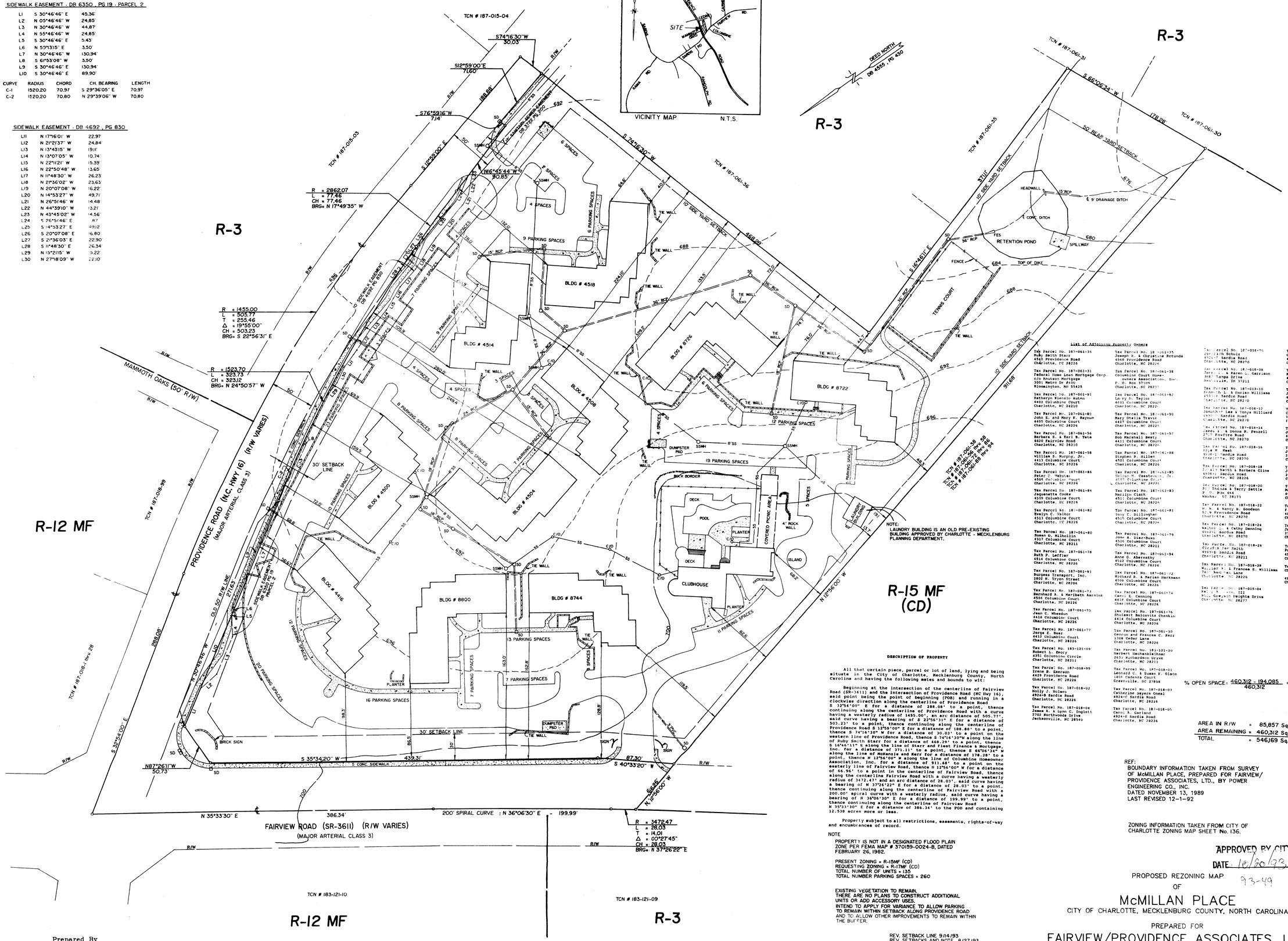
SIDEWALK EASEMENT - DB 6350 , PG 19 - PARCEL 2

| | | |
|---|---|---|
| L1 | S 30°46'46" E | 45.36' |
| L2 | N 05°46'46" W | 24.85' |
| L3 | N 30°46'46" W | 44.87' |
| L4 | N 55°46'46" W | 24.85' |
| L5 | S 30°46'46" E | 5.43' |
| L6 | N 59°13'15" E | 3.50' |
| L7 | N 30°46'46" W | 130.94' |
| L8 | S 61°53'08" W | 3.50' |
| L9 | S 30°46'46" E | 130.94' |
| L10 | S 30°46'46" E | 89.90' |

| CURVE | RADIUS | CHORD | CH. BEARING | LENGTH |
|---|---|---|---|---|
| C-1 | 1520.20 | 70.97 | S 29°36'05" E | 70.97' |
| C-2 | 1520.20 | 70.80 | N 29°39'06" W | 70.80' |

SIDEWALK EASEMENT - DB 4692 , PG 830

| | | |
|---|---|---|
| L11 | N 17°16'01" W | 22.97' |
| L12 | N 21°21'37" W | 24.84' |
| L13 | N 13°43'15" W | 19.11' |
| L14 | N 13°07'05" W | 10.74' |
| L15 | N 22°11'21" W | 15.39' |
| L16 | N 22°50'48" W | 13.65' |
| L17 | N 11°48'30" W | 26.23' |
| L18 | N 21°36'02" W | 23.63' |
| L19 | N 20°07'08" W | 16.22' |
| L20 | N 14°53'27" W | 49.71' |
| L21 | N 26°51'46" W | 14.48' |
| L22 | N 44°39'10" W | 13.21' |
| L23 | N 43°45'02" W | 14.56' |
| L24 | S 26°51'46" E | .87' |
| L25 | S 14°53'27" E | 49.12' |
| L26 | S 20°07'08" E | 16.80' |
| L27 | S 21°36'03" E | 22.90' |
| L28 | S 11°48'30" E | 26.34' |
| L29 | N 15°21'15" W | 13.22' |
| L30 | N 27°18'09" W | 22.10' |




List of Adjoining Property Owners

Tax Parcel No. 187-061-36
Ruby Smith Starr
4540 Providence Road
Charlotte, NC 28226

Tax Parcel No. 187-061-31
Federal Home Loan Mortgage Corp.
c/o Knutson Mortgage
3001 Metro Dr #200
Bloomington, MN 55425

Tax Parcel No. 187-061-91
Katheryn Kienzle Auten
4402 Columbine Court
Charlotte, NC 28210

Tax Parcel No. 187-061-89
John E. and Mary F. Raymon
4405 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-56
Barbara S. & Earl B. Tate
4620 Fairview Road
Charlotte, NC 28210

Tax Parcel No. 187-061-58
William S. Murphy, Jr.
4413 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-86
Peter D. Nabiaz
4506 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-84
Jaquenette Cooke
4509 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-82
Evelyn C. Walker
4513 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-80
Susan U. Hilhollin
4517 Columbine Court
Charlotte, NC 28211

Tax Parcel No. 187-061-78
Ruth P. Leffler
4514 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-93
Burgess Transport, Inc.
2800 N. Tryon Street
Charlotte, NC 28206

Tax Parcel No. 187-061-77
Bernhard A. Meribeth Aarnink
4508 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-75
Jean C. Wheeler
4418 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-77
Jorge E. Baez
4417 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 183-121-09
Robert L. Emory
4351 Columbine Circle
Charlotte, NC 28211

Tax Parcel No. 187-018-99
Irene B. Emerson
4429 Providence Road
Charlotte, NC 28226

Tax Parcel No. 187-018-02
Holly J. Holmes
4924-B Sardis Road
Charlotte, NC 28226

Tax Parcel No. 187-018-04
James A. & Lynn C. Inglett
3702 Northwoods Drive
Jacksonville, NC 28540

Tax Parcel No. 187-061-35
Joseph K. & Christine Rotunda
4548 Providence Road
Charlotte, NC 28226

Tax Parcel No. 187-061-36
Columbine Court Homeowners Association, Inc.
P. O. Box 37109
Charlotte, NC 28237

Tax Parcel No. 187-061-92
Lacey D. Taylor
4403 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-90
Mary Ofelia Travis
4407 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-57
Bob Marshall Beaty
4411 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-88
Stephen R. Hilsen
4501 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-85
Nelson M. Chastain, Jr.
4503 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-83
Marilyn Clark
4511 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-81
Tony C. Gillingham
4515 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-79
Jose A. Dubarbuco
4516 Columbine Court
Charlotte, NC 28211

Tax Parcel No. 187-061-94
Anne G. Abernathy
4512 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-72
Richard B. & Marian Harkness
4508 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-74
Carol E. Canning
4418 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-76
Shulamit Balcovitz Chenkin
4414 Columbine Court
Charlotte, NC 28226

Tax Parcel No. 187-061-30
George and Frances C. Barr
3308 Cedar Lane
Charlotte, NC 28226

Tax Parcel No. 183-121-10
Herbert Hechenbleikner
2631 Richardson Drive
Charlotte, NC 28211

Tax Parcel No. 187-018-01
Leonard C. & Susan K. Olson
1408 Cadenza Court
Greenville, SC 27858

Tax Parcel No. 187-018-03
Catherine Jayere Oneal
4924-C Sardis Road
Charlotte, NC 28226

Tax Parcel No. 187-018-05
Carol A. Garland
4924-E Sardis Road
Charlotte, NC 28226

Tax Parcel No. 187-018-06
John Joseph Schulz
4924-F Sardis Road
Charlotte, NC 28226

Tax Parcel No. 187-018-08
Terry L. & Karen L. Garrison
3918 Tanga Drive
Hendersonville, TN 37211

Tax Parcel No. 187-013-10
Kenneth L. & Evelyn Williams
4551-A Sardis Road
Charlotte, NC 28210

Tax Parcel No. 187-018-12
Jonathan Lee & Tonya Hilliard
4931-D Sardis Road
Charlotte, NC 28270

Tax Parcel No. 187-018-14
James E. & Donna R. Pennell
2717 Foxfire Road
Charlotte, NC 28270

Tax Parcel No. 187-018-16
Ralph M. Meah
4931-C Sardis Road
Charlotte, NC 28270

Tax Parcel No. 187-018-18
Donald Keith & Barbara Cline
4931-A Sardis Road
Charlotte, NC 28226

Tax Parcel No. 187-018-20
Robert Thomas & Terry Settle
P. O. Box 444
Mathews, NC 28173

Tax Parcel No. 187-018-22
W. M. & Nancy B. Goodson
5219 Providence Road
Charlotte, NC 28270

Tax Parcel No. 187-018-24
Walter L. & Cathy Denning
4941-A Sardis Road
Charlotte, NC 28270

Tax Parcel No. 187-018-26
Claudia Jan Smith
4941-B Sardis Road
Charlotte, NC 28211

Tax Parcel No. 187-018-28
William R. & Frances S. Williams
3401 Beechwood Lane
Charlotte, NC 28226

Tax Parcel No. 187-015-04
Robert A. Ring, III
9011 Grayson Heights Drive
Charlotte, NC 28277

Tax Parcel No. 187-018-07
Gay Lynn Russell
4924-G Sardis Road
Charlotte, NC 28226

Tax Parcel No. 187-018-09
Kenneth L. & Marion Williams
4930-A Sardis Road
Charlotte, NC 28270

Tax Parcel No. 187-018-11
Joanne & Harry J. Flood, Jr.
4930-C Sardis Road
Charlotte, NC 28270

Tax Parcel No. 187-018-15
Charles D. & Doris K. Arnold
108 Dogwood Lane
Franklin, TN 37064

Tax Parcel No. 187-018-15
James E. Allen
4936-C Sardis Road
Charlotte, NC 28226

Tax Parcel No. 187-018-17
James P. & Donna R. Pennell
2717 Foxfire Road
Charlotte, NC 28270

Tax Parcel No. 187-018-19
James P. & Donna R. Pennell
2717 Foxfire Road
Charlotte, NC 28270

Tax Parcel No. 187-018-21
Marcia J. & Paul A. Nicholls
4943-A Sardis Road
Charlotte, NC 28226

Tax Parcel No. 187-018-23
F. Kevin Dickson
485 N. Wendover Road
Charlotte, NC 28211

Tax Parcel No. 187-018-25
James P. & Donna R. Pennell
2717 Foxfire Road
Charlotte, NC 28270

Tax Parcel No. 187-018-27
Patricia H. Wilson
4948-C Sardis Road
Charlotte, NC 28270

Tax Parcel No. 187-015-03
Christ Evangelical Lutheran Church
4925 Providence Road
Charlotte, NC 28226

DESCRIPTION OF PROPERTY

All that certain piece, parcel or lot of land, lying and being situate in the City of Charlotte, Mecklenburg County, North Carolina and having the following metes and bounds to wit:

Beginning at the intersection of the centerline of Fairview Road (SR-3611) and the intersection of Providence Road (NC Hwy 16), said point being the point of beginning (POB) and running in a clockwise direction along the centerline of Providence Road S 32°54'00" E for a distance of 288.08' to a point, thence continuing along the centerline of Providence Road with a curve having a westerly radius of 1455.00', an arc distance of 505.77', said curve having a bearing of S 22°56'31" E for a distance of 503.23' to a point, thence continuing along the centerline of Providence Road S 12°59'00" E for a distance of 188.88' to a point, thence S 74°16'30" W for a distance of 30.03' to a point on the western line of Providence Road, thence S 74°16'30"W along the line of Ruby Smith Starr for a distance of 468.29' to a point, thence S 16°45'11" E along the line of Starr and Fleet Finance & Mortgage, Inc. for a distance of 371.31' to a point, thence S 66°06'34" W along the line of McKenzie and Kerr for a distance of 178.28' to a point, thence N 12°56'00" W along the line of Columbine Homeowner Association, Inc. for a distance of 911.48' to a point on the easterly line of Fairview Road, thence N 12°56'00" W for a distance of 66.96' to a point in the centerline of Fairview Road, thence along the centerline fairview Road with a curve having a westerly radius of 3472.47' and an arc distance of 28.03', said curve having a bearing of N 37°26'22" E for a distance of 28.03' to a point, thence continuing along the centerline of Fairview Road with a 200.00' spiral curve with a westerly radius, said curve having a bearing of N 36°06'30" E for a distance of 199.99' to a point, thence continuing along the centerline of Fairview Road N 35°33'30" E for a distance of 386.34' to the POB and containing 12.538 acres more or less.

Property subject to all restrictions, easements, rights-of-way and encumbrances of record.

NOTE

PROPERTY IS NOT IN A DESIGNATED FLOOD PLAIN
ZONE PER FEMA MAP # 370159-0024-B, DATED FEBRUARY 26, 1982.

PRESENT ZONING = R-15MF (CD)
REQUESTING ZONING = R-17MF (CD)
TOTAL NUMBER OF UNITS = 135
TOTAL NUMBER PARKING SPACES = 260

EXISTING VEGETATION TO REMAIN.
THERE ARE NO PLANS TO CONSTRUCT ADDITIONAL UNITS OR ADD ACCESSORY USES.
INTEND TO APPLY FOR VARIANCE TO ALLOW PARKING TO REMAIN WITHIN SETBACK ALONG PROVIDENCE ROAD AND TO ALLOW OTHER IMPROVEMENTS TO REMAIN WITHIN THE BUFFER.

REV. SETBACK LINE 9/14/93
REV. SETBACKS AND NOTE 8/27/93
REV. SETBACKS & ADDED NOTES 8/17/93
REV. ADJOINERS 6/10/93
REV. ADDED LIST OF ADJOINING OWNERS 6/9/93

**FOR PUBLIC HEARING**

$$\% \text{ OPEN SPACE} = \frac{460{,}312 - 194{,}085}{460{,}312} = \frac{266{,}227}{460{,}312} = 57.8\%$$

| | | | |
|---|---|---|---|
| AREA IN R/W | = | 85,857 Sq. Ft. | = 1.971 Acres |
| AREA REMAINING | = | 460,312 Sq. Ft. | = 10.567 Acres |
| TOTAL | = | 546,169 Sq. Ft. | = 12.538 Acres |

REF:
BOUNDARY INFORMATION TAKEN FROM SURVEY OF McMILLAN PLACE, PREPARED FOR FAIRVIEW/ PROVIDENCE ASSOCIATES, LTD., BY POWER ENGINEERING CO., INC.
DATED NOVEMBER 13, 1989
LAST REVISED 12-1-92

ZONING INFORMATION TAKEN FROM CITY OF CHARLOTTE ZONING MAP SHEET No. 136.

APPROVED BY CITY COUNCIL
DATE: 10/20/93
93-49

PROPOSED REZONING MAP
OF
# McMILLAN PLACE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED FOR
FAIRVIEW/PROVIDENCE ASSOCIATES, LTD.

JANUARY 25, 1993

SCALE: 1" = 40'

40 20 0 40 80 120


Prepared By
Power Engineering Co., Inc.
Engineers -- Surveyors -- Planners
Columbia S.C. Charlotte N.C. Aiken S.C.
P.O. Box 411491
(704) 588-4204


# C5110