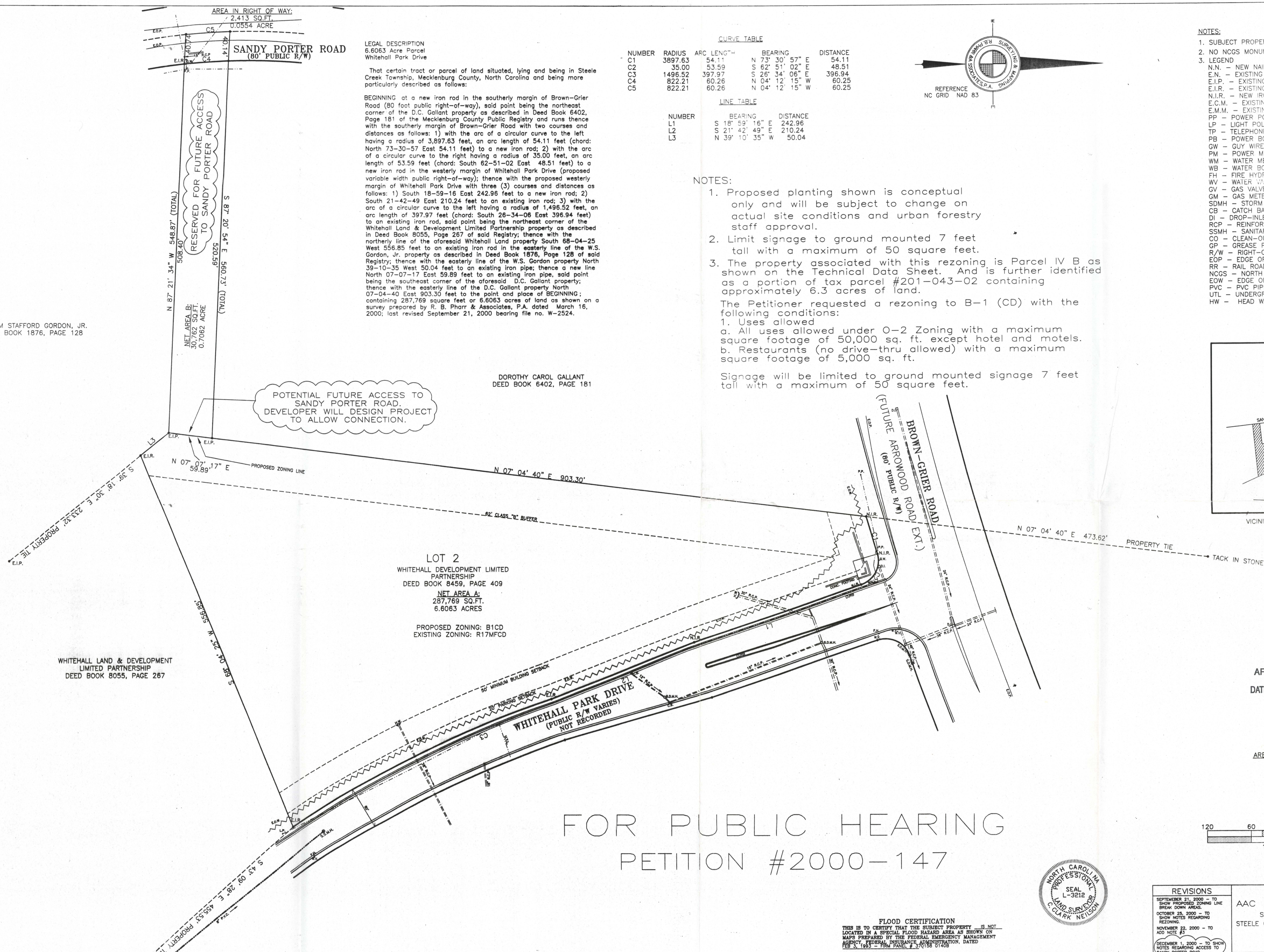


LEGAL DESCRIPTION
6.6063 Acre Parcel
Whitehall Park Drive

That certain tract or parcel of land situated, lying and being in Steele Creek Township, Mecklenburg County, North Carolina and being more particularly described as follows:

BEGINNING at a new iron rod in the southerly margin of Brown-Grier Road (80 foot public right-of-way), said point being the northeast corner of the D.C. Gallant property as described in Deed Book 6402, Page 181 of the Mecklenburg County Public Registry and runs thence with the southerly margin of Brown-Grier Road with two courses and distances as follows: 1) with the arc of a circular curve to the left having a radius of 3,897.63 feet, an arc length of 54.11 feet (chord: North 73-30-57 East 54.11 feet) to a new iron rod; 2) with the arc of a circular curve to the right having a radius of 35.00 feet, an arc length of 53.59 feet (chord: South 62-51-02 East 48.51 feet) to a new iron rod in the westerly margin of Whitehall Park Drive (proposed variable width public right-of-way); thence with the proposed westerly margin of Whitehall Park Drive with three (3) courses and distances as follows: 1) South 18-59-16 East 242.96 feet to a new iron rod; 2) South 21-42-49 East 210.24 feet to an existing iron rod; 3) with the arc of a circular curve to the left having a radius of 1,496.52 feet, an arc length of 397.97 feet (chord: South 26-34-06 East 396.94 feet) to an existing iron rod, said point being the northeast corner of the Whitehall Land & Development Limited Partnership property as described in Deed Book 8055, Page 267 of said Registry; thence with the northerly line of the aforesaid Whitehall Land property South 68-04-25 West 556.85 feet to an existing iron rod in the easterly line of the W.S. Gordon, Jr. property as described in Deed Book 1876, Page 128 of said Registry; thence with the easterly line of the W.S. Gordon property North 39-10-35 West 50.04 feet to an existing iron pipe; thence a new line North 07-07-17 East 59.89 feet to an existing iron pipe, said point being the southeast corner of the aforesaid D.C. Gallant property; thence with the easterly line of the D.C. Gallant property North 07-04-40 East 903.30 feet to the point and place of BEGINNING; containing 287,769 square feet or 6.6063 acres of land as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated March 16, 2000; last revised September 21, 2000 bearing file no. W-2524.

CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	BEARING	DISTANCE
C1	3897.63	54.11	N 73° 30' 57" E	54.11
C2	35.00	53.59	S 62° 51' 02" E	48.51
C3	1496.52	397.97	S 26° 34' 06" E	396.94
C4	822.21	60.26	N 04° 12' 15" W	60.25
C5	822.21	60.26	N 04° 12' 15" W	60.25

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 18° 59' 16" E	242.96
L2	S 21° 42' 49" E	210.24
L3	N 39° 10' 35" W	50.04

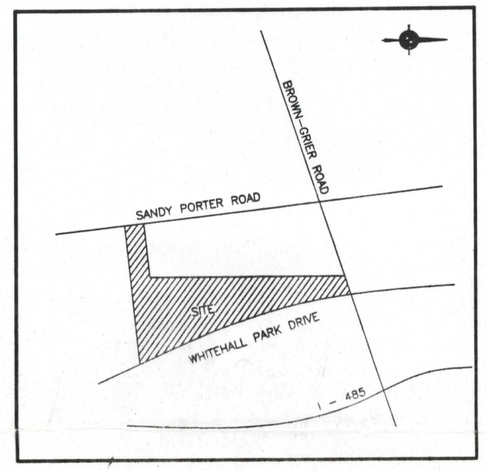
REFERENCE
NC GRID NAD 83

NOTES:
1. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and urban forestry staff approval.
2. Limit signage to ground mounted 7 feet tall with a maximum of 50 square feet.
3. The property associated with this rezoning is Parcel IV B as shown on the Technical Data Sheet. And is further identified as a portion of tax parcel #201-043-02 containing approximately 6.3 acres of land.

The Petitioner requested a rezoning to B-1 (CD) with the following conditions:
1. Uses allowed
a. All uses allowed under O-2 Zoning with a maximum square footage of 50,000 sq. ft. except hotel and motels.
b. Restaurants (no drive-thru allowed) with a maximum square footage of 5,000 sq. ft.

Signage will be limited to ground mounted signage 7 feet tall with a maximum of 50 square feet.

NOTES:
1. SUBJECT PROPERTY ZONED R3 R17MFC
2. NO NCGS MONUMENT IN 2000 FEET OF SUBJECT PROPERTY
3. LEGEND
N.N. – NEW NAIL
E.N. – EXISTING NAIL
E.I.P. – EXISTING IRON PIPE
E.I.R. – EXISTING IRON ROD
N.I.R. – NEW IRON ROD
E.C.M. – EXISTING CONCRETE MONUMENT
E.M.M. – EXISTING METAL MONUMENT
PP – POWER POLE
LP – LIGHT POLE
TP – TELEPHONE POLE
PB – POWER BOX
GW – GUY WIRE
PM – POWER METER
WM – WATER METER
WB – WATER BOX
FH – FIRE HYDRANT
WV – WATER VALVE
GV – GAS VALVE
GM – GAS METER
SDMH – STORM DRAINAGE MANHOLE
CB – CATCH BASIN
DI – DROP-INLET
RCP – REINFORCED CONCRETE PIPE
SSMH – SANITARY SEWER MANHOLE
CO – CLEAN-OUT
GP – GREASE PIT
R/W – RIGHT-OF-WAY
EOP – EDGE OF PAVEMENT
RR – RAIL ROAD
NCGS – NORTH CAROLINA GEODETIC SURVEY
EOW – EDGE OF WOODS
PVC – PVC PIPE
UTL – UNDERGROUND TELEPHONE LINE
HW – HEAD WALL



VICINITY MAP NOT TO SCALE

APPROVED BY CITY COUNCIL
DATE 12/18/00

NET AREA A:
287,769 SQ.FT.
6.6063 ACRES

NET AREA B:
30,762 SQ.FT.
0.7062 ACRE

AREA IN RIGHT OF WAY:
2,413 SQ.FT.
0.0554 ACRE

TOTAL AREA:
320,944 SQ.FT.
7.3679 ACRES

Petition 00-147
12-11-00

120 60 0 60 120
1 INCH = 60 FEET

FOR PUBLIC HEARING
PETITION #2000-147

NORTH CAROLINA PROFESSIONAL SEAL L-3212 LAND SURVEYOR C. CLARK NELSON

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 FEB 3, 1993 – FIRM PANEL # 370158 0140D

REVISIONS
SEPTEMBER 21, 2000 – TO SHOW PROPOSED ZONING LINE BREAK DOWN AREAS.
OCTOBER 25, 2000 – TO SHOW NOTES REGARDING REZONING.
NOVEMBER 22, 2000 – TO ADD NOTE #3
DECEMBER 1, 2000 – TO SHOW NOTES REGARDING ACCESS TO SANDY PORTER ROAD.

SURVEY FOR
AAC REAL ESTATE SERVICES, INC.
SANDY PORTER ROAD & WHITEHALL DRVE
STEELE CREEK TOWNSHIP, MECKLENBURG COUNTY, N.C.
TAX PARCEL# 201-043-02
DEED BOOK 8459, PAGE 409