

BOUNDARY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF CHARLOTTE, COUNTY OF MECKLENBURG AND STATE OF NORTH CAROLINA BEING PART OF LANDS CONVEYED TO HIGH POINT REALTY ASSOCIATES INC. & SOUTHEASTERN GUIDE DOGS INC. AND DESCRIBED IN A DEED RECORDED IN THE MECKLENBURG COUNTY REGISTRY OFFICE IN DEED BOOK 8110 AT PAGE 289 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

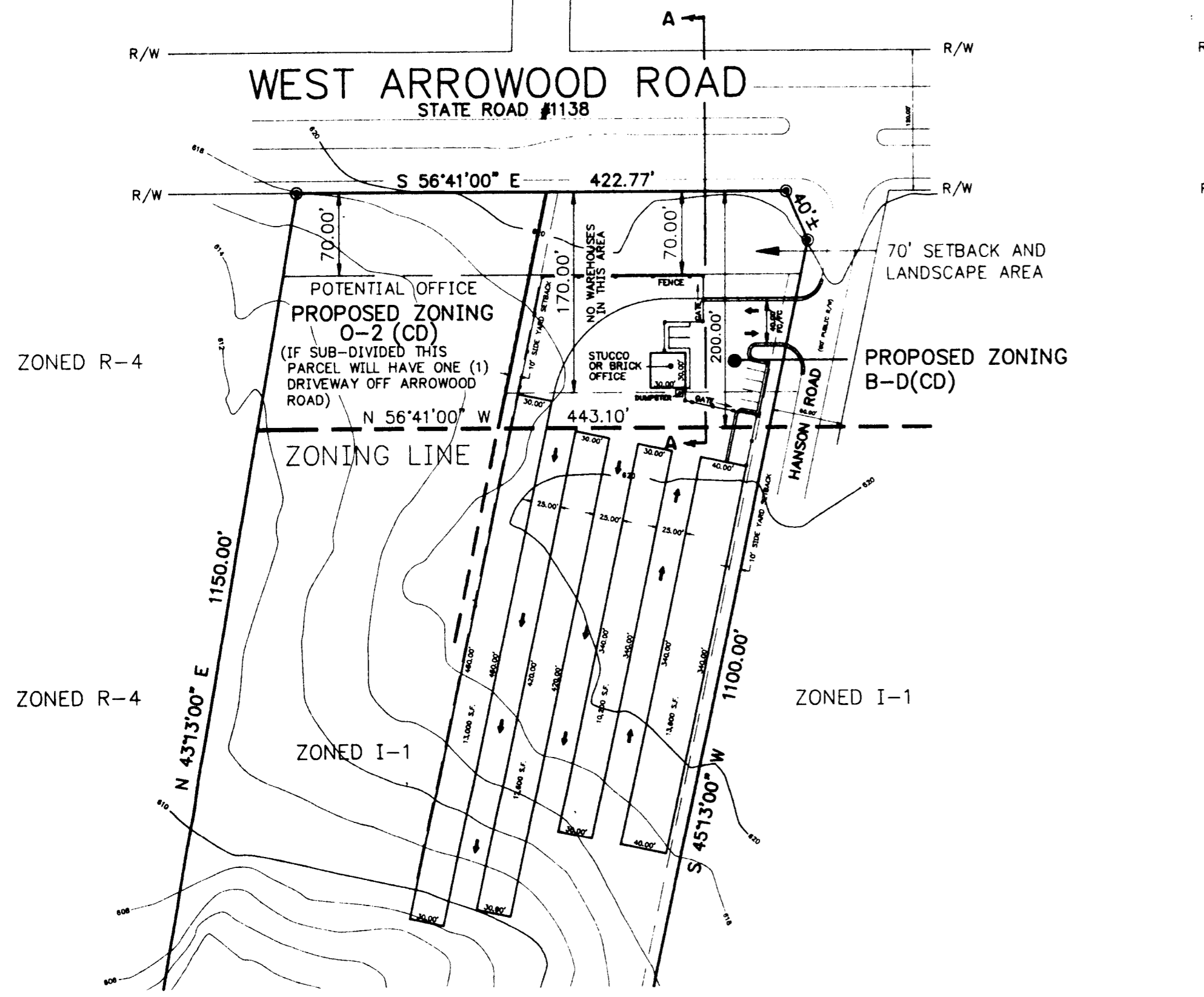
BEGINNING AT A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY BOUNDARY OF WEST ARROWOOD ROAD A.K.A. S.R. 1138, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF LANDS CONVEYED TO EMOLYN S. CROW AND DESCRIBED IN A DEED RECORDED IN SAID REGISTRY OFFICE IN DEED BOOK 1484 AT PAGE 37; RUNNING THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY BOUNDARY S. 56°41'00" E. A DISTANCE OF 422.77 FEET TO A POINT; SAID POINT BEING THE NORTHWESTERLY CORNER OF LANDS CONVEYED TO ARROWPOINT ASSOCIATES AND DESCRIBED IN A DEED RECORDED IN SAID REGISTRY OFFICE IN DEED BOOK 4947 AT PAGE 133; THENCE ALONG THE COMMON BOUNDARY BETWEEN SAID LANDS OF ARROWPOINT ASSOCIATES AND SAID LANDS OF "HIGH POINT REALTY ET AL." THE FOLLOWING TWO (2) COURSES:

- 1.) IN A SOUTHERLY DIRECTION A DISTANCE OF APPROXIMATELY 40 FEET TO A POINT;
- 2.) S. 45°13'00" W. A DISTANCE OF 162.09 FEET TO A POINT;

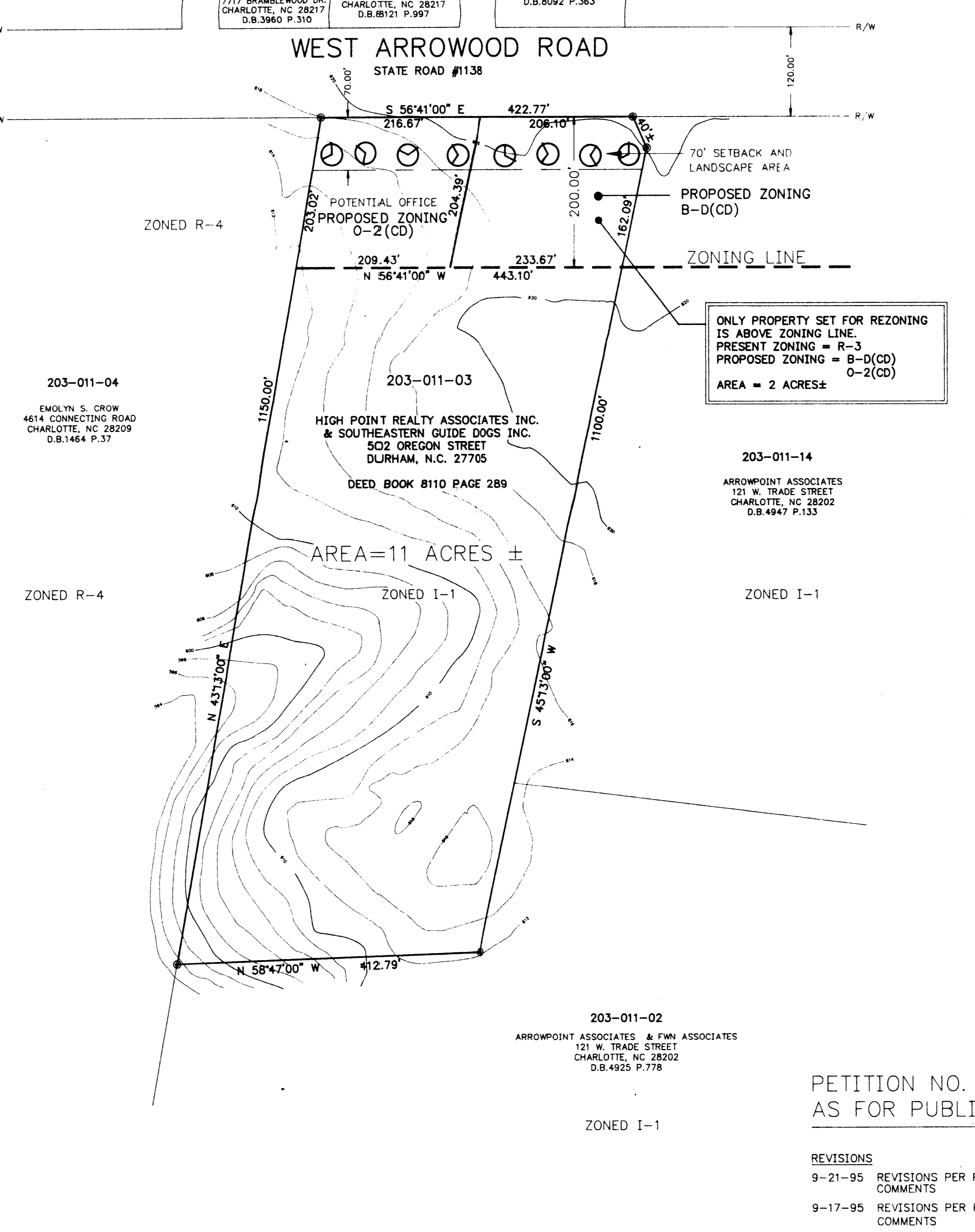
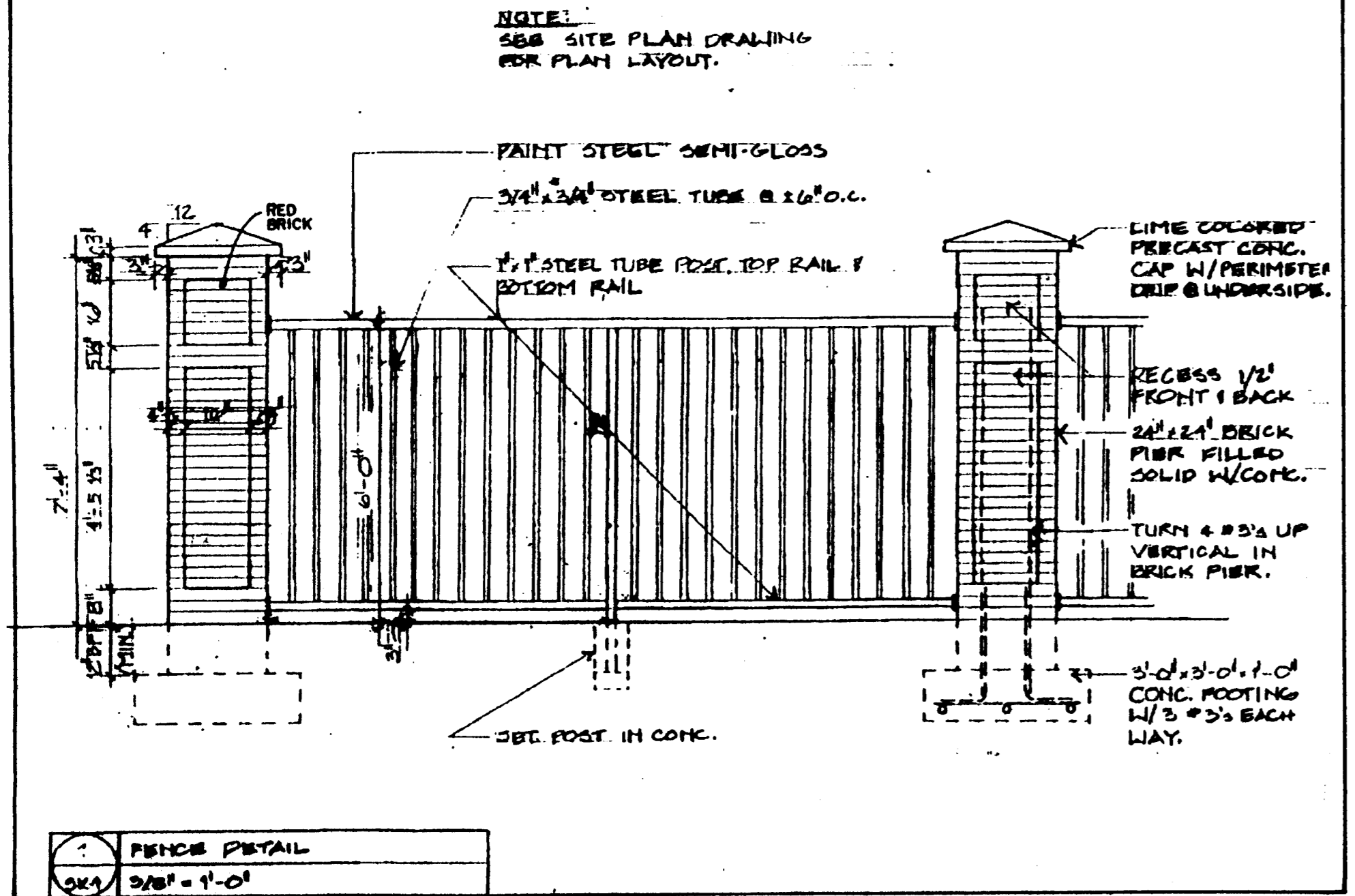
THENCE THROUGH SAID LANDS OF "HIGH POINT REALTY ET AL." N. 56°41'00" W. A DISTANCE OF 443.10 FEET TO A POINT IN THE LINE OF SAID LANDS CONVEYED TO EMOLYN S. CROW; THENCE ALONG THE COMMON BOUNDARY BETWEEN SAID LANDS OF "CROW", ON THE NORTHWEST, AND SAID LANDS OF "HIGH POINT REALTY ET AL.", ON THE SOUTHEAST, N. 43°13'00" E. A DISTANCE OF 203.02 FEET TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 2 ACRES OF LAND, MORE OR LESS.

- NOTES:**
1. PERMITTED USES SHALL BE THOSE USES LISTED IN THE B-D DISTRICT EXCEPT THE FOLLOWING SHALL NOT BE ALLOWED: AUTOMOTIVE SERVICE STATIONS INCLUDING TIRE ADJUSTMENTS, REPAIRS AND LUBRICATION; BAKERIES, RETAIL, INCLUDING MANUFACTURING OF GOODS FOR SALE OR PREPARED; BAKERIES, WHOLESALE, INCLUDING MANUFACTURING ON THE PREMISES, UP TO 5,000 SQUARE FEET; BAKERIES, WHOLESALE; BARBER AND BEAUTY SHOPS, DRY CLEANING AND LAUNDRY ESTABLISHMENTS, UP TO 4,000 SQUARE FEET ON A LOT; GRAPHIC RESEARCH AND PRODUCTION FACILITIES; JEWELERS, RETAIL; JEWELERS, WHOLESALE; LABORATORIES WITHIN AN ENCLOSED BUILDING FOR APPLIED AND BASIC RESEARCH; ADULT CARE CENTERS; BUILDING MATERIAL SALES, WHOLESALE; CATERERS; DRUGSTORES; CHILDREN'S HOMES AND SIMILAR NON-PROFIT INSTITUTIONS PROVIDING DOMICILIARY CARE FOR CHILDREN; OUTDOOR RECREATION;
 2. SIGNAGE SHALL BE PERMITTED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 3. LANDSCAPE IMPROVEMENTS TO CONTINUE ALONG ARROWOOD ROAD WITH THE SAME MATERIALS AND CONCEPT AS ADJACENT PARCEL TO THE EAST PREVIOUSLY APPROVED FOR B(DC) REZONING.
 4. ALL APPLICABLE ORDINANCES WILL BE COMPLIED WITH INCLUDING THE TREE ORDINANCE. LANDSCAPE AREAS ALONG ARROWOOD ROAD SHALL CONSIST OF A COMBINATION OF EXISTING AND NEW MATERIALS. EXISTING MATERIAL SHALL BE MAINTAINED TO THE EXTENT FEASIBLE BUT CLEARED AND TRIMMED TO PROVIDE A PLEASANT STREET SCAPE. NEW PLANTING MATERIAL SHALL BE ADDED TO SUPPLEMENT EXISTING, AND EXTENSIVE LANDSCAPING SHALL OCCUR IN THE VICINITY OF THE PUBLIC STREET ENTRANCE.

APPROVED BY CITY COUNCIL
DATE March 20, 1995
GRAPHIC SCALE
1 inch = 100 feet



NOTE:
ACCESS WILL BE LIMITED TO ONE PUBLIC ROAD/DRIVEWAY TO WEST ARROWOOD ROAD.



PETITION NO. 95-76
AS FOR PUBLIC HEARING

REVISIONS
9-21-95 REVISIONS PER PLANNING COMMISSION COMMENTS
9-17-95 REVISIONS PER PLANNING COMMISSION COMMENTS

THIS DRAWING IS THE PROPERTY OF JAMES MCGOVERN & ASSOCIATES CONSULTING ENGINEERS. IT IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

561 N. Park St.
P.O. Box 691
Charlotte, Carolina 28214
(704) 366-8200

JMA
James McGovern & Associates
Consulting Engineers

WEST ARROWOOD ROAD
TAX PARCEL 203-011-03
REZONING MAP

Project Sheet Title
Engineer
Drawn By
Date
Revisions
Project Number
Sheet

JAMES J. MCGOVERN
SANDRA BAETZ PASDON
JUNE 8, 1995
No. 1 Date 9-17-95
No. 2 Date 9-21-95
No. Date
No. Date
346.001
1 of 1

95-76