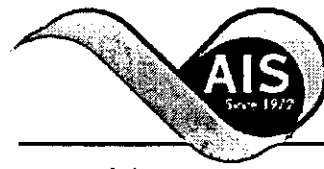




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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # \_\_\_\_\_

## Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
  - Mail Info
  - Mapping
  - Other
- Site Plans



\* 0 0 B R E A K 0 0 \*

APPROVED BY CITY COUNCIL  
DATE September 23, 1991

CITY ZONE CHANGE

Petition No. 91-49  
City of Charlotte

ZONING REGULATIONS

MAP AMENDMENT NO. \_\_\_\_\_

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by establishing the R-15, R-12(CD), R-MH, R-9, R-12, R-6, R-9(CD), R-12MF(CD), R-9MF(CD), R-12MF, R-20MF, R-9MF, R-6MF(CD), B-1(CD), B-1, B-2, B-1SCD, B-2(CD), Inst., I-2(CD), I-1, O-15(CD), RE-1, RE-2, O-6, and O-6(CD) zoning districts on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHMENT

Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_, the reference having been made in Minute Book \_\_\_\_\_, at page \_\_\_\_\_.

Pat Sharkey  
City Clerk

PETITIONER: City of Charlotte

PETITION NO.: 91-49 HEARING DATE: July 15, 1991

REQUEST: Establish zoning on property recently annexed by the City.

LOCATION: Approximately 4,388 acres located between Old Concord Road and I-85  
extending from Rocky River Road to U.S. 29/I-85.

All existing zoning will remain the same, except for the 0-9 and 0-9(CD) zoning located on the westerly side of U.S. 29, south of W. T. Harris Boulevard. The City does not have an 0-9 district; therefore, the property is recommended for 0-6 and 0-6(CD).

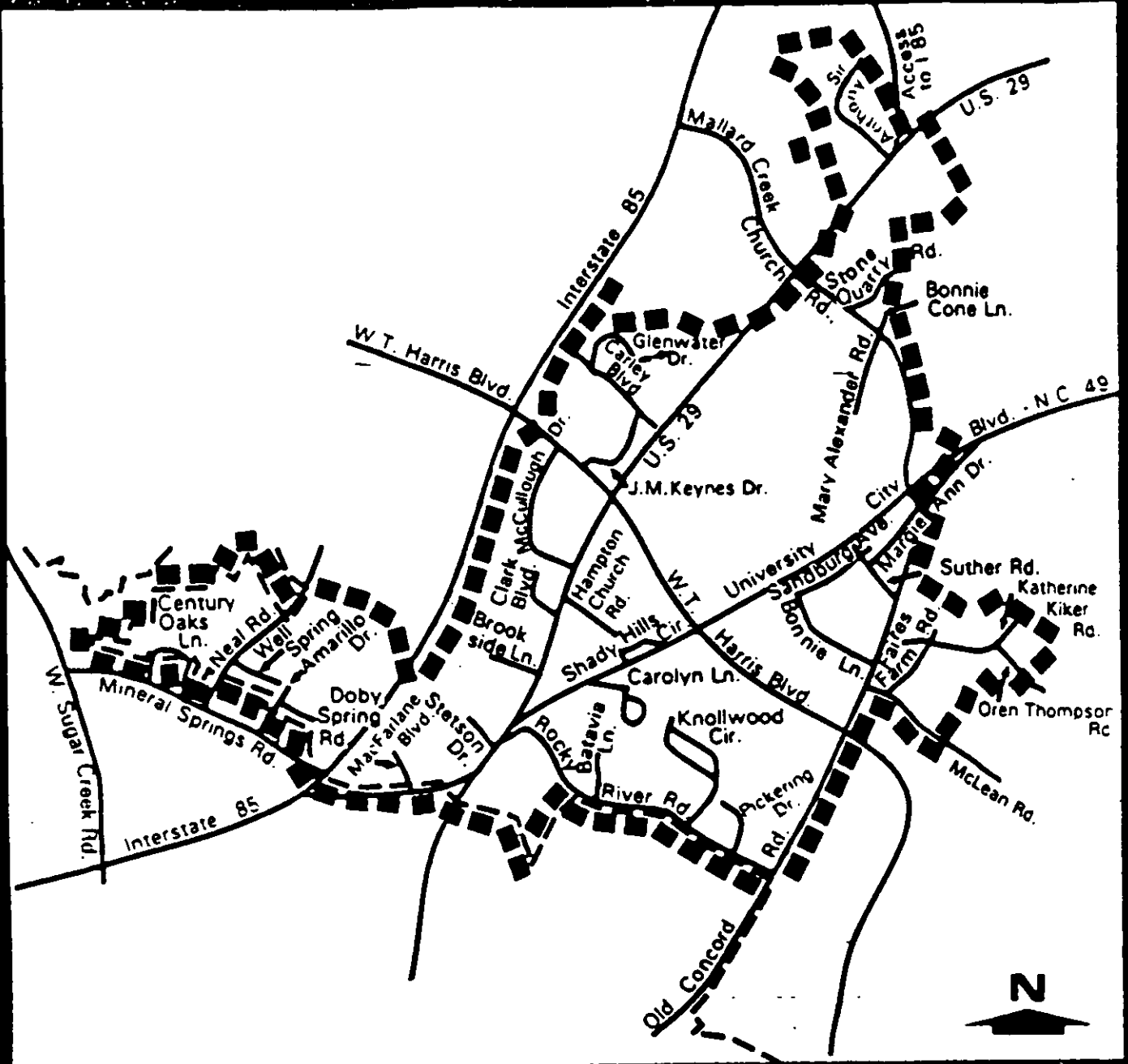
SEE ATTACHED MAP

ZONING MAP NO(s).: Several

SCALE 1" = 400'



# OLD CONCORD ROAD/I-85



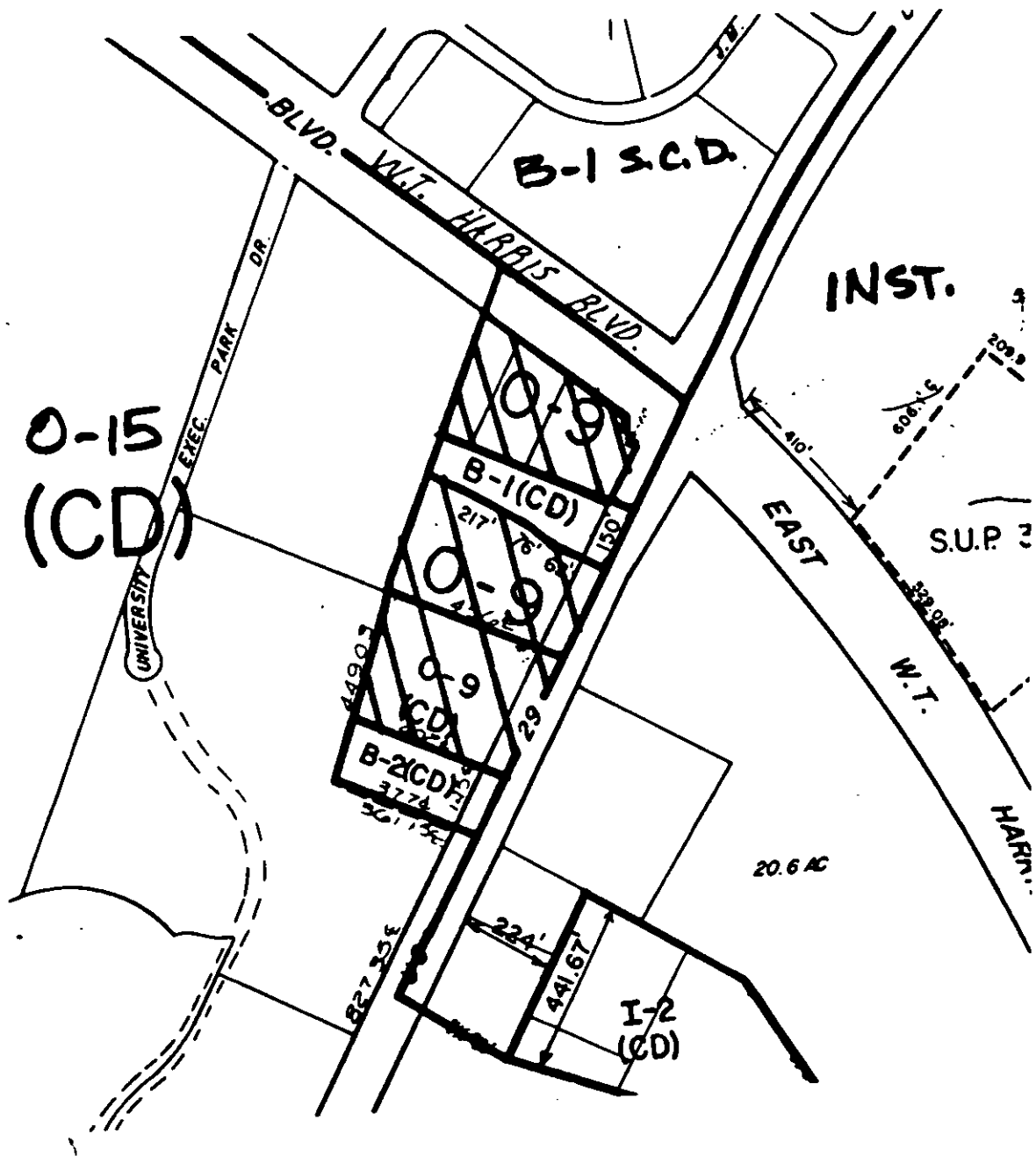
■ ■ ■ Annexation Area Boundary

--- Present City Limits

## Proposed Annexation Area

91-49

Petition No. 91-49  
Request: O-9 and O-9(CD)  
to O-6 and O-6(CD)  
Map: 5E



APPENDIX B  
LEGAL DESCRIPTION

PROPOSED ANNEXATION

OLD CONCORD ROAD/I-85 AREA

Beginning at a point on the existing Charlotte city limit line, said point being the intersection of the present city limit line, said line being 40 feet East of and normal to the centerline of Neal Road (SR 2498) and the Northerly property line as described in Deed Book 4147, page 378, Tract 1; thence, in a Southeasterly direction following along the Northerly lot lines of the lot described in said Deed Book 4147, page 378 (first tract) for seven courses as follows: 1) South 63-27-37 East approximately 1,421.35 feet to a point, 2) North 34-59-13 East 198 feet to a point, 3) crossing Doby Creek South 33-10-49 East 230.34 feet to a point, 4) South 60-22-09 East 476.42 feet to a point, 5) South 21-37-57 East 809.08 feet to a point, 6) South 11-04-26 East 280.50 feet to a point, 7) South 20-55-34 West 262.71 feet to a point on the Westerly margin of Interstate Highway 85, also being the Northeasterly corner of the lot described in Deed Book 4147, page 378 (first tract); thence, running in a Southeasterly direction following a line perpendicular to and crossing line "L" Interstate Highway 85 at Station 62+12, 342 feet to a point on the Easterly margin of Interstate Highway 85 being 171 feet right of and normal to Station 62+12 Line "L" as shown on recorded State Highway Map Book 1, page 183; thence, with the proposed Charlotte city limit line following the Easterly controlled access line of Interstate Highway 85 as shown on maps recorded in Book 1, pages 183, 184 and 185 for five courses as follows: 1) running in a Northeasterly direction approximately 688 feet to a point on the Easterly margin of Interstate Highway 85, said point being 171 feet

right of and normal to Station 69+00 line "L", 2) running in a Southeasterly direction 25 feet to a point 196 feet right of and normal to Station 69+00 "L", 3) running in a Northeasterly direction 300 feet to a point, 196 feet right of and normal to Station 72+00 line "L", 4) running in a Northwesterly direction 25 feet to a point, 171 feet right of and normal to Station 72+00 line "L", 5) running in a Northeasterly direction 171 feet right of and normal to line "L" approximately 5,465 feet to a point 171 feet right of and normal to Station 126+08.55 line "L"; thence with the proposed Charlotte city limit line following along the Easterly controlled access line of Interstate Highway 85 as shown on Map recorded in Book 1, page 147A for seven courses as follows: 1) running in a Northeasterly direction approximately 91.50 feet to a point on the Easterly margin of the controlled access line of Interstate Highway 85, said point being located 171 feet right of and normal to Station 127+00 line "L" as shown on a Map recorded in the North Carolina State Highway Plans File Book 1, page 185, 2) running in a Southeasterly direction approximately 15 feet to a point 152 feet right of and normal to Station 127+00 North Bound lane, 3) running in a Northerly direction approximately 250 feet to a point, 152 feet right of and normal to Station 129+50± North Bound lane line, 4) running in a Northeasterly direction approximately 132 feet to a point, 115 feet right of and normal to Station 5+05.63 "Ramp C" line, 5) running in a Northeasterly direction approximately 194 feet to a point, 105 feet right of and normal to Station 7+05.63 "Ramp C" line, 6) running in a Northeasterly direction approximately 444 feet to a point, 105 feet right of and normal to Station 11+50 "Ramp C" line, 7) running in a Northeasterly direction approximately 160 feet to a point on the

Southerly margin of the controlled access line of W.T. Harris Boulevard, said point being located 100 feet right of and normal to Station 223+56.66 line "L" W.T. Harris Boulevard and also on the Easterly margin of the controlled access line of Interstate Highway 85: thence, in a Northeasterly direction following a line normal to and crossing line "L" W.T. Harris Boulevard at Station 223+56.66, 200 feet to a point on the Northerly margin of the controlled access line of W.T. Harris Boulevard, said point being 100 feet left of and normal to Station 223+56.66 line "L" W.T. Harris Boulevard; thence, following along the Easterly controlled access line of Interstate Highway 85 as shown on map recorded in Book 1, page 147A for five courses as follows: 1) running in a Northerly direction approximately 217 feet to a point, 110 feet left of and normal to Station 12+13.39 Ramp "D" line, 2) running in a Northerly direction approximately 220 feet to a point, 105 feet left of and normal to Station 10+13.39 Ramp "D" line, 3) running in a Northerly direction approximately 217 feet to a point, 105 feet left of and normal to Station 7+90.50 Ramp "D" line, 4) running in a Northerly direction approximately 194 feet to a point, 120 feet left of and normal to Station 5+90.50 Ramp "D" line, 5) running in a Northeasterly direction approximately 606 feet to a point, said point being located 155 feet right of and normal to Station 155+03.78 Ramp "D" line as shown on map recorded in the North Carolina State Highway Plans File Book 1, page 186 at the Mecklenburg County Public Registry; thence, following the easterly controlled access line, of Interstate Highway 85 as shown on map recorded in Book 1, page 186 for seven courses as follows: 1) running in a Northeasterly direction approximately 604 feet to a point, 189 feet right of and normal to



Station 161+00 Line "L". 2) running in a Northeasterly direction 18 feet to a point, 171 feet right of and normal to Station 161+00 line "L", 3) running in a Northeasterly direction approximately 750 feet to a point, 171 feet right of and normal to Station 168+50 line "L", 4) running in a Southeasterly direction 39 feet to a point, 210 feet right of and normal to Station 168+50 line "L", 5) running in a Northeasterly direction approximately 300 feet to a point 210 feet right of and normal to Station 171+50 line "L", 6) running in a Northeasterly direction 39 feet to a point, 171 feet right of and normal to Station 171+50 line "L", 7) running in a Northeasterly direction approximately 155.50 feet to a point on the Easterly margin of the controlled access line of Interstate Highway 85, said point being located 171 feet right of and normal to Station 173+05.2 line "L", as shown on map recorded in Book 1, page 186; thence, North 37-43-16 East approximately 369.20 feet to a point, said point being the intersection of a point 171 feet right of and normal to the "L" line of Interstate Highway 85 with the centerline of Mallard Creek as shown on State Highway Map Book 1, page 186; thence, with the Northerly property line of the property described in Deed Book 4614, page 412 for the following seven courses: 1) North 79-50-25 East a distance of 489.26 feet to a point in the centerline of Mallard Creek; thence, leaving the creek 2) South 11-30-11 West 25 feet to a point; thence, 3) South 11-30-11 West 107.78 feet to a point; thence, 4) South 31-50-26 West a distance of 724.02 feet; thence, 5) North 79-05-55 East a distance of 694.21 feet to a point; thence, 6) North 82-49-25 East a distance of 417.95 feet to a point in Mallard Creek; thence, 7) South 82-31-51 East a distance of 67.43 feet to a point in the centerline of Mallard Creek; thence, with the Northerly

property line of the property described in Deed Book 5383, page 269 for the following six courses: 1) North 83-03-50 East 164.04 feet to a point; thence, 2) North 63-01-30 East 226.48 feet to a point; thence, 3) South 84-52-00 East 113.91 feet to a point; thence, 4) South 71-14-10 East 537.24 feet to a point; thence, 5) South 72-09-43 East 826.92 feet to a point; thence, 6) South 26-40-20 West 52.39 feet to a point in Mallard Creek; thence, with the Northerly property line of the property described in Deed Book 4327, page 647 for the following seven courses with the centerline of Mallard Creek: 1) North 63-01-30 East 65.81 feet, 2) North 77-37-30 East 100.5 feet, 3) North 69-54-50 East 200.12 feet, 4) North 62-38-20 East 303.97 feet, 5) North 69-37-30 East 100.07 feet, 6) North 88-58-40 East 168.25 feet, 7) South 85-20-40 East approximately 219.4 feet to a point, said point being on the Northerly margin of U.S. Highway 29; thence with the Northerly margin of U.S. Highway 29 approximately 273.22 feet to a point, said point being the intersection of the Northerly right of way margin of U.S. Highway 29 with a Southwesterly line of the property described in Deed Book 4766, page 373; thence, continuing in a Northerly direction along the Northerly right-of-way margin of U.S. Highway 29 for two courses: 1) North 40-35-55 East 331.77 feet to a point and 2) North 40-35-28 East 890.98 feet to a point, said point being the intersection of the Northerly right-of-way margin of U.S. Highway 29 with the Westerly right-of-way margin of Mallard Creek Church Road (SR 2472); thence, crossing Mallard Creek Church Road (SR 2472) approximately 60 feet to a point on the Easterly right-of-way margin of Mallard Creek Church Road (SR 2472), said point being the intersection of the Westerly line of the property as described in Deed Book 3906, page 911 with the

Northerly right-of-way margin of U.S. Highway 29; thence, with the Northerly right-of-way margin of U.S. Highway 29 North 40-36 East approximately 799.64 feet to a point; thence, in a Northerly direction along the Northerly right-of-way margin of U.S. Highway 29 approximately 949.70 feet to a point; thence, in a Westerly direction North 47-36-20 West approximately 93.96 feet to a point, said point being the Southwesterly corner of the property as described in Deed Book 2907, page 218; thence, in a Northeasterly direction approximately 154 feet to a point, said point being the Southwesterly corner of the property as described in Deed Book 4234, page 491; thence with the westerly property lines of said deed as follows: 1) North 26-33-16 West 414.92 feet; thence, 2) North 15-07-32 West 599.96 feet to a point; thence with the Westerly property line of the property as described in Deed Book 5852, page 489 1) North 16-51-21 West 593.02 feet to a point, said point being the Southwesterly corner of the property described in Deed Book 3681, page 929; thence with the Westerly property line of said deed North 17-17-05 West approximately 198 feet to a point, said point being the Southeast corner of the property described in Deed Book 4257, page 336; thence with the Southerly and Westerly property lines of said deed as follows: 1) South 59-33-40 West 286.07 feet to a point; thence 2) North 22-36-20 West 226.43 feet to a point, said point being the Southwesterly corner of the property as described in Deed Book 3514, page 301; thence with said deed for the following eight courses 1) North 54-27 East 425.70 feet to a point; thence 2) North 64-18-30 East 675.94 feet to a point; thence, 3) North 11-32 West 616.15 feet to a point; thence 4) North 48-54-30 West 621.85 feet to a point; thence 5) North 39-24 West 648.17

feet crossing Stony Creek to a point; thence 6) North 61-23 West 231 feet to a point; thence 7) North 86-32-30 West approximately 250 feet to a point; thence 8) North 9-00 West 73 feet to a point, said point being the Northwesterly corner of the property as described in Deed Book 2106, page 472; thence, in a Northeasterly direction approximately 950 feet to a point, said point being the Northwesterly corner of Tract 5 as shown on a map recorded in Deed Book 2101, page 448; thence for two courses as shown on Map 2101, page 448 as follows-- 1) North 81 East 495 feet to a point; thence 2) South 39 East 495 feet to a point, said point being the Northeasterly corner of the property described in Deed Book 3147, page 143; thence with the Easterly property lines of the property described in Deed Books 3147, pages 143, 151, 147 and 167; South 37-58 East 495.00 feet to a point, said point being the Northerly corner of the property as described in Deed Book 3799, page 236; thence, South 42-45-50 East 536.11 feet to a point, said point being the Northeasterly corner of the property as described in Deed Book 1189, page 23; thence, with the Easterly property lines of the property described in Deed Books 1189, page 23, 2132, page 238, 2240, page 63, and 2285, page 261 South 30-30 East 822 feet to a point, said point being the Northeasterly corner of the property as described in Deed Book 3147, page 147; thence with the Easterly property lines of Deed Book 3147, page 147 and 3147, page 167 South 30-28 East 273.6 feet to a point, said point being on the Westerly margin of the access highway to Interstate Highway 85; thence, crossing the access highway to Interstate Highway 85, U.S. Highway 29, and U.S. Highway 29 access road approximately 900 feet to a point, said point being the Westerly corner of the property described in Deed Book 5674, page 832, said point also

being on the Southerly right-of-way margin of U.S. Highway 29; thence with the Westerly line of said deed South 27-06-07 East 1,929.75 feet to a point in the centerline of Mallard Creek; thence, in a Southwesterly direction along the Southerly property line of the property described in Deed Book 3658, page 87 and the center of Mallard Creek for four courses: 1) South 85-39 West 646.45 feet, 2) South 57-15 West 134.65 feet, 3) South 35-27 West 231.85 feet, 4) South 14-26 West 122.9 feet to a point, said point being the Southeasterly corner of the property described in Deed Book 1867, page 397; thence with the Southerly property line of said deed as follows: 1) South 85-00 West 120 feet; thence, 2) South 80-00 West 580 feet to a point, said point being the Southwesterly corner of the property described in Deed Book 1867, page 397; thence in a Southwesterly direction approximately 270 feet crossing a 68 foot Duke Power right-of-way to a point, said point being the Northerly most corner described in Deed Book 4521, page 695, Tract Six, Parcel 1; thence, with said deed South 6-48-35 West 835.55 feet to a point; thence, South 12-38-59 West approximately 436.31 feet to a point, said point being on the Southerly right-of-way margin of Stone Quarry Road; thence in a Southwesterly direction also the Southerly right-of-way margin of Stone Quarry Road approximately 519.62 feet to a point, said point being the most Northerly corner of the property described in Deed Book 5647, page 528; thence with said deed for the following three courses: 1) South 69-22-17 East 108.96 feet to a point on the Westerly margin of Bonnie Cone Lane, if extended; thence, 2) with the arc of a circular curve to the left having a radius of 239.90 feet an arc distance of 115.28 feet; thence, 3) South 6-57-40 East 357.01 feet to a point, said point being on the terminus of the

Westerly right-of-way margin of Bonnie Cone Lane; thence, crossing the terminus of Bonnie Cone Lane to a point, said point being the terminus of the Easterly right-of-way margin of Bonnie Cone Lane, said point also being the Northwesterly corner of the property as described in Deed Book 3970, page 619; thence, in a Southeasterly direction along the Easterly right-of-way margin of Bonnie Cone Lane with the Westerly property line of said deed for two courses: 1) South 6-57 East 55.0 feet to a point; thence, 2) along the arc of a circular curve to the left having a radius of 372.15 feet, an arc distance of 65.0 feet to a point, said point being the Northwest corner of the property as described in Deed Book 5529, page 861; thence with the Easterly margin of Bonnie Cone Lane in a Southerly direction with the arc of a circular curve to the left having a radius of 372.15 feet, a distance of 100 feet to a point, said point being the Southwesterly corner of the property as described in Deed Book 5529, page 861; thence with the Southerly property line of said deed South 74-00 East 234.47 feet to a point, said point being on a line as described in Deed Book 4521, page 699, Tract Six, Parcel One; thence with said deed for eight courses: 1) South 24-13-31 West 180.93 feet, 2) South 50-51-54 East 125 feet, 3) South 27-29-06 West approximately 220 feet to a point, said point being on the Northeasterly right-of-way margin of Mallard Creek Church Road (SR 2833); thence, 4) with the Easterly margin of Mallard Creek Church Road South 39-00-11 East 90.12 feet, 5) South 25-57-19 East 179.24 feet, 6) South 17-19-58 East 230.08 feet, 7) South 10-45-15 East 76.95 feet, 8) South 8-01-23 East 174.64 feet to a point located within a Duke Power Company right-of-way; thence, in a Southerly direction running with the Easterly right-of-way margin of Mallard Creek Church

Road (SR 2833) approximately 1,526.99 feet to a point in the said Easterly right-of-way, said point being the Northwesterly corner of the property described in Deed Book 5997, page 73; thence, in a Southeasterly direction along the property lines of the property as described in Deed Book 5997, page 73 for the following courses: 1) South 59-59-04 East 629.89 feet to a point; thence, 2) South 59-45-16 East 147.04 feet to a point; thence, 3) South 41-46-50 West 242.95 feet, 4) South 60-35-57 West 81.87 feet, 5) South 17-35-23 West 95.81 feet to a point on the Northwesterly right-of-way margin of University City Boulevard (NC 49), 6) in a Southwesterly direction with said margin with the arc of a circular curve to the left having a radius of 2,939.79 feet, an arc distance of 24.66 feet, chord bearing and distance of South 48-45-32 West 24.66 feet, 7) South 48-54-50 West 379.90 feet to a point, said point being on the Northerly property line of the property described in Deed Book 4966, page 729; thence, continuing with the right-of-way margin South 50-36-03 West approximately 678.17 feet to a point, said point being the intersection of the Northeasterly right-of-way margin of Mallard Creek Church Road with the Northwesterly right-of-way margin of University City Boulevard; thence, crossing University City Boulevard approximately 150 feet to a point, said point being the intersection of the Southerly right-of-way margin of University City Boulevard with the Westerly property line of the property described in Deed Book 5753, page 785; thence, in a Southeasterly direction with the Northeasterly right-of-way margin of Mallard Creek Road, South 40-35 East 84.80 feet to a point; thence, South 30-35 East 140.20 feet to a point, said point being the intersection of the Northeasterly right-of-way margin of

Mallard Creek Church Road and the Northerly property line of the property as described in Deed Book 6039, page 526; thence, South 38-39-20 East 199.37 feet to a point; thence, South 39-47-20 East 16.54 feet to a point, said point being the intersection of the Easterly margin of Mallard Creek Church Road with the Northerly property line as shown on a boundary survey recorded in Deed Book 6039, page 526; thence, South 39-47-50 East 117.27 feet; thence, South 40-56-00 East 161.96 feet to a point, said point being the intersection of the Easterly right-of-way margin of Mallard Creek Church Road with the Northwesterly right-of-way margin of Old Concord Road (SR 2939); thence, in a Southeasterly direction crossing Old Concord Road (SR 2939) with the extension of said right-of-way margin approximately 160 feet to a point in the centerline of the Southern Railroad; thence, in a Southwesterly direction with the centerline of the railroad approximately 1,440 feet to a point, said point being in the centerline of the railroad and also being the most Northwesterly corner of the property as described in Deed Book 5176, page 547; thence with the property line of said deed for the following 10 courses: 1) South 54-30-12 East 1,982.47 feet to a point; thence, 2) North 58-39-00 East 1,015.00 feet to a point; thence, 3) South 12-32-22 East 456.27 feet to a point; thence, 4) South 51-45-56 East 206.07 feet to a point; thence, 5) South 75-53-18 East 82.28 feet to a point; thence, 6) South 53-46-08 East 271.57 feet; thence, 7) South 53-03-41 East 140.27 feet; thence, 8) South 76-25-40 East 150.00 feet; thence, 9) South 44-37-31 East 620.97 feet; thence, 10) South 43-50-29 West 1,070.18 feet to a point, said point being the Southeasterly corner of Lot 161 in Block B of The Meadows at Paires Farm, Section 1, as shown on map recorded in Map Book



22, page 713; thence, in a Southwesterly direction with the Southerly property lines of Lot 161 Block B and Lot 41 Block C. South 49-16-55 West 355.74 feet to a point as shown on recorded Map Book 22, page 713; thence, running with the rear lot lines of Lots 19 through 9 of Block C of Overlook at Faires Farm, Section 1, Map 2, Map Book 22, page 474 for two courses: 1) South 49-16-55 West 338.19 feet; thence, 2) North 46-11-30 West 760.32 feet to a point, said point being the Southeasterly corner of Lot 8 in Block C of Overlook at Faires Farm, Section 1, Map 1, Map Book 22, page 255; thence with the rear property lines of Lot 8 in Block C and Lot 5 in Block C as shown on said map for two courses: 1) North 46-11-30 West 87.72 feet; thence, 2) South 38-36-50 West 208.02 feet to a point, said point being the Southwesterly corner of Lot 5, Block C, Map Book 22, page 255; thence with the following three courses as shown on a map of Pondsides At Faires Farm, Map Book 21, page 858: 1) South 38-36-50 West 520.0 feet; thence, 2) North 70-28-46 West 125.03 feet; thence, 3) South 22-35-27 West 230.42 feet to a point; thence, for two courses as shown on a map of Pondsides At Faires Farm, Map 4, as recorded in Map Book 21, page 790: 1) South 22-35-27 West 100.06 feet to a point; thence, 2) South 45-16-22 West 603.52 feet to a point, said point being the Easterly corner of the property as described in Deed Book 6066, page 429; thence, in a Southerly direction South 33-43-08 West approximately 610 feet to a point, said point being the intersection of the Easterly boundary line of the property described in Deed Book 6066, page 429 with the Northerly right-of-way margin of McLean Road (SR 2831); thence with the range line of said Easterly property line approximately 60 feet to a point, said point being on the Southerly right-of-way margin

of McLean Road (SR 2831), said point also being the intersection of the Southerly right-of-way margin of McLean Road (SR 2831) with the Easterly property line of the property described in Deed Book 1387, page 287; thence with said Southerly right-of-way margin of McLean Road, North 62-35 West 298.82 feet to a point; thence, in a Northwesterly direction with the arc of a circular curve to the right with a radius of 761.94 feet, a distance of 151.18 feet to a point, said point being the intersection of the Southerly right-of way margin of McLean Road (SR 2831) with the Easterly property line of the property described in Deed Book 1811, page 8; thence continuing in a Northwesterly direction with the Southerly right-of -way margin of McLean Road (SR 2381) along the arc of a circle curve with a radius of 666.8 feet, an arc distance of 207.2 feet to a point; thence, North 30-11 West 42.8 feet to a point, said point being the intersection of the Easterly property line of the property described in Deed Book 4531, page 310 with the Southerly right-of-way margin of McLean Road (SR 2831); thence, North 30-11 West 323.49 feet to a point, said point being the intersection of the Southerly right-of-way margin of McLean Road (SR 2831) with the easterly property line of the property described in Deed Book 1639, page 210; thence, North 30-11 West approximately 135 feet to a point, said point being the intersection of the Westerly property line of said deed with the Southerly right-of-way margin of McLean Road; thence, continuing in a Northwesterly direction with the said right-of-way margin approximately 942.53 feet to a point, said point being in the centerline of the Southern Railroad; thence, in a Southwesterly direction with the centerline of the railroad approximately 5,414 feet crossing the controlled access of W.T. Harris

Boulevard, Rocky River Road East (SR 2828), and SR 2841 to a point being located where the centerline of the Southern Railroad intersects with a line 40 feet North of and parallel with the centerline of Rocky River Road West (SR 2840) if extended; thence, in a Northwesterly and/or Westerly direction with the Charlotte city limit line crossing Old Concord Road (SR 2939) and following along a line 40 feet North of and parallel with the centerline of Rocky River Road West (SR 2840) approximately 5,656 feet, crossing Knollwood Circle to a point, said point being located where a line 40 feet North of and parallel with the centerline of said Rocky River Road West (SR 2840) intersects with the Westerly boundary line of Lot (if extended) as described in Deed Book 3796, page 979; thence, in a Southwesterly direction crossing Rocky River Road West (SR 2840) and following along the Westerly boundary line of lot as described in said Deed Book 3796, page 979 as having a bearing of South 44-02 West, a total distance of approximately 875 feet to a point, said point being the Northwest corner of Lot 11 in Block B as shown on recorded Map Book 12, page 463; thence, in a Southwesterly direction along the Westerly boundary line of Lots 11, 10, 9 in Block B as shown on said recorded Map Book 12, page 463 as having a bearing of South 29-05-02 West, a total distance of 396.80 feet to a point, said point being the Northwesterly corner of Lot 8, Block B, Map Book 12, page 463; thence, continuing in a Southwesterly direction following along the rear lot line of Lots 8 through 4 in Block B as shown in recorded Map Book 12, page 463 as having a bearing of South 29-05-20 West a total distance of 829.35 feet to a point; thence, in a Northwesterly direction following along the Easterly boundary line of Lots 52 and 52-A and along the rear lot line of lots 53, 72, 73, 74,

75, 75-A, 76 as shown on recorded Map Book 7, page 477 as having a bearing of North 22-27-20 West a total distance of 1,180.75 feet to a point; thence, in a Northwesterly direction following along the rear lot line of lots as described in the following Deed Books, 3169 page 579, 1954 page 350, 2132 page 70, 3793 page 450, 2606 page 568, 3316 page 482, 1703 page 112, 1548 page 180, 3784 page 298 as having a bearing and distance as follows: North 22-00 West 75.0 feet, North 71-03 West 328.60 feet, and North 76-00 West 847.52 feet; thence, in a Southwesterly direction along the Westerly boundary line of lot as described in Deed Book 3784, page 298 as having a bearing of South 24-41 West and a distance of approximately 40 feet to a point, said point being located 35 feet North of an normal to the centerline of Sandy Avenue (SR 2843); thence, in a Northwesterly direction following along a line 35 feet North of and parallel with the centerline of Sandy Avenue (SR 2843) approximately 440 feet to a point, said point being located where a line 10 feet East of a parallel with the Easterly right-of-way margin of North Tryon Street (U.S. 29) intersects with a line 35 feet North of and parallel with the centerline of Sandy Avenue (SR 2843); thence, in a Northwesterly direction crossing North Tryon Street (U.S. 29) and Interstate Highway 85 By-Pass approximately 650 feet to a point, said point being located 10 feet North of and normal to the Northerly right-of-way margin of Interstate Highway 85 By-Pass; thence, in a Westerly or Southwesterly direction following along a line 10 feet North of and parallel with the Northerly right-of-way margin of Interstate Highway 85 By-Pass approximately 2,626 feet to a point; thence, continuing in a Westerly direction crossing Interstate Highway 85 approximately 700 feet to a

point on the Westerly right-of-way margin of Interstate 85, said point also being 40 feet North of an normal to the centerline of Mineral Springs Road (SR 2500); thence, in a Northeasterly direction along the Westerly right-of-way margin of Interstate 85 approximately 239 feet to a point; thence, in a Northwesterly direction following along the Easterly line of Lot as described in Deed Book 4147, page 378 (second tract) as follows: 1) North 11-31-57 West 29.82 feet to a point, 2) continuing North 22-31-57 West 573.38 feet to a point; thence, continuing in a Northerly direction following along a portion of the easterly line of Lot 6 in Block E and the Easterly line of Lot 7 in Block E as shown on recorded Map Book 7, page 765, North 15-59-50 East approximately 171 feet to a point; thence, in a Northerly direction along the Easterly line of Lot 1 and Lot 2 in Block 1 as shown on said recorded Map Book 20, page 762 North 15-59-26 East 229.74 feet to a point, said point being the Northeast corner of Lot 2 Block 1, Map Book 20, page 765; thence, in a Northwesterly direction along the Northerly lines of Lots 2 through 12 in Block 1 and Lot 15 in Block 1 as shown on said recorded Map Book 20, page 762 as follows: North 74 West 531.64 feet to a point; thence, North 60-51-30 West 388.37 feet to a point; thence, North 51-53-20 West 145.32 feet to a point; thence continuing in a Northwesterly direction crossing Amarillo Drive (SR 2625) approximately 50 feet to a point in the Westerly right-of-way margin of Amarillo Drive (SR 2625); thence, in a Northwesterly direction along the Northerly line of Lot 1 in Block 2 as shown on Map Book 20, page 762, North 67-51-53 West 159.76 feet to a point, said point being the Northwest corner of Lot 1, Block 2, Map Book 20, page 762; thence, North 21-15-50 East 93.63 feet to a point; thence, with an arc of a

circular curve to the right, having a radius of 1,751.58 feet, an arc distance of 199.02 feet to a point; thence, North 28-08-07 East approximately 60 feet crossing an unnamed 50 foot street (dead end) to a point on the Westerly line of Lot as described in Deed Book 4877, page 635; thence, in a Westerly direction along a line 35 feet North of and parallel with the centerline of an unnamed 50 foot street approximately 1,460 feet crossing Neal Road (SR 2498) to a point, said point being the intersection of a line 35 feet North of and parallel with the centerline of an unnamed 50 foot street (if extended) with a line 40 feet West of and parallel with the centerline of Neal Road (SR 2498); thence, in a Southerly direction along a line 40 feet West of and parallel with the centerline of Neal Road (SR 2498) approximately 100 feet to a point; said point being 40 feet West of and normal to the centerline of Neal Road (SR 2498); thence, in a Westerly direction along the Northerly lot line of Lot 49 as shown on recorded Map Book 6, page 168 as having a bearing and distance of North 65 West approximately 290 feet to a point; said point being the Northwesterly corner of Lot 49 as shown on recorded Map Book 6, page 168; thence, in a Southerly direction along the Westerly lot lines of Lots 49 through 46 as shown on said recorded Map Book 6, page 168 as having a bearing and distance of South 27-30 West 200 feet to a point, said point being the Southwesterly corner of Lot 46 as shown on recorded Map Book 6, page 168; thence, in a Westerly direction along the southerly lot line of Lot 120 as shown in recorded Map Book 6, page 168 as having a bearing and distance of North 65 West 305 feet to a point, said point being the Southwesterly corner of Lot 120 as shown in recorded Map Book 6, page 168; thence, in a Northerly direction along the Westerly line

of Lots 120, 121, 122, and 123 as shown in recorded Map Book 6, page 168 as having a bearing and distance as follows: 1) North 27-30 East 198 feet to a point, said point being the Southwesterly corner of Lot 122, Map Book 6, page 168, 2) North 29 West 300 feet to a point, said point being the Western most corner of Lot 123, Map Book 6, page 168; thence, in a Westerly direction meandering with the centerline of Mallard Creek approximately 1,200 feet to a point; thence, leaving the Creek in a Southerly direction following a portion of the Westerly line of Lot as described in Deed Book 4590, page 996 as having a bearing and distance of South 3-46-27 West approximately 180 feet to a point, said point being in the Westerly line of a lot as described in Deed Book 4590, page 996; thence, in a Westerly direction following along the Northerly line of lots described in Deed Books 4069 page 491, 4626 page 399, 4319 page 92, 4341 page 578, and 4063 page 409 as having a bearing and distance of North 73-05 West a total distance of 1,355.13 feet to a point, said point being the Northwesterly corner of lot as described in Deed Book 4063, page 409; thence, in a Northerly direction following along a portion of the Easterly line of lot as described in Deed Book 3054, page 183 as having a bearing and distance of North 16-00 West approximately 180 feet to a point, said point being in the Easterly line of lot as described in Deed Book 3054, page 183; thence, in an Easterly direction following along the Southerly line of lot as described in Deed Book 1060, page 333 and the Southerly line of lot as described in Deed Book 1060, page 332 as having a bearing and distance of North 86-54 East a total distance of 249 feet to a point, said point being the Southeasterly corner of lot as described in Deed Book 1060, page 332; thence, in an Easterly direction following along the

Southerly line of lot as described in Deed Book 1427, page 130 as having a bearing and distance of South 71-00 East 398.55 feet to a point; thence, in a Northerly direction following along the Easterly line of lot as described in Deed Book 1427, page 130 as having a bearing and distance of North 19-00 East 155.32 feet to a point, said point being the Northeasterly corner of lot as described in Deed Book 1427, page 130; thence, in an Easterly direction following along a portion of the Southerly line of lot as described in Deed Book 1129, page 78 as having a bearing and distance as follows: 1) South 71-00 East approximately 178 feet to a point, 2) South 05-00 East 107.6 feet to a point; thence, 3) South 70-30 East 58 feet to a point, said point being the Southeastern most corner of lot as described in Deed Book 1129, page 78; thence, in a Northerly direction following along the Westerly line of lot as described in Deed Book 4003, page 202 as having a bearing and distance as follows: 1) North 08-05-52 East 194.06 feet to a point; thence, 2) North 8-05-00 West 10 feet to a point; thence, 3) North 07-58-46 East approximately 405.5 feet to a point, said point being in the Westerly line of lot as described in Deed Book 4003, page 202; thence, in a Northerly direction following along a line 40 feet East of and/or South of and parallel with the centerline of Rumble Road (SR 2501) approximately 1,350 feet to a point; thence, in an Easterly direction following along the Southerly lot lines of Lot 3 and Lot 1 in Block 1 as shown in recorded Map Book 14, page 79 crossing Ridge Land Road (SR 2634) and following along the Southerly lot line of Tract 1 as described in Deed Book 3822, page 135 as having a bearing and distance of North 86-23 East, a total distance of approximately 950.6 feet to a point; thence, in an Easterly direction along the southerly lot lines



of Lots 12 through 9 in Block 4 as shown in recorded Map Book 14, page 77 as having a bearing and distance of North 86-13-20 East 571.7 feet to a point; thence, in a Northeasterly direction following along the Easterly lot lines of Lots 9 through 7 in Block 4 as shown on recorded Map Book 14, page 77 as having a bearing and distance of North 14-07-15 East 475.93 feet to a point in the Easterly line of Lot 7; thence, South 56-28-20 East 563.61 feet to a point in a branch; thence, in an Easterly direction following along the Southerly lot lines of the second tract as described in Deed Book 4303, page 749 as having a bearing and distance as follows: North 22-30 East 168.49 feet to a point; thence, North 22-13-30 East 55.31 feet to a point; thence, North 21-45 West 119.0 feet to a point, said point being located in a branch; thence, with the meanderings of said branch North 45-57 East 41 feet to a point; thence, South 78-40 East 22 feet to a point; thence, South 27-52 East 32 feet to a point; thence, South 73-23 East 35.00 feet to a point; thence, North 26-26 East 45 feet to a point; thence, North 20-12 East 132.45 feet to a point; thence, North 37-06 East 42 feet to a point; thence, North 61-54 East 12 feet to a point; thence, North 88-12 East 23 feet to a point; thence, South 46-56 East 29 feet to a point; thence, North 76-48 East 32 feet to a point; thence, North 40-37 East 142 feet to a point, said point being the Southeast corner of lot as described in Deed Book 4193, page 747 (Tract 1); thence, in a Southerly direction with the division line between Lot 4 and Lot 3 as shown on recorded Map Book 4, page 535, South 28-30 East a total distance of approximately 1,660 feet to a point, said point being 40 feet South of and normal to Neal Road (SR 2498); thence, in a Northeasterly direction along a line 40 feet South of and parallel with the centerline of Neal

Road (SR 2498) approximately 790 feet to a point, said point being the point or place of beginning.