boundary line of the right-of-way of East Independence Boulevard North 34-12-24 W. a distance of 1722.94 feet to an iron pin found in a corner of the aforementioned Walters Construction Co. Inc. property, thence along the southern line of the Walters Construction Co. Inc. property, S. 62-31-47 E. a distance of 205.65 feet to the POINT AND PLACE OF BEGNNING, containing 3.04 acres, more or less, as described on a survey prepared for David Blackley by Darik L. Miles, NCPES (1-3380) dated September 3, 2012.

TRACT 7:

BEGNNING at the corner of the now or former Walters Construction Co. Inc. property described in Deed Book 6482 at Page 684, Mecklenburg County Registry, and the westernmost corner of the now or former Ira Williams property described in Deed Book 8721 at page 772, Mecklenburg County Registry, and from said POINT AND PLACE OF BEGNNING, thence S. 34-17-58 E. a distance of 836.01 feet along the Western line of the Williams property to a found iron pipe and stones at a common corner of the Williams property and the now or former Triston G. Stegall property described in Deed Book 2349 at Page 483, Mecklenburg County Registry, thence along the Western line of the Stegall property, S. 23-24-20 E. a distance of 714.32 feet to an iron pipe found on the eastern boundary line of the right-of-way of East Independence Boulevard (U.S. Highway 74, a 200' public right-of-way), thence along the eastern boundary line of the right-of-way of East Independence Boulevard North 34-12-24 W. a distance of 1722.94 feet to an iron pin found in a corner of the aforementioned Walters Construction Co. Inc. property, thence along the southern line of the Walters Construction Co. Inc. property, S. 62-31-47 E. a distance of 205.65 feet to the POINT AND PLACE OF BEGNNING, containing 3.04 acres, more or less, as described on a survey prepared for David Blackley by Darik L. Miles, NCPES (1-3380) dated September 3, 2012.

TRACT 8:

BEGNNING at the corner of the now or former Walters Construction Co. Inc. property described in Deed Book 6482 at Page 684, Mecklenburg County Registry, and the westernmost corner of the now or former Ira Williams property described in Deed Book 8721 at page 772, Mecklenburg County Registry, and from said POINT AND PLACE OF BEGNNING, thence S. 34-17-58 E. a distance of 836.01 feet along the Western line of the Williams property to a found iron pipe and stones at a common corner of the Williams property and the now or former Triston G. Stegall property described in Deed Book 2349 at Page 483, Mecklenburg County Registry, thence along the Western line of the Stegall property, S. 23-24-20 E. a distance of 714.32 feet to an iron pipe found on the eastern boundary line of the right-of-way of East Independence Boulevard (U.S. Highway 74, a 200' public right-of-way), thence along the eastern boundary line of the right-of-way of East Independence Boulevard North 34-12-24 W. a distance of 1722.94 feet to an iron pin found in a corner of the aforementioned Walters Construction Co. Inc. property, thence along the southern line of the Walters Construction Co. Inc. property, S. 62-31-47 E. a distance of 205.65 feet to the POINT AND PLACE OF BEGNNING, containing 3.04 acres, more or less, as described on a survey prepared for David Blackley by Darik L. Miles, NCPES (1-3380) dated September 3, 2012.

TRACT 9:

BEGNNING at the corner of the now or former Walters Construction Co. Inc. property described in Deed Book 6482 at Page 684, Mecklenburg County Registry, and the westernmost corner of the now or former Ira Williams property described in Deed Book 8721 at page 772, Mecklenburg County Registry, and from said POINT AND PLACE OF BEGNNING, thence S. 34-17-58 E. a distance of 836.01 feet along the Western line of the Williams property to a found iron pipe and stones at a common corner of the Williams property and the now or former Triston G. Stegall property described in Deed Book 2349 at Page 483, Mecklenburg County Registry, thence along the Western line of the Stegall property, S. 23-24-20 E. a distance of 714.32 feet to an iron pipe found on the eastern boundary line of the right-of-way of East Independence Boulevard (U.S. Highway 74, a 200' public right-of-way), thence along the eastern boundary line of the right-of-way of East Independence Boulevard North 34-12-24 W. a distance of 1722.94 feet to an iron pin found in a corner of the aforementioned Walters Construction Co. Inc. property, thence along the southern line of the Walters Construction Co. Inc. property, S. 62-31-47 E. a distance of 205.65 feet to the POINT AND PLACE OF BEGNNING, containing 3.04 acres, more or less, as described on a survey prepared for David Blackley by Darik L. Miles, NCPES (1-3380) dated September 3, 2012.

TRACT 10:

BEGNNING at the corner of the now or former Walters Construction Co. Inc. property described in Deed Book 6482 at Page 684, Mecklenburg County Registry, and the westernmost corner of the now or former Ira Williams property described in Deed Book 8721 at page 772, Mecklenburg County Registry, and from said POINT AND PLACE OF BEGNNING, thence S. 34-17-58 E. a distance of 836.01 feet along the Western line of the Williams property to a found iron pipe and stones at a common corner of the Williams property and the now or former Triston G. Stegall property described in Deed Book 2349 at Page 483, Mecklenburg County Registry, thence along the Western line of the Stegall property, S. 23-24-20 E. a distance of 714.32 feet to an iron pipe found on the eastern boundary line of the right-of-way of East Independence Boulevard (U.S. Highway 74, a 200' public right-of-way), thence along the eastern boundary line of the right-of-way of East Independence Boulevard North 34-12-24 W. a distance of 1722.94 feet to an iron pin found in a corner of the aforementioned Walters Construction Co. Inc. property, thence along the southern line of the Walters Construction Co. Inc. property, S. 62-31-47 E. a distance of 205.65 feet to the POINT AND PLACE OF BEGNNING, containing 3.04 acres, more or less, as described on a survey prepared for David Blackley by Darik L. Miles, NCPES (1-3380) dated September 3, 2012.

TRACT 11:

BEGNNING at the corner of the now or former Walters Construction Co. Inc. property described in Deed Book 6482 at Page 684, Mecklenburg County Registry, and the westernmost corner of the now or former Ira Williams property described in Deed Book 8721 at page 772, Mecklenburg County Registry, and from said POINT AND PLACE OF BEGNNING, thence S. 34-17-58 E. a distance of 836.01 feet along the Western line of the Williams property to a found iron pipe and stones at a common corner of the Williams property and the now or former Triston G. Stegall property described in Deed Book 2349 at Page 483, Mecklenburg County Registry, thence along the Western line of the Stegall property, S. 23-24-20 E. a distance of 714.32 feet to an iron pipe found on the eastern boundary line of the right-of-way of East Independence Boulevard (U.S. Highway 74, a 200' public right-of-way), thence along the eastern boundary line of the right-of-way of East Independence Boulevard North 34-12-24 W. a distance of 1722.94 feet to an iron pin found in a corner of the aforementioned Walters Construction Co. Inc. property, thence along the southern line of the Walters Construction Co. Inc. property, S. 62-31-47 E. a distance of 205.65 feet to the POINT AND PLACE OF BEGNNING, containing 3.04 acres, more or less, as described on a survey prepared for David Blackley by Darik L. Miles, NCPES (1-3380) dated September 3, 2012.

TRACT 12:

BEGNNING at the corner of the now or former Walters Construction Co. Inc. property described in Deed Book 6482 at Page 684, Mecklenburg County Registry, and the westernmost corner of the now or former Ira Williams property described in Deed Book 8721 at page 772, Mecklenburg County Registry, and from said POINT AND PLACE OF BEGNNING, thence S. 34-17-58 E. a distance of 836.01 feet along the Western line of the Williams property to a found iron pipe and stones at a common corner of the Williams property and the now or former Triston G. Stegall property described in Deed Book 2349 at Page 483, Mecklenburg County Registry, thence along the Western line of the Stegall property, S. 23-24-20 E. a distance of 714.32 feet to an iron pipe found on the eastern boundary line of the right-of-way of East Independence Boulevard (U.S. Highway 74, a 200' public right-of-way), thence along the eastern boundary line of the right-of-way of East Independence Boulevard North 34-12-24 W. a distance of 1722.94 feet to an iron pin found in a corner of the aforementioned Walters Construction Co. Inc. property, thence along the southern line of the Walters Construction Co. Inc. property, S. 62-31-47 E. a distance of 205.65 feet to the POINT AND PLACE OF BEGNNING, containing 3.04 acres, more or less, as described on a survey prepared for David Blackley by Darik L. Miles, NCPES (1-3380) dated September 3, 2012.

TRACT 13:

BEGNNING at the corner of the now or former Walters Construction Co. Inc. property described in Deed Book 6482 at Page 684, Mecklenburg County Registry, and the westernmost corner of the now or former Ira Williams property described in Deed Book 8721 at page 772, Mecklenburg County Registry, and from said POINT AND PLACE OF BEGNNING, thence S. 34-17-58 E. a distance of 836.01 feet along the Western line of the Williams property to a found iron pipe and stones at a common corner of the Williams property and the now or former Triston G. Stegall property described in Deed Book 2349 at Page 483, Mecklenburg County Registry, thence along the Western line of the Stegall property, S. 23-24-20 E. a distance of 714.32 feet to an iron pipe found on the eastern boundary line of the right-of-way of East Independence Boulevard (U.S. Highway 74, a 200' public right-of-way), thence along the eastern boundary line of the right-of-way of East Independence Boulevard North 34-12-24 W. a distance of 1722.94 feet to an iron pin found in a corner of the aforementioned Walters Construction Co. Inc. property, thence along the southern line of the Walters Construction Co. Inc. property, S. 62-31-47 E. a distance of 205.65 feet to the POINT AND PLACE OF BEGNNING, containing 3.04 acres, more or less, as described on a survey prepared for David Blackley by Darik L. Miles, NCPES (1-3380) dated September 3, 2012.

TRACT 14:

BEGNNING at the corner of the now or former Walters Construction Co. Inc. property described in Deed Book 6482 at Page 684, Mecklenburg County Registry, and the westernmost corner of the now or former Ira Williams property described in Deed Book 8721 at page 772, Mecklenburg County Registry, and from said POINT AND PLACE OF BEGNNING, thence S. 34-17-58 E. a distance of 836.01 feet along the Western line of the Williams property to a found iron pipe and stones at a common corner of the Williams property and the now or former Triston G. Stegall property described in Deed Book 2349 at Page 483, Mecklenburg County Registry, thence along the Western line of the Stegall property, S. 23-24-20 E. a distance of 714.32 feet to an iron pipe found on the eastern boundary line of the right-of-way of East Independence Boulevard (U.S. Highway 74, a 200' public right-of-way), thence along the eastern boundary line of the right-of-way of East Independence Boulevard North 34-12-24 W. a distance of 1722.94 feet to an iron pin found in a corner of the aforementioned Walters Construction Co. Inc. property, thence along the southern line of the Walters Construction Co. Inc. property, S. 62-31-47 E. a distance of 205.65 feet to the POINT AND PLACE OF BEGNNING, containing 3.04 acres, more or less, as described on a survey prepared for David Blackley by Darik L. Miles, NCPES (1-3380) dated September 3, 2012.

TRACT 15:

BEGNNING at the corner of the now or former Walters Construction Co. Inc. property described in Deed Book 6482 at Page 684, Mecklenburg County Registry, and the westernmost corner of the now or former Ira Williams property described in Deed Book 8721 at page 772, Mecklenburg County Registry, and from said POINT AND PLACE OF BEGNNING, thence S. 34-17-58 E. a distance of 836.01 feet along the Western line of the Williams property to a found iron pipe and stones at a common corner of the Williams property and the now or former Triston G. Stegall property described in Deed Book 2349 at Page 483, Mecklenburg County Registry, thence along the Western line of the Stegall property, S. 23-24-20 E. a distance of 714.32 feet to an iron pipe found on the eastern boundary line of the right-of-way of East Independence Boulevard (U.S. Highway 74, a 200' public right-of-way), thence along the eastern boundary line of the right-of-way of East Independence Boulevard North 34-12-24 W. a distance of 1722.94 feet to an iron pin found in a corner of the aforementioned Walters Construction Co. Inc. property, thence along the southern line of the Walters Construction Co. Inc. property, S. 62-31-47 E. a distance of 205.65 feet to the POINT AND PLACE OF BEGNNING, containing 3.04 acres, more or less, as described on a survey prepared for David Blackley by Darik L. Miles, NCPES (1-3380) dated September 3, 2012.

TRACT 16:

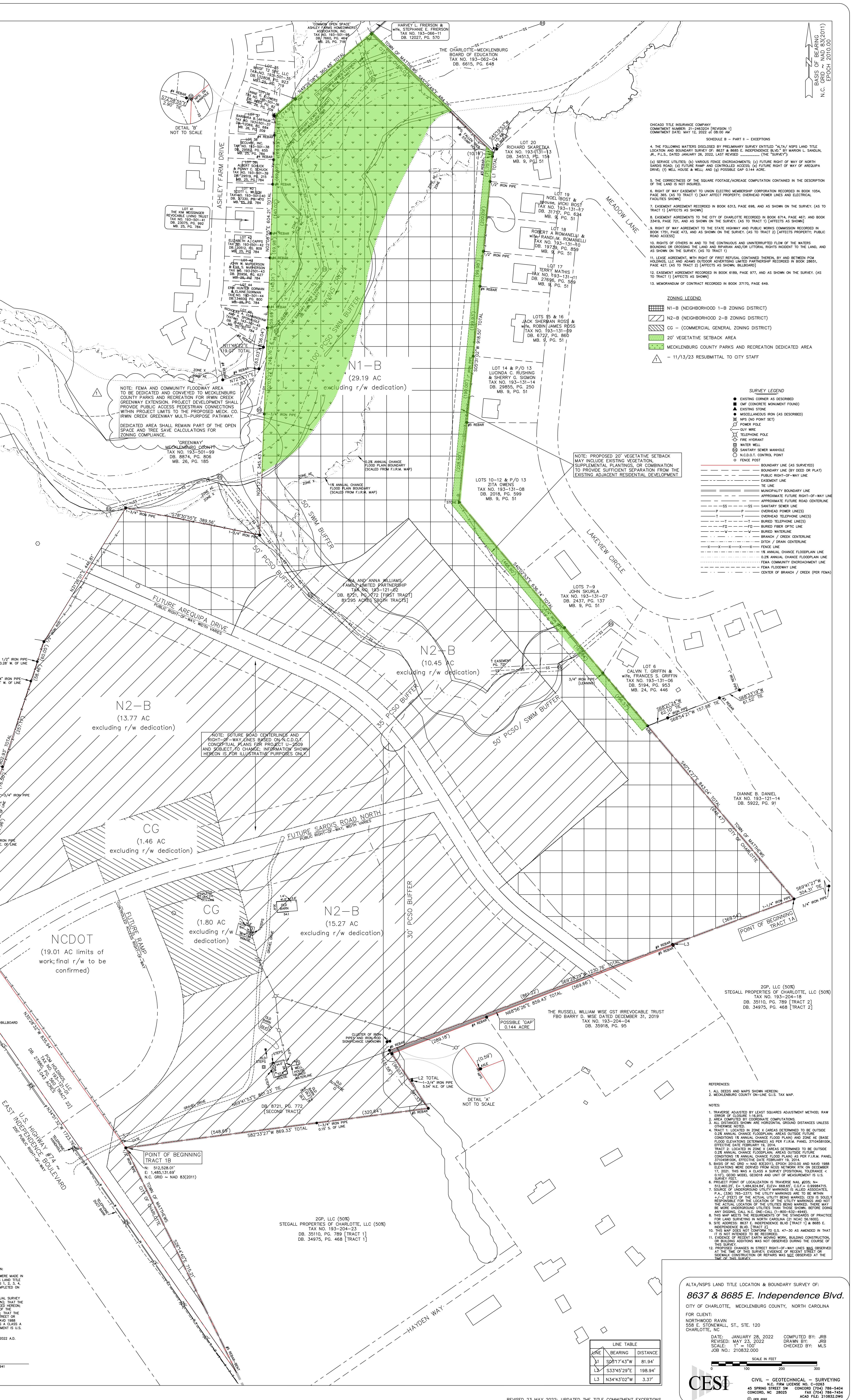
BEGNNING at the corner of the now or former Walters Construction Co. Inc. property described in Deed Book 6482 at Page 684, Mecklenburg County Registry, and the westernmost corner of the now or former Ira Williams property described in Deed Book 8721 at page 772, Mecklenburg County Registry, and from said POINT AND PLACE OF BEGNNING, thence S. 34-17-58 E. a distance of 836.01 feet along the Western line of the Williams property to a found iron pipe and stones at a common corner of the Williams property and the now or former Triston G. Stegall property described in Deed Book 2349 at Page 483, Mecklenburg County Registry, thence along the Western line of the Stegall property, S. 23-24-20 E. a distance of 714.32 feet to an iron pipe found on the eastern boundary line of the right-of-way of East Independence Boulevard (U.S. Highway 74, a 200' public right-of-way), thence along the eastern boundary line of the right-of-way of East Independence Boulevard North 34-12-24 W. a distance of 1722.94 feet to an iron pin found in a corner of the aforementioned Walters Construction Co. Inc. property, thence along the southern line of the Walters Construction Co. Inc. property, S. 62-31-47 E. a distance of 205.65 feet to the POINT AND PLACE OF BEGNNING, containing 3.04 acres, more or less, as described on a survey prepared for David Blackley by Darik L. Miles, NCPES (1-3380) dated September 3, 2012.

TRACT 17:

BEGNNING at the corner of the now or former Walters Construction Co. Inc. property described in Deed Book 6482 at Page 684, Mecklenburg County Registry, and the westernmost corner of the now or former Ira Williams property described in Deed Book 8721 at page 772, Mecklenburg County Registry, and from said POINT AND PLACE OF BEGNNING, thence S. 34-17-58 E. a distance of 836.01 feet along the Western line of the Williams property to a found iron pipe and stones at a common corner of the Williams property and the now or former Triston G. Stegall property described in Deed Book 2349 at Page 483, Mecklenburg County Registry, thence along the Western line of the Stegall property, S. 23-24-20 E. a distance of 714.32 feet to an iron pipe found on the eastern boundary line of the right-of-way of East Independence Boulevard (U.S. Highway 74, a 200' public right-of-way), thence along the eastern boundary line of the right-of-way of East Independence Boulevard North 34-12-24 W. a distance of 1722.94 feet to an iron pin found in a corner of the aforementioned Walters Construction Co. Inc. property, thence along the southern line of the Walters Construction Co. Inc. property, S. 62-31-47 E. a distance of 205.65 feet to the POINT AND PLACE OF BEGNNING, containing 3.04 acres, more or less, as described on a survey prepared for David Blackley by Darik L. Miles, NCPES (1-3380) dated September 3, 2012.

TRACT 18:

BEGNNING at the corner of the now or former Walters Construction Co. Inc. property described in Deed Book 6482 at Page 684, Mecklenburg County Registry, and the westernmost corner of the now or former Ira Williams property described in Deed Book 8721 at page 772, Mecklenburg County Registry, and from said POINT AND PLACE OF BEGNNING, thence S. 34-17-58 E. a distance of 836.01 feet along the Western line of the Williams property to a found iron pipe and stones at a common corner of the Williams property and the now or former Triston G. Stegall property described in Deed Book 2349 at Page 483, Mecklenburg County Registry, thence along the Western line of the Stegall property, S. 23-24-20 E. a distance of 714.32 feet to an iron pipe found on the eastern boundary line of the right-of-way of East Independence Boulevard (U.S. Highway 74, a 200' public right-of-way), thence along the eastern boundary line of the right-of-way of East Independence Boulevard North 34-12-24 W. a distance of 1722.94 feet to an iron pin found in a corner of the aforementioned Walters Construction Co. Inc. property, thence along the southern line of the Walters Construction Co. Inc. property, S. 62-31-47 E. a distance of 205.65 feet to the POINT AND PLACE OF BEGNNING, containing 3.04 acres, more or less, as described on a survey prepared for David Blackley by Darik L. Miles, NCPES (1-3380) dated September 3, 2012.



ZONING LEGEND

- N1-B (NEIGHBORHOOD 1-B ZONING DISTRICT)
- N2-B (NEIGHBORHOOD 2-B ZONING DISTRICT)
- CG - (COMMERCIAL GENERAL ZONING DISTRICT)
- 20' VEGETATIVE SETBACK AREA
- MECKLENBURG COUNTY PARKS AND RECREATION DEDICATED AREA
- 11/13/23 RESUBMITAL TO CITY STAFF

SURVEY LEGEND

- EXISTING CORNER AS DESCRIBED
- CONCRETE MONUMENT FOUND
- EXISTING STONE
- MISCELLANEOUS IRON (AS DESCRIBED)
- NPS (NO POINT SET)
- POWER POLE
- GUY WIRE
- TELEPHONE POLE
- TREE WOODS
- WATER WELL
- SANITARY SEWER MANHOLE
- ALCANTARA CONTROL POINT
- FENCE POST
- BOUNDARY LINE (AS SURVEYED)
- BOUNDARY LINE (BY DEED OR PLAT)
- PUBLIC RIGHT-OF-WAY LINE
- EASEMENT LINE
- MUNICIPALITY BOUNDARY LINE
- APPROXIMATE FUTURE RIGHT-OF-WAY LINE
- APPROXIMATE FUTURE ROAD CENTERLINE
- SS - SANITARY SEWER LINE
- OW - OVERHEAD POWER LINES
- OT - OVERHEAD TELEPHONE LINES
- B - BURIED TELEPHONE LINES
- FB - BURIED FIBER OPTIC LINE
- W - BURIED WATER LINE
- BR - BRANCH / CREEK CENTERLINE
- D - DITCH / DRAIN CENTERLINE
- F - FENCE LINE
- AC - 15 ANNUAL CHANCE FLOODPLAIN LINE
- AC - 1% ANNUAL CHANCE FLOODPLAIN LINE
- F - FEMA COMMUNITY ENCLAVEMENT LINE
- F - FEMA FLOODPLAIN LINE
- C - CENTER OF BRANCH / CREEK (PER FEMA)

NOTES

NOTE: FUTURE ROAD CENTERLINES AND RIGHT-OF-WAY LINES BASED ON A.C.D.O.'S CONCEPTUAL PLANS FOR PROJECT U-2609 AND SUBJECT TO CHANGE; INFORMATION SHOWN HEREIN IS FOR ILLUSTRATIVE PURPOSES ONLY.

NOTES

NOTE: PROPOSED 20' VEGETATIVE SETBACK MAY INCLUDE EXISTING VEGETATION, SUPPLEMENTAL PLANTINGS, OR COMBINATION TO PROVIDE SUFFICIENT SEPARATION FROM THE EXISTING ADJACENT RESIDENTIAL DEVELOPMENT.

NOTES

NOTE: TRVERSE ADJUSTED BY LEAST SQUARES ADJUSTMENT METHOD; RAW ERROR OF CLOSURE 0.16315.

REFERENCES

- ALL DEEDS AND MAPS SHOWN HEREIN.
- MECKLENBURG COUNTY ONLINE GIS TAX MAP.

NOTES

- TRVERSE ADJUSTED BY LEAST SQUARES ADJUSTMENT METHOD; RAW ERROR OF CLOSURE 0.16315.
- AREA COMPUTED BY COORDINATE COMPUTATIONS.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE DISTANCES SHOWN ON THIS MAP AND THE DISTANCES SHOWN ON ANY OTHER MAP, THIS MAP SHALL CONTROL.
- THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 36.1600), THAT THE SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET BEYOND THE WIDTH AND LOCATION OF THE EXISTING STREET.
- THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 36.1600).
- SEE ADDRESS: 865 E. INDEPENDENCE BLVD. TRACT 11 & 865 E. INDEPENDENCE BLVD. TRACT 23.
- THIS MAP DOES NOT CONFORM TO G.S. 47-40 AS AMENDED IN THAT IT IS NOT INTENDED TO BE RECORDED.
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR OTHER CHANGES TO THE PROPERTY SHOWN ON THIS MAP, SHOULD BE OBSERVED DURING THE COURSE OF THIS SURVEY.
- PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES HAS OCCURRED AT THE TIME OF THIS SURVEY; EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS HAS OCCURRED AT THE TIME OF THIS SURVEY.

TO NMR DEVELOPMENT LLC, CHICAGO TITLE INSURANCE COMPANY, and NORTHWOOD RAVIN:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR MEASURING LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

MARION L. SANDLIN, JR., PLS LICENSE NO. L-1841

LINE TABLE

LINE	BEARING	DISTANCE
L1	S02°17'43"W	81.94'
L2	S33°45'29"E	198.94'
L3	N34°43'02"W	3.37'

REVISION 23 MAY 2022; UPDATED THE TITLE COMMITMENT EXCEPTIONS.

ALTA/NSPS LAND TITLE LOCATION & BOUNDARY SURVEY OF:

8637 & 865 E. Independence Blvd.
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

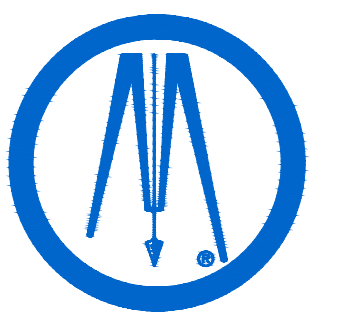
FOR CLIENT:
NORTHWOOD RAVIN
558 E. STONEWALL ST., STE. 120
CHARLOTTE, NC

DATE: JANUARY 26, 2022
REVISION: MAY 23, 2022
SCALE: 1" = 100'
JOB NO.: 210832-000

COMPUTED BY: JRB
DRAWN BY: JRB
CHECKED BY: MLS

CESI CIVIL - GEOTECHNICAL - SURVEYING
45 SPRING STREET, SUITE 200
CONCORD, NC 28025
© 2022

N.C. REG. NO. C-0263
N.C. REG. NO. C-0263
N.C. REG. NO. C-0263
N.C. REG. NO. C-0263



ColeJenest & Stone
BOLTON & MENK, INC.

200 SOUTH TRYON STREET, SUITE 1400
 CHARLOTTE, NORTH CAROLINA 28202
 Phone: (704) 376-1555
 Email: info@colejeneststone.com
 www.bolton-menk.com

RAVIN PARTNERS

558 E. BROOKLYN VILLAGE AVENUE
 SUITE 120
 CHARLOTTE, NC 28202

**RZP-2023-069
 REZONING**

8637 E INDEPENDENCE BOULEVARD
 CHARLOTTE, NC 28227

DEVELOPMENT STANDARDS

PROJECT NO:
 4854.00

REVISIONS:
 10/16/23 – REVISIONS PER COMMENTS
 11/13/23 – REVISIONS PER COMMENTS

DEVELOPMENT DATA TABLE:

SITE AREA: +/- 80 ACRES
 TAX PARCEL: 193-121-02 AND 193-121-01
 EXISTING ZONING: N1-B AND N2-B
 PROPOSED ZONING: N1-B (CD), N2-B(CD) AND CG(CD)
 PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN N1-B, N2-B, AND CG ZONING DISTRICTS, AS APPLICABLE

PARKS, GREENWAYS, AND OPEN SPACE:

- PETITIONER SHALL DEDICATE AND CONVEY THE FEMA AND COMMUNITY FLOODPLAIN AREAS AS SHOWN ON THE REZONING PLAN TO MECKLENBURG COUNTY AS PERMANENT GREENWAY EASEMENT FOR THE IRWIN CREEK GREENWAY EXTENSION. DEDICATED AREA SHALL REMAIN ELIGIBLE TO BE CALCULATED TOWARDS THE DEVELOPMENT OPEN SPACE AND TREE SAVE REQUIREMENTS.
- GREENWAY EASEMENTS SHALL BE CONVEYED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
- PETITIONER SHALL PROVIDE A 20' FOOT TYPE C BUFFER IN THE LOCATION SHOWN ON THE REZONING PLAN. TYPE C BUFFER SHALL INCLUDE COMBINATION OF EXISTING VEGETATION AND SUPPLEMENTAL PLANTINGS PER CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 20.9 AND TABLE 20.9 REQUIREMENTS.
- PETITIONER SHALL PROVIDE PUBLIC ACCESS PEDESTRIAN CONNECTIONS TO THE MECKLENBURG COUNTY IRWIN CREEK GREENWAY FROM INTERNAL PUBLIC STREETS EAST OF AREQUIPA ROAD EXTENSION WHERE ACCESS IS APPROPRIATE BASED ON TOPOGRAPHY, TREE SAVE AREAS, OPEN SPACE AREAS, ETC.

TRANSPORTATION

- PETITIONER WILL WORK WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ON THE LOCATION OF THE EAST/WEST CONNECTION THROUGH THE SITE.

ENVIRONMENTAL FEATURES

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS THAT MAY BE DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- ANY PROPOSED SWIM/PCSO STREAM BUFFER ENCROACHMENT AND ASSOCIATED MITIGATION MEASURES WILL BE SUBJECT TO APPROVAL BY THE CITY OF CHARLOTTE STORMWATER ADMINISTRATOR AS PART OF THE SITE DEVELOPMENT PERMITTING PROCESS AND CANNOT BE APPROVED WITH THE REZONING PETITION. PLEASE NOTE STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, TOWN OF HUNTERSVILLE AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

SCALE:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:

FILE NO.: