

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

FY2011
Petition #: <u>2011-077</u>
Date Filed: <u>9.23.11</u>
Received By: <u>MC</u>

Complete All Fields

OWNERSHIP INFORMATION:

Property Owner: Dillon Lake, LLC

Owner's Address: 817 Romany Rd City, State, Zip: Charlotte, NC 28203

Date Property Acquired: 9/20/11 Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) *(CMUD, Private, Other)*

LOCATION OF PROPERTY (Address or Description): fronting on Cindy Ln directly opposite Hutchinson McDonald Rd

Tax Parcel Number(s): 041-141-01

Current Land Use: undeveloped

Size (Sq.Ft. or Acres): 42 acres +/-

ZONING REQUEST:

Existing Zoning: R-4 Proposed Zoning: B-2 (CD)

Purpose of Zoning Change: *(Include the maximum # of residential units or non-residential square footages):*

The change will allow a golf training and teaching academy with associated ancillary functions and uses

Bob Young/Robert G. Young, Inc.

Name of Agent

226 Sloane Square Way

Agent's Address

Charlotte, NC 28211

City, State, Zip

704 904 6438 704 333 2905

Telephone Number Fax Number

rgyounginc@carolina.rr.com

E-Mail Address

Signature of Property Owner if other than Petitioner

(Name Typed / Printed)

Carolina Golf Lodge

Name of Petitioner(s)

817 Romany Rd

Address of Petitioner(s)

Charlotte, NC 28203

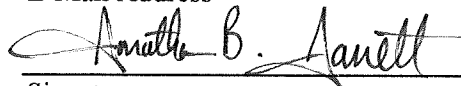
City, State, Zip

704 621 8618 704 377 4601

Telephone Number Fax Number

jon@jbenjaminjarrett.com

E-Mail Address



Signature

JONATHAN B. JARRETT

(Name Typed / Printed)

COPY

REGISTRATION	DOC. 2011104981
DATE 9/21/11	TIME 11:12AM
BOOK 26749	PAGE 79
STAMP 846-	FEES 26.00

Excise Tax: \$846.00

Recording Time, Book and Page

Tax Lot No. 041-141-01 Parcel Identifier No. _____
 Verified by _____ County on the _____ day of _____, 20____
 by _____

Mail after recording to: Grantee 27479.0 GRT/sm
 This instrument was prepared by: G. Robert Turner, III – Horack Talley Pharr & Lowndes, PA

Brief Description for the Index : 42.22 Acres +/- on Cindy Lane

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made as of this 20th day of September, 2011, by and between

<i>GRANTOR</i>	<i>GRANTEE</i>
<p>ST. LUKE MISSIONARY BAPTIST CHURCH, an unincorporated association</p> <p><i>MAILING ADDRESS:</i> 1600 Norris Avenue, Charlotte, NC 28206</p>	<p>DILLON LAKE, LLC, a North Carolina limited liability company</p> <p><i>PROPERTY ADDRESS:</i> 2621 Cindy Lane, Charlotte, NC 28269</p> <p><i>MAILING ADDRESS:</i> 817 Romany Road, Charlotte, NC 28203</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

See Exhibit A attached.

No portion of the property herein conveyed includes the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 12110, Page 20.

A map showing the above described property is recorded in Map Book _____, Page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Restrictions and easements of record, if any; and subject to ad valorem taxes for the current year which have been prorated between Grantor and Grantee, if applicable, and which Grantee hereby assumes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its name by its duly authorized representative, the day and year first above written.

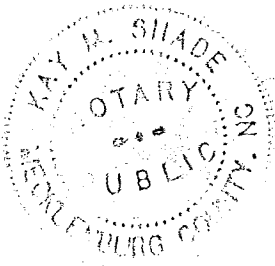
ST. LUKE MISSIONARY BAPTIST CHURCH

By: Elizabeth Jamison (SEAL)
ELIZABETH JAMISON, Director

SEAL-STAMP

STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG

I, Kay M Shade, the undersigned Notary Public of the County and State aforesaid, certify that **Elizabeth Jamison** (either being personally known to me or proven by satisfactory evidence) personally appeared before me this day and acknowledged that she is **Director of St. Luke Missionary Baptist Church**, an unincorporated association, and acknowledged the duly authorized voluntary execution of the foregoing instrument for the purposes stated therein on behalf of said association.



Witness my hand and official stamp or seal, this 15th day of August, 2011.

My commission expires: March 6, 2014 Kay M Shade
Notary Public

Exhibit A
Legal Description

Being all that certain tract or parcel of land lying, being and situate in the City of Charlotte, Mecklenburg County, State of North Carolina, and being more particularly described as follows:

BEGINNING at a concrete monument located at the intersection of the northerly right-of-way margin of Cindy Lane (right-of-way 100' in width) and the northeasterly right-of-way margin of Slater Road, said monument being located in the line of the property conveyed to BKMC, LLC by deed recorded in Book 11143 at Page 272 in the Mecklenburg County Registry; thence from said beginning point with the line of BKMC, LLC (now or formerly) four (4) courses and distances as follows: (1) North 32-57-14 East 370.07 feet to an existing iron pin, (2) North 68-01-31 West 393.00 feet to an angle iron, (3) North 03-47-03 East 723.58 feet to an existing iron pin, and (4) North 84-10-27 East 646.02 feet to an existing iron pin located in the line of Lot L of the property of Mrs. B. C. Barnes as shown on a map thereof recorded in Map Book 6 at Page 841 in the Mecklenburg County Registry (said lot being conveyed to Paul B. Stewart and Jean B. Stewart by deed recorded in Book 3914 at Page 28 in said Registry); thence with the line of Lot L, North 83-03-31 East 129.00 feet to an existing iron pin in the line of Lot K as shown on a map recorded in Map Book 6 at Page 841 in said Registry; thence with the lines of Lots K, J, I and H (see deed recorded in Book 2107 at Page 507 in said Registry), North 83-12-45 East 450.72 feet to an existing iron pin in the line of Lot G (see deed recorded in Book 1658 at Page 316 in said Registry); thence with the lines of Lots G, F, E and D, North 83-15-05 East 453.59 feet to an existing iron pin in the line of the property conveyed to Willis Eugene Cochrane and Myrtle M. Cochrane by deed recorded in Book 1088 at Page 017 in said Registry; thence with the line of Willis Eugene Cochrane and Myrtle M. Cochrane (now or formerly) South 05-00-06 West 131.89 feet to a stone in the line of the property of Lula F. Christenbury (now or formerly); thence with the line of Lula F. Christenbury, Lot 36 of Hutchison Park as shown on a map thereof recorded in Map Book 5 at Page 380 and the right-of-way terminus of Oakwood Drive, South 21-41-05 West 817.66 feet to an existing iron pin; thence with the southerly right-of-way margin of Oakwood Drive (now or formerly) South 85-15-36 East 16.90 feet to a new iron pin in the line of Lot 56 of Hutchison Park as shown on said map; thence with the line of Lot 56 of Hutchison Park South 04-57-00 West 223.42 feet to a new iron pin in the line of the property conveyed to Kham P. Theppasone and Souk Savanh Theppasone by deed recorded in Book 9824 at Page 876 in the Mecklenburg County Registry; thence with the line of Kham P. Theppasone and Souk Savanh Theppasone (now or formerly) (1) North 85-17-57 West 94.00 feet to an existing iron pin, and (2) South 22-57-08 West 411.58 feet to an existing iron pin in the northerly right-of-way margin of Cindy Lane; thence with the northerly right-of-way margin of Cindy Lane three (3) courses and distances, as follows: (1) North 84-05-59 West 301.40 feet to a concrete monument, (2) North 05-46-05 East 20.00 feet to a concrete monument, and (3) North 84-18-45 West 688.71 feet to the point and place of BEGINNING, said tract containing 41.24 acres as shown on that certain boundary survey for St. Lukes Baptist Church dated January 16, 2001, prepared by Jack R. Christian (NCRLS #L-2624).

TOGETHER WITH that certain property lying within the rights-of-way of Cindy Lane and Slater Road more particularly described as follows:

BEGINNING at a concrete monument, the beginning point of the above-described property; thence South 32-57-14 West 30.00 feet to a point within the rights-of-way of Slater Road and Cindy Lane; thence South 44-00-19 East 36.69 feet to a point; thence South 57-05-50 East 50.00 feet to a point; thence South 84-20-28 East 950.68 feet to a point; thence North 22-57-08 East 29.26 feet to an existing iron pin in the northerly right-of-way margin of Cindy Lane; thence with the northerly right-of-way margin of Cindy Lane three (3) courses and distances, as follows: (1) North 84-05-59 West 301.40 feet to a concrete monument, (2) North 05-46-05 East 20.00 feet to a concrete monument, and (3) North 84-18-45 West 688.71 feet to the point and place of BEGINNING, said tract containing 0.98 acre as shown on that certain boundary survey for St. Lukes Baptist Church dated January 16, 2001, prepared by Jack R. Christian (NCRLS #L-2624).