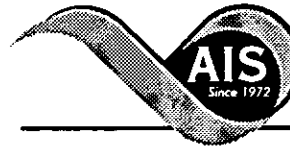




* 0 0 B R E A K 0 0 *



**ADVANCED
IMAGING
SYSTEMS**

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An Information
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 *

Petition #: 2001-76

Petitioner: Bank of America, National Association

Hearing Date: June 18, 2001

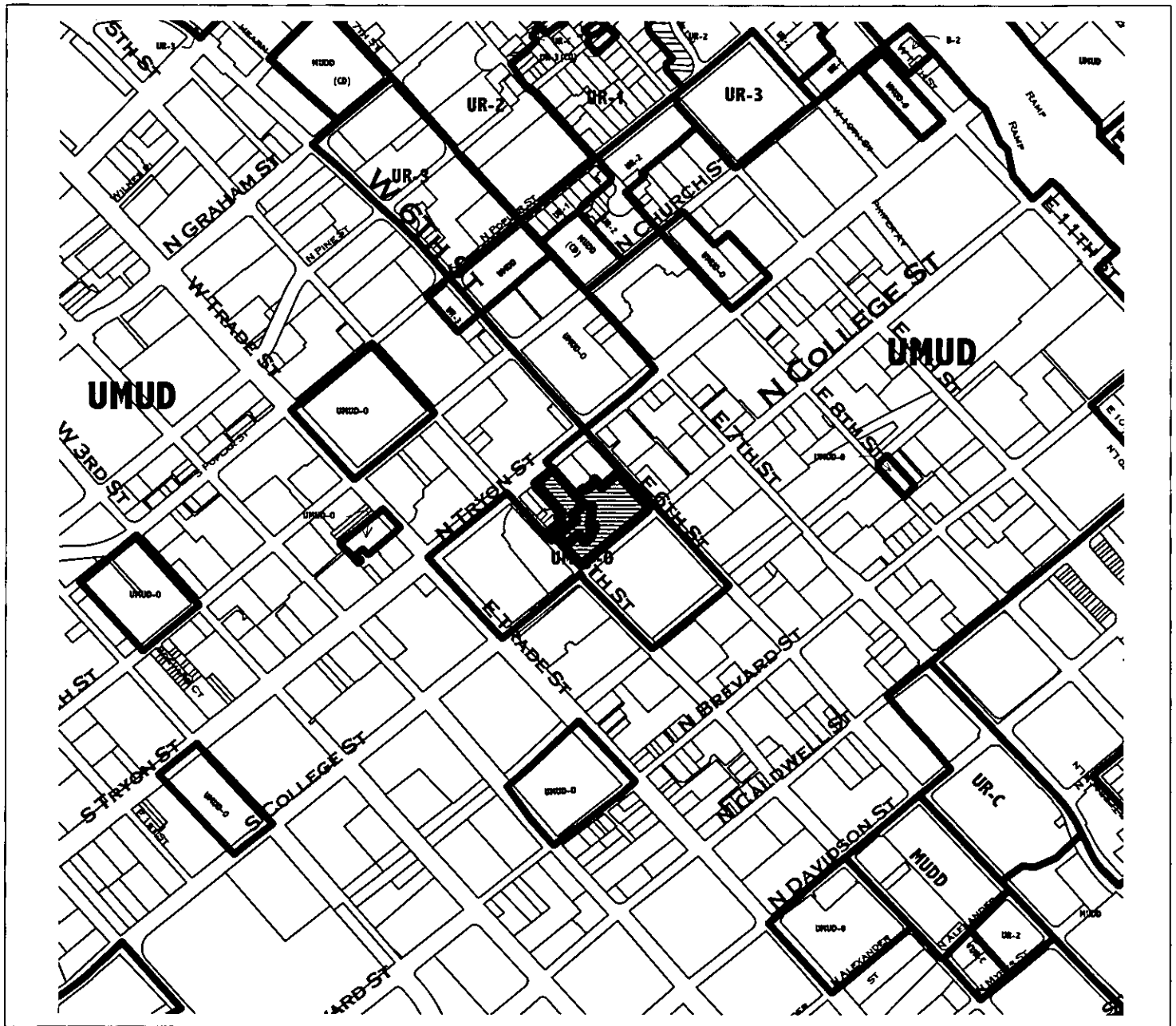
UMUD

Zoning Classification (Existing):

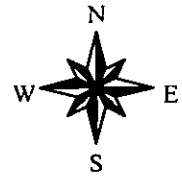
UMUD-O

Zoning Classification (Requested):

Acreage & Location Approximately 2.3 acres located on the southwest corner of East Sixth Street and College Street.



Zoning Map #(s); 102



LEGAL DESCRIPTION OF OFFICE TRACT

Being all of 2.341 acre tract situated in the City of Charlotte, Mecklenburg County, North Carolina as described in Deed Book 7808 Page 356, Deed Book 5127 Page 960, Deed Book 4444 Page 235, and Deed Book 5132 Page 001, Mecklenburg County Registry, said tract being bounded on the north by East Sixth Street, the east by North College Street, the south by East Fifth Street, and the west by North Tryon Street and being more particularly described by metes and bounds as follows:

BEGINNING at a found PK nail on the southwesterly right of way line of East Sixth Street (50.5-foot nominal public right of way), at the intersection of East Sixth Street and North College Street.

Thence along the arc of a circular curve to the right having a radius of 31.59 feet, an arc length of 51.10 feet and a chord which bears S 00° 16' 17" W, 45.71 feet to a found PK nail on the northwesterly right of way line of North College Street (53-foot nominal public right of way).

Thence, with the northwesterly right of way line of North College Street, S 46° 42' 47" W, 351.06 feet to a found PK nail on the northeasterly right of way line of East Fifth Street (50-foot nominal public right of way).

Thence, with the northeasterly right of way line of East Fifth Street, N 46° 05' 51" W, 110.57 feet to a computed point, the southeasterly corner of Parcel 1 as shown on the survey referenced below and being that property owned by the City of Charlotte (now or formerly) as described in that instrument recorded in Book 5127 at Page 960, Mecklenburg County Registry.

Thence, continuing with the northeasterly right of way line of East Fifth Street, N 46° 05' 51" W, 54.69 feet to a found PK nail located in the northeasterly margin of the right-of-way of East Fifth Street.

Thence, continuing with the aforesaid northeasterly margin of East Fifth Street N 46° 04' 25" W, 38.66 feet to a computed point located on the southeasterly boundary line of an apparent gap as shown on map recorded in Map Book 332 at Page 107, Mecklenburg County Registry.

Thence, with the southeasterly line of the apparent gap, N 46° 07' 59" E 63.79 feet to a computed point.

Thence, N 45° 36' 17" W, passing the northeasterly corner of the Alley Way and Turn Space as recorded in Deed Book 332 Page 107, Mecklenburg County Registry, 24.38 feet to a point located at the southeasterly corner of that property owned by TKC VII LLC (now or formerly) as described in that instrument recorded in Deed Book 8002 at Page 59, Mecklenburg County Registry.

Thence, with the easterly and northerly lines of TKC VII LLC the following two courses:

1. N 43° 38' 44" E, 24.88 feet to a building corner.
2. N 45° 12' 28" W, 168.99 feet to a set PK Nail (building corner) located on the southeasterly right of way of North Tryon Street (NC Hwy. 49 having a 86.5-foot public right of way).

Thence, with the southeasterly right of way of North Tryon Street N 46° 27' 53" E, 96.04 feet to a found PK nail (building corner) located at the westerly corner of that property owned by NationsBank, N.A. (Carolinas) (now or formerly) as described in that instrument recorded in Book 6979 at Page 843, Mecklenburg County Registry.

Thence, with the southwesterly and easterly boundary lines of the property owned by NationsBank, N.A. (Carolinas) and that property owned by TKC V LLC (now or formerly) as described in that instrument recorded in Book 7808 at Page 356 of the Mecklenburg County Registry, the following four courses:

1. S 45° 12' 26" E, 149.53 feet to a building corner.
2. N 47° 18' 33" E, 45.46 feet to a computed point

1. S 43° 12' 20" E, 149.53 feet to a building corner.
2. N 47° 18' 33" E, 45.46 feet to a computed point.
3. S 42° 38' 04" E, 10.03 feet to a computed point.
4. N 47° 00' 52" E, 28.39 feet to a computed point.

Thence, with a new line through TKC V LLC the following three courses:

1. S 44° 54' 45" E, 3.68 feet to a computed point.
2. N 45° 05' 15" E, 30.30 feet to a computed point.
3. N 44° 54' 45" W 12.71 feet to a computed point on the southeasterly line of NationsBank as recorded in Deed Book 6979 at Page 843, Mecklenburg County Registry.

Thence, with the southeasterly line of NationsBank and the westerly and southerly lines of the City of Charlotte the following seven courses:

1. N 45° 05' 11" E, 1.94 feet to a computed point.
2. N 44° 35' 25" E, 0.80 feet to a computed point.
3. N 45° 28' 58" E, 3.18 feet to a computed point.
4. S 45° 33' 21" E, 15.33 feet to a building corner.
5. S 44° 17' 30" W, 2.17 feet to a building corner.
6. S 44° 53' 37" E, 29.89 feet to a building corner.
7. N 44° 18' 59" E, 93.06 feet to a set PK nail on the building face on the southwesterly right of way line of East Sixth Street. Thence, with the southwesterly right of way line of East Sixth Street, S 45° 46' 02" E, 174.90 feet to the POINT OF BEGINNING and containing within these metes and bounds 101,996 square feet or 2.341 acres of land, more or less, as shown on the ALTA/ACSM Land Title Survey of 214 North Tryon Street, City Fair and City Fair Parking Garage by DSAtlantic Corporation, dated November 19, 1998, last revised January 20, 1999, and signed and sealed by Robert F. Akers, Jr., NCRLS L-2965, reference to which survey is hereby made for a more particular description.

01-76

MONTHLY CHECKLIST FOR CLOSING REZONING FILES

- Application Fee \$2095, ch. 28397
- Property Owner Signatures
- Legal Descriptions
- Boundary Survey
- Adjoining Property Owner List
- Memo to Departments na
- Send out plans
- Resolution and Advertisement
- Sign Request na
- Sphere of Influence
- Prepare Letters
- Check adjoining owners against tax numbers
- Check legal description and boundary survey
- Pre hearing reports
- Previous Cases

- Record Decisions on Files
- Cross reference site plan amendments
- Prepare ordinances and attach legal description
- Stamp and distribute approved plans
- Stamp text amendments and distribute