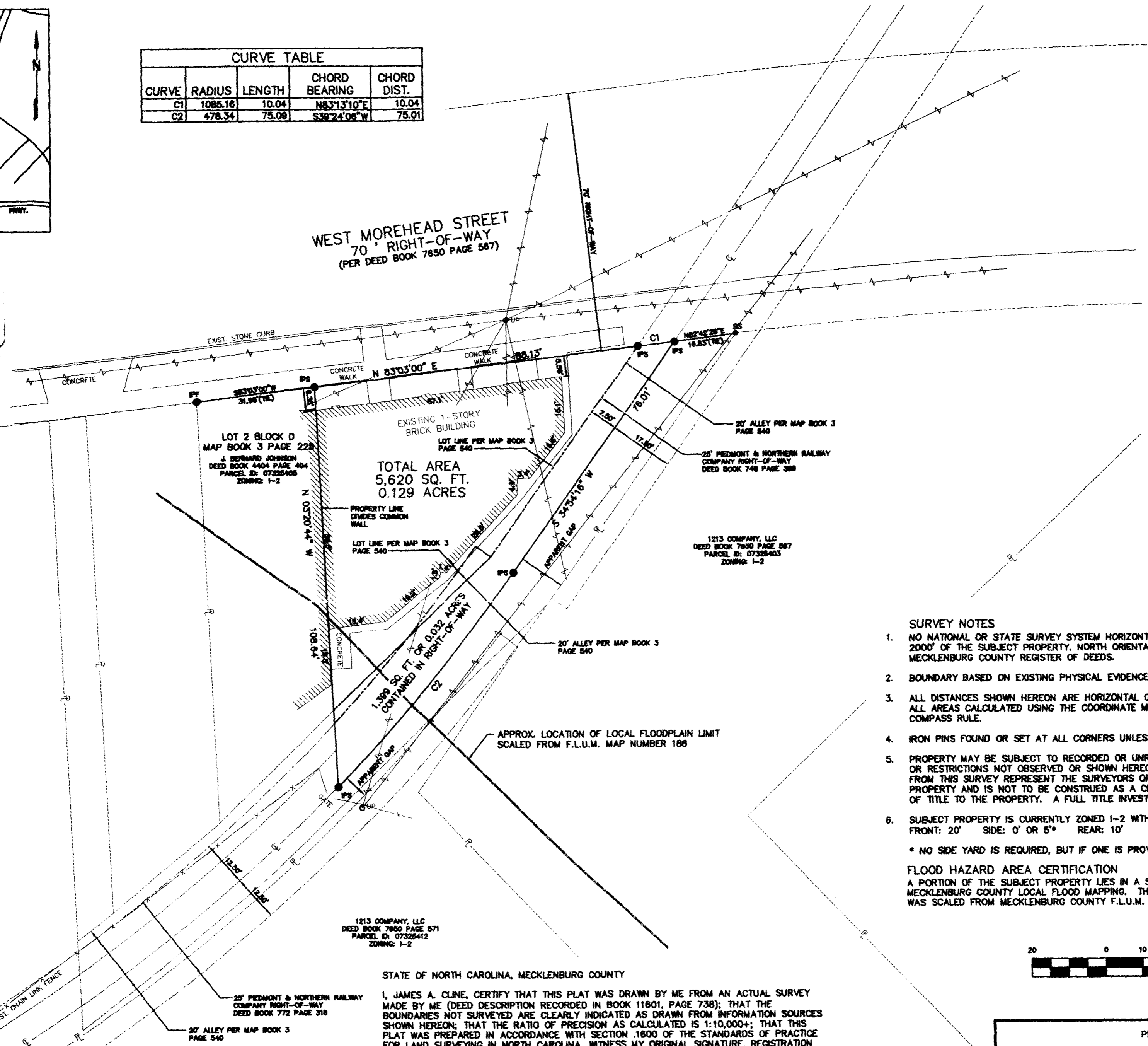


CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	1085.18	10.04	N83°11'0"E	10.04
C2	478.34	75.00	S30°24'08"W	75.01

SYMBOL LEGEND	
IP @	IRON PIN FOUND
IP @	IRON PIN SET
RS @	RAILROAD SPIKE
—	OVERHEAD UTILITY
UP @	UTILITY POLE
—	CHAIN LINK FENCE

2003

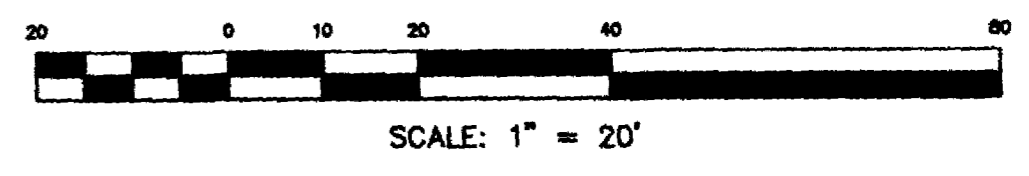
MAP BOOK 3 PAGE 540



- SURVEY NOTES**
- NO NATIONAL OR STATE SURVEY SYSTEM HORIZONTAL CONTROL MONUMENTATION WAS RECOVERED WITHIN 2000' OF THE SUBJECT PROPERTY. NORTH ORIENTATION IS BASED ON MAP BOOK 3 PAGE 540 ON FILE IN MECKLENBURG COUNTY REGISTER OF DEEDS.
 - BOUNDARY BASED ON EXISTING PHYSICAL EVIDENCE OBSERVED ON THE DATE(S) OF THE SURVEY.
 - ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREAS CALCULATED USING THE COORDINATE METHOD. ERROR WAS DISTRIBUTED USING THE COMPASS RULE.
 - IRON PINS FOUND OR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHTS OF WAY, CONDITIONS, OR RESTRICTIONS NOT OBSERVED OR SHOWN HEREON. THIS PLAT AND THE BOUNDARY DESCRIPTION PREPARED FROM THIS SURVEY REPRESENT THE SURVEYOR'S OPINION OF THE LOCATION OF THE BOUNDARY LINES OF THE PROPERTY AND IS NOT TO BE CONSTRUED AS A CERTIFICATION TO THE QUALITY OF TITLE OR LOCATION OF TITLE TO THE PROPERTY. A FULL TITLE INVESTIGATION IS RECOMMENDED.
 - SUBJECT PROPERTY IS CURRENTLY ZONED I-2 WITH MINIMUM SETBACKS AS FOLLOWS:
FRONT: 20' SIDE: 0' OR 5' REAR: 10'

* NO SIDE YARD IS REQUIRED, BUT IF ONE IS PROVIDED, IT MUST BE A MINIMUM OF 5'

FLOOD HAZARD AREA CERTIFICATION
A PORTION OF THE SUBJECT PROPERTY LIES IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO MECKLENBURG COUNTY LOCAL FLOOD MAPPING. THE LOCAL FLOODPLAIN LIMIT LINE SHOWN ON THIS PLAT WAS SCALED FROM MECKLENBURG COUNTY F.L.U.M. MAP NUMBER 186 AND HAS NOT BEEN FIELD LOCATED.

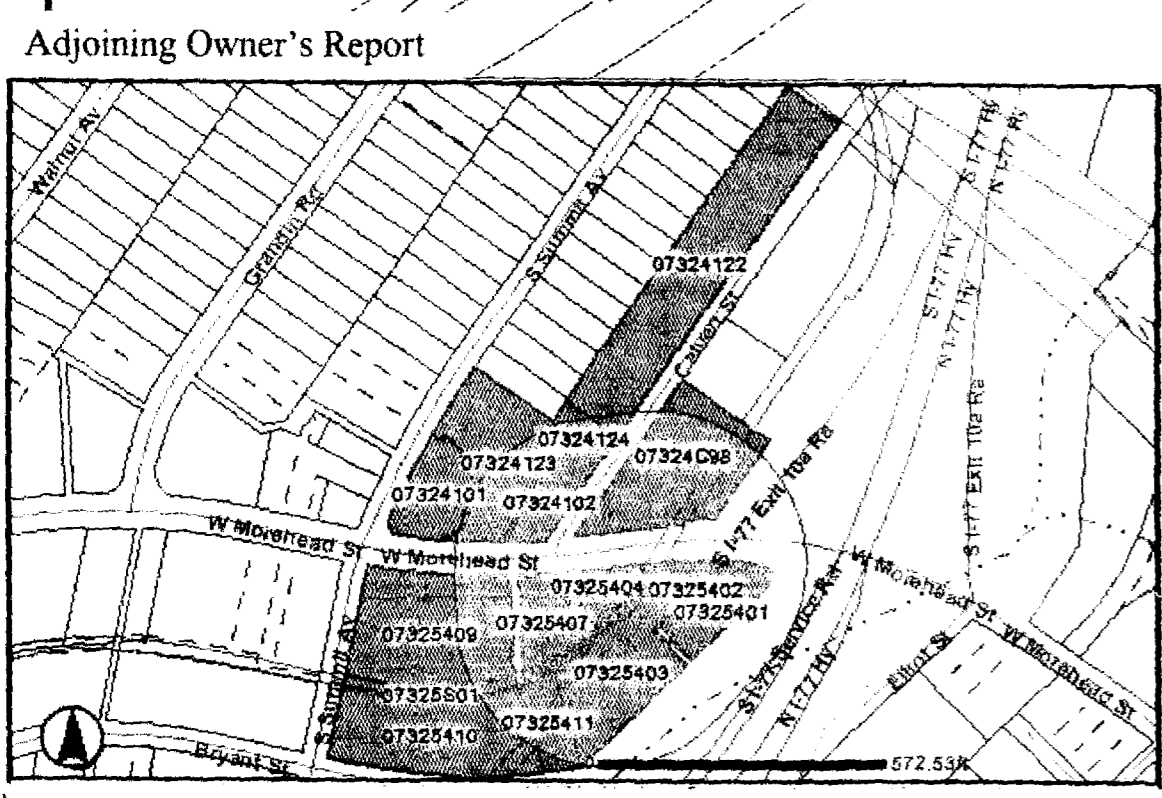


STATE OF NORTH CAROLINA, MECKLENBURG COUNTY

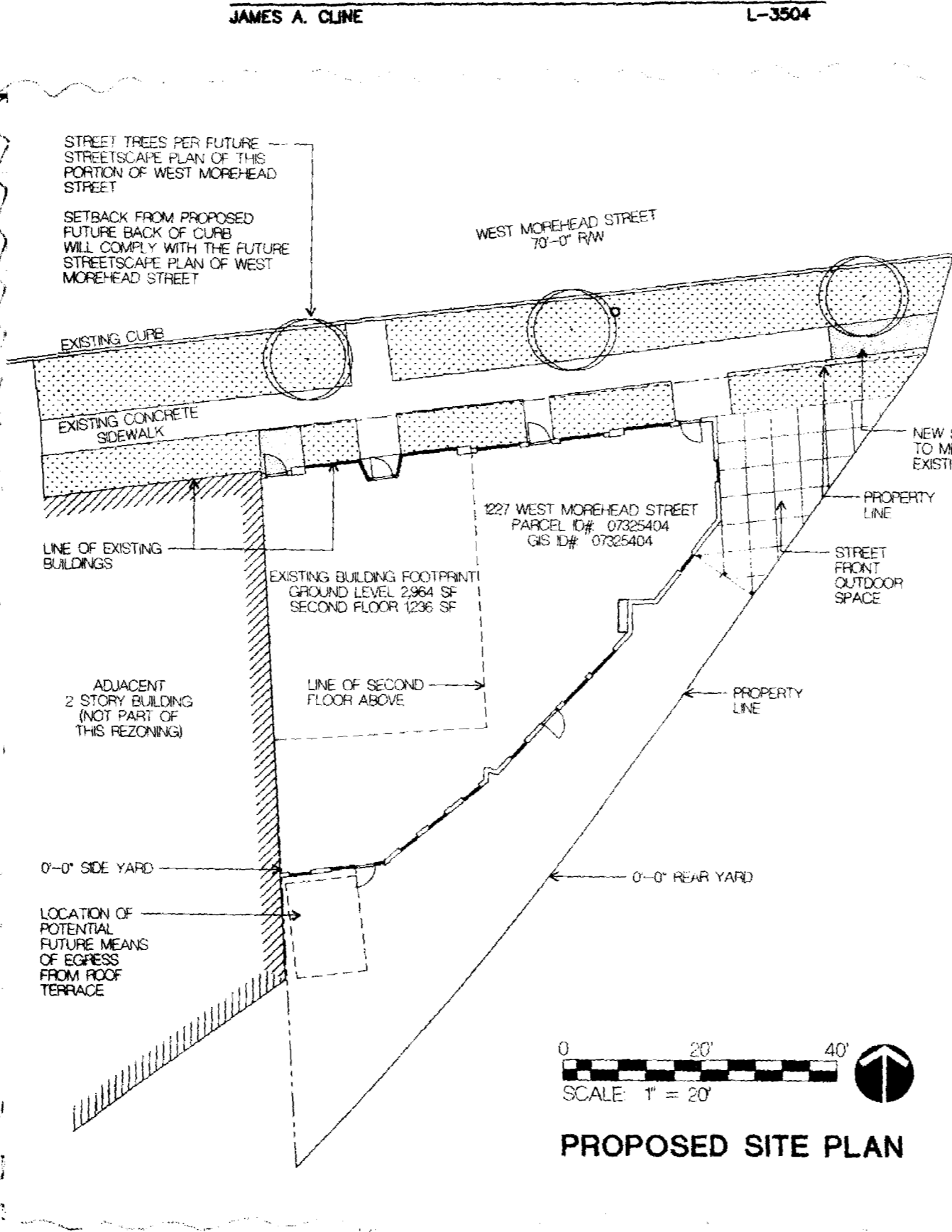
I, JAMES A. CLINE, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME (DEED DESCRIPTION RECORDED IN BOOK 11801, PAGE 738); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SOURCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH SECTION 1600 OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 24th DAY OF FEBRUARY, A.D. 2003.

PLAT OF SURVEY PREPARED FOR
SCOTT LINDSEY
LOT 2 BLOCK D - MAP BOOK 3 PAGE 540
MECKLENBURG COUNTY TAX PARCEL 07325404
1227 WEST MOREHEAD STREET, CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA
OWNER OF RECORD: JOEY PALMER & ANN PIERPONT
DEED BOOK 11801 PAGE 738

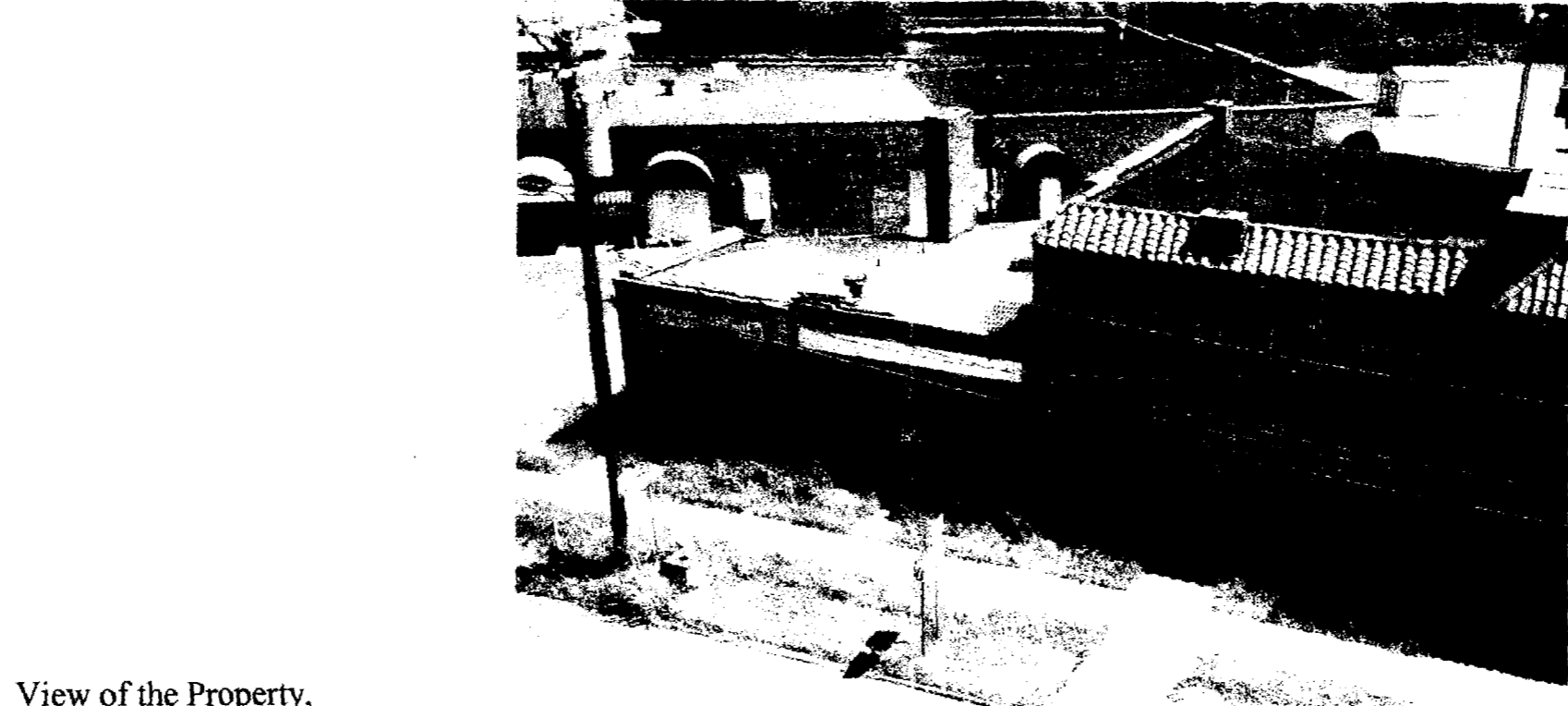
SURVEYED BY: JAC	SURVEY DATED: 02/08/2003	PROJECT NUMBER: 03008-02	
DRAWN BY: JAC	PLAT DATE: 02/24/2003	DRAWING NAME: 03008-02.DWG	
CHECKED BY: ECP	SCALE: 1" = 20'	FIELD BOOK: 03008	<p>J.A. CLINE & ASSOCIATES</p> <p>SURVEYING & PLANNING MAPPING</p> <p>P.O. BOX 95146 CHARLOTTE, NC 28209-0146 OFFICE 704-866-8727 FAX 704-866-9461</p>



Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Legal Description	Deed Book	Deed Page	Land Area
07324102	KENNEY PARTNERSHIP	2338 CROYDEN RD	CHARLOTTE	NC	28207-2704	L1 B C M3 538 1300 W MOREHEAD	08203	246	0.71 AC
07324122	CALVERT STREET DEVELOPMENT LLC	1230 W MOREHEAD ST	CHARLOTTE	NC	28208-5214	L82 M38-901	11308	854	2.4 AC
07324123	ADDITION INVESTMENTS LLC	PO BOX 221032	CHARLOTTE	NC	28222	LA-1 M36-906	11358	175	0.33 AC
07324425	EDWARD LEE HARRIS	1230 W MOREHEAD ST #102	CHARLOTTE	NC	28208-5214	UNIT 102 U/F 516-31	11244	707	1.1 T
07324426	WEST END DEV ASSOCIATES LLC	1230 WEST MOREHEAD ST #304	CHARLOTTE	NC	28208	UNIT 104 U/F 516 (DEED ERROR)	11298	917	1.1 T
07324427	TEAM LIGHTING LLC	1230 W MOREHEAD ST #108	CHARLOTTE	NC	28208-5214	UNIT 108 U/F 516	11156	399	1.1 T
07324428	EUBERT WESLEY JR MCLEOD AND CARMEN SPRINGER MCLEOD (HW)	10410 PARK RD #500-D	CHARLOTTE	NC	28210	UNIT 110 U/F 516	11175	968	1.1 T
07324429	EUBERT WESLEY JR MCLEOD AND CARMEN SPRINGER MCLEOD (HW)	10410 PARK RD #500-D	CHARLOTTE	NC	28210	UNIT 112 U/F 516	11175	968	1.1 T
07324430	PATRICIA A GANSTER	1230 W MOREHEAD ST	CHARLOTTE	NC	28202	UNIT 114 U/F 516	11305	440	1.1 T
07324431	ROBERT TREVOR WILLIAMS AND CHRISTINE H WILLIAMS (HW)	312 MOREHEAD DR	CHARLOTTE	NC	28211	UNIT 116 U/F 516	11210	536	1.1 T
07324432	EDITH R SAXTON	1230 #202 W MOREHEAD ST	CHARLOTTE	NC	28208	UNIT 202 U/F 516	11220	401	1.1 T
07324433	NEIGHBORING CONCEPTS LLC	1230 W MOREHEAD ST #210	CHARLOTTE	NC	28208	UNIT 204 U/F 516	11306	680	1.1 T
07324434	B & P HOLDINGS LLC	1230 WEST MOREHEAD ST #206	CHARLOTTE	NC	28208	UNIT 206 U/F 516	12126	328	1.1 T
07324435	THOMAS INVESTMENTS LLC	1230 W MOREHEAD ST #208	CHARLOTTE	NC	28208-5214	UNIT 208 U/F 516	11240	152	1.1 T
07324436	NEIGHBORING CONCEPTS LLC	1230 W MOREHEAD ST	CHARLOTTE	NC	28208-5214	UNIT 210 U/F 516	11306	697	1.1 T
07324437	GARY N WIRTH AND JULIE WINGERT WIRTH	1230 W MOREHEAD ST #212	CHARLOTTE	NC	28208-5214	UNIT 212 U/F 516	11152	220	1.1 T
07324438	DRG PROPERTIES LLC	1230 W MOREHEAD ST #214	CHARLOTTE	NC	28208-5214	UNIT 214 U/F 516	10983	176	1.1 T
07324439	THOMAS MICHAEL TODD	1230 W MOREHEAD ST STE 302	CHARLOTTE	NC	28208	UNIT 302 U/F 516	12744	001	1.1 T
07324440	WEST END DEV ASSOCIATES LLC	1230 WEST MOREHEAD ST #304	CHARLOTTE	NC	28208	UNIT 304 U/F 516 (DEED ERROR)	11298	917	1.1 T
07324441	1230 W MOREHEAD LLC	5231 GREEN REA RD	CHARLOTTE	NC	28226	UNIT 306 U/F 516	15675	457	1.1 T
07324442	BOBBY M MORRISON	1230 W MOREHEAD ST #308	CHARLOTTE	NC	28204	UNIT 308 U/F 516	11484	822	1.1 T
07324443	WEST END DEV ASSOCIATES LLC	1230 WEST MOREHEAD ST #304	CHARLOTTE	NC	28208	UNIT 312 U/F 516 (DEED ERROR)	11298	917	1.1 T
07324444	KEITH PROPERTIES INC	1230 W MOREHEAD ST #402	CHARLOTTE	NC	28208-5214	UNIT 402 U/F 516	10972	382	1.1 T
07324445	HUMPHREY S CUMMINGS AND SANDRA J CUMMING	1230 WEST MOREHEAD ST #404	CHARLOTTE	NC	28208	UNIT 404 U/F 516	14435	653	1.1 T
07324446	WILHELM HEDRICH	1230 W MOREHEAD ST #409	CHARLOTTE	NC	28208	UNIT 406 U/F 516	11070	257	1.1 T
07324447	FERGUSON NYE LLC	1230 W MOREHEAD ST #108	CHARLOTTE	NC	28208	UNIT 108 U/F 516-31	11148	353	1.1 T
07324448	TWELVE THIRTY W MOREHEAD LLC	1230 WEST MOREHEAD ST #210	CHARLOTTE	NC	28208	UNIT 408 U/F 516	14426	115	1.1 T
07325401	JOHN ET AL CAMPBELL AND BY WILL	133 FOREST ST	FORT MILL	SC	29715	P1 L1 B B M3 540 1207 W MOREHEAD	02631	228	0.3 AC
07325402	JOHN ET AL CAMPBELL AND BY WILL	133 FOREST ST	FORT MILL	SC	29715	L2 B B M3 540 1207 W MOREHEAD	02666	581	0.14 AC
07325403	DCP III LLC KILLIANSMONNI LLC	817 E MOREHEAD ST #102	CHARLOTTE	NC	28202-2811	PT BB M3-540 & TRAC7	15054	782	0.59 AC
07325404	JOEY PALMER AND ANN PIERPONT	1231 W MOREHEAD ST	CHARLOTTE	NC	28208	LA B0 M3-540	11681	738	0.09 AC
07325405	J BERNARD JOHNSON	PO BOX 32051	CHARLOTTE	NC	28232-2051	L2 B0 M3-225 1233 W MOREHEAD	04044	494	0.07 AC
07325406	1235 LLC	1415 S CHURCH ST #9	CHARLOTTE	NC	28203	L3 B0 M3-225	14377	651	0.06 AC
07325407	NFM PROPERTIES LLC	PO BOX 49247	CHARLOTTE	NC	28277	L4 & B0 M3-225	13335	707	0.36 AC
07325408	M & J EQUITIES LLC	3923 KNAPDALE RD	CHARLOTTE	NC	28226-6338	L1 B0 M3-540	12540	021	1.55 AC
07325410	LARRY D WATTS AND NANCY H WATTS	PO BOX 967727	CHARLOTTE	NC	28286	L2 B0 M3-540 VALLEYWAY (CLOSED)	05368	986	1.53 AC
07325411	NFM PROPERTIES LLC	PO BOX 48247	CHARLOTTE	NC	28277	P BB M3-225 SPT OF 20 VALLEYWAY (CLOSED)	13335	707	0.28 AC



West Morehead Building Elevation 1/8"=1'-0"
Existing building to remain. Any additions or alterations will be architecturally compatible with the existing building. Doors and window openings and swings may vary per building code design requirements.



View of the Property, from West Morehead St.

APPROVED BY CITY COUNCIL
DATE: 2/29/03

Contact:
URBANA
ARCHITECTURE
URBAN DESIGN
PLANNING
Babak Emadi
Principal

1227 WEST MOREHEAD ST. A REZONING OF A HISTORIC BUILDING

FOR PUBLIC HEARING PETITION NO : 2003- 108

REQUESTED ZONING CHANGE FROM "I2" TO "MUDD-OPTIONAL"
September 19,2003
Revised: November 14, 2003
Revised: December 17, 2003

- Data and Notes :
- Size : 0.129 acres or 5620 S.F.
 - Present zoning : I2
 - Proposed zoning : MUDD-O
Existing S.F. = 5620, land
Approx. 4200 S.F. , (existing) building
1st floor = 2964 S.F.
2nd floor = 1236
 - Potential future additional building S.F. will comply with the parking requirements of MUDD.
 - Existing parking : 8,
Nonconforming parking spaces
 - Future required parking : 7
4200 S.F. : 600 = 7 spaces
or 1 parking space per dwelling unit.
 - Future parking provided : 0 or
Three future on street parking per NCDOT approval.

- Petitioner will comply with parking requirements per section 9.8507 Mixed use development district. Parking requirement will be met by on street, on site, off site or any combination it. b: A parking lease of 5 years will be provided (or per MUDD permitting) for off-site parking.
- Existing building to remain. Any additions or alterations will be architecturally compatible with the existing building. Doors and window openings and swings may vary per building code design requirements. Doors opening out, will not be in conflict With sidewalk.
- Signage is limited to building signage with no detached signs.
- Option request notes:
a. Modified streetscaping along the building frontage / West Morehead street that may not meet the exact requirements of MUDD. However petitioner will comply with the future streetscape plan of the West Morehead Street.
b. Site will meet tree ordinance requirements.

- All MUDD uses permitted by right are allowed except for the following:
 - Amusement, commercial, outdoor.
 - Auction Sales
 - Automobile service stations, including minor
 - Repairs and lubrication.
Pest control and disinfecting services.
 - Exterminators, embalming and crematories.
 - Building material sales with outdoor storage.
- Dumpster / recycling / trash will be Roll Out service.

DEC 17 2003