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Petition # _____

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* 0 0 B R E A K 0 0 *

**Metes and Bounds Description
of the Property of Randy Humphrey, Inc.**

BEGINNING at an existing concrete monument, said monument being the common rear corner of Lot 1 and Lot 2 of "CLAIBORNE WOODS", Map 2, recorded in Map Book 23, Page 931, and a common point on the boundary line of the subject property owned by Randy Humphrey, Inc., recorded in Deed Book 9834, Page 450, thence from said point of beginning, along the common rear property line of Lot 1 and the subject property, N 07-59-28 W 108.99 feet to a point in the southerly right-of-way of Mt. Holly-Huntersville Road (S.R. 2004), said right-of-way being 50 feet from the centerline as shown for dedication to the NCDOT on the Plat of Record of Fox Chase Subdivision, Map 1, recorded in Map Book 30, Page 905, thence with the said southerly right-of-way N 82-26-16 E 490.73 feet to a point in the easterly public right-of-way of Foxthorne Drive, said right-of-way shown on Fox Chase Subdivision Map 1, thence with the easterly right-of-way of Foxthorne Drive (6) calls, (1) with a curve having the radius of 30.00 feet and the length of 47.54 feet, said curve having a chord bearing and distance of S 37-02-12 W 42.72 feet to a point, thence (2) S 08-21-52 E 138.82 feet to a point, thence (3) with a curve having the radius of 220.00 feet and length of 104.55 feet, said curve having the chord bearing and distance S 21-58-43 E 103.57 feet to a point, thence (4) S 35-35-35 E 66.98 feet to a point, thence (5) with a curve having the radius of 330.00 feet and length of 53.62 feet, said curve having a chord bearing and distance S 30-56-18 E 53.56 feet to a point, thence (6) with a curve having the radius of 930.00 feet and a length of 307.34 feet, said curve having a chord bearing and distance S 16-48-58 E 305.94 feet to a point, thence S 83-25-16 W 60.01 feet to a point in the westerly right-of-way of Foxthorne Drive, thence with the said westerly right-of-way with a curve having a radius of 870.00 feet and length of 31.27 feet, said curve having a chord bearing and distance N 08-25-54 W 31.27 feet to a point, thence S 86-00-32 W 538.88 feet to a point on the common boundary of "CLAIBORNE WOODS" Map 2, and Randy Humphrey, Inc., thence with the said common line N 07-59-28 W 505.00 feet to an existing concrete monument, said monument being the point of beginning, and containing a total area of 7.698 acres, being the same property shown on "Boundary Survey prepared for Randy Humphrey, Inc." , prepared by Harris Engineering, sealed by Paul F. Zeltner, P.L.S. dated May 5, 1999.

Petition #: 99-48(c)

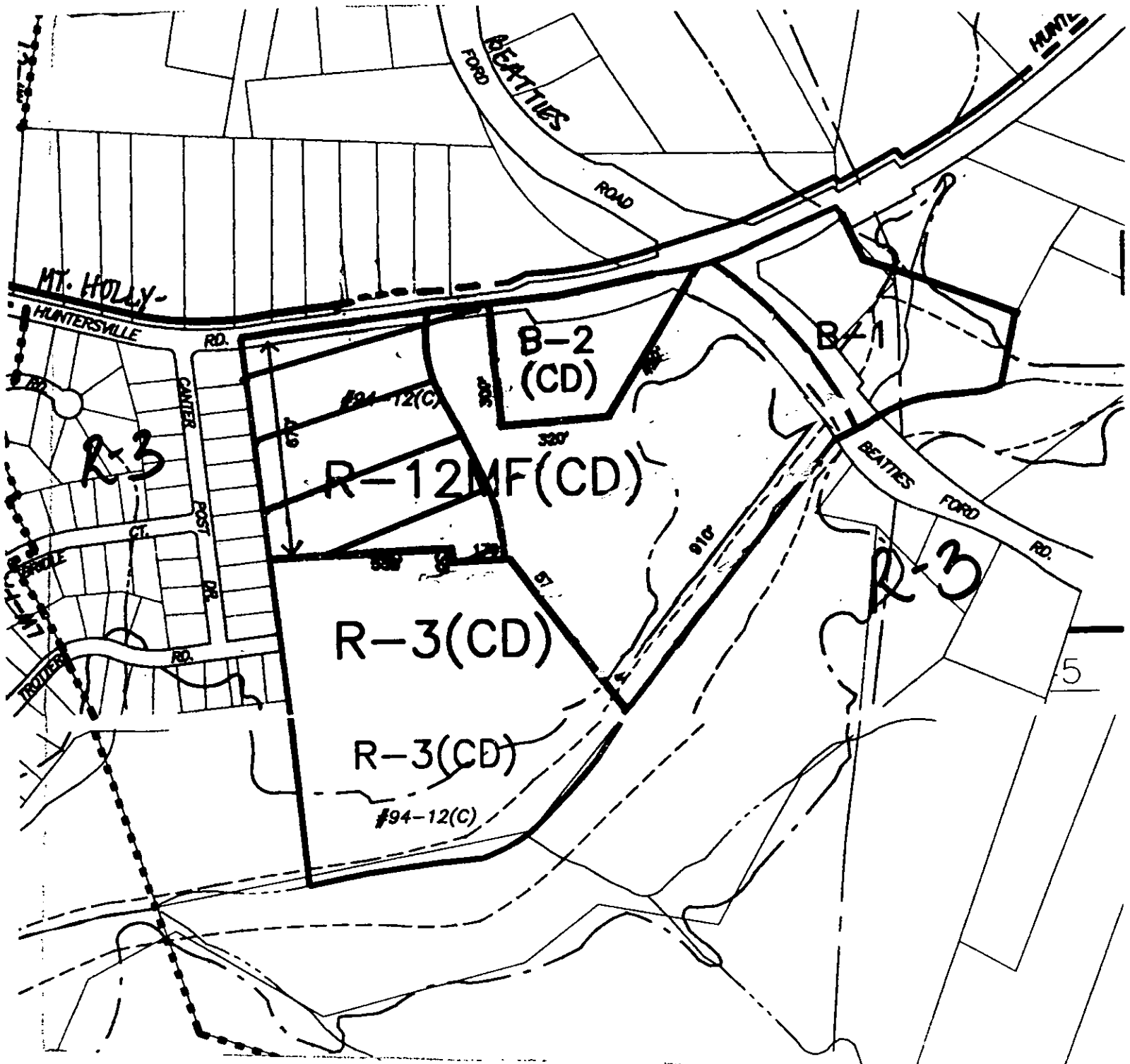
Petitioner: Randy Humphrey, Inc.

Hearing Date: July 13, 1999

Zoning Classification (Existing): ~~R-3(CD)~~ R12MF(CD)

Zoning Classification (Requested): R-3(CD) ~~R-3(CD)~~

Location: Approximately 7.7 acres located on the southwest corner of Beatties Ford Road and Mt. Holly-Huntersville Road.



OFFICIAL REZONING APPLICATION MECKLENBURG COUNTY

AMENDMENT TO PETITION #94-12C

Amended 5-20-99

Petition #:	<u>99-48c</u>
Date Filed:	<u>4-26-99</u>
Received By:	<u><i>MS</i></u>

OWNERSHIP INFORMATION:

Property Owner: Randy Humphrey, Inc.

Owner's Address: 18636 Starcreek Drive Cornelius, NC 28031

Date Property Acquired: March 1998 Tax Parcel Number(s): 033-154-05(Partial)

LOCATION OF PROPERTY (Address or Description): Mt. Holly-Huntersville Rd.

Size (Sq.Ft. or Acres): *29.93* *7.70* Street Frontage (Ft.): *490.73*

Current Land Use: Developing as the Fox Chase Subdivision

ZONING REQUEST:

Existing Zoning: *R-12MF(CP)* Proposed Zoning: *R-3 (CP)*
~~R-3 (Cluster)~~ ~~(Cluster)~~

Purpose of Zoning Change: To remove the 50' Buffer along the Western
property boundary adjoining Claiborne Woods Subdivision. (Lot's 31-thru 3

Wayne M. Harris // Harris Engineering Randy Humphrey, Inc.
Name of Agent Name of Petitioner(s)

1325 Harding Place Charlotte, NC 18636 Starcreek Dr. Cornelius, NC
Agent's Address 28204 Address of Petitioner(s) 28031

(704) 334-1325 (704) 334-1330 (704) 895-1384 (704) 895-1398
Telephone Number Fax Number Telephone Number Fax Number

Signature of Property Owner if other than Petitioner

Randy Humphrey
Signature

Date and Time Stamp 6/22/99 12:33:27 PM EST	This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.
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[Click Here to Open Owner's List \(Comma-Delimited\)](#)

ADJOINING OWNER'S REPORT

Total Parcels Selected: 30

Total Tax Records Selected: 30

Record	MapId#	Parcel-Id#	Owner's Name	Mailing Address	Property Address	Deed Book	Deed Page	Area
1	6218	02306218	GODLEY AUCTION COMPANY INC	4918 ROZZELLES FERRY RD CHARLOTTE NC 28216	MT HOLLY-HUNTERS VILL RD	09345	913	2.9
2	6243	02306243	WHITE GEORGE LEE & WF SYLVIA HEFNER	7919 MT HOLLY-HUNTERS VILL R CHARLOTTE NC 28216	7919 MT HOLLY-HUNTERS VILL RD	04422	128	2.19
3	6245	02306245	MUNDY MARIANNE REAMES & HSB BRYAN JACKSON	1601 LAWING RD CHARLOTTE NC 28216	8001 MT HOLLY-HUNTERS VILL RD	06282	755	3.062
4	6246	02306246	BROCKENBROUGH EDWARD H IV & WF JULIE A	8009 MT HOLLY-HUNTERS VILL R CHARLOTTE NC 28216	8009 MT HOLLY-HUNTERS VILL RD	06406	772	1.26
5	6247	02306247	GODLEY AUCTION COMPANY INC	4918 ROZZELLES FERRY RD CHARLOTTE NC 28216	8017 MT HOLLY-HUNTERS VILL RD	09345	913	1.22
6	6248	02306248	GODLEY AUCTION COMPANY INC	4918 ROZZELLES FERRY RD CHARLOTTE NC 28216	8025 MT HOLLY-HUNTERS VILL RD	09345	913	1.19
7	6249	02306249	GODLEY AUCTION COMPANY INC	4918 ROZZELLES FERRY RD CHARLOTTE NC 28216	8033 MT HOLLY-HUNTERS VILL RD	09345	913	1.16
8	6250	02306250	GODLEY AUCTION COMPANY INC	4918 ROZZELLES FERRY RD CHARLOTTE NC 28216	8101 MT HOLLY-HUNTERS VILL RD	09345	913	1.13
9	6255	02306255	AUTEN JULIA C % JOHN L CORBETT	PO BOX 1549 WINTERVILLE NC 28590	BEATTIES FORD RD	01099	237	1.24
10	6105	02516105	AUTEN JULIA C % JOHN L CORBETT	PO BOX 1549 WINTERVILLE NC 28590	8400 MT HOLLY-HUNTERS VILL RD	01099	237	7.03
11	6112	02516112	NISBET OIL CO	PO BOX 35367 CHARLOTTE NC 28235	8300 BEATTIES FORD RD	06273	436	1.66
12	7101	03317101	LASSELL WILLIAM P & MARY ANN BORRUSO	8732 CANTER POST DR CHARLOTTE NC 28216	8732 CANTER POST DR	09386	587	0.441
13	7102	03317102	RICHARDS PAUL D & WF KELLIE A GOODMAN	8724 CANTER POST DR CHARLOTTE NC 28216	8724 CANTER POST DR	08391	460	0.285
				8718 CANTER POST				

14	7103	03317103	TIMOTHY D & WF CAROL W	DR CHARLOTTE NC 28216	8718 CANTER POST DR	06533362	0.262
15	7104	03317104	ANNAS JANET E	8712 CANTER POST DR CHARLOTTE NC 28216	8712 CANTER POST DR	08328814	0.267
16	7105	03317105	HEGLER PHYLLIS R	8706 CANTER POST DR CHARLOTTE NC 28216	8706 CANTER POST DR	07844882	0.267
17	7106	03317106	RODELL KAREN L	8700 CANTER POST DRIVE CHARLOTTE NC 28216	8700 CANTER POST DR	07687602	0.267
18	7107	03317107	PELLAND ROBIN M & HSB STEVEN W	8624 CANTER POST DR CHARLOTTE NC 28216	8624 CANTER POST DR	06897579	0.267
19	7108	03317108	GOSEY WILLIAM SCOTT & WF SALLY L	8618 CANTER POST DR CHARLOTTE NC 28216	8618 CANTER POST DR	09634114	0.267
20	7109	03317109	BABCOCK TIMOTHY W & WF JANET G	8612 CANTER POST DRIVE CHARLOTTE NC 28216	8612 CANTER POST DR	06595613	0.267
21	7110	03317110	SCOTT ERIC K & WF CHARLENE D	8606 CANTER POST DR CHARLOTTE NC 28216	8606 CANTER POST DR	09949415	0.267
22	7111	03317111	SNEED SHIRLEY ANN	8600 CANTER POST DR CHARLOTTE NC 28216	8600 CANTER POST DR	09037023	0.233
23	7401	03317401	MAHON JAMES P & WF ELIZABETH A	7912 TROTTER RD CHARLOTTE NC 28216	7912 TROTTER RD	09661850	0.258
24	7402	03317402	HARTSELL HELEN H	7906 TROTTER ROAD CHARLOTTE NC 28216	7906 TROTTER RD	08762548	0.258
25	7403	03317403	MORTON RICHARD E & WF LYNN M	7824 TROTTER RD CHARLOTTE NC 28216	7824 TROTTER RD	06922863	0.258
26	7499	03317499	MECKLENBURG COUNTY	600 E 4TH ST/11TH FLOOR CHARLOTTE NC 28202	TROTTER RD	07609691	9.196
27	7107	03327107	PARKER MARY MORGAN	1749 NORTHWIND DR SW OCEAN ISLE BEAC NC 28469	BEATTIES FORD RD	05904347	1.188
28	7109	03327109	MECKLENBURG COUNTY	600 E 4TH ST/11TH FLOOR CHARLOTTE NC 28202	BEATTIES FORD RD	05799291	28
29	7110	03327110	MASUD TIMOTHY J & MARIE A MASUD	8108 MT HOLLY-HUNT RD CHARLOTTE NC 28216	8108 MT HOLLY-HUNTERS VILL RD	05223061	19.634
30	7110	03327110	MASUD TIMOTHY J & MARIE A MASUD	8108 MT HOLLY-HUNT RD CHARLOTTE NC 28216	8108 MT HOLLY-HUNTERS VILL RD	05223061	19.634

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