



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



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Management Company

# 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 \*

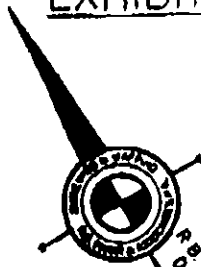
NOV 04 '96 12:07 R. B. PHARR

P.4/5

DATE: MAY 05, 1996

R.B. PHARR & ASSOCIATES, P.A.  
1900 EAST SEVENTH STREET  
CHARLOTTE, N.C. 28204  
376-2186

# EXHIBIT A



E.I.P. IN THE  
NORTHEAST  
CORNER OF  
LOT 52.  
(M.B. 3-489)

REFERENCE:  
R.B. PHARR MAP #1-1583  
DATE: APRIL 12, 1995

N 83° 22' 6" E 175.04'

MILLER CURETON ASSOCIATES INC.  
7800-821  
205-104-22

STERLING FOREST  
SUBDIVISION PHASE 2  
MAP BOOK 26, PAGE 557

## CHINA GROVE PUBLIC CHURCH ROAD

(40' PUBLIC R/W)

LOT 49  
LOT 48

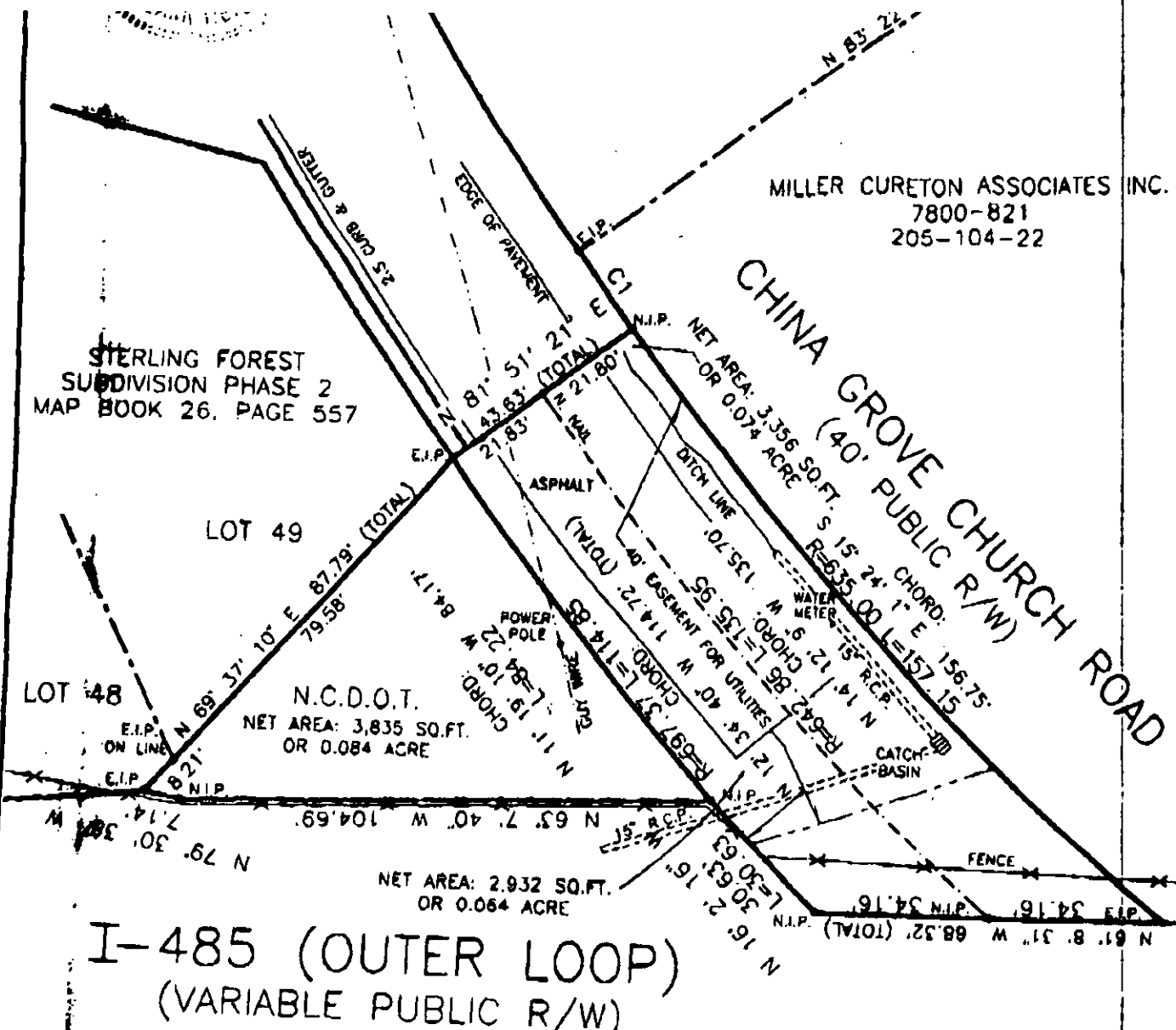
N.C.D.O.T.  
NET AREA: 3,835 SQ.FT.  
OR 0.084 ACRE

NET AREA: 2,932 SQ.FT.  
OR 0.064 ACRE

### I-485 (OUTER LOOP)

(VARIABLE PUBLIC R/W)

NOTE: EASEMENT IN FAVOR OF DUKE POWER COMPANY, BELLSOUTH TELECOMMUNICATIONS, INC. AND CITY OF CHARLOTTE UPON, UNDER, AND ACROSS THE ENTIRE PROPERTY DESCRIBED ABOVE FOR ACCESS TO AND FOR THE INSTALLATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF STABLE DRAIN PIPE AND RELATED EQUIPMENT.



MILLER CURETON ASSOCIATES INC.  
7800-821  
205-104-22

STERLING FOREST  
SUBDIVISION PHASE 2  
MAP BOOK 26, PAGE 557

CHINA GROVE CHURCH ROAD  
(40' PUBLIC R/W)  
NET AREA: 3,356 SQ.FT.  
OR 0.074 ACRE

LOT 49

LOT 48

N.C.D.O.T.  
NET AREA: 3,835 SQ.FT.  
OR 0.084 ACRE

NET AREA: 2,932 SQ.FT.  
OR 0.064 ACRE

I-485 (OUTER LOOP)  
(VARIABLE PUBLIC R/W)

NOTE: EASEMENT IN FAVOR OF DUKE POWER COMPANY, BELL SOUTH TELECOMMUNICATIONS, INC., AND CITY OF CHARLOTTE UPON, UNDER, AND ACROSS THE ENTIRE PROPERTY DESCRIBED ABOVE FOR ACCESS TO AND FOR THE INSTALLATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF CONDUIT, CABLE, WIRES, STORM DRAIN PIPE, AND RELATED EQUIPMENT.

TOTAL AREA: 7,191 SQ.FT.  
OR 0.158 ACRE

NOTE: REAR PROPERTY LINE OF THE NCDOT PROPERTY WAS PLACED 1.0 FOOT OFF FENCE LINE.

CURVE TABLE		
CURVE	CHORD	RADIUS & ARC
C1	S 07° 28' 04" E 18.68'	R=635.00 L=18.68

MAP OF:  
A PORTION OF CHINA GROVE CHURCH ROAD TO BE REMOVED FROM DEDICATION

CHARLOTTE N.C.

THE PROPERTY OF KAREN A.C. SHAW / PRECIOUS CHILD ACADEMY

SCALE 1"=30'

MAP BOOK 26 PAGE 557  
DEED BOOK 3 PAGE 489

FLOOD CERTIFICATION  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 26, 1982

38688