

CERTIFICATE
 I, THYRON D. CANTRELL, PLS. HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF BOTH AN ON THE GROUND FIELD SURVEY COMBINED WITH RECORD DOCUMENTS, RIGHT-OF-WAY PLANS, AND PRIOR SURVEYS BY OTHERS (NOT OF RECORD).

Thyron D. Cantrell 2-14-01 DATE
 THYRON D. CANTRELL, PLS-4150

SURVEY GENERAL NOTES

- ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
- ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS ARE MONUMENTED AS SHOWN.
- PORTIONS OF THIS PROPERTY ARE SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE AB AND B PER FEMA-FIRM COMMUNITY PANEL NUMBER 37059 00152 LAST REVISED FEBRUARY 26, 1992. ZONE AB: AREAS OF 100 YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED. ZONE B: AREAS BETWEEN LIMITS OF THE 100 YEAR AND 500 YEAR FLOOD.
- PRESUMED CITY OF CHARLOTTE FEE OWNER.

ZONING CONDITION NOTES

- AS ESTABLISHED BY THE MUDD-O HEREIN, IT IS INTENDED THAT EACH BUILDING SITE SHALL COMPLY WITH REQUIRED STREETSCAPES AS EACH NEW BUILDING IS CONSTRUCTED. HOWEVER, THERE MAY BE INSTANCES WHERE THE ESTABLISHED STREETSCAPE DESIGN (FOR EXAMPLE, THE LOCATION OF EXISTING SIDEWALKS, STREET TREES, LANDSCAPING AREAS, ETC.) SHALL REMAIN AS IS WITHOUT STRICT ADHERENCE TO THE REQUIRED STREETSCAPE DESIGN. SUCH OPTIONAL DESIGN SHALL BE JOINTLY AND RESPECTFULLY DETERMINED BY THE PETITIONER AND THE STAFF OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION ON THE BASIS OF ASSESSING THE OVERALL PRACTICALITY OF IMPLEMENTING THE REQUIRED STREETSCAPE DESIGN VERSUS SUCH FACTORS AS THE LOCATION AND MATURITY OF PRESENT TREES AND LANDSCAPING, THE LOCATION AND WIDTH OF PRESENT SIDEWALKS, THE EXISTENCE OF OTHER TREES AND LANDSCAPING WHICH COULD BE AN INTERFERENCE, THE LOCATION OF PRESENT AND FUTURE BUILDINGS, WHETHER OR NOT PRESTRIAN BENEFITS ARE SIGNIFICANTLY ENHANCED AND OTHER SIMILAR CONSIDERATIONS WHICH WOULD HAVE A PRACTICAL BEARING ON THE IMPLEMENTATION OF REQUIRED STREETSCAPE DESIGN OR NOT.
- ALL DEVELOPMENT ON THE SITE SHALL ALSO COMPLY WITH ALL OTHER ZONING, SUBDIVISION AND LAND REGULATORY ORDINANCES GOVERNING THE PLANNED DEVELOPMENT OF THE SITE.
- ANY EXISTING OVERHEAD UTILITY LINES ASSOCIATED WITH AN INDIVIDUAL BUILDING SITE SHALL BE REMOVED IN CONJUNCTION WITH THE CONSTRUCTION OF ANY NEW BUILDING ON THE SITE. SUCH OVERHEAD REMOVAL SHALL BE COORDINATED IN A MANNER WHICH IS PRACTICAL BASED UPON THE BUILDING LOCATION, STREET NUMBER AND TYPE OF UTILITY LINE ETC. THIS SHALL BE COOPERATIVELY DETERMINED BY THE PETITIONER AND THE STAFF OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.

ZONING SITE DATA

- RE-ZONING SITE (CONTAINS BUILDINGS, PARKING, CIRCULATION, AND OPEN SPACE AREAS)
- EXISTING ZONING: R-22MF, O-2, B=2
- PROPOSED ZONING: MUDD-OPTIONAL (MUDD-O)
- PROPOSED USE: ALL USES PERMITTED IN THE MUDD DISTRICT
- PROPOSED MAXIMUM BUILDING FOOTAGE: AS ALLOWED BY MUDD PERMISSION
- PROPOSED USE: ALL USES PERMITTED IN THE MUDD PROVISION
- RE-ZONING SITE SIZE: TOTAL = 2,228,237 SQUARE FEET / 51,153 ACRES LESS R/W = 268,575 SQUARE FEET / 6,165 ACRES NET = 1,959,661 SQUARE FEET / 44,987 ACRES
- MAXIMUM BUILDING HEIGHT = 120 FEET.

METES AND BOUNDS

BECING ALL OF THAT 51,153 ACRE TRACT OF LAND SITUATED IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT NORTH CAROLINA GEODETIC SURVEY MONUMENT STATION "JERRY'S" WITH NC GRID COORDINATES (NAD83) NORTHING: 535,213,673 FEET AND EASTING: 1,453,334,924 FEET THEN N 73°02'28" E, 53.2 FEET TO A CALCULATED POINT IN THE RIGHT-OF-WAY LINE OF FOURTH STREET, THE COMMON CORNER OF THE SUBJECT TRACT AND THAT JAMIE FOURLOS (NOW OR FORMERLY) TRACT AS DESCRIBED IN DEED BOOK 4748 PAGE 705, MECKLENBURG COUNTY REGISTRY, THE POINT OF BEGINNING:

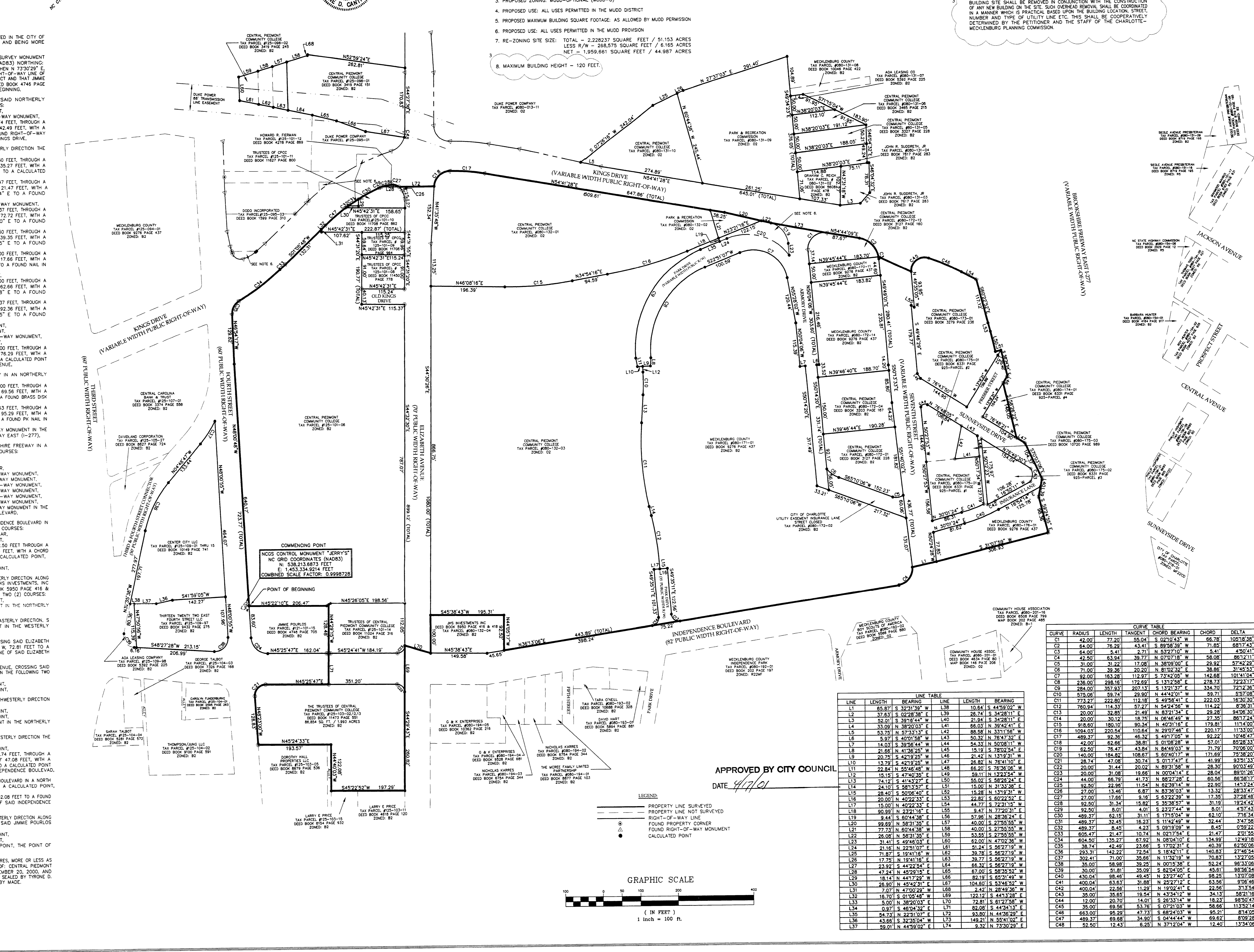
THENCE, IN A NORTHWESTERLY DIRECTION ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- N 48°00'48" E, 640.17 FEET TO A CALCULATED POINT
- N 45°14'17" W, 129.82 FEET TO A FOUND RIGHT-OF-WAY MONUMENT,
- WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 38.74 FEET, THROUGH A CENTRAL ANGLE OF 62°50'06", FOR AN ARC LENGTH OF 42.48 FEET, WITH A CHORD OF 40.39 FEET, BEARING N 17°02'15" W TO A FOUND RIGHT-OF-WAY MONUMENT IN THE EASTERLY RIGHT-OF-WAY LINE OF KINGS DRIVE.

THENCE, ALONG SAID RIGHT-OF-WAY LINE IN A NORTHERLY DIRECTION THE FOLLOWING FOURTEEN (14) COURSES:

- WITH A CURVE TO THE LEFT HAVING A RADIUS OF 604.50 FEET, THROUGH A CENTRAL ANGLE OF 12°49'18", FOR AN ARC LENGTH OF 135.27 FEET, WITH A CHORD LENGTH OF 134.99 FEET, BEARING N 08°41'01" E TO A CALCULATED POINT,
- WITH A CURVE TO THE LEFT HAVING A RADIUS OF 605.47 FEET, THROUGH A CENTRAL ANGLE OF 2°01'55", FOR AN ARC LENGTH OF 21.47 FEET, WITH A CHORD LENGTH OF 21.47 FEET, BEARING N 02°15'54" E TO A FOUND RIGHT-OF-WAY MONUMENT,
- WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 489.37 FEET, THROUGH A CENTRAL ANGLE OF 20°30'12", FOR AN ARC LENGTH OF 172.72 FEET, WITH A CHORD LENGTH OF 171.83 FEET, BEARING N 10°46'40" E TO A FOUND RIGHT-OF-WAY MONUMENT,
- WITH A CURVE TO THE LEFT HAVING A RADIUS OF 92.50 FEET, THROUGH A CENTRAL ANGLE OF 2°42'22", FOR AN ARC LENGTH OF 10.68 FEET, WITH A CHORD LENGTH OF 10.68 FEET, BEARING N 33°10'05" E TO A FOUND RIGHT-OF-WAY MONUMENT,
- WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 27.00 FEET, THROUGH A CENTRAL ANGLE OF 37°28'48", FOR AN ARC LENGTH OF 17.66 FEET, WITH A CHORD LENGTH OF 17.35 FEET, BEARING N 63°22'39" E TO A FOUND NAIL IN SIDEWALK,
- N 44°36'29" E, 93.80 FEET TO A CALCULATED POINT,
- WITH A CURVE TO THE LEFT HAVING A RADIUS OF 42.00 FEET, THROUGH A CENTRAL ANGLE OF 62°05'21", FOR AN ARC LENGTH OF 62.66 FEET, WITH A CHORD LENGTH OF 62.05 FEET, BEARING N 01°08'28" E TO A FOUND RIGHT-OF-WAY MONUMENT,
- WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 489.37 FEET, THROUGH A CENTRAL ANGLE OF 10°48'47", FOR AN ARC LENGTH OF 92.36 FEET, WITH A CHORD LENGTH OF 92.22 FEET, BEARING N 49°17'05" E TO A FOUND RIGHT-OF-WAY MONUMENT,
- N 54°41'28" E, 647.86 FEET TO A CALCULATED POINT,
- N 58°13'18" E, 125.17 FEET TO A CALCULATED POINT,
- N 55°41'02" E, 149.21 FEET TO A FOUND RIGHT-OF-WAY MONUMENT,
- N 54°44'09" E, 87.87 FEET TO A CALCULATED POINT,
- WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 64.00 FEET, THROUGH A CENTRAL ANGLE OF 68°17'43", FOR AN ARC LENGTH OF 76.29 FEET, WITH A CHORD LENGTH OF 71.85 FEET, BEARING N 89°58'39" E TO A CALCULATED POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE,
- THENCE, ALONG SAID CENTRAL AVENUE RIGHT-OF-WAY IN AN NORTHERLY DIRECTION THE FOLLOWING THREE (3) COURSES:
 - WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 112°52'14", FOR AN ARC LENGTH OF 69.66 FEET, WITH A CHORD LENGTH OF 58.66 FEET, BEARING S 07°10'03" W TO A FOUND BRASS DISK IN SIDEWALK,
 - WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 663 FEET, THROUGH A CENTRAL ANGLE OF 08°44'05", FOR AN ARC LENGTH OF 95.29 FEET, WITH A CHORD LENGTH OF 95.21 FEET, BEARING N 68°24'03" E TO A FOUND PK NAIL IN SIDEWALK,
 - N 72°31'15" E, 44.77 FEET TO A FOUND RIGHT-OF-WAY MONUMENT IN THE WESTERLY RIGHT-OF-WAY LINE OF BROOKSHIRE FREEWAY EAST (-277).
- THENCE, ALONG RIGHT-OF-WAY LINE OF SAID BROOKSHIRE FREEWAY EAST IN A SOUTHEASTERLY DIRECTION THE FOLLOWING TEN (10) COURSES:
 - S 60°22'52" E, 139.94 FEET TO A FOUND PK NAIL,
 - S 58°26'24" E, 55.02 FEET TO A FOUND PK NAIL,
 - N 31°33'58" E, 13.00 FEET TO A FOUND 5/8" REBAR,
 - S 58°34'54" E, 70.40 FEET TO A FOUND RIGHT-OF-WAY MONUMENT,
 - S 13°19'31" E, 21.42 FEET TO A FOUND RIGHT-OF-WAY MONUMENT,
 - S 58°19'21" E, 148.05 FEET TO A FOUND RIGHT-OF-WAY MONUMENT,
 - N 78°41'01" E, 26.82 FEET TO A FOUND RIGHT-OF-WAY MONUMENT,
 - S 70°53'05" E, 104.37 FEET TO A FOUND RIGHT-OF-WAY MONUMENT,
 - S 14°21'11" E, 48.68 FEET TO A FOUND RIGHT-OF-WAY MONUMENT,
 - S 59°24'55" E, 98.36 FEET TO A FOUND RIGHT-OF-WAY MONUMENT IN THE WESTERLY RIGHT-OF-WAY LINE OF INDEPENDENCE BOULEVARD.
- THENCE, ALONG THE RIGHT-OF-WAY LINE OF SAID INDEPENDENCE BOULEVARD IN A SOUTHWESTERLY DIRECTION THE FOLLOWING FIVE (5) COURSES:
 - S 31°07'59" W, 306.93 FEET TO A FOUND 5/8" REBAR,
 - S 32°19'39" W, 65.87 FEET TO A CALCULATED POINT,
 - WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 42.50 FEET THROUGH A CENTRAL ANGLE 86°12'11", FOR AN ARC LENGTH OF 63.94 FEET, WITH A CHORD LENGTH OF 58.08 FEET, BEARING S 07°07'18" E TO A CALCULATED POINT,
 - S 53°48'54" E, 1.38 FEET TO A CALCULATED POINT,
 - S 36°13'06" W, 106.63 FEET TO A CALCULATED POINT.
- THENCE, DEPARTING SAID RIGHT-OF-WAY IN A NORTHWESTERLY DIRECTION ALONG THE COMMON LINE OF THE SUBJECT TRACT AND THE JMS INVESTMENTS (NOW OR FORMERLY) TRACT AS DESCRIBED IN DEED BOOK 5050 PAGE 416 & 418, MECKLENBURG COUNTY REGISTRY, THE FOLLOWING TWO (2) COURSES:
 - N 44°05'17" W, 92.52 FEET TO A CALCULATED POINT,
 - S 45°18'43" W, 326.13 FEET TO A CALCULATED POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ELIZABETH AVENUE.
- THENCE, ALONG SAID RIGHT-OF-WAY LINE IN A SOUTHEASTERLY DIRECTION, S 44°30'26" E, 100.00 FEET TO A CALCULATED POINT IN THE WESTERLY RIGHT-OF-WAY LINE SAID INDEPENDENCE BOULEVARD.
- THENCE, ALONG SAID INDEPENDENCE BOULEVARD, CROSSING SAID ELIZABETH AVENUE IN A SOUTHWESTERLY DIRECTION, S 61°27'58" W, 72.81 FEET TO A CALCULATED POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ELIZABETH AVENUE.
- THENCE, ALONG SAID RIGHT-OF-WAY OF ELIZABETH AVENUE, CROSSING SAID INDEPENDENCE BOULEVARD IN A SOUTHEASTERLY DIRECTION THE FOLLOWING TWO (2) COURSES:
 - S 44°32'28" E, 122.12 FEET TO A CALCULATED POINT,
 - S 44°29'43" E, 260.82 FEET TO A CALCULATED POINT.
- THENCE, DEPARTING SAID ELIZABETH AVENUE IN A SOUTHWESTERLY DIRECTION THE FOLLOWING THREE (3) COURSES:
 - S 45°22'52" W, 197.29 FEET TO A CALCULATED POINT,
 - S 44°40'03" W, 122.08 FEET TO A CALCULATED POINT,
 - S 45°24'33" W, 193.57 FEET TO A CALCULATED POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FOURTH STREET.
- THENCE, ALONG SAID RIGHT-OF-WAY LINE IN A NORTHWESTERLY DIRECTION THE FOLLOWING TWO (2) COURSES:
 - N 48°23'00" W, 128.83 FEET TO A CALCULATED POINT,
 - WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 28.74 FEET, THROUGH A CENTRAL ANGLE OF 83°11'31", FOR AN ARC LENGTH OF 47.08 FEET, WITH A CHORD LENGTH OF 41.99 FEET, BEARING N 01°17'47" W TO A CALCULATED POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID INDEPENDENCE BOULEVARD.
- THENCE, ALONG SAID RIGHT-OF-WAY OF INDEPENDENCE BOULEVARD IN A NORTH EASTERLY DIRECTION, N 45°24'47" E, 188.04 FEET TO A CALCULATED POINT.
- THENCE, CROSSING SAID RIGHT-OF-WAY, N 44°41'13" W, 82.08 FEET TO A FOUND 1/2" REBAR IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID INDEPENDENCE BOULEVARD.
- THENCE, DEPARTING SAID RIGHT-OF-WAY IN A NORTHWESTERLY DIRECTION ALONG THE COMMON LINE OF THE SUBJECT TRACT AND THE SAID JAMIE FOURLOS TRACT THE FOLLOWING THREE (3) COURSES:
 - N 44°29'19" W, 128.48 FEET TO A CALCULATED POINT,
 - S 10°44'12" E, 61.16 FEET TO A CALCULATED POINT,
 - S 45°22'10" E, 206.47 FEET TO A CALCULATED POINT, THE POINT OF BEGINNING.

CONTAINING WITHIN THESE METES AND BOUNDS 51,153 ACRES, MORE OR LESS AS SHOWN ON THAT SURVEY MAP ENTITLED "ZONING MAP OF CENTRAL PIEDMONT COMMUNITY COLLEGE GENERAL CAMPUS" DATED DECEMBER 20, 2000, AND PREPARED BY THE SURVEY COMPANY, INC., SIGNED AND SEALED BY THYRON D. CANTRELL, PLS-4150, TO WHICH REFERENCE IS HEREBY MADE.



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**CENTRAL PIEDMONT COMMUNITY COLLEGE
 CENTRAL CAMPUS**

**FOR PUBLIC HEARING:
 PETITION NUMBER 01-025**

**CENTRAL PIEDMONT COMMUNITY COLLEGE
 CENTRAL CAMPUS
 CITY OF CHARLOTTE
 MECKLENBURG COUNTY - NORTH CAROLINA**

PREPARED FOR:
 CENTRAL PIEDMONT COMMUNITY COLLEGE
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 JAY DORFER

PROJECT NUMBER: CFC021
 SURVEYED BY: WRC/PAD
 DRAWN BY: TDC
 CHECKED BY: MCS
 DRAWING SCALE: 1" = 100'
 ISSUE DATE: 10/05/2000
 REVISIONS:
 1 10/27/2000 ADDED PARCEL
 2 12/20/2000 MISC. CHANGES
 3 2/13/2001 PLANNING COMMISSION CHANGES

SHEET NUMBER: 1 OF 1
 CAD FILE: Zoning3.dwg (R2000)