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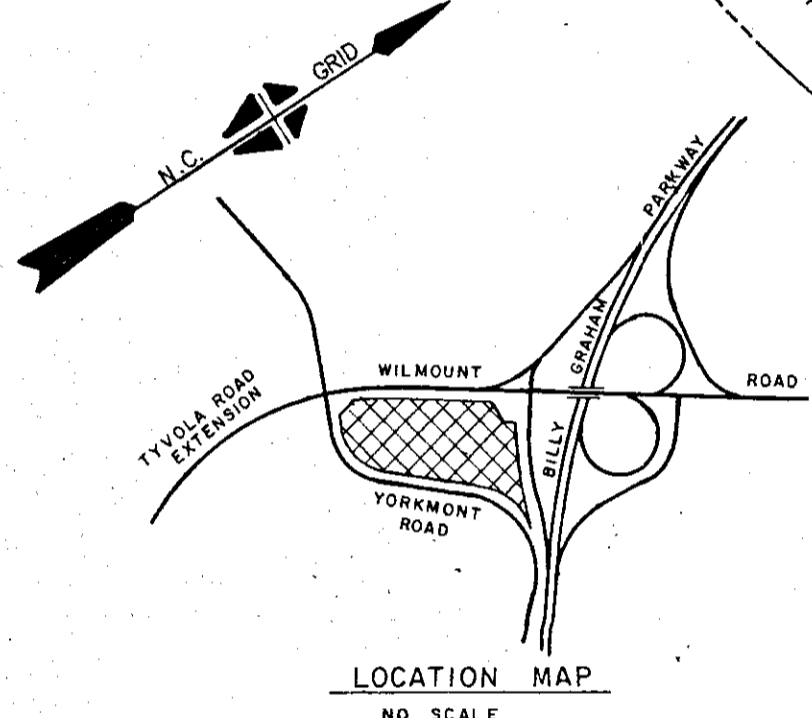
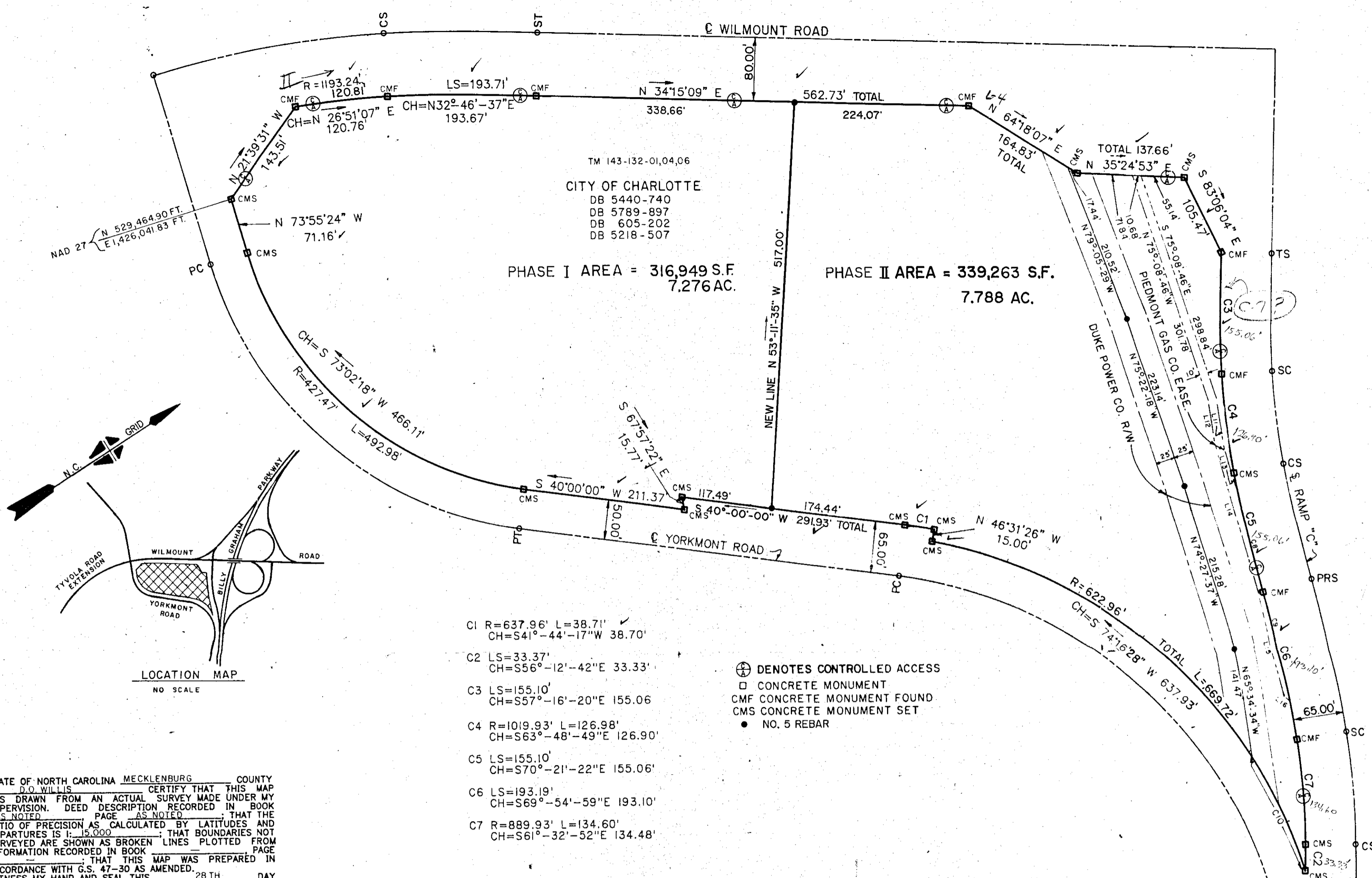
Petition # _____

Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
 - Mail Info
 - Mapping
 - Other
- Site Plans



* 0 0 B R E A K 0 0 *



TM 143-132-01,04,06
 CITY OF CHARLOTTE
 DB 5440-740
 DB 5789-897
 DB 605-202
 DB 5218-507
 PHASE I AREA = 316,949 S.F.
 7.276 AC.
 PHASE II AREA = 339,263 S.F.
 7.788 AC.

- C1 R=637.96' L=38.71'
CH=S41°-44'-17"W 38.70'
- C2 LS=33.37'
CH=S56°-12'-42"E 33.33'
- C3 LS=155.10'
CH=S57°-16'-20"E 155.06'
- C4 R=1019.93' L=126.98'
CH=S63°-48'-49"E 126.90'
- C5 LS=155.10'
CH=S70°-21'-22"E 155.06'
- C6 LS=193.19'
CH=S69°-54'-59"E 193.10'
- C7 R=889.93' L=134.60'
CH=S61°-32'-52"E 134.48'

⊕ DENOTES CONTROLLED ACCESS
 □ CONCRETE MONUMENT
 CMF CONCRETE MONUMENT FOUND
 CMS CONCRETE MONUMENT SET
 ● NO. 5 REBAR

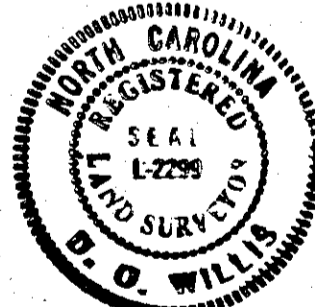
NOTE: COORDINATES SHOWN ARE ESTABLISHED FROM N.C.G.S. STATION "DITCH" AND ARE BASED ON A COMBINED GRID FACTOR OF 0.9998419, NAD 27 DATUM.

- C8 LS=114.42'
CH=S71°-02'-25"E 114.42'
- C9 LS=143.86'
CH=S70°-48'-22"E 143.86'
- C10 R=622.96' L=160.89'
CH=N82°-19'-34"W 160.44'
- L11 S66°-04'-22"E 55.44'
- L12 N66°-04'-22"W 55.27'
- L13 S73°-32'-34"E 82.67'
- L14 N73°-32'-34"W 197.53'
- L15 N71°-01'-25"W 135.73'
- L16 S80°-02'-11"W 9.20'

EASEMENTS
 MAP BOOK 22, PAGE 503; PIEDMONT NATURAL GAS CO.
 MAP BOOK 22, PAGE 503; DUKE POWER CO.

GENERAL UTILITY EASEMENTS
 DEED BOOK 705, PAGE 39; SOUTHERN PUBLIC UTILITIES CO.
 DEED BOOK 744, PAGE 256; INOW DUKE POWER CO.]
 DEED BOOK 831, PAGE 522;
 DEED BOOK 5360, PAGE 729; DUKE POWER CO.

STATE OF NORTH CAROLINA, MECKLENBURG COUNTY
 I, D.O. WILLIS, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK AS NOTED, PAGE AS NOTED; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:15,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION RECORDED IN BOOK PAGE INFORMATION RECORDED IN BOOK PAGE THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 28TH DAY OF JUNE, 1988.



D.O. Willis
 REGISTERED SURVEYOR

STATE OF NORTH CAROLINA, MECKLENBURG COUNTY.
 I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT D.O. WILLIS IS A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL OR SEAL, THIS 28TH DAY OF JUNE, 1988.



Janice K. Greene
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 1-29-91

GENERAL UTILITY EASEMENTS
 DEED BOOK 959, PAGE 167; SOUTHERN BELL
 DEED BOOK 1043, PAGE 342; TELEPHONE &
 DEED BOOK 1043, PAGE 343; TELEGRAPH CO.

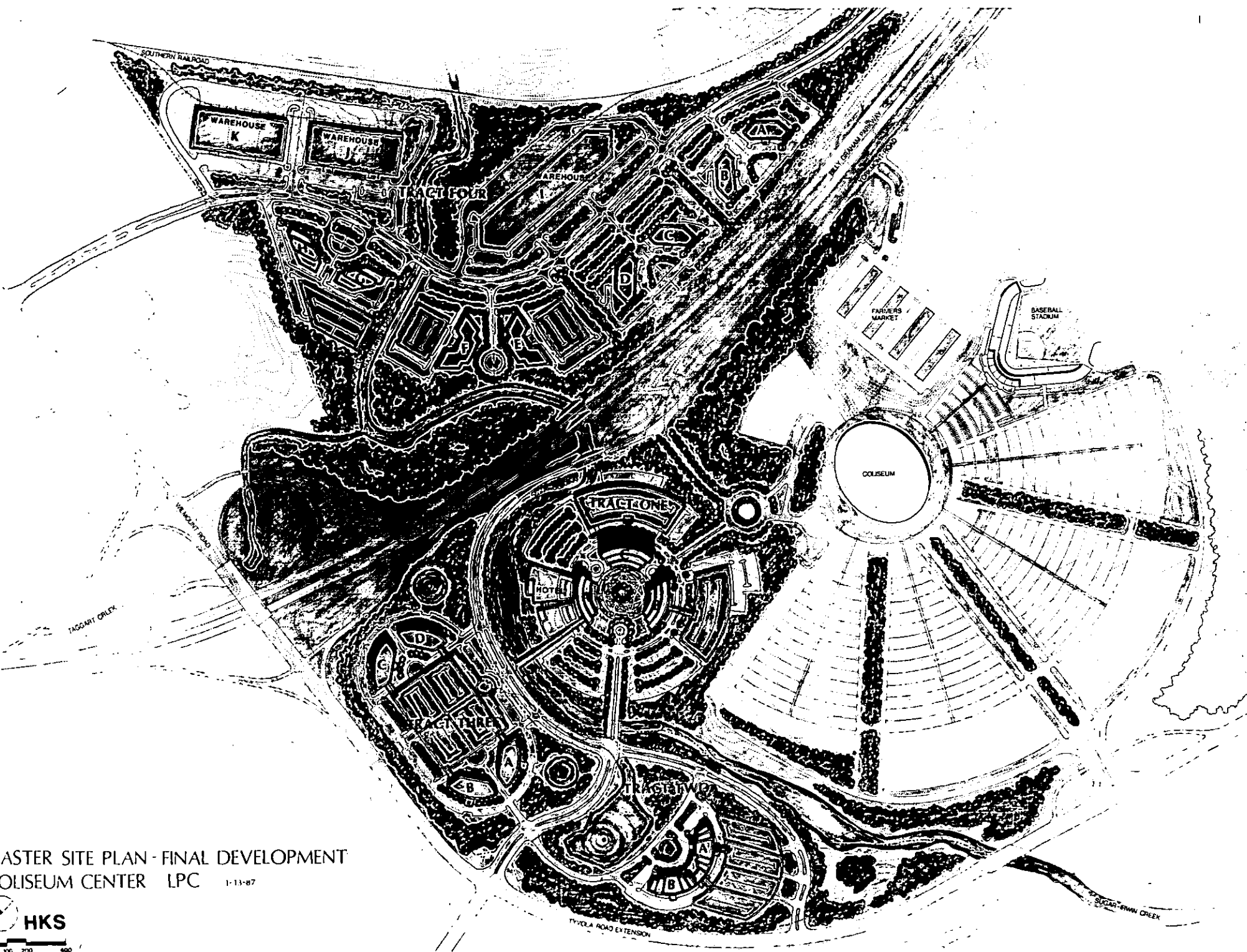
NOTIFICATION CONCERNING UNDERGROUND UTILITIES,
 DEED BOOK 5215, PAGE 749

MARK	DATE	BY	DESCRIPTION
	9-88	MSL	CREATE PHASE I & II AND ADD EASEMENT REFERENCES
REVISIONS			
RALPH WHITEHEAD & ASSOCIATES CONSULTING ENGINEERS P.O. COLONNADE DRIVE CHARLOTTE, NORTH CAROLINA			
BOUNDARY SURVEY PROPERTY OF CITY OF CHARLOTTE			
MECKLENBURG		NORTH CAROLINA	
DES. BY CEG	SCALE 1" = 100'	JOB NO.	
DRN. BY JRL	AUTOCAD	DATE 6-28-88	DWG. NO. C-1005
CHK. BY DOW			

PRINTED
 SEP 2 2 1988

RALPH WHITEHEAD & ASSOCIATES
 CONSULTING ENGINEERS

88-31 *Same*



CONCEPTUAL MASTER PLAN - FINAL DEVELOPMENT

	BLDG	LEVELS	TOTAL SF	PARKING
TRACT ONE	1-A	14	420 HOTEL	630 Surface
	1-B	10	220,000	880 Deck
	1-C	18	380,000	1,520 Deck
			420 HOTEL	3,030
			600,000 SF	
TRACT TWO	2-A	10	200,000	800 Deck
	2-B	10	200,000	800 Deck
			400,000 SF	1,600
TRACT THREE	3-A	9	180,000	720 Deck
	3-B	9	180,000	720 Deck
	3-C	10	200,000	800 Deck
	3-D	10	200,000	800 Deck
	(RETAIL)	1	28,000	115 Surface
			760,000 SF	3,155
TRACT FOUR	4-A	2	40,000	150 Surface
	4-B	2	40,000	150 Surface
	4-C	3	60,000	220 Surface
	4-D	3	60,000	220 Surface
	4-E	7	175,000	700 Deck
	4-F	7	175,000	700 Deck
	4-G	6	120,000	500 Deck
	4-H	6	120,000	500 Deck
	4-I	1	168,000	230 Surface
	4-J	1	100,800	135 Surface
	4-K	1	100,800	135 Surface
			1,159,600 SF	3,640

MASTER SITE PLAN - FINAL DEVELOPMENT
COLISEUM CENTER LPC 1-13-87



PROPOSED ZONING DESCRIPTION

AREA I

Beginning at a point in the easterly Right-of-Way of New Tyvola Road Extension, where said Right-of-Way is intersected by the center (or thread) of Sugar Creek; and said point also being located South 46° 58' 12" East, approximately 272 feet from the "TS" point at Station 142 + 93.78, as shown on engineering plans of New Tyvola Road Extension, by Ralph Whitehead and Associates.

Thence running along the Right-of-Way line of Tyvola Road Extension, the following courses and distances as shown:

<u>LINE</u>	<u>BEARING</u>	<u>DISTANCE (FT)</u>
L-1	N 46° 58' 12" W	272.00
C-2	SPIRAL CURVE	LS = 200.00
	CH. N 45° 48' 48" W	196.58
	R = 1581.52'	522.21
C-3	CH. N 34° 00' 38" W	519.84
	SPIRAL CURVE	LS = 200.00
C-4	CH. N 21° 42' 34" W	195.10
	R = 3764.22'	897.68
C-5	CH. N 12° 43' 09" W	895.56
	SPIRAL CURVE	LS = 114.75
C-6	CH. N 4° 42' 04" W	112.11
	N 86° 49' 18" E	11.00
L-7		LS = 85.25
C-8	SPIRAL CURVE	81.43
	CH N 1° 37' 42" W	62.82
L-9	N 69° 17' 54" E	27.05
L-10	N 1° 54' 06" E	66.85
L-11	N 57° 40' 43" W	85.30
C-12	R = 1206.74'	85.28
	CH. N 6° 10' 36" E	

To a point where the new Right-of-Way of Yorkmont Road intersects the Right-of-Way of said Tyvola Road Extension;

Thence along the new Right-of-Way of said Yorkmont Road, the following courses and distances:

L-13	N 58° 42' 48" E	156.79
L-14	S 73° 54' 54" E	66.16
C-15	R = 527.46'	154.46
	CH. S 82° 18' 45" E	153.91
L-16	N 89° 17' 56" E	300.00
C-17	R = 904.93'	151.13
	CH. S 85° 55' 00" E	150.96
L-18	S 81° 07' 38" E	103.66
L-19	N 3° 34' 22" W	36.31

Legal?

Proposed Zoning Description

Area 1
Page 2

L-20		N 22° 54' 38" E	66.54
L-21		N 81° 07' 56" W	111.98
C-22		R = 1004.93'	25.26
	CH.	N 81° 50' 45" W	25.57
L-23		N 35° 15' 41" W	66.12
C-24		R = 427.46'	157.91
	CH.	N 29° 25' 02" E	157.01
L-25		N 40° 00' 00" E	155.62
L-26		S 50° 00' 00" E	5.00
L-27		N 40° 00' 00" E	25.00
L-28		N 50° 00' 00" W	5.00
L-29		N 40° 00' 00" E	190.24
C-30		R = 522.96'	419.64
	CH.	N 62° 59' 16" E	408.47
L-31		S 4° 01' 27" E	15.00
C-32		R = 507.96'	88.66
	CH.	S 89° 01' 27" E	88.54
L-33		N 5° 58' 33" E	15.00
C-34		R = 522.96'	373.94
	CH.	S 63° 32' 23" E	366.02

To a point in the existing Right-of-Way of Old Yorkmont Road;
thence along said Right-of-Way of Old Yorkmont Road, the following:

L-35		S 43° 09' 23" E	661.95
C-36		R = 869.02'	147.59
	CH.	S 47° 56' 55" E	147.42

Thence leaving said Yorkmont Road and along a series of lines through
properties owned by the City of Charlotte, the following:

L-37		S 35° 36' 18" E	212.74
C-38		R = 674.50'	555.32
	CH.	S 12° 01' 10" W	539.77
L-39		S 11° 34' 00" E	96.74
L-40		S 66° 06' 52" W	184.72
L-41		N 72° 10' 00" W	1090+/-

to a point in the center (or thread) of Sugar Creek;

Thence in a generally South westerly direction, and along the meanders of
Sugar Creek, 1849 +/- feet to the point of beginning, and containing 72 +/-
acres of land.

It is the intent of this description, to follow the Right-of-Way lines of
the New Tyvola Road Extension shown on the plans mentioned above, and also to
follow the lines as depicted on a survey by the City of Charlotte, entitled
"Coliseum Site", dated February 20, 1986.

Proposed Zoning Description
Area 1
Page 3

Excepting and Reserving the following:

- a) All Areas within the Sugar Creek Floodway Boundaries
- b) 60 ft. wide San. sewer Right-of-Way along Sugar Creek
- c) 30 ft. wide San. sewer Right-of-Way near Yorkmont Road
- d) 20 ft. drainage easement
- e) Any Greenway areas reserved by the City and all as shown on a map prepared by Woolpert Consultants dated Feb. 12, 1988.

JH:do
C26-13

PROPOSED ZONING DESCRIPTION

AREA II

Beginning at a point in the North easterly Right-of-Way line of New Tyvola Road Extension, said point being 80 ft. right of Station No. 168+75 from the center line of said road as shown on engineering plans by Ralph Whitehead and Associates.

Thence running along the Right-of-Way of New Tyvola Road Extension, the following courses and distances:

C-1		R = 1193.24'		120.81
	CH.	N 26° 51' 07" E		120.76
C-2		SPIRAL CURVE	ls =	200.00
	CH.	N 32° 46' 37" E		193.67
L-3		N 34° 15' 09" E		562.73

Thence running in part along the old (existing) Right-of-Way of Yorkmont Road,

L-4		along existing R/W		163+/-
L-5		along existing R/W		138+/-

Thence to a point in the new Right-of-Way line, 100 ft.

L-6		along existing R/W		100+/-
-----	--	--------------------	--	--------

Thence along the new Right-of-Way line of Wilmount, the following courses and distances:

C-7		SPIRAL CURVE	LS =	150.00
	CH.	S 57° 16' 39" E		156.24
C-8		R = 1034.93'		128.85
	CH.	S 63° 48' 51" E		128.77
C-9		SPIRAL CURVE	LS =	150.00
	CH.	S 70° 21' 03" E		156.24
C-10		SPIRAL CURVE	LS =	200.00
	CH.	S 69° 55' 29" E		191.53
C-11		R = 874.93'		125.28
	CH.	S 61° 46' 44" E		125.17

To a point where said Right-of-Way of Wilmount intersects the new Right-of-Way of Yorkmont; Thence along the new Right-of-Way of Yorkmont Road, the following courses and distances:

C-12		R = 622.96'		626.82
	CH.	S 72° 18' 02" W		600.72
L-13		N 46° 31' 26" W		15.00
C-14		R = 637.96'		38.70
	CH.	S 41° 44' 17" W		38.70
L-15		S 40° 00' 00" W		291.93

Proposed Zoning Description
Area 2
Page 2

L-16	S	67°	57'	08"	E	15.77
L-17	S	40°	00'	00"	W	211.37
C-18	R =	427.46'				492.97
L-19	CH. S	73°	02'	18"	W	466.10
L-20	N	73°	55'	02"	W	71.16
	N	21°	39'	37"	W	143.50

Point and place of beginning, to the containing 15 acres of land more or less.

It is the intent of this description, to follow the Right-of-Way lines of the New Tyvola Road Extension shown on the plans mentioned above, and also to follow the lines as depicted on a survey by the City of Charlotte entitled "Coliseum Site, " dated Feb. 20, 1986.

Excepting and Reserving the following:

- 1) All Areas within the Sugar Creek Floodway Boundaries
- 2) 60 ft. wide San. sewer Right-of-Way along Sugar Creedk
- 3) 30 ft. wide San. sewer Right-of-Way near Yorkmont Road.
- 4) 20 ft. Drainage easement
- 5) Any Greenway Areas reserved by the City.

And all as shown on a map prepared by Woolpert Consultants dated Feb. 12, 1988.

JSH:dso
C26-15