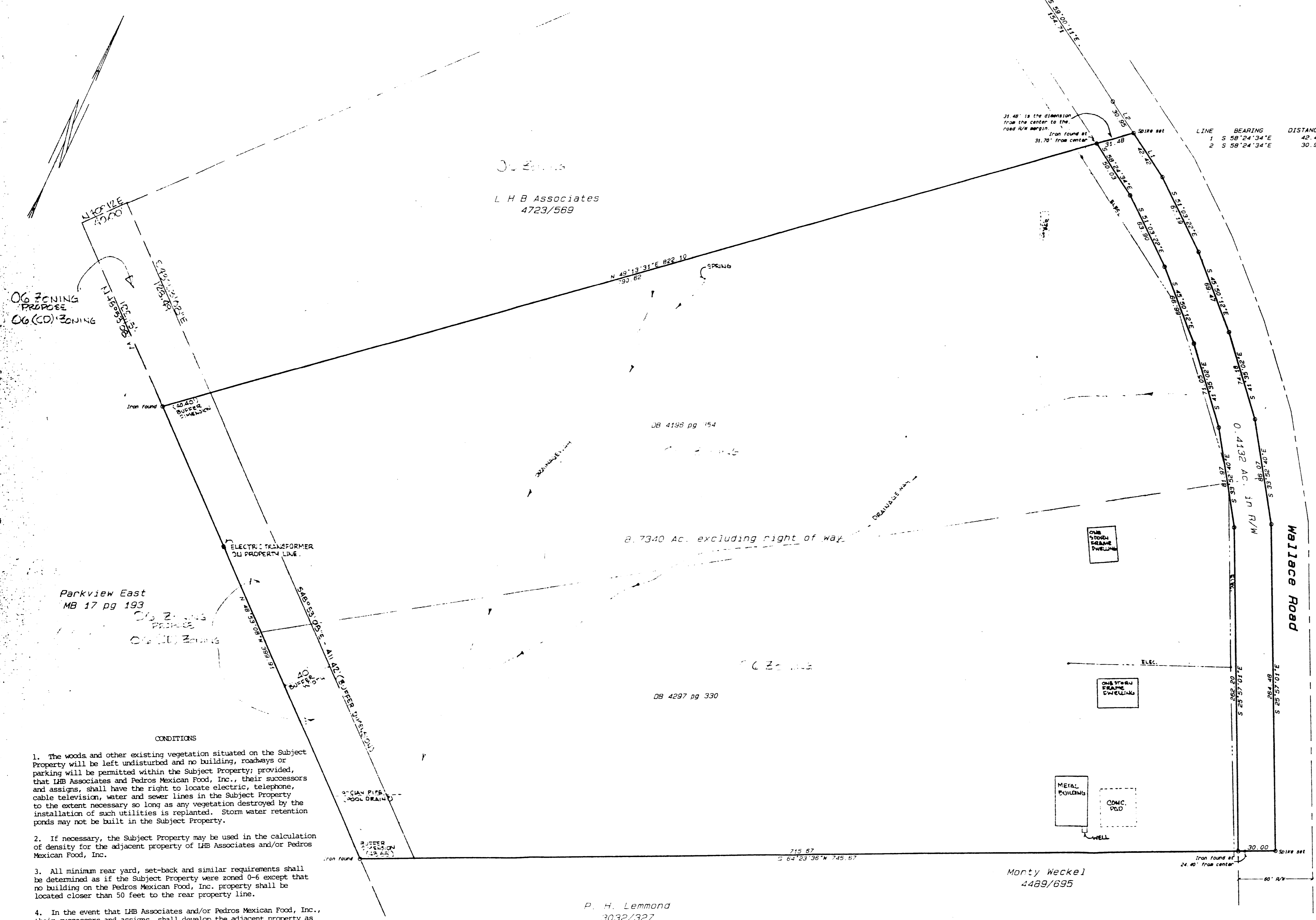


APPROVED BY CITY COUNCIL
DATE 9-16-85

L H B Associates
4723/569



LINE	BEARING	DISTANCE
1	S 58°24'34\"E	42.42
2	S 58°24'34\"E	30.95



Vicinity Map
no scale

Note that the property line follows the center of Wallace Road

LEGAL DESCRIPTION

BEING at the center of the intersection of Wallace Road and Wallace Lane and from said point running with the center of Wallace Road two courses and distances as follows: (1) S 58-24-34E 154.71' to a point; and (2) S 58-24-34E 30.95' to a spike set in the center of said Wallace Road, the point and place of Beginning;

AND FROM SAID BEGINNING POINT as thus established, running with the center of Wallace Road six courses and distances as follows: (1) S 58-24-34E 42.42' to a point; (2) S 81-03-20E 87.18' to a point; (3) S 45-50-17E 80.47' to a point; (4) S 41-35-02E 74.18' to a point; (5) S 33-52-40E 86.07' to a point; (6) S 25-51-01E 204.48' to a spike set; thence running S 82-23-30W 30.00' to a point in the southeasterly margin of Wallace Road; thence running with the line of Monty Weckel (now or formerly) and P. H. Lemmond (now or formerly) S 24-25-30W 715.87' to an old iron; thence running with the line of Parkview East Subdivision as the same is shown on that map recorded in Map Book 17 at Page 193 of the Mecklenburg Public Registry N 48-53-08W 309.91' to an old iron; thence running with the line of L H B Associates (now or formerly) S 48-13-31E 700.80' to a point in the southeasterly margin of Wallace Road and continuing on in the same direction 31.00' (for a total distance of 802.10') to a spike set in the center of Wallace Road, the point and place of Beginning as shown on that survey prepared by F. Donald Lawrence and Associates, P. A., Registered Surveyors, dated April 30, 1985.

For chain of title, see those deeds recorded in Book 4188 at Page 384 and Book 4297 at Page 300 of the Mecklenburg Public Registry.

NOTES:

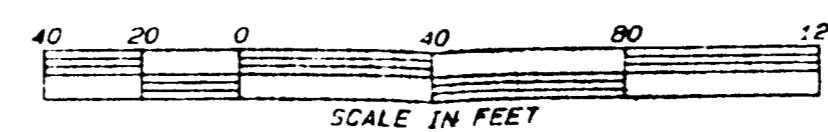
1. Property is subject to an easement to Duke Power Co. recorded in DB 1172 pg. 398.
2. Property is subject to the right of way of Wallace Rd. as shown and described.
3. No portion of the property lies within a flood hazard area delineated by official City of Charlotte mapping.
4. The right of way for U. S. Hwy. 74 does not extend beyond the eastern margin of Wallace Rd.

Proposed Rezoning Map for

LHB Associates
Pedros Mexican Food Inc.
Charlotte, North Carolina
Original scale: 1" = 40' Date: 4/30/1985
F. Donald Lawrence and Associates, PA.
110A W. Jefferson St. P.O. Box 1014 Monroe, N.C. (704) 289-043

Revisions	5/14/85
	5/16/85
	5/18/85
Dwn. by	
Chk. by	
C. File	
P. File	
Job no.	

FDL & assoc.



- CONDITIONS
1. The woods and other existing vegetation situated on the Subject Property will be left undisturbed and no building, roadways or parking will be permitted within the Subject Property; provided, that LHB Associates and Pedros Mexican Food, Inc., their successors and assigns, shall have the right to locate electric, telephone, cable television, water and sewer lines in the Subject Property to the extent necessary so long as any vegetation destroyed by the installation of such utilities is replanted. Storm water retention ponds may not be built in the Subject Property.
 2. If necessary, the Subject Property may be used in the calculation of density for the adjacent property of LHB Associates and/or Pedros Mexican Food, Inc.
 3. All minimum rear yard, set-back and similar requirements shall be determined as if the Subject Property were zoned O-6 except that no building on the Pedros Mexican Food, Inc. property shall be located closer than 50 feet to the rear property line.
 4. In the event that LHB Associates and/or Pedros Mexican Food, Inc., their successors and assigns, shall develop the adjacent property as multifamily, a minimum six foot privacy fence shall be erected along the rear property line bordering the lots on Eaglewood Avenue. Further enhancements within the Subject Property shall include the planting and maintaining of substantial trees in sparse areas and shrubbery (such as Red Tip Photinia) along the inside of the aforementioned privacy fence.

P. H. Lemmond
3032/327

Monty Weckel
4489/695

Parkview East
MB 17 pg 193

DB 4198 pg 154

DB 4297 pg 330

2.7340 Ac. excluding right of way.