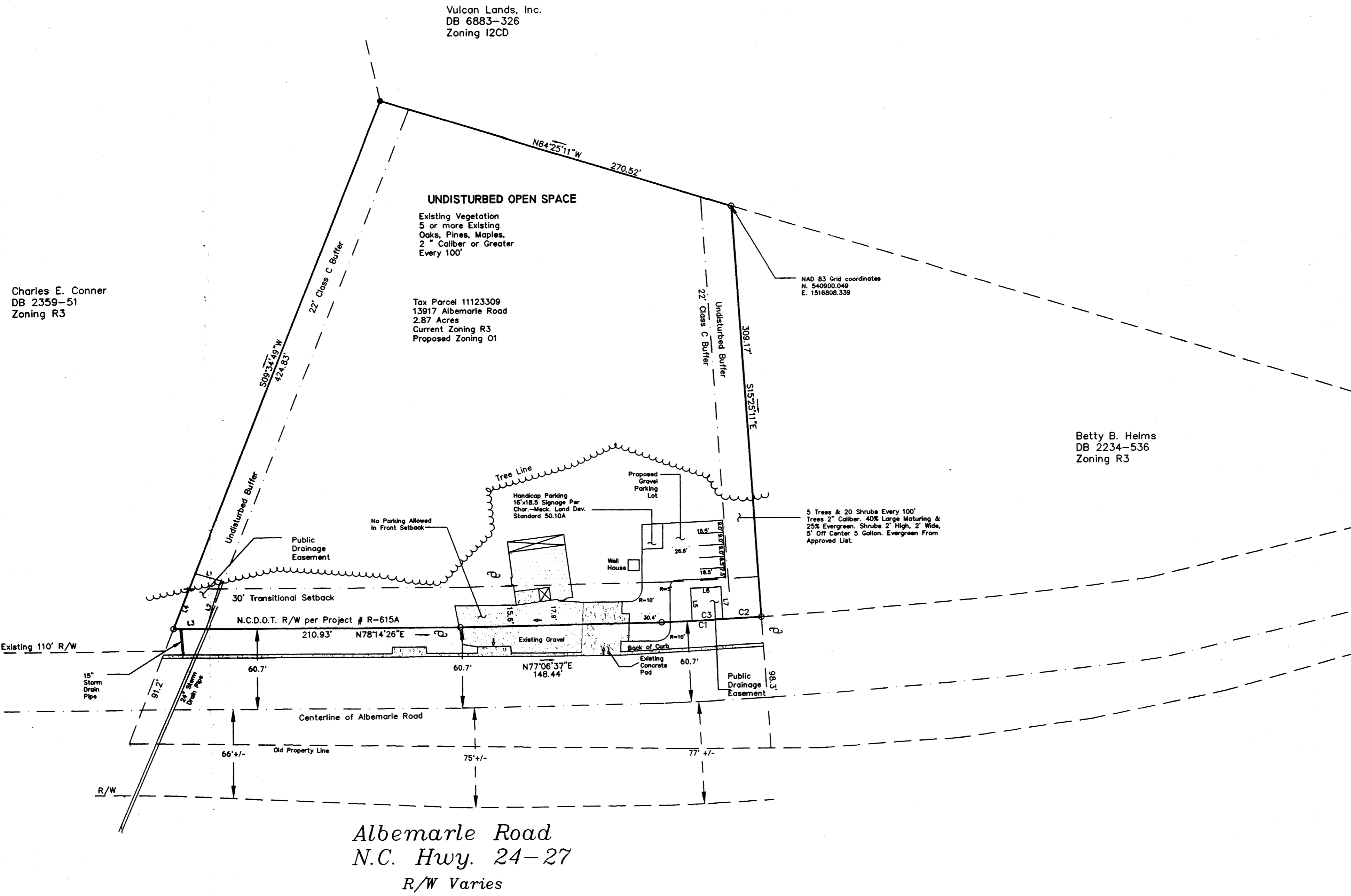
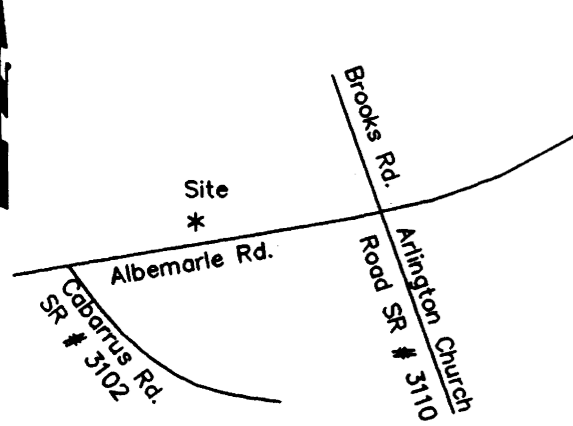


Vicinity Map
not to scale



Charles E. Conner
DB 2359-51
Zoning R3

Vulcan Lands, Inc.
DB 6883-326
Zoning I2CD

Tax Parcel 11123309
13917 Albemarle Road
2.87 Acres
Current Zoning R3
Proposed Zoning O1

Betty B. Helms
DB 2234-536
Zoning R3

Albemarle Road
N.C. Hwy. 24-27
R/W Varies

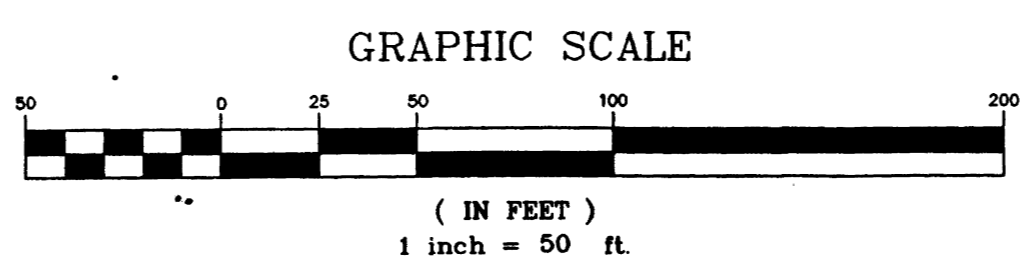
Legal Description

Beginning at a new iron pin on the right of way of Albemarle as shown on the N.C. Department of Transportation plans, (Project # R-615A), common corner of Betty Helms property as described in Deed Book 2234-536, and having NAD 83 N.C. grid coordinates of N. 540602.038 and E. 1516890.3161, thence with the right of way of Albemarle Road N.C. Hwy. 24-27 and with the arc of a circular curve to the right a chord distance and bearing of S. 75°25'16\"/>

- LEGEND:
- EIP ● = Existing Iron Pin
 - NIP ○ = New Iron Pin
 - NPS ■ = No Point Set
 - R/W = Right Of Way
 - ⊙ = Power Pole
 - MBSL = Minimum Building Setback Line
 - ⚡ = Traffic Flow

SITE DATA TABLE

- * Existing zoning R-3
- * Proposed zoning O-1CD
- * Acreage 2.87 acres
- * Existing square footage of building: 3500
- * Allowed uses: general office, medical office
- * Pending variance hearing on May 28, 2002



Notes

1. Combined scale factor 0.9998378.
2. No apparent wetlands on this property.
3. Not subject to FLUM or SWM.
4. This property is not in a flood area.
5. Reference N.C.D.O.T project R-615A.
6. Above ground backflow to be behind transitional setback.
7. Rollout trash container will be stored in basement.
8. Parking lot will be screened on the east side by the undisturbed buffer only.
9. No wall "Pak" lighting.
10. New Lights will be limited to 20' maximum height.
11. If additions are made to the site all additions must be similar to the existing structure.
12. Signs per code.
13. There is a Limitation of 2500 Square Feet for any future expansion. LB

APPROVED BY CITY COUNCIL
DATE 7/15/02

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 19.88 | S85°25'20"E |
| L2 | 37.87 | N05°54'18"E |
| L3 | 23.87 | N78°14'26"E |
| L4 | 44.74 | S09°34'49"W |
| L5 | 24.60 | N14°25'51"W |
| L6 | 22.45 | N75°27'49"E |
| L7 | 24.60 | N14°42'30"W |

| CURVE | LENGTH | RADIUS | CHORD BEARING | CHORD DISTANCE |
|-------|--------|---------|---------------|----------------|
| C1 | 73.31 | 3761.47 | N75°25'16"E | 73.31 |
| C2 | 28.16 | 3761.47 | N75°04'38"E | 28.16 |
| C3 | 22.60 | 3761.47 | N75°27'49"E | 22.60 |

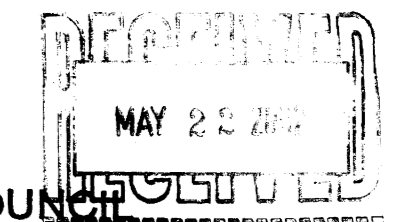
| REVISIONS | BY |
|-----------|----|
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SPRATT & BROOKS
P.O. BOX 25175,
LAND SURVEYING
CHARLOTTE, N.C.
(704) 568-1719 28229

Site Plan
for
Greg Brook

Clear Creek Township
Mecklenburg County, N.C.

02-39



DRAWN R.B.B.
CHECKED R.B.B.
DATE April 29, 2002
SCALE 1"=50'
JOB # 02005re

1
SHEET NO. 1
OF 1