

DEVELOPMENT SUMMARY

PARCELS	GROSS AC.	EXISTING ZONING	PROPOSED ZONING	SF LOTS	MF UNITS	RETAIL SF	OFFICE SF
A	11.74± AC.	R4	NS / LLWPA	-	-	77,000 MAX.	-
B	41.34± AC.	R4	MX-2 / LLWPA	67	179	-	-
OPEN SPACE	6.48± AC.	-	MX-2 / LLWPA	-	-	-	-
TOTAL	53.08± AC.	-	-	67	179	77,000 MAX.	-

NOTE: INTERNAL LOT DIMENSIONS:
 10' SETBACK
 5' SIDEYARD
 30' REAR YARD

— ALL LOTS ABUTTING R3 AND R4 ZONING TO FOLLOW CITY STANDARDS FOR LOT DIMENSIONS

**OVERALL DENSITY 6.0 D.U./A (6.0 DEN. UNITS/ACRE)

PARKING SUMMARY
 REQUIRED SPACES: 302 PER CITY OF CHARLOTTE ZONING ORDINANCE
 PROVIDED SPACES: 350 (4.64 SPACES PER 1000 SF)

SURVEY DISCLAIMER

- BOUNDARY SURVEY PROVIDED BY RB PHARR AND ASSOCIATES, P.A.; 231 POST OFFICE DR., UNIT B-6, INDIAN TRAIL, N.C. 28078; TEL. (704) 821-4029; DATED MARCH 28, 2005.
- TOPOGRAPHY IS A COMBINATION OF MECKLENBURG COUNTY MAPPING/GIS SERVICES VERSION 2002 AND FIELD RUN TOPOGRAPHY FROM R.B. PHARR PER NOTE 1.

- AREA TO BE REZONED 53.08± ACRES
- TAX PARCEL #S - 055-191-01
055-111-01
055-111-02

DEVELOPMENT STANDARDS

September 30, 2005

General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Planning Petition filed by Laith Property Group to rezone a portion of a parcel of land located on Moores Chapel Road at I-485 (the "Site"). The Site is located on the east side of Moores Chapel Road at I-485 (the "Site"). Development of the Site will be governed by the Technical Data Sheet, these Development Standards and the applicable provisions of the Zoning Ordinance of the City of Charlotte (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the NS zoning classification shall govern all standards establish more stringent standards. The building edges which face Street "A" shall include doors. Within Parcel A, the sides of buildings oriented to Kendall Drive shall be finished in materials similar to the front of these buildings.

Permitted Uses

- Parcel A of the Site may be devoted to retail, commercial, office, and/or restaurant uses together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the NS Zoning District.
- Parcel B of the Site may be devoted to single family detached homes, townhomes or condominiums for sale and/or multi family residential units together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the MX-2 Zoning District.

Maximum Building Areas and Development Limitations

- Parcel A may be developed with up to 77,000 square feet of floor area along with related accessory uses.
- Parcel B may be developed with up to 67 detached single family homes, up to 144 multi family units and up to 35 townhomes or condominiums for sale along with related accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the MX-2 Zoning District.

Setbacks, Side Yards and Rear Yards

All buildings constructed on Parcel A of the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the NS zoning district. All buildings constructed on Parcel B shall conform to the MX-2 requirements as modified by the innovative provisions outlined on the Technical Data Sheet.

Design and Performance Standards

The development depicted on the Conceptual Master Plan is schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configuration, placement, and sizes of the building footprints and lots, as well as the location of streets shown on the Conceptual Master Plan are schematic in nature and, subject to the provisions set forth below under Architectural Controls, may be altered or modified during design and construction phases. Parking layouts may also be modified to accommodate final building footprints to the extent permitted by the Ordinance.

Architectural Controls

- Buildings constructed along Moore's Chapel Road, Kendall Drive, Street "A" and Street "B" will contain open windows which face these streets. Large expanses of solid walls exceeding 20 linear feet for these buildings will be avoided through the introduction of articulated facades and other architecturally designed architectural elements. The building edges which face Street "A" shall include doors. Within Parcel A, the sides of buildings oriented to Kendall Drive shall be finished in materials similar to the front of these buildings.
- Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged open gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall of that building may be substituted for a side.

Design Treatment within Parcel A shall include, as a minimum, the following amenities:

- outdoor dining area(s)
- outdoor seating area(s)
- courtyard(s)

Landscaping and Screening

- Internal areas of the Site shall be landscaped in accordance with the requirements of the Code of the City of Charlotte.
- All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
- All other screening and landscaping shall conform to the standards of the Ordinance.

Streetscape Treatment

- Within Parcel A, the streetscape treatment along Moore's Chapel Road, Kendall Drive, Street "A" and Street "B" will conform to the Ordinance and include large retaining trees, supplemental landscaping, sidewalks which are at least 6 feet in width and planting strips which are at least 8 feet in width.
- Within Parcel B, the streetscape treatment along Street "C" and Street "D" shall include 5 foot wide sidewalks and 6 foot wide planting strips on both sides of the street.
- Within Parcel B, Kendall Drive shall include 5 foot wide sidewalks and 6 foot wide planting strips on both sides of the street.

LEGEND

- ACCESS POINT
- INTERNAL ACCESS
- ZONING BOUNDARY
- EXISTING ZONING
- ADJACENT PROPERTY OWNER
- PARCEL A
- PARCEL B MULTI-FAMILY
- PARCEL B SINGLE FAMILY
- CLASS C BUFFER
- PARK / OPEN SPACE

ADJACENT PROPERTY OWNERS:

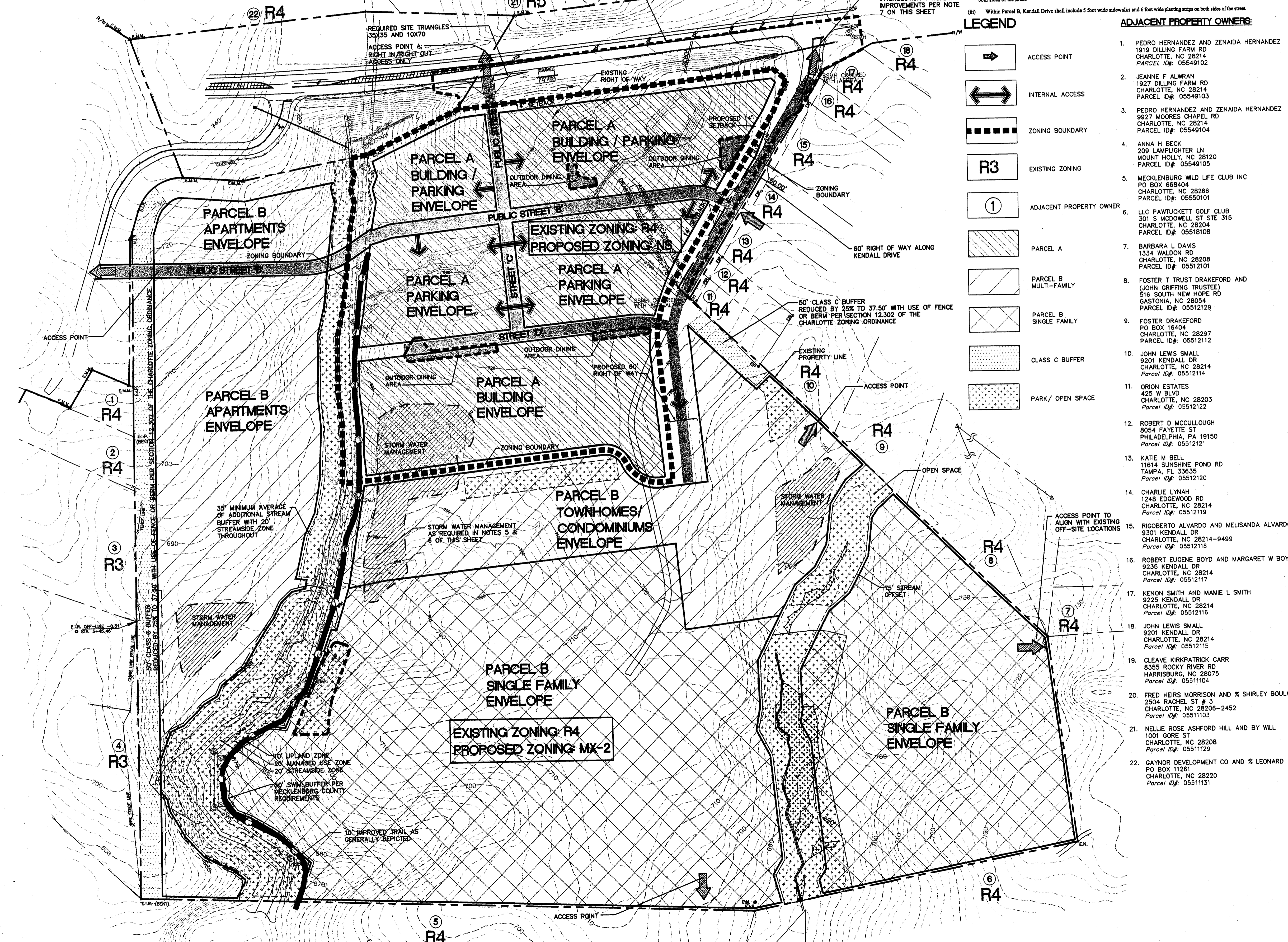
- PEDRO HERNANDEZ AND ZENaida HERNANDEZ
1919 DILLING FARM RD
CHARLOTTE, NC 28214
PARCEL ID#: 05549102
- Jeanne F ALWRAN
1927 DILLING FARM RD
CHARLOTTE, NC 28214
PARCEL ID#: 0554103
- PEDRO HERNANDEZ AND ZENaida HERNANDEZ
1927 MOORES CHAPEL RD
CHARLOTTE, NC 28214
PARCEL ID#: 05549104
- ANNA H BECK
209 LAMPLIGHTER LN
MOUNT HOLLY, NC 28120
PARCEL ID#: 05549105
- MECKLENBURG WILD LIFE CLUB INC
PO BOX 688
CHARLOTTE, NC 28266
PARCEL ID#: 05550101
- LLC PAWTRUCKET GOLF CLUB
301 S MCDOWELL ST STE 315
CHARLOTTE, NC 28204
PARCEL ID#: 05518108
- BARBARA L DAVIS
1331 WALDEN DR
CHARLOTTE, NC 28208
PARCEL ID#: 05512101
- FOSTER T TRUST DRAKEFORD AND (JOHN GRIFFING TRUSTEE)
516 SOUTH NEW HOPE RD
GASTONIA, NC 28054
PARCEL ID#: 05512129
- FOSTER DRAKEFORD
PO BOX 16404
CHARLOTTE, NC 28297
PARCEL ID#: 05512112
- JOHN LEWIS SMALL
9201 KENDALL DR
CHARLOTTE, NC 28214
Parcel ID#: 05512114
- ORION ESTATES
425 W BLVD
CHARLOTTE, NC 28203
Parcel ID#: 05512122
- ROBERT D MCCULLOUGH
8054 FAYETTE ST
PHILADELPHIA, PA 19150
Parcel ID#: 05512121
- KATIE M BELL
11614 SUNSHINE POND RD
TAMPA, FL 33635
Parcel ID#: 05512120
- CHARLIE LYNAH
1248 EDGEWOOD RD
CHARLOTTE, NC 28214
Parcel ID#: 05512119
- RIGOBERTO ALVARDO AND MELISANDA ALVARDO
9301 KENDALL DR
CHARLOTTE, NC 28214-9499
Parcel ID#: 05512118
- ROBERT EUGENE BOYD AND MARGARET W BOYD
9235 KENDALL DR
CHARLOTTE, NC 28214
Parcel ID#: 05512117
- KENON SMITH AND MAMIE L SMITH
9225 KENDALL DR
CHARLOTTE, NC 28214
Parcel ID#: 05512116
- JOHN LEWIS SMALL
9201 KENDALL DR
CHARLOTTE, NC 28214
Parcel ID#: 05512115
- CLEAVE KIRKPATRICK CARR
8355 ROCKY RIVER RD
HARRISBURG, NC 28075
Parcel ID#: 05511104
- FRED HEIRS MORRISON AND % SHIRLEY BOULWARE
2504 RACHEL ST # 3
CHARLOTTE, NC 28208-2452
Parcel ID#: 05511103
- NELLIE ROSE ASHFORD HILL AND BY WILL
1001 GORE ST
CHARLOTTE, NC 28208
Parcel ID#: 05511129
- GAYNOR DEVELOPMENT CO AND % LEONARD STRAUSE
PO BOX 1126
CHARLOTTE, NC 28220
Parcel ID#: 05511131

VICINITY MAP

N.T.S.

LIMITS OF PARCEL A IMPROVEMENTS

ACCESS POINT B: INTERSECTION B: ROADWAY IMPROVEMENTS PER NOTE 7 ON THIS SHEET



Lighting

- All freestanding lighting fixtures installed within Parcel A will be installed in design.
- The maximum height of any freestanding lighting fixture in Parcel A including its base, may not exceed 25 feet.
- All parking lot lighting in Parcel A shall be spaced, downwardly directed and fully shielded.
- Any lighting attached to a building in Parcel A shall be spaced and downwardly directed.
- Well-mounted directional light fixtures such as sconces are permitted.
- Induction under lighting of no more than 15 feet in height will be provided along all public and private streets.
- Off-street parking and loading areas will satisfy the standards established under the Ordinance.
- Off-street parking shall be permitted in accordance with normal City standards.
- Within areas devoted to outdoor dining, courtyard and plaza within Parcel A are not included in the square footage maximum noted above, any of these parking required by the Ordinance will be provided for these areas.
- Parcel A Provisions
- No more than one independent, freestanding, single stem lighting shall be permitted on the Site. The remaining freestanding, single stem lighting shall be incorporated.
- Parcel B Provisions
- Within those portions of Parcel B indicated for townhomes or condominiums on the Technical Data Sheet, the Petitioner may install street lighting designed to be used in a single family lot. Further, within those portions of Parcel B indicated as open space on the Technical Data Sheet, the Petitioner may install street lighting designed to be used in a single family lot.
- Single family detached homes shall meet the minimum lot area, lot width and yard requirements for the R-4 district with the exception that single family detached homes may install a setback of 10 feet as outlined on the Innovative Development Provisions on the Technical Data Sheet.
- Attached and multi-family developments within Parcel B shall conform to the relevant standards of the R-2324F district.

Storm Water Management

- Storm water runoff will be managed in accordance with the relevant minimum standards for storm water management which satisfy the standards imposed by the Ordinance and the Charlotte Metropolitan Storm Water Management Plan. Surface water runoff shall be collected and conveyed to the common open space but shall not be located in the required setbacks or buffers.
- The detention shall be in the existing storm water system(s). The Petitioner shall have the existing storm water system(s) installed to meet the design for the 100 year storm event as the volume generated from the 100 year storm event of the NCDOT BMP manual, whichever is more restrictive. The Petitioner shall provide storm water management to prevent this from occurring. Should the existing storm water system be determined to be not of standard type or development of the site, the Petitioner shall provide adequate detention to ensure that the system will be additionally over-sized.
- The Petitioner shall control and meet the difference in storm water runoff volume having the project site between the pre and post development runoff conditions for the 100 year storm event as the volume generated from the 100 year storm event of the NCDOT BMP manual, whichever is more restrictive. Runoff flow down this shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water runoff rates shall meet pre-development rates for the 2-year and 10-year 6-hour storm event.
- The use of structural storm water treatment systems (wet ponds, attached detention basins, bio-retention, etc.) shall be incorporated into the design to meet or exceed an 85% average annual removal for Total Suspended Solids generated from the development according to specifications in the NC Department of Environment and Natural Resources Best Management Practices Manual, April 1999.
- The following activities must be conducted prior to plan approval regarding wetland and water quality permits:

- The Petitioner shall be responsible for the design and construction of any necessary utility easements prior to the issuance of any certificates of occupancy for those portions of the Site required to provide right of way measuring 20 feet from centerline along Moore's Chapel Road and Kendall Drive as a single lane road subject to the review and approval of NCDOT and NCDOT. In this event, a minimum building and parking setback of 10 feet shall be provided from the edge of the right-of-way associated with the roadbed. If building and parking are constructed prior to the issuance of any certificates of occupancy for Parcel B, those portions of the Site located within Parcel B that are required to provide right of way measuring a total width of 20 feet shall be provided from the edge of the right-of-way associated with the roadbed. If building and parking are constructed prior to the issuance of any certificates of occupancy for Parcel B, those portions of the Site located within Parcel B that are required to provide right of way measuring a total width of 40 feet shall be provided.
- Nothing in the above Note (7) shall be deemed a commitment by the Petitioner to provide for dedication of right-of-way improvements as outlined below.
- Prior to the issuance of any certificates of occupancy for any buildings on the Site, the Petitioner shall provide for the following road improvements:

- Moore's Chapel Road (R1601) A Street "A":
 - Construct Street "A" to serve as a right-of-way with only one-way travel with 150' of normal storage.
 - Construct a concrete median along Moore's Chapel Road opposite the proposed R1601 access to prevent left turn and end of the site. The length of the median will be determined by CDDOT during the building/development or subdivision review process.
- Moore's Chapel Road (R1601) A Street "B":
 - Install a traffic signal upon meeting the NCDOT and CDDOT applicable traffic signal control criteria. The Petitioner will be responsible for the installation of a traffic signal and associated infrastructure as determined by NCDOT and CDDOT. In this event, a minimum building and parking setback of 10 feet shall be provided from the edge of the right-of-way associated with the roadbed. If building and parking are constructed prior to the issuance of any certificates of occupancy for Parcel B, those portions of the Site located within Parcel B that are required to provide right of way measuring a total width of 40 feet shall be provided.
 - Construct a wetland left turn lane on Moore's Chapel Road with 150' of storage and a 15:1 lay over with 45:1 through lane taper.
 - Construct a wetland right turn lane on Moore's Chapel Road with 150' of storage and a 15:1 lay over.
 - Construct a wetland left turn lane on Kendall Drive with 150' of storage and a 15:1 lay over.

- As an optional alternative to the installation of the above improvements, the Petitioner may instead elect to construct the installation of Moore's Chapel Road and Kendall Drive as a single lane road subject to the review and approval of NCDOT and NCDOT. In this event, a minimum building and parking setback of 10 feet shall be provided from the edge of the right-of-way associated with the roadbed. If building and parking are constructed prior to the issuance of any certificates of occupancy for Parcel B, those portions of the Site located within Parcel B that are required to provide right of way measuring a total width of 40 feet shall be provided.
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- Construct a concrete median along Moore's Chapel Road opposite the proposed R1601 access to prevent left turn and end of the site. The length of the median will be determined by CDDOT during the building/development or subdivision review process.

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- Construct a concrete median along Moore's Chapel Road opposite the proposed R1601 access to prevent left turn and end of the site. The length of the median will be determined by CDDOT during the building/development or subdivision review process.

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- Construct a concrete median along Moore's Chapel Road opposite the proposed R1601 access to prevent left turn and end of the site. The length of the median will be determined by CDDOT during the building/development or subdivision review process.

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Cole Jenest & Stone
 Shaping the Environment
 Realizing the Possibilities

Land Planning
 Landscape Architecture
 Civil Engineering
 Urban Design

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 Charlotte
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MOORES CHAPEL ROAD / I-485 REZONING

Charlotte
 North Carolina 28284

TECHNICAL DATA SHEET

Project No.
 3186
 Issued
 05/10/05

Revised
 08/22/05 - REZONING COMMENTS
 09/18/05 - REZONING COMMENTS - PUBLIC HEARING
 03/15/06 - REZONING COMMENTS
 07/07/06 - REZONING COMMENTS

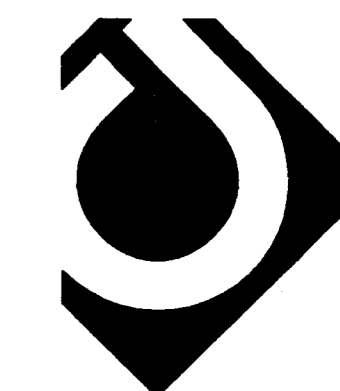
APPROVED BY CITY COUNCIL
 DATE 10/19/05

SCALE: 1"=100'
 0 50 100 200

RZ1.0 of 4

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Shaping the Environment
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- Land Planning
- Landscape Architecture
- Civil Engineering
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LAUTH PROPERTY GROUP

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North Carolina 28211

MOORES CHAPEL ROAD / I-485 REZONING

FOR PUBLIC HEARING
Petition No. 2005-121

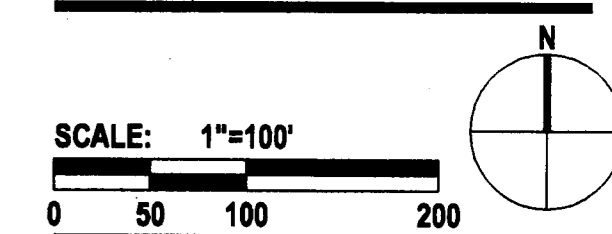
SCHEMATIC SITE PLAN

Project No.
3186

Issued
05/10/05

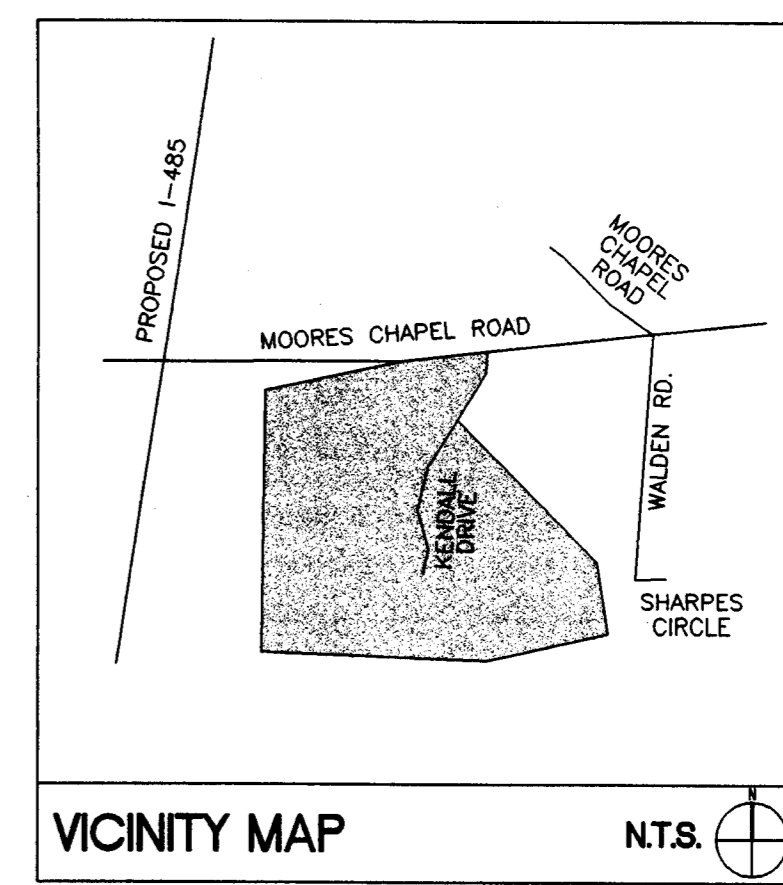
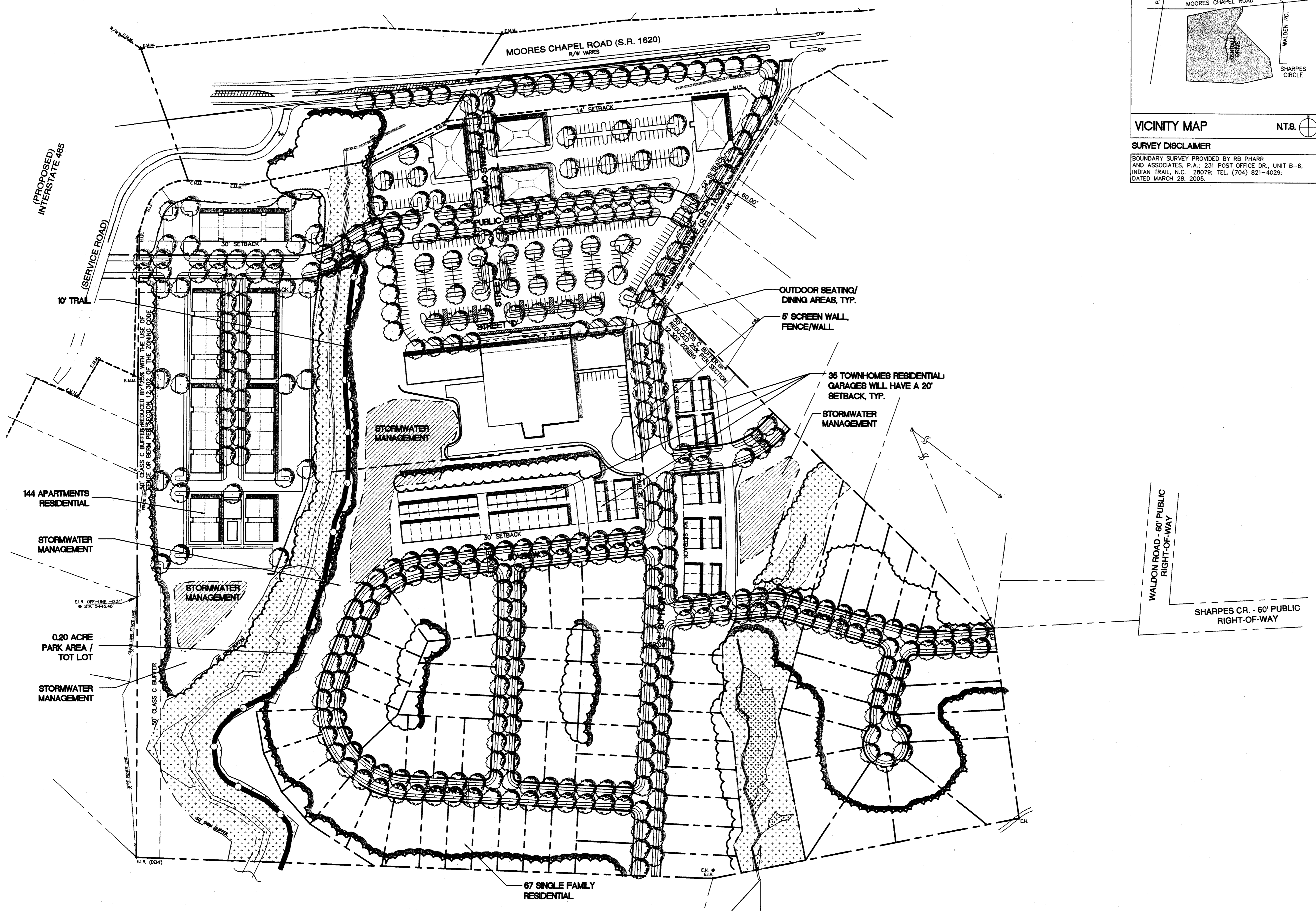
Revised

- 08/22/05 REZONING COMMENTS
- 09/19/05 REZONING COMMENTS - PUBLIC HEARING
- 03/15/06 - REZONING COMMENTS
- 07/07/06 - REZONING COMMENTS

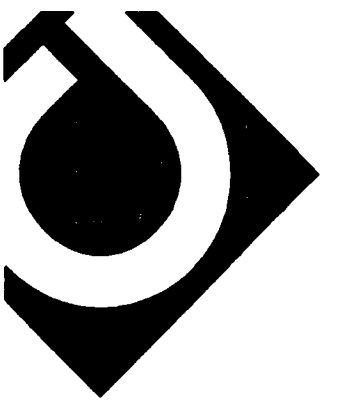


RZ2.0 of 4

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BOUNDARY SURVEY PROVIDED BY RB PHARR AND ASSOCIATES, P.A.; 231 POST OFFICE DR., UNIT B-6, INDIAN TRAIL, N.C. 28079; TEL. (704) 821-4029; DATED MARCH 28, 2005.



Charlotte
North Carolina

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Shaping the Environment
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- Landscape Architecture
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- Urban Design

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LAUTH PROPERTY GROUP

6805 Morrison Boulevard, Suite 390
Charlotte
North Carolina 28211

MOORES CHAPEL ROAD / I-485 REZONING

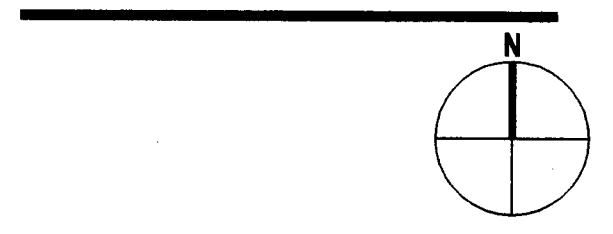
FOR PUBLIC HEARING
Petition No. 2005-121

SCHEMATIC SITE PLAN

Project No.
3186

Issued
09/19/05 REZONING COMMENTS - PUBLIC HEARING

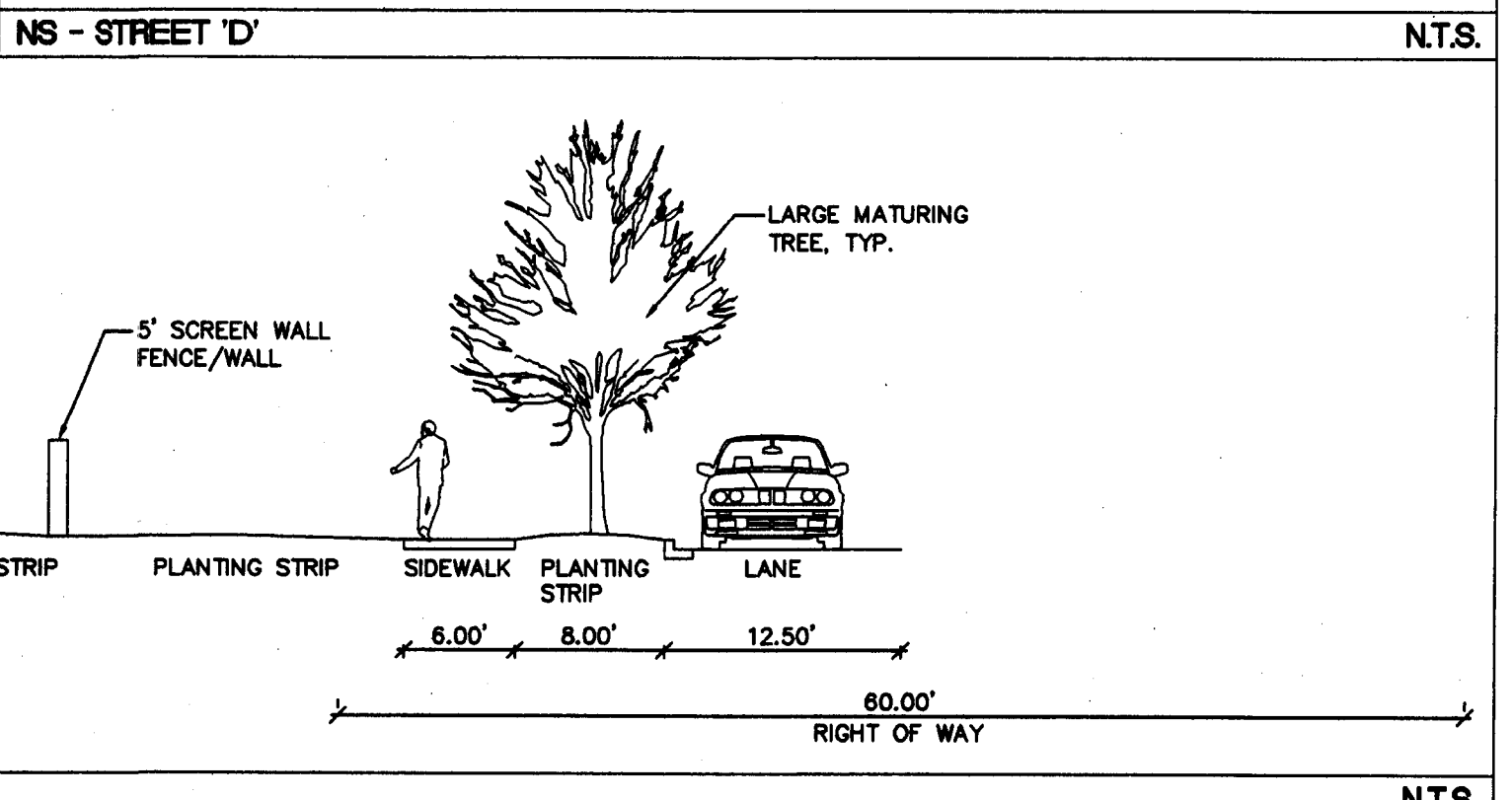
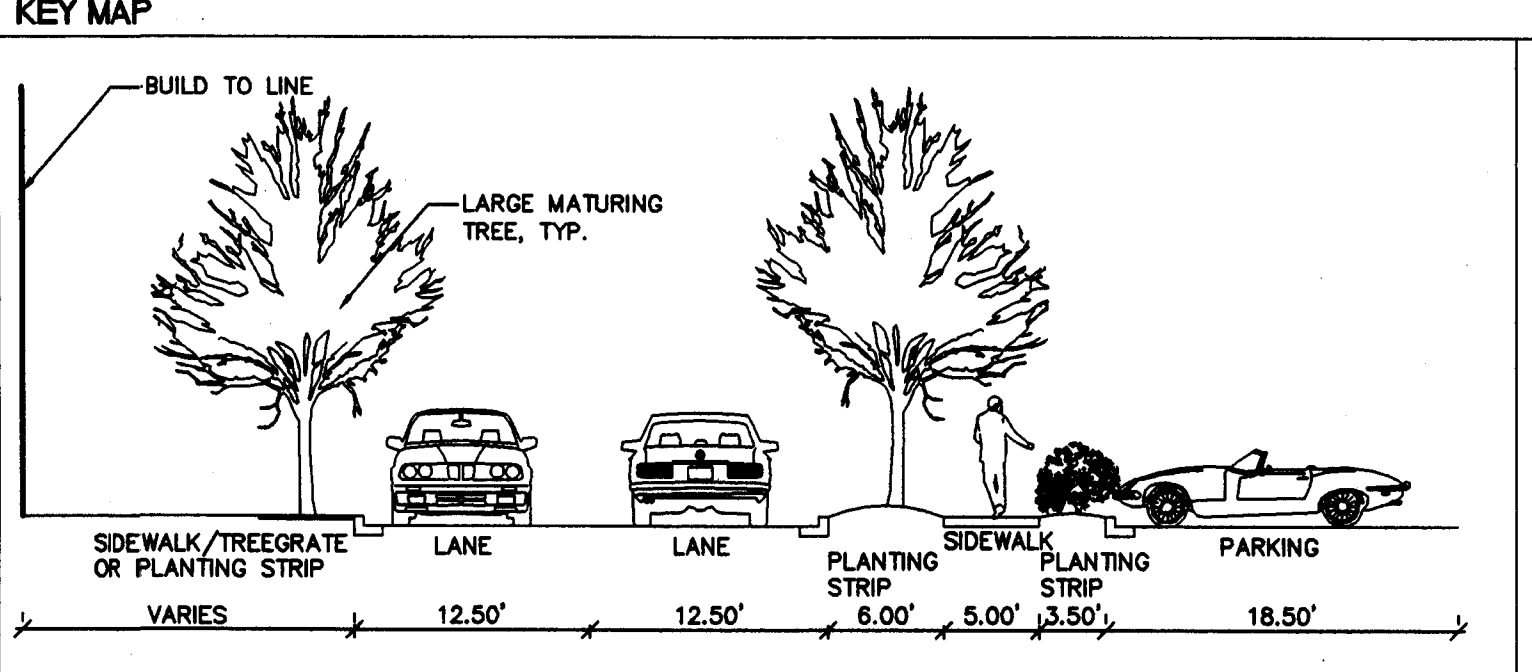
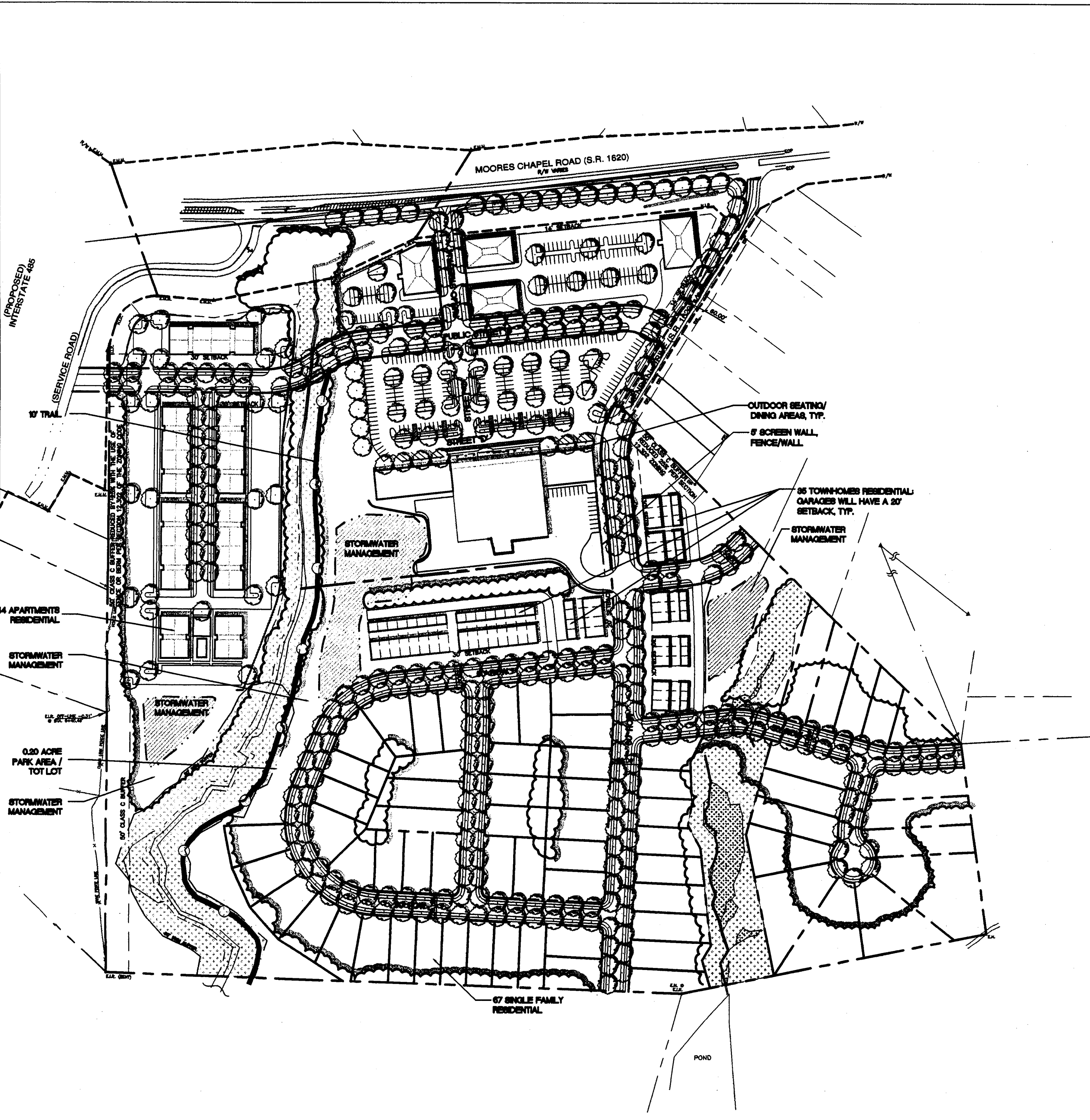
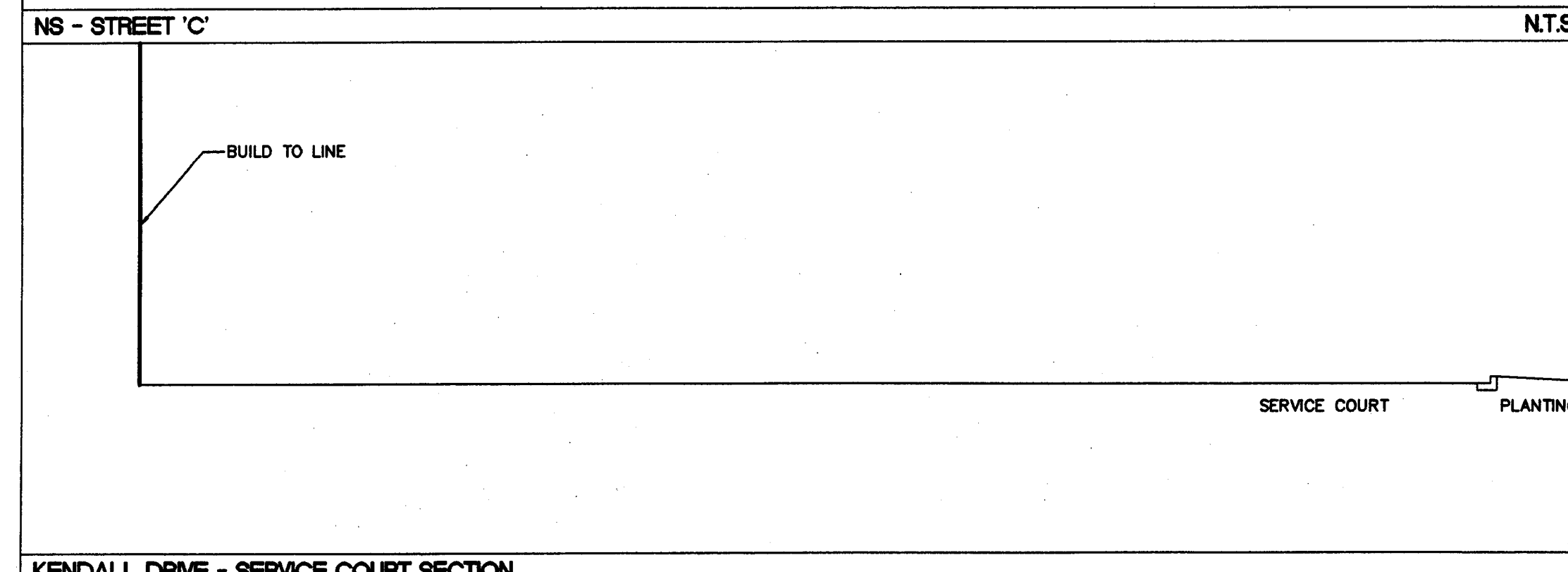
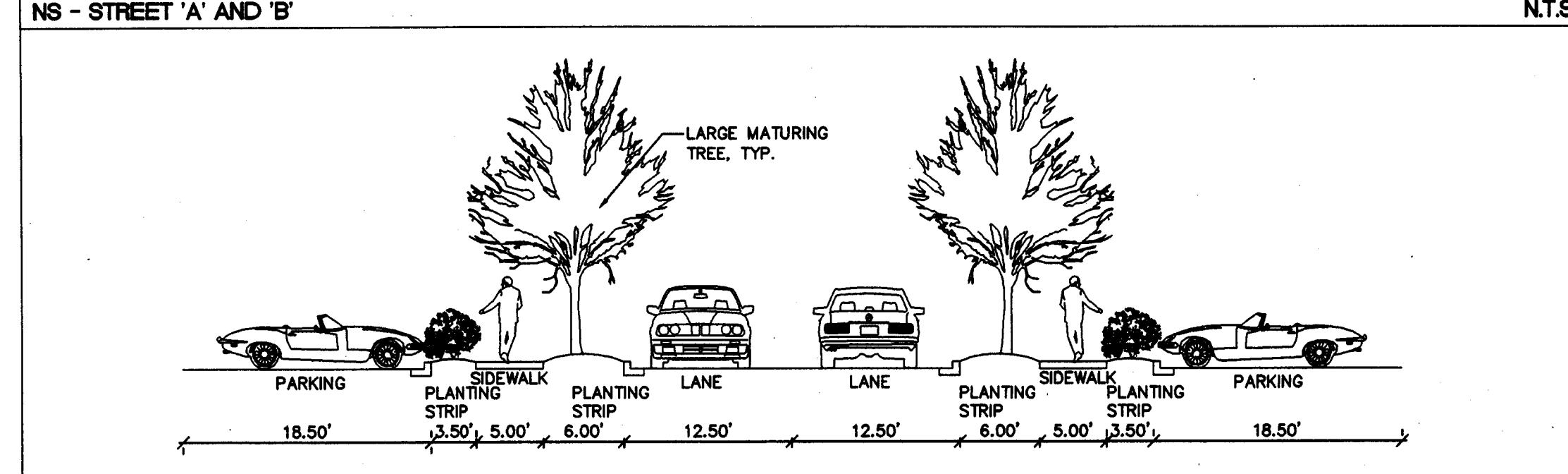
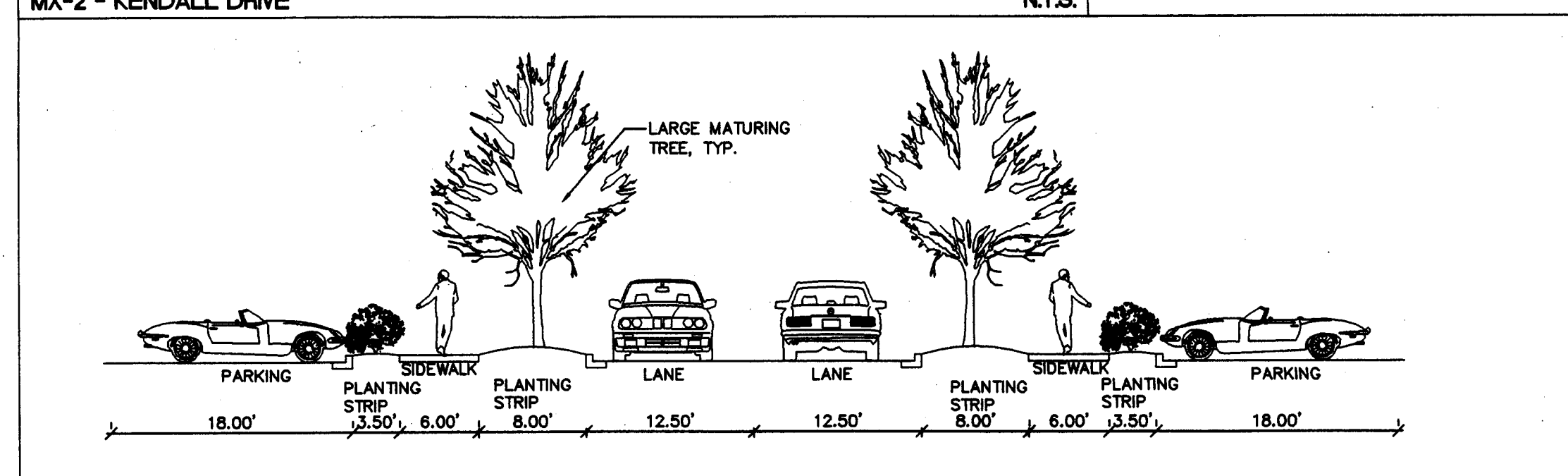
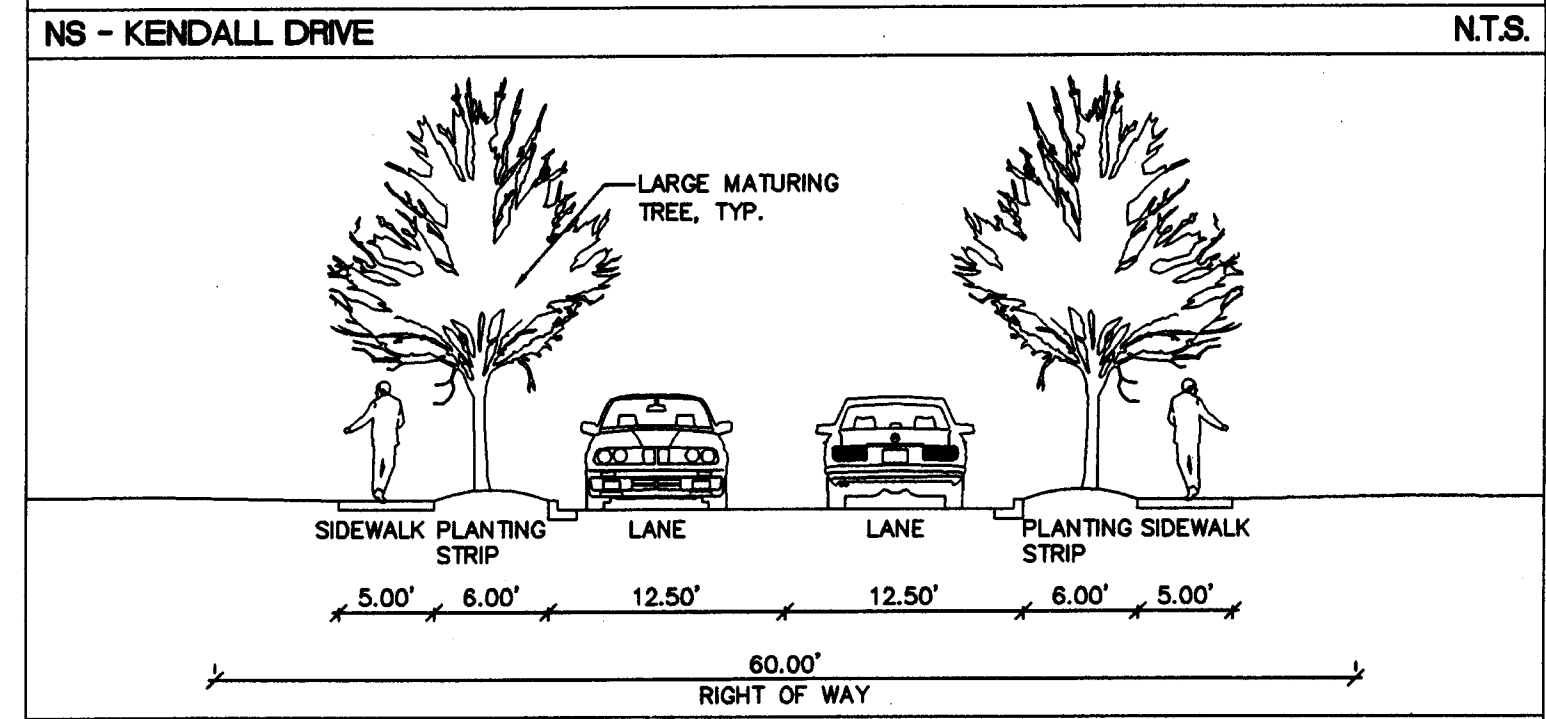
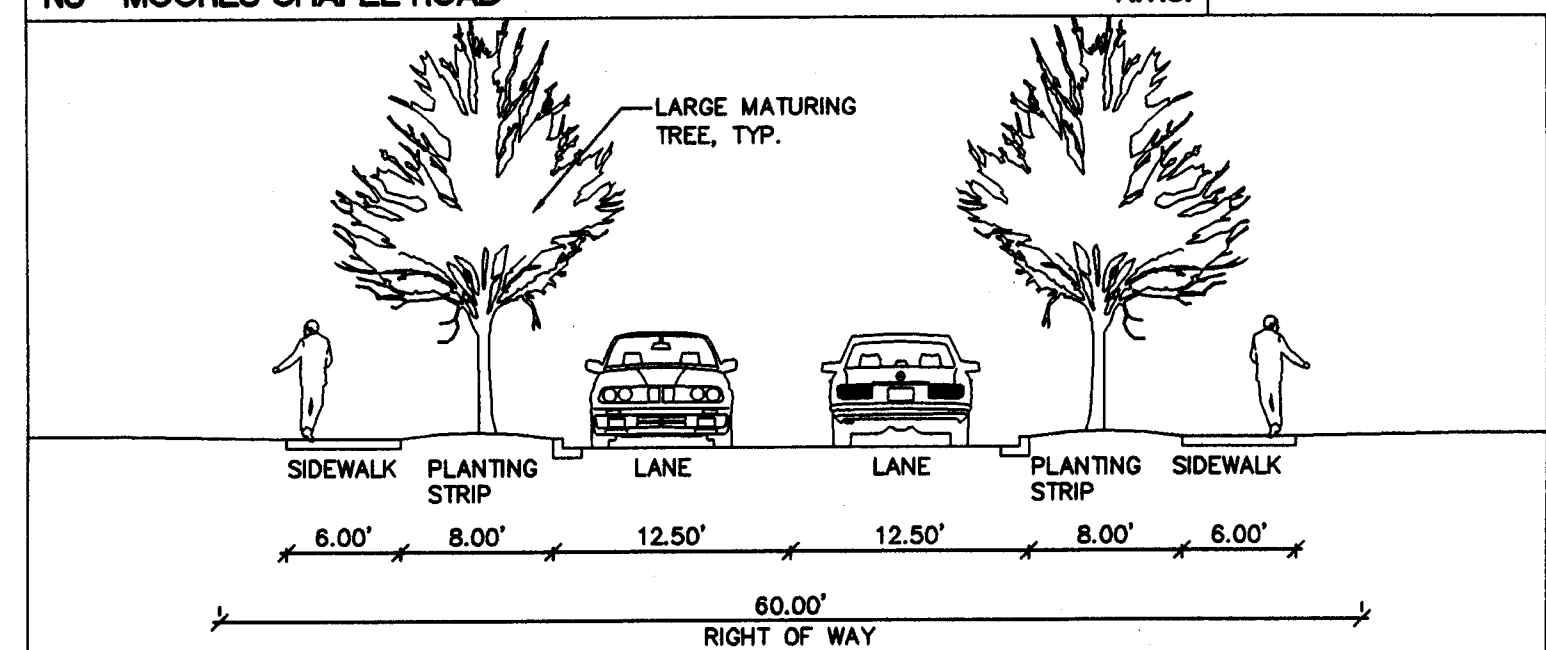
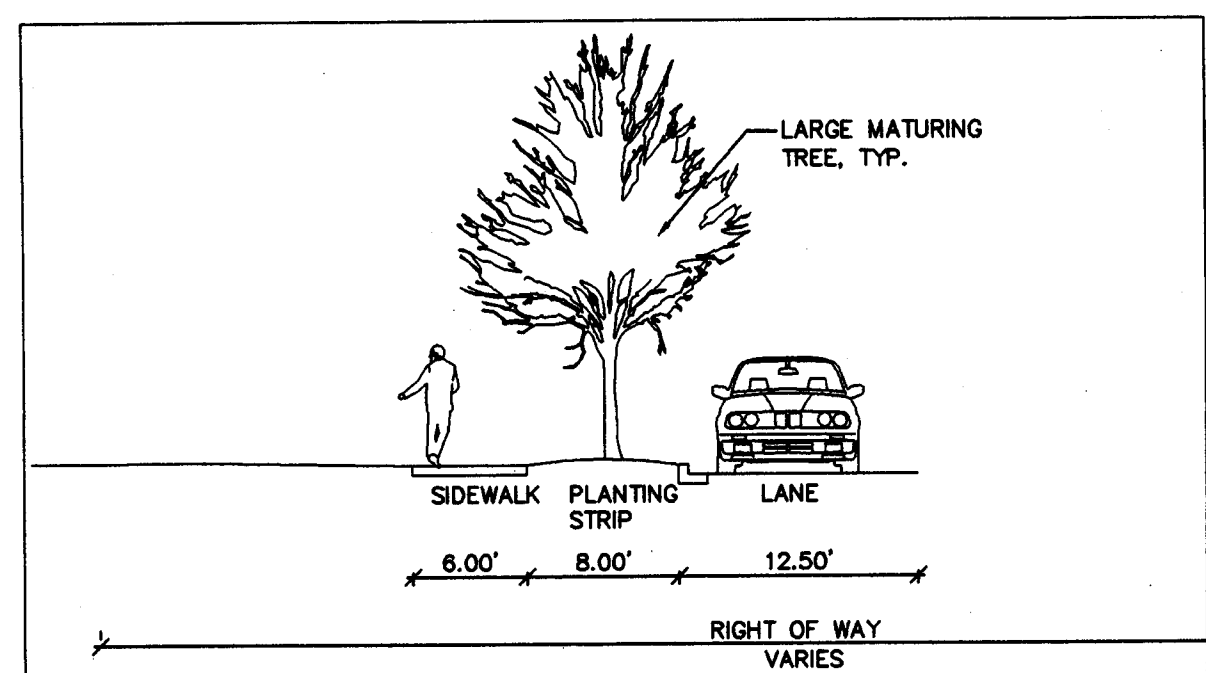
Revised
03/15/06 - REZONING COMMENTS
07/07/06 - REZONING COMMENTS

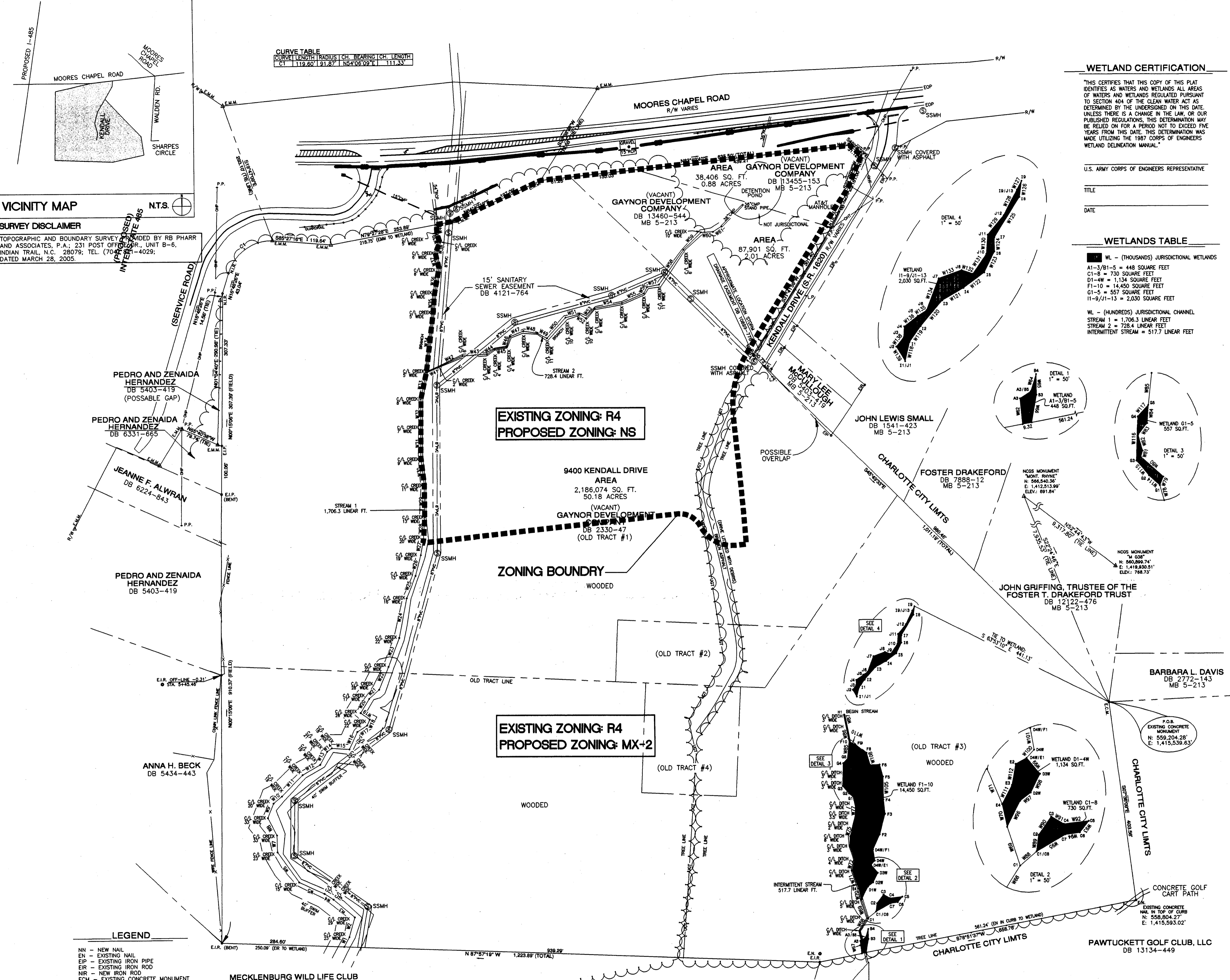


RZ3.0 of 4

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VICINITY MAP

NT.S. [North Arrow]

SURVEY DISCLAIMER

TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY RB PHARR AND ASSOCIATES, P.A.: 231 POST OFFICE BOX, UNIT B-6, INDIAN TRAIL, N.C. 28079; TEL. (704) 701-4029; DATED MARCH 28, 2005.

LEGEND

- NN - NEW NAIL
- EN - EXISTING NAIL
- EP - EXISTING IRON PIPE
- ER - EXISTING IRON ROD
- NIR - NEW IRON ROD
- ECM - EXISTING CONCRETE MONUMENT
- EMM - EXISTING METAL MONUMENT
- PP - POWER POLE
- LP - LIGHT POLE
- TP - TELEPHONE POLE
- TB - TELEPHONE BOX
- PB - POWER BOX
- GW - GUY WIRE
- PM - POWER METER
- WM - WATER METER
- WB - WATER BOX
- FH - FIRE HYDRANT
- OHP - OVERHEAD POWER
- UOT - UNDERGROUND TELEPHONE
- EGP - EDGE OF PAVEMENT
- UGL - UNDERGROUND GAS LINE
- R/W - RIGHT-OF-WAY
- SSMH - SANITARY SEWER MANHOLE
- SCP - REINFORCED CONCRETE PIPE
- POB - POINT OF BEGINNING

MECKLENBURG WILD LIFE CLUB
DB 1365-451

NOTES

- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- NO RECOVERABLE NCGS MONUMENT LOCATED WITHIN 2000' OF SUBJECT PROPERTY.
- SUBJECT PROPERTY ZONED R-4
MINIMUM FRONT SETBACK - 30 FEET
MINIMUM SIDE SETBACK - 6 FEET
MINIMUM REAR SETBACK - 40 FEET

SURVEYOR'S CERTIFICATION

This is to certify that this map or plot and the survey on which it is based were made (1) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1986, and includes items 1-4, 6-10, 11g, 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Land Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Date: March 28, 2005

(signed) _____ (seal)

E. Daniel Wooten L-4341

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT UNDER A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 2004; COMMUNITY NUMBER 3701590144E

THIS IS TO CERTIFY THAT ON THE 28TH DAY OF MARCH 2005, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE BOUNDARY AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAN MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 50) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED _____

LEGAL DESCRIPTION

That certain tract or parcel of land situated, lying and being partially in the City of Charlotte, Row Creek Township, Mecklenburg County, State of North Carolina and being more particularly described as follows:

BEGINNING AT N.C.G.S. Monument "RHYNE" having published Grid Coordinates N: 566,540.36 feet and E: 1,412,513.99 feet (Combined Factor: 0.99987282), thence S 22-24-46 E 7,935.53 feet (ground distance) to an existing concrete monument marking the common corner of the John Griffith Trustee of the Foster T. Drakeford Trust property as acquired by deed in Book 12,122, Page 476 and the Barbara L. Davis property as acquired by deed in Book 2,772, Page 143 in the Mecklenburg County Registry of Deeds, existing concrete monument also marking a corner of the Pawtucket Golf Club, LLC property (now or formerly) as acquired by deed in Book 13,134, Page 445, said concrete monument being the TRUE POINT OF BEGINNING; thence from said monument and with the line of said Golf Club in two (2) courses and distances as follows: (1) South 07-36-09 East 403.56 feet to an existing nail set in a concrete cart path; (2) South 78-51-37 West 658.76 feet to an existing nail at the base of a bent iron pipe, the common corner of Pawtucket Golf Club, LLC and Mecklenburg Wildlife Club, Inc. (now or formerly) property as acquired by deed in Book 1,355, Page 451; thence with the northern line of the Mecklenburg Wildlife Club, Inc. property North 87-57-19 West 1,223.89 feet to an existing bent iron pipe, the common corner of Mecklenburg Wildlife Club, Inc. and Anna H. Beck property (now or formerly) as acquired by deed in Book 5,403, Page 419, and the Jeanne F. Alwrant property (now or formerly) as acquired by deed in Book 6,224, Page 643 North 00-15-06 East 910.37 feet to an existing bent iron pipe, the southeasterly corner of the Pedro and Zenaida Hernandez property (now or formerly) as acquired by deed in Book 5,331, Page 665; thence with the easterly line of the Pedro and Zenaida Hernandez property North 00-15-06 East, passing an existing bent iron pipe at 100.06 feet, for a total distance of 407.39 feet to a new iron rod set in the southern right-of-way of the Service Road which sets to Moores Chapel Road said right-of-way established N.C.D.O.T. Project Reference No. R-22488B; thence following the southern right-of-way of the Service Road three (3) courses and distances as follows: (1) North 16-48-25 East 43.04 feet to a new iron rod set; (2) with the arc of a circular curve to the right having a radius of 91.87 feet on an arc length of 119.80 feet (chord: North 54-06-09 East 111.33 feet) to an existing metal monument; (3) South 85-27-16 East 119.64 feet to an existing metal monument on the southerly right-of-way of Moores Chapel Road; thence with the southern right-of-way of Moores Chapel Road three (3) courses and distances as follows: (1) North 79-27-28 East 253.89 feet to an existing metal monument; (2) North 64-49-18 East 197.09 feet to an existing metal monument; (3) North 83-49-40 East 635.50 feet to a new iron rod, said new iron rod marking a point on the western right-of-way of Kendall Drive (S.R. 1620) (variable right-of-way); thence with the western right-of-way of Kendall Drive three (3) courses and distances as follows: (1) South 45-49-33 East 100.48 feet to a new iron rod, said iron rod marking the eastern right-of-way line of Kendall Drive and the southwestern corner of Mary Lee McCulloch property (now or formerly) as acquired by deed in Book 5,403, Page 419; thence with the southern line of Mary Lee McCulloch property and continuing with the southern line of John Lewis Small property (now or formerly) as acquired by deed in Book 1,541, Page 423, Foster Drakeford property (now or formerly) as acquired by deed in Book 1,888, Page 12, and the aforementioned John Griffith Trustee of the Foster T. Drakeford Trust property (now or formerly) as acquired by deed in Book 12,122, Page 476 South 45-49-33 East 890.48 feet to the point of BEGINNING, containing 2,312,381 square feet of 53.0850 acres of land as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated March 28, 2005 (Map File IT-119).

TOTAL AREA: 2,312,381 SQ. FT. OR 53.0850 ACRES

LAUTH PROPERTY GROUP
6805 Morrison Boulevard, Suite 390
Charlotte
North Carolina 28211

MOORES CHAPEL ROAD / I-485 REZONING

Charlotte
North Carolina 28284

SURVEY MAP & METES AND BOUNDS DESCRIPTION

Project No. 3186

Issued 05/07/05

Revised 09/19/05 REZONING COMMENTS - PUBLIC HEARING
03/15/06 - REZONING COMMENTS
07/07/06 - REZONING COMMENTS

SCALE: 1"=100'

0 50 100 200

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