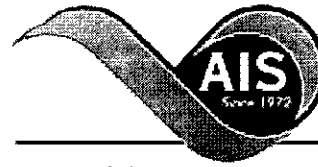




\* 0 0 B R E A K 0 0 \*



**ADVANCED  
IMAGING  
SYSTEMS**

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An Information  
Management Company

# City of Charlotte – Planning Dept. Scanning Rezoning Files

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 \*

## Legal Description

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

BEGINNING at a new iron pipe located in the southerly margin of Vernon Drive (40 feet in width), said point being located at the northerly or northwesterly corner of Block 20 of Pharr Acres as recorded in Map Book 884 Page 476 of the Mecklenburg County Registry, said point also being located North 85-03-23 West 1.07 feet from an existing iron pipe located at the common rear corner of Lots 10 and 11 of the said Pharr Acres, and running thence from said point and place of BEGINNING following the northwesterly boundary of said Pharr Acres

South 39-55-00 West 583.32 feet to an existing iron pipe, said iron being located North 02-55-15 East 979.71 feet from NCGS control monument "WENDOVER", said control monument having North Carolina grid coordinates North = 159,884.152 meters and East = 444,035.789 meters as measured on the North American Datum of 1983; thence following the northeasterly boundary of Block A of the W.S. Pharr Estate Subdivision as recorded in Map Book 4 Page 157

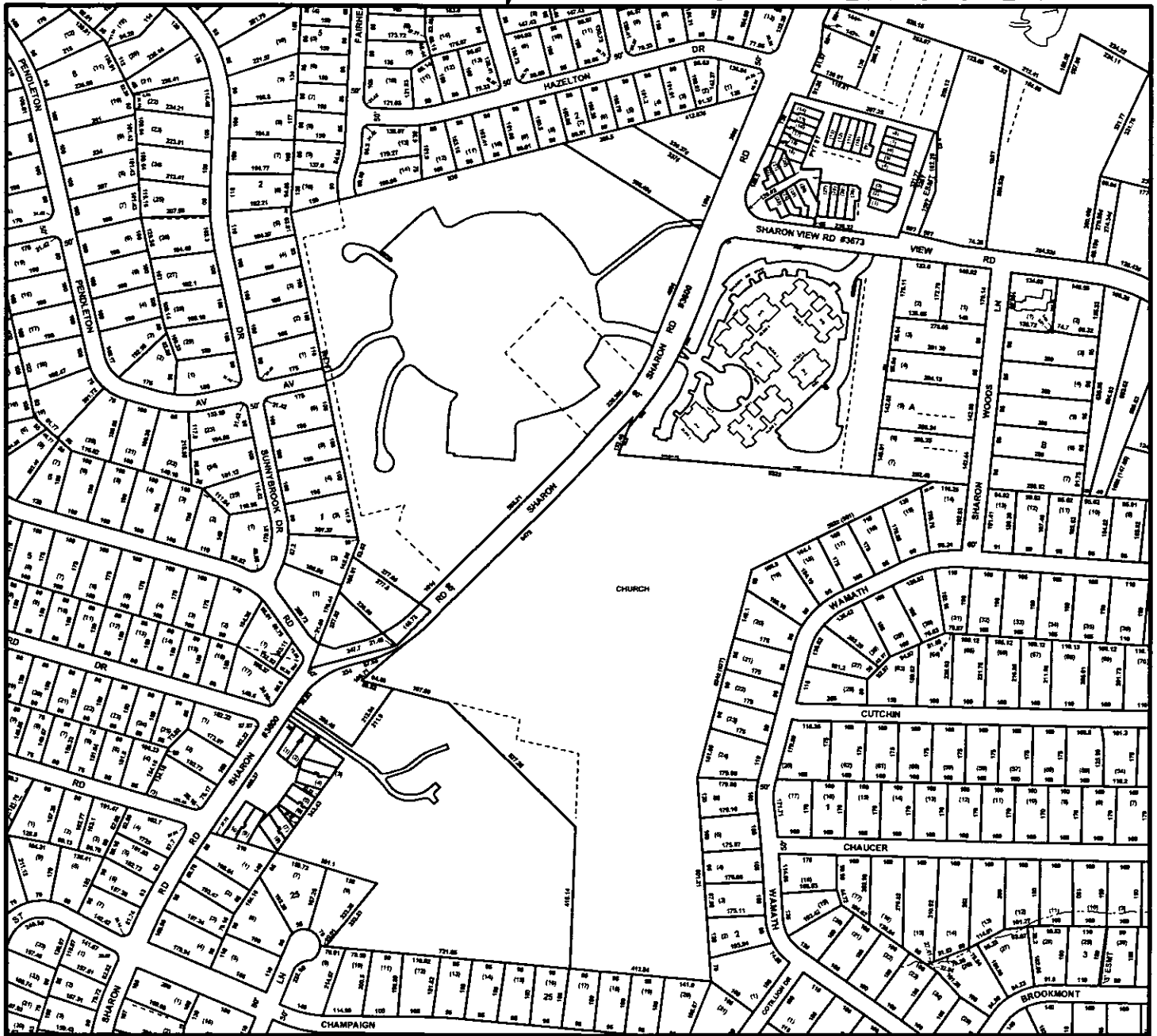
North 17-05-39 West 250.06 feet to an existing iron pipe located in the southeasterly boundary of Lot 6 Block 14 Pharr Acres as recorded in Map Book 3 Page 427; thence following said Lot 6 Block 14 Pharr Acres the following two (2) calls:

- (1) North 73-10-19 East 80.36 feet to an existing iron pipe and
- (2) North 63-20-39 West 144.77 feet to an existing iron pipe; thence following the easterly or southeasterly boundary of the subdivision of Lionsgate Properties, Inc. as recorded in Map Book 21 Page 188 and Map Book 28 Page 391

North 32-45-46 East 247.45 feet to an existing iron pin located in the southerly margin of the said Vernon Drive (60 feet in width); thence following the southerly margin of the said Vernon Drive the following four (4) calls:

- (1) following the arc of a circular curve to the left having a radius of 432.30 feet and an arc length of 102.97 feet (chord bearing South 59-35-57 East 102.73 feet) to an existing iron pin,
- (2) following the arc of a circular curve to the left having a radius of 432.30 feet and an arc length of 195.68 feet (chord bearing South 79-23-24 East 194.01 feet),
- (3) North 02-21-27 West 10.00 feet to a point and
- (4) following the arc of a circular curve to the right having a radius of 279.49 feet and an arc length of 88.43 feet (chord bearing South 83-20-37 East 88.06 feet) to the point and place of BEGINNING, containing 2.7142 acres as shown on a survey by Andrew G. Zoutewelle dated July 5, 2000.

# MECKLENBURG COUNTY, NC GIS PUBLIC ACCESS SYSTEM



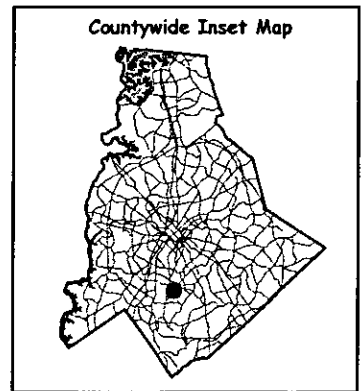
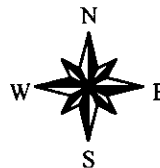
Tax Parcel-Id#s Selected: See Tax Information Report for List of Parcel-Id#s

Tax Book & Page Selected: N/A

01-08

**LEGEND**

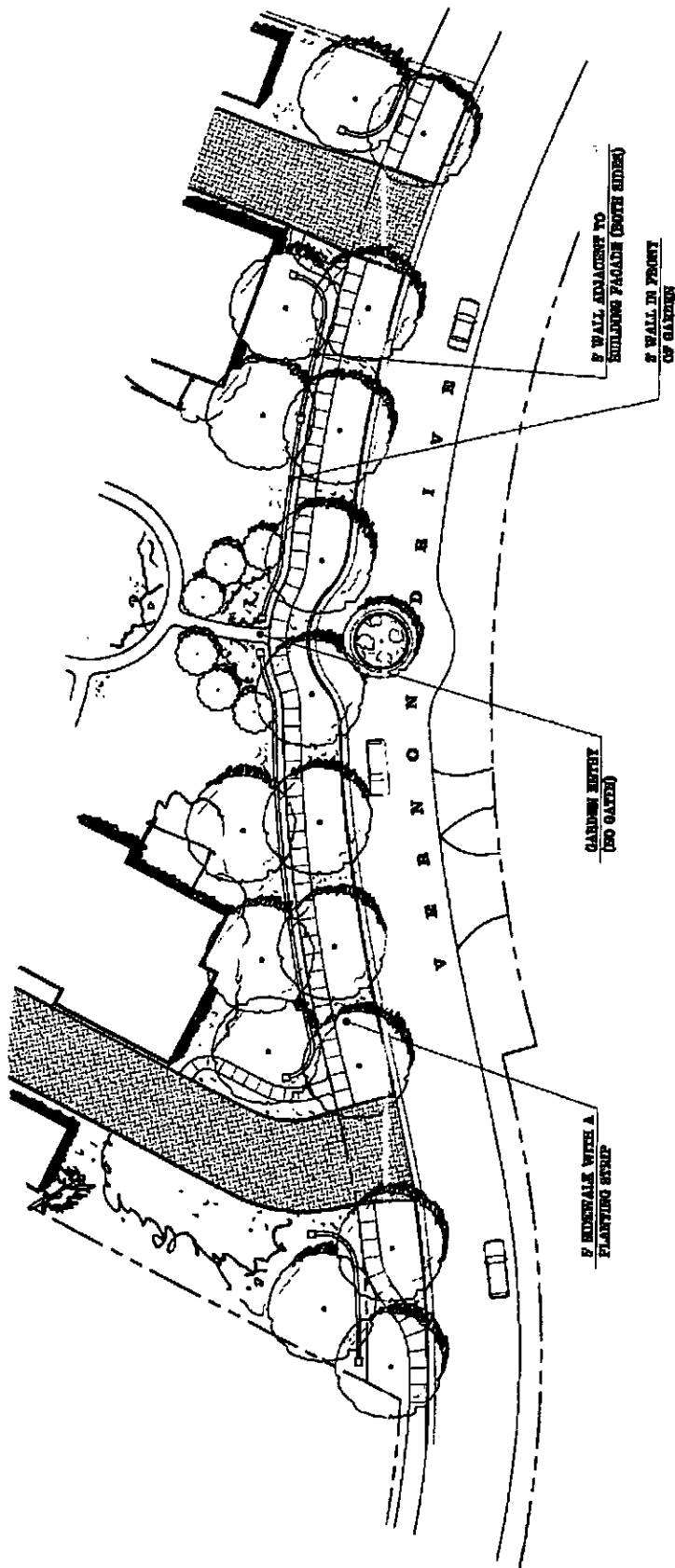
- Rivers/Creeks/Streams
- County Boundary
- I-485 Corridor
- Railroad ROW
- Water Bodies
- Jurisdictions**
- Charlotte
- Cornelius
- Davidson
- Huntersville
- Matthews
- Mint Hill
- Pineville
- Tax Parcels



Scale : 1 Inch = 600 Feet

Map Created on Friday, December 15, 2000 04:50 PM

This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



**EXHIBIT C**  
**PROPOSED TRAFFIC CIRCLE ON VERNON DRIVE**



1" = 20'

**Design Group**  
 10000 Lakeside Blvd. Suite 100  
 Dallas, TX 75243  
 • Landscape Architecture  
 • Site Design  
 • Civil Engineering  
 • Land Planning

*DKG*

*2001-008*




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FACSIMILE TRANSMITTAL SHEET

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TO: *Keith MacLean*  
COMPANY:

FROM: *Sonny Crater*  
DATE:

FAX NUMBER:  
*336-5964*

TOTAL NO. OF PAGES INCLUDING COVER:  
*2*

PHONE NUMBER:

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**Petition #:** 2001-08

**Petitioner:** David Simonini Development Group, LLC

**Hearing Date:** January 16, 2001

**Classification (Existing):** R-3

**Zoning Classification (Requested):** R-8(CD)

**Location:** Approximately 2.7 acres located on the south side of Vernon Drive, east of Providence Road and north of Wendover Road.



**Zoning Map #(s):** 124

**Scale:** No Scale