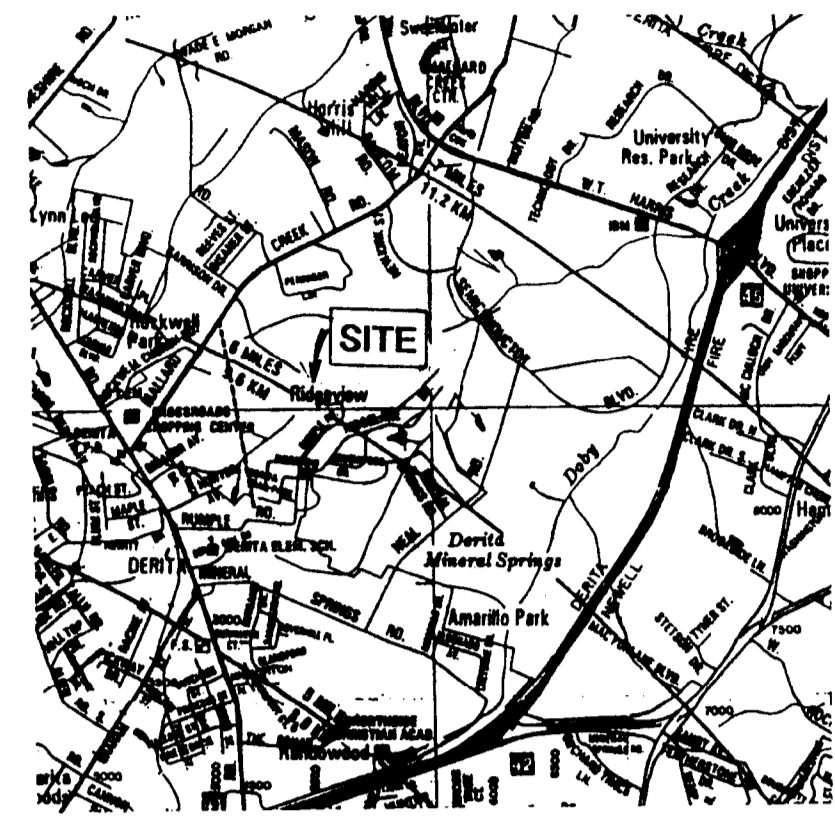


LEGAL DESCRIPTION:

BEGINNING AT AN EXISTING IRON PIN IN THE WESTERLY MARGIN OF RUMPLE ROAD, THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO ROBINSON AND WATERS REALTY CO. BY DEED RECORDED IN DEED BOOK 3079 AT PAGE 283 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MECKLENBURG COUNTY, AND RUNS THENCE WITH THE WESTERLY MARGIN OF SAID RUMPLE ROAD N. 03 02' 00" E. 310.00 FEET TO AN IRON STAKE; THENCE S. 86 08' 19" W. 255.00 FEET TO AN IRON STAKE; THENCE N. 03 51' 41" W. 10.00 FEET TO AN IRON STAKE; THENCE S. 86 08' 19" W. 225.00 FEET THENCE S. 03 51' 41" E. 10.00 FEET TO AN IRON STAKE; THENCE S. 86 08' 19" W. 180.00 FEET TO AN IRON STAKE; THENCE N. 03 02' 00" E. 310.00 FEET TO A CONCRETE MONUMENT, THE SOUTHWEST CORNER OF IBM CORP. PROPERTY RECORDED IN DEED BOOK 3225 AT PAGE 285 IN THE MECKLENBURG COUNTY REGISTRY; THENCE WITH THE IRM LINE N. 60 54' 22" E. 1080.30 FEET TO AN EXISTING IRON PIN CORNER OF SOLEXTION TECHNOLOGY, INC. PROPERTY, RECORDED IN DEED BOOK 7273 AT PAGE 0576 IN THE MECKLENBURG COUNTY REGISTRY; THENCE WITH THE LINE OF SOLEXTION TECHNOLOGY, INC. S. 48 30' 07" E. 131.00 TO AN EXISTING IRON PIN; THENCE WITH ANOTHER OF SOLEXTION TECHNOLOGY'S LINES N. 33 38' 12" E. 327.68 FEET AN EXISTING IRON PIN; THENCE WITH ANOTHER LINE OF SOLEXTION TECHNOLOGY N. 33 48' 54" E. 1256.38 FEET TO AN EXISTING IRON PIN, CORNER OF IBM CORP. PROPERTY; THENCE WITH THE LINE OF IBM CORP. PROPERTY, N. 84 31' 25" E. 2179.25 FEET TO A CONCRETE MONUMENT; THENCE S. 05 15' 23" E. 325.41 FEET TO A PINE TREE; THENCE S. 33 03' 38" W. 515.16 FEET TO AN EXISTING IRON PIN IN THE LINE OF LOT 11, IN BLOCK 5 OF RIDGEVIEW HOMES AS SHOWN ON PLAT RECORDED IN MAP BOOK 8 AT PAGE 107 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MECKLENBURG COUNTY THENCE S. 56 25' 14" W. 290.91 FEET TO AN EXISTING IRON PIN, CORNER BETWEEN LOTS 9 AND 10 IN BLOCK 5 OF RIDGEVIEW HOMES AS SHOWN ON THE ABOVEMENTIONED MAP; THENCE S. 63 42' 19" W. 1134.72 FEET TO AN EXISTING IRON PIN; THENCE S. 63 30' 00" W. 865.47 FEET TO AN EXISTING IRON PIN; THENCE N. 54 07' 30" W. 137.24 FEET TO A POINT IN RUMPLE ROAD; THENCE S. 36 04' 40" W. 643.20, TO A STAKE ON THE EASTERLY SIDE OF RUMPLE ROAD; THENCE S. 57 53' 50" W. 393.00 FEET TO A STAKE ON THE WESTERLY SIDE OF RUMPLE ROAD; THENCE S. 03 02' 00" W. 490.84 FEET TO AN EXISTING IRON PIN IN THE CENTER LINE OF RUMPLE ROAD; THENCE S. 86 08' 19" W. 30.15 FEET TO THE POINT OF BEGINNING, CONTAINING 111.538 ACRES.

VICINITY MAP



PROPOSED R-5 ZONING

NOTES:

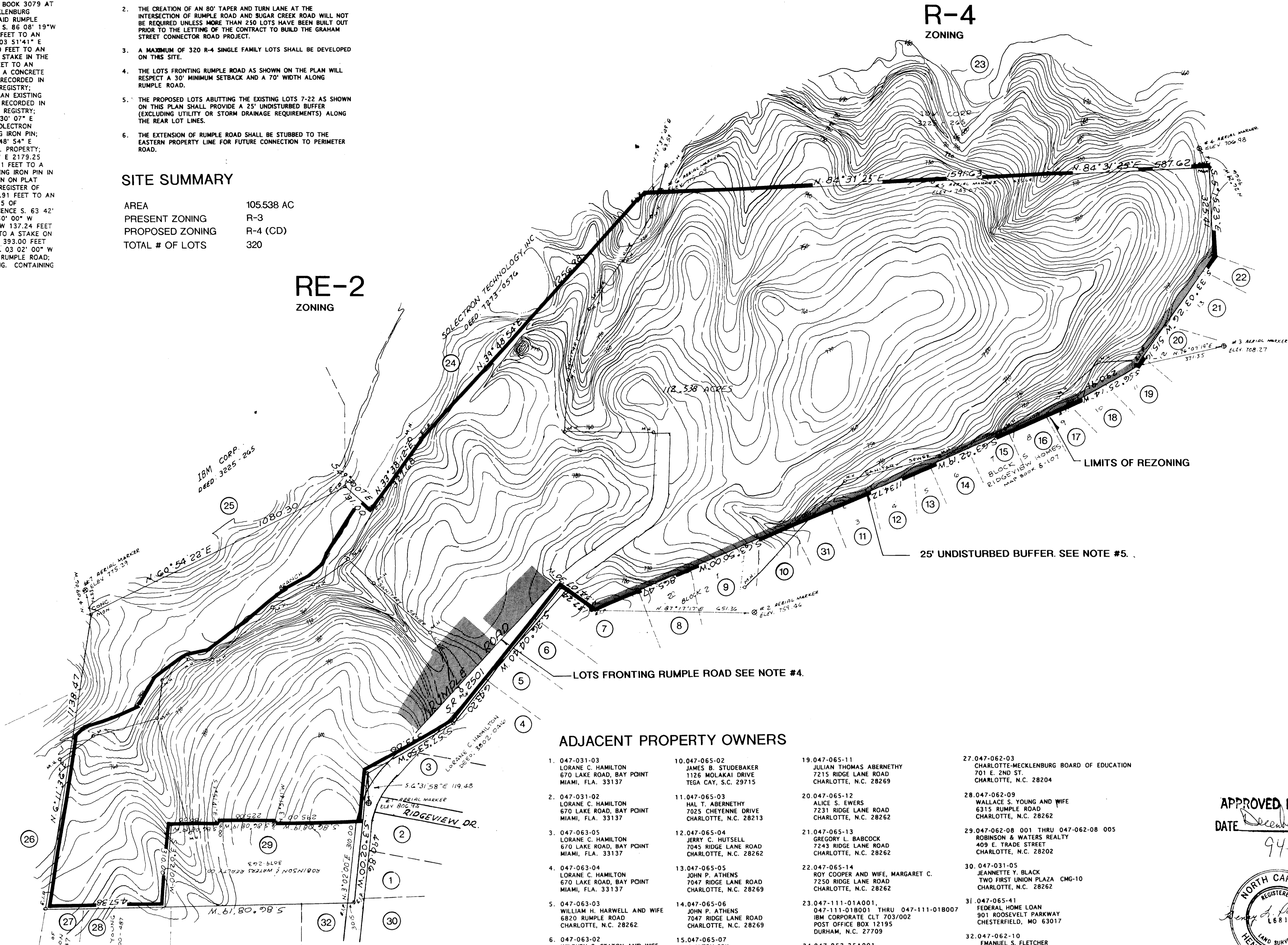
- NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY.
- THE CREATION OF AN 80' TAPER AND TURN LANE AT THE INTERSECTION OF RUMPLE ROAD AND RIDEVIEW ROAD WILL NOT BE REQUIRED UNLESS MORE THAN 250 LOTS HAVE BEEN BUILT OUT PRIOR TO THE LETTING OF THE CONTRACT TO BUILD THE GRAHAM STREET CONNECTOR ROAD PROJECT.
- A MAXIMUM OF 320 R-4 SINGLE FAMILY LOTS SHALL BE DEVELOPED ON THIS SITE.
- THE LOTS FRONTING RUMPLE ROAD AS SHOWN ON THE PLAN WILL RESPECT A 30' MINIMUM SETBACK AND A 70' WIDTH ALONG RUMPLE ROAD.
- THE PROPOSED LOTS ABUTTING THE EXISTING LOTS 7-22 AS SHOWN ON THIS PLAN SHALL PROVIDE A 25' UNDISTURBED BUFFER (EXCLUDING UTILITY OR STORM DRAINAGE REQUIREMENTS) ALONG THE REAR LOT LINES.
- THE EXTENSION OF RUMPLE ROAD SHALL BE STURBED TO THE EASTERN PROPERTY LINE FOR FUTURE CONNECTION TO PERIMETER ROAD.

SITE SUMMARY

AREA 105,538 AC
PRESENT ZONING R-3
PROPOSED ZONING R-4 (CD)
TOTAL # OF LOTS 320

RE-2 ZONING

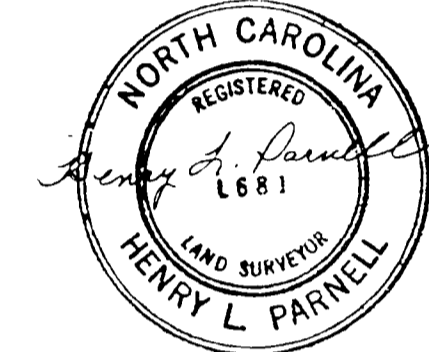
R-4 ZONING



ADJACENT PROPERTY OWNERS

- | | | | |
|---|---|--|--|
| 1. 047-031-03
LOANE C. HAMILTON
670 LAKE ROAD, BAY POINT
MIAMI, FLA. 33137 | 10. 047-065-02
JAMES B. STUBBAKER
1126 MOLAKAI DRIVE
TISD, GA. S.C. 29715 | 19. 047-065-11
JULIAN THOMAS ABERNETHY
7215 RIDGE LANE ROAD
CHARLOTTE, N.C. 28269 | 27. 047-062-03
CHARLOTTE-MECKLENBURG BOARD OF EDUCATION
701 E. 2ND ST.
CHARLOTTE, N.C. 28204 |
| 2. 047-031-02
LOANE C. HAMILTON
670 LAKE ROAD, BAY POINT
MIAMI, FLA. 33137 | 11. 047-065-03
HAL T. ABERNETHY
7325 CHEVENE DRIVE
CHARLOTTE, N.C. 28213 | 20. 047-065-12
ALICE S. ENERS
7231 RIDGE LANE ROAD
CHARLOTTE, N.C. 28262 | 28. 047-062-09
WALLACE S. YOUNG AND WIFE
6515 RUMPLE ROAD
CHARLOTTE, N.C. 28262 |
| 3. 047-061-05
LOANE C. HAMILTON
670 LAKE ROAD, BAY POINT
MIAMI, FLA. 33137 | 12. 047-065-04
JERRY C. HUSTELL
7045 RIDGE LANE ROAD
CHARLOTTE, N.C. 28262 | 21. 047-065-13
GREGORY L. BARCOCK
7243 RIDGE LANE ROAD
CHARLOTTE, N.C. 28262 | 29. 047-062-08 001 THRU 047-062-08 005
ROBINSON & WATERS REALTY
409 E. TRADE STREET
CHARLOTTE, N.C. 28202 |
| 4. 047-061-04
LOANE C. HAMILTON
670 LAKE ROAD, BAY POINT
MIAMI, FLA. 33137 | 13. 047-065-05
JOHN P. ATHENS
7047 RIDGE LANE ROAD
CHARLOTTE, N.C. 28269 | 22. 047-065-14
ROY COOPER AND WIFE, MARGARET C.
7150 RIDGE LANE ROAD
CHARLOTTE, N.C. 28262 | 30. 047-031-05
JEANNETTE V. BLACK
TWO FIRST BROAD PLAZA ONE-10
CHARLOTTE, N.C. 28262 |
| 5. 047-061-03
WILLIAM W. HANWELL AND WIFE
6820 RUMPLE ROAD
CHARLOTTE, N.C. 28262 | 14. 047-065-06
JOHN P. ATHENS
7047 RIDGE LANE ROAD
CHARLOTTE, N.C. 28269 | 23. 047-111-01A001
047-111-01B001 THRU 047-111-01B007
IBM CORPORATE CLT 703/002
POST OFFICE BOX 12795
DURHAM, N.C. 27709 | 31. 047-065-41
FEDERAL HOME LOAN
301 ROOSEVELT PARKWAY
CHESTERFIELD, MO 63017 |
| 6. 047-061-02
WILBURN C. STATION AND WIFE
6825 RUMPLE ROAD
CHARLOTTE, N.C. 28262 | 15. 047-065-07
ALTON COX
7183 RIDGE LANE ROAD
CHARLOTTE, N.C. 28262 | 24. 047-053-25A001
047-053-25B001
047-053-25B002
SOLEXTION TECHNOLOGY INC
1001 W. I. HARRIS BOULEVARD
CHARLOTTE, N.C. 28257 | 32. 047-062-10
EMANUEL S. FLETCHER
4627 RUMPLE ROAD
CHARLOTTE, N.C. 28262 |
| 7. 047-061-01
SHEEP McLAN CARTER
6846 RUMPLE ROAD
CHARLOTTE, N.C. 28262 | 16. 047-065-08
E. EUGENE YONCANNON
7125 RIDGE LANE ROAD
CHARLOTTE, N.C. 28269 | 25. 047-053-04
IBM CORPORATE CLT 703/002
POST OFFICE BOX 12795
DURHAM, N.C. 27709 | |
| 8. 047-061-13
EDWARD F. WILSON
6917 RIDGE LANE ROAD
CHARLOTTE, N.C. 28262 | 17. 047-065-10
MARTIN ANDREW SULLIVAN
7137 RIDGE LANE ROAD
CHARLOTTE, N.C. 28262 | 26. 047-061-02
APPALACHIAN STATE UNIVERSITY
134 ADMINISTRATION BUILDING
BOONE, N.C. 28608 | |
| 9. 047-061-14
ENGLISH CARROLL HUNTER
6929 RIDGE LANE ROAD
CHARLOTTE, N.C. 28262 | 18. 047-065-10
DAVID ALLEN BLAND AND WIFE
7021 RIDGE LANE ROAD
CHARLOTTE, N.C. 28262 | | |

APPROVED BY CITY COUNCIL
DATE December 12, 1998
94-45



BOUNDARY INFORMATION OBTAINED FROM SURVEY OF ROBINSON PROPERTIES, MECKLENBURG COUNTY, NC, DATED JANUARY 24, 1994 BY HENRY L. PARNELL, RLS NO. 1881 OF HENRY L. PARNELL SURVEYING AND MAPPING, CHARLOTTE, NC. LEGAL DESCRIPTION ALSO PROVIDED BY HENRY L. PARNELL.

ColeJenest

Land Planning
Landscape Architecture
119 East Seventh Street
Suite 2C
Charlotte
North Carolina
28202
Tele 704.376.1555

RUMPLE ROAD PROPERTY

CONDITIONAL REZONING PLAN

663
2-25-94

10-21-94
10-19-94

R1 2

ColeJenest

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Landscape Architecture
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Charlotte
North Carolina
28202
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RUMPLE ROAD PROPERTY

ILLUSTRATIVE REZONING PLAN

663
10-21-94

R2 2

NOTES:

THIS PLAN IS ILLUSTRATIVE IN NATURE. CHANGES TO THE SITE PLAN MAY BE APPROVED BY THE PLANNING DIRECTOR AT HIS DISCRETION WITHOUT GOING THROUGH THE AMENDMENT PROCESS, EXCEPT FOR CHANGES WHICH WILL ALTER THE FOLLOWING:

- THE BASIC RELATIONSHIP OF THE PROPOSED DEVELOPMENT TO THE SURROUNDING PROPERTIES.
- THE STANDARDS AND REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG ZONING ORDINANCE.
- ANY CONDITIONS ATTACHED TO THE APPROVAL.

SUCH MINOR CHANGES SHALL NOT BE SUBJECT TO PROTEST PETITIONS UNDER THE CHARLOTTE-MECKLENBURG ZONING ORDINANCE SECTION 6.113.