

APPROVED BY
CITY COUNCIL

LINE	BEARING	DISTANCE
L1	N 26°42'48" E	16.43'
L2	S 68°03'50" E	22.82'
L3	S 28°08'00" E	11.69'
L4	S 01°07'25" W	19.14'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	85.30'	75.32'	S 77°28'28" E
C2	50.00'	68.05'	62.92'	S 70°52'22" W
C3	50.00'	80.49'	72.08'	N 24°18'10" W
C4	2053.48'	148.86'	148.82'	N 23°47'44" E
C5	1524.83'	76.56'	76.56'	N 25°48'29" E
C6	1839.11'	98.96'	98.95'	N 29°22'19" E

METES AND BOUNDS DESCRIPTION PER BOOK 12331, PG 666.

BEING ALL OF A CERTAIN LOT OR PARCEL OF LAND CONTAINING APPROXIMATELY 9.18 ACRES LOCATED IN CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT AND PLACE OF BEGINNING COMMENCE AT NOSS MONUMENT "M044" (N 550,071.357', E 1,449,772.530', CGP-09984361) AND PROCEED FROM SAID MONUMENT S.18-27-38" W. 2439.52 FEET (GROUND DISTANCE) TO A FOUND PROPERTY CORNER LOCATED IN THE EASTERN MARGIN OF THE RIGHT-OF-WAY OF HAMILTON STREET (A 60 FOOT RIGHT-OF-WAY) AND BEING THE POINT AND PLACE OF BEGINNING; THENCE FROM SAID POINT AND PLACE OF BEGINNING WITH THE EASTERN MARGIN OF THE RIGHT-OF-WAY OF HAMILTON STREET THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) S.68-03-50" E. 22.82 FEET TO A POINT, AND (2) N. 21-58-10" E. 86.74 FEET TO A SET REBAR LOCATED IN THE WESTERN CORNER OF PROPERTY OWNED BY MECKLENBURG COUNTY (NOW OF FORMERLY AS RECORDED IN DEED BOOK 3928 AT PAGE 219 OF THE MECKLENBURG COUNTY PUBLIC RECORDS); THENCE WITH THE PROPERTY OF MECKLENBURG COUNTY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) S.68-21-24" E. 297.49 FEET TO A SET REBAR, (2) S. 28-06-00" E. 11.69 FEET TO A SET REBAR, (3) S. 21-29-18" W. 222.40 FEET TO A SET REBAR, (4) S. 01-07-25" W. 19.14 FEET TO A SET NAIL, AND (5) S. 62-20-30" E. 100.00 FEET TO A SET NAIL IN THE NORTHERN MARGIN OF THE RIGHT-OF-WAY OF TWELFTH STREET; THENCE WITH THE SOUTHERLY MARGIN OF THE RIGHT-OF-WAY OF TWELFTH STREET THENCE IN A SOUTHERLY DIRECTION ACROSS THE TERMINUS POINT OF TWELFTH STREET S. 27-34-10" W. 72.33 FEET TO A SET NAIL LOCATED IN THE SOUTHERN MARGIN OF THE RIGHT-OF-WAY OF TWELFTH STREET; THENCE WITH THE SOUTHERN MARGIN OF THE RIGHT-OF-WAY OF TWELFTH STREET S. 68-20-30" E. 100.00 FEET TO A SET DOCK SPIKE AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF TWELFTH STREET AND THE WESTERLY MARGIN OF MAXWELL COURT (A 60 FOOT RIGHT-OF-WAY); THENCE WITH THE INTERSECTION OF TWELFTH STREET AND MAXWELL COURT WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50 FEET, A CHORD BEARING OF S. 17-28-28" E. WITH A CHORD LENGTH OF 76.30 FEET AND AN ARC LENGTH OF 85.30 FEET TO A SET DOCK SPIKE IN THE WESTERN MARGIN OF THE RIGHT-OF-WAY OF MAXWELL COURT; THENCE WITH THE WESTERN MARGIN OF MAXWELL COURT AND SEABOARD STREET (A 60 FOOT RIGHT-OF-WAY); THENCE WITH THE INTERSECTION OF MAXWELL COURT AND SEABOARD STREET WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 50 FEET, A CHORD BEARING OF S. 30-35-22" W. WITH A CHORD LENGTH OF 62.92 FEET AND AN ARC LENGTH OF 68.05 FEET TO A DOCK SPIKE IN THE NORTHERN MARGIN OF THE RIGHT-OF-WAY OF SEABOARD STREET; THENCE WITH THE NORTHERN MARGIN OF SEABOARD STREET N. 24-18-10" W. 72.08 FEET TO A POINT IN THE INTERSECTION OF THE NORTHERN MARGIN OF SEABOARD STREET AND THE WESTERLY MARGIN OF HAMILTON STREET; THENCE WITH THE WESTERLY MARGIN OF SEABOARD STREET N. 24-18-10" W. WITH A CHORD LENGTH OF 72.08 FEET AND AN ARC LENGTH OF 80.49 FEET TO A POINT IN THE WESTERLY MARGIN OF THE RIGHT-OF-WAY OF HAMILTON STREET; THENCE WITH THE WESTERLY MARGIN OF THE RIGHT-OF-WAY OF HAMILTON STREET THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) N. 21-58-10" E. 86.74 FEET TO A SET REBAR, (2) WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2053.48 FEET, A CHORD BEARING OF N. 24-08-58" E. WITH A CHORD LENGTH OF 148.82 FEET AND AN ARC LENGTH OF 148.86 FEET, A CHORD BEARING OF N. 24-08-58" E. WITH A CHORD LENGTH OF 148.82 FEET AND AN ARC LENGTH OF 148.86 FEET TO A SET REBAR, (3) N. 25-48-29" E. 76.56 FEET TO A SET REBAR, AND (4) WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 2113.48 FEET, A CHORD BEARING OF S. 28-18-19" E. WITH A CHORD LENGTH OF 98.95 FEET AND AN ARC LENGTH OF 98.96 FEET TO THE POINT AND PLACE OF BEGINNING.

THE FOREGOING LEGAL DESCRIPTION WAS DERIVED FROM A SURVEY PREPARED BY SURVEY & MAPPING CONTROL, INC. (TONY B. SANDERS, NORTH CAROLINA PROFESSIONAL LAND SURVEYOR # L-3222) ENTITLED "BOUNDARY SURVEY OF THE PROPERTY OF SOUTHERN INDUSTRIAL PRODUCTS, INC." DATED APRIL 20, 2001 AND BEARING PROJECT NO. 50301.

Petition 2014-022
Feb 17, 2014
Conditional Notes:
MUDD-O to MUDD-O-SPA

- A. Optional Request is for five (5) Detached Digital Advertising Signs.
- B. Signs/Screens will not be oriented towards or be visible from the public right-of-way.
- C. Total Maximum Height of screen Is 14 feet from grade. Maximum Height of Solar Array topper is 17 feet From grade.
- D. No trees will be removed in order for these signs to be installed.

This plan includes all previously approved conditional notes from rezoning petitions 2005-043 and 2011-003

SCHEDULE B - SECTION 2 EXCEPTIONS RELATING TO SURVEY

SCHEDULE B EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY'S ALTA COMMITMENT FILE NO. NCS-534268-OPRS HAVING AN EFFECTIVE DATE OF MARCH 21, 2012; ITEM NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION NUMBERS:

- TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AS PROVIDED IN INSTRUMENTS RECORDED IN BOOK 3775, PAGE 72, MECKLENBURG COUNTY REGISTRY, BUT OMITTING ANY COVENANT, CONDITION, EASEMENT, AND/OR RESTRICTION, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, SOURCE OF INCOME, DISABILITY, HANDICAP, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION, EASEMENT OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE OR (B) RELATED TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
- EASEMENTS AND ANY OTHER FACTS SHOWN IN MAP BOOK 48, PAGE 3, MECKLENBURG COUNTY REGISTRY.
- EASEMENT TO SOUTHERN POWER COMPANY RECORDED IN BOOK 406, PAGE 61, MECKLENBURG COUNTY REGISTRY. IS A BLANKET EASEMENT AND IS NOT PLOTTABLE.
- SUBSTATION LOT LEASE TO DUKE POWER COMPANY RECORDED IN BOOK 1664, PAGE 23, MECKLENBURG COUNTY REGISTRY. IS PLOTTED HEREON.
- TITLE TO THAT PORTION OF SUBJECT PROPERTY WITHIN THE BOUNDS OF SEABOARD COASTLINE RAILWAY RIGHT OF WAY, IS PLOTTED HEREON.
- PARKING EASEMENT AGREEMENT BETWEEN HAMILTON STREET PROPERTIES, LLC AND FIBER MILLS, LLC RECORDED IN BOOK 24458, PAGE 704, MECKLENBURG COUNTY REGISTRY.
- EASEMENT TO PIEDMONT NATURAL GAS COMPANY, INC. RECORDED IN BOOK 24781, PAGE 842, MECKLENBURG COUNTY REGISTRY. IS PLOTTED HEREON.
- ORDINANCE DESIGNATING THE PROPERTY AS AN HISTORIC LANDMARK PROPERTY RECORDED IN BOOK 27180, PAGE 108, MECKLENBURG COUNTY REGISTRY.
- NOTICE OF BROWNFIELD'S PROPERTY RECORDED IN BOOK 18869, PAGE 708, MECKLENBURG COUNTY REGISTRY.
- RIGHTS OF PARTIES IN POSSESSION AS TENANTS ONLY, UNDER UNRECORDED LEASE(S) OR RENTAL AGREEMENT(S).
- ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, DEFICIENCY IN AMOUNT OF AREA, RIGHTS, EASEMENTS, DITCHES, CARTWAYS, SETBACKS, RIGHT OF PARTIES IN POSSESSION, INTEREST OR CLAIMS WHICH WOULD BE REVEALED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE LAND.

SURVEYOR CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF NORTH CAROLINA, CERTIFIES TO: FIBER MILLS, LLC, MUSIC FACTORY CONDOMINIUMS, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY, INC., ITS SUCCESSORS AND ASSIGNS AS FOLLOWS:

THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 11(b), 13, AND 16-20, OF TABLE A, THEREOF, THE FIELD WORK WAS COMPLETE ON MAY 05, 2012.

DATE OF PLAT OR MAP: MAY 08, 2012.

TONY B. SANDERS, PLS L-3222 DATE

SURVEY & MAPPING CONTROL, INC.
Pineville, NC 28134
Phone (704) 542-8995
Fax (704) 542-9233
NCSLS License C-1915

Map Prepared By:
F. Castro
S. Castro
T. Sanders
Checked By:
S. Castro
Date:
04/30/12

PROPERTY OWNER:
FIBER MILLS, LLC
MUSIC FACTORY CONDOMINIUMS, LLC

PREPARED FOR:
FIRST AMERICAN TITLE INSURANCE COMPANY, INC.
2300 COLLEGE BLVD.
OVERLAND PARK, KS 66210

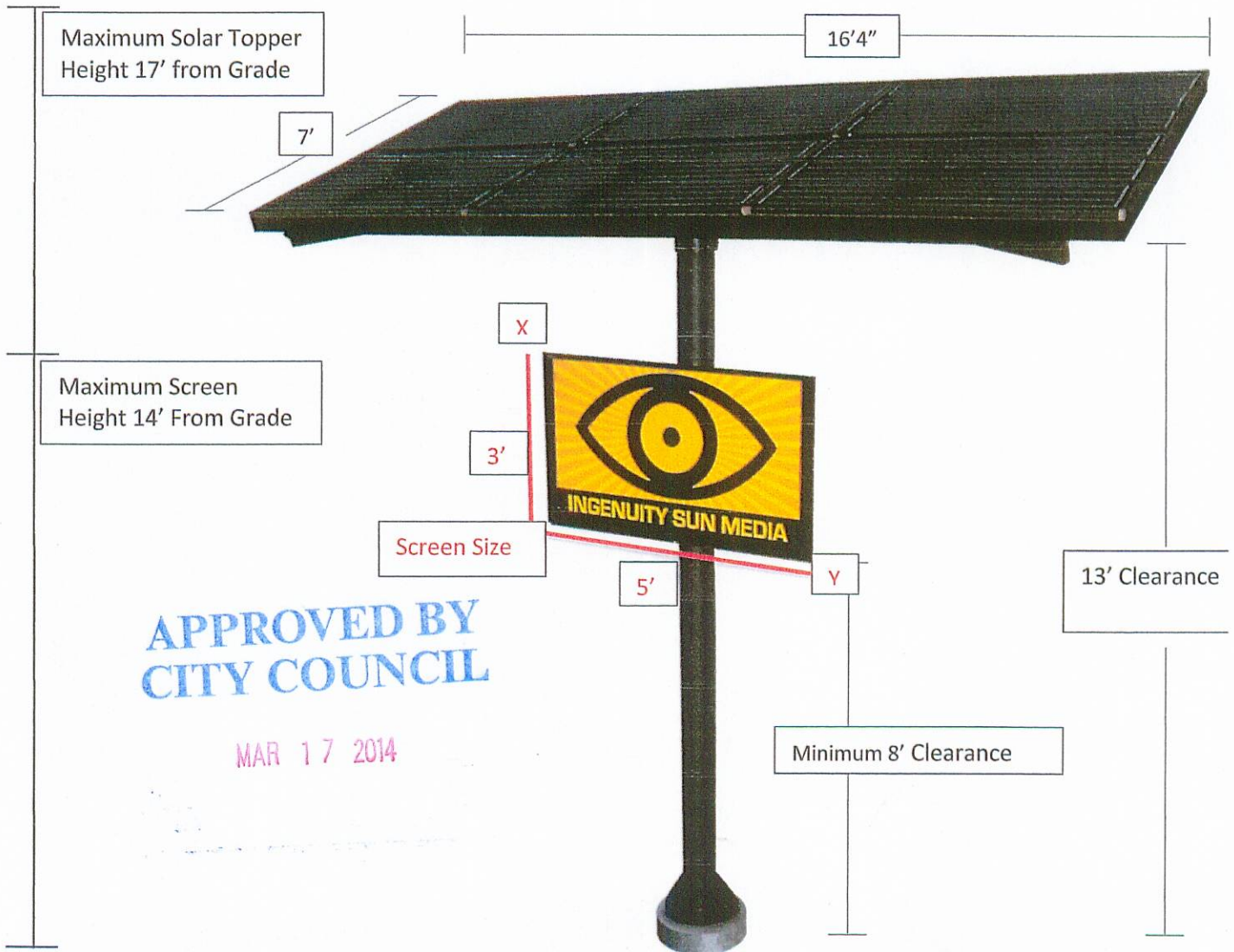
ALTA / ACSM LAND TITLE SURVEY OF:
NC MUSIC FACTORY

NC MUSIC FACTORY BOULEVARD CITY OF CHARLOTTE MECKLENBURG COUNTY, NORTH CAROLINA

SHEET **1** OF **2**

Petition no. 2014-022

Sun Media Tree: 6 panel version with 3'x5' LED Screen

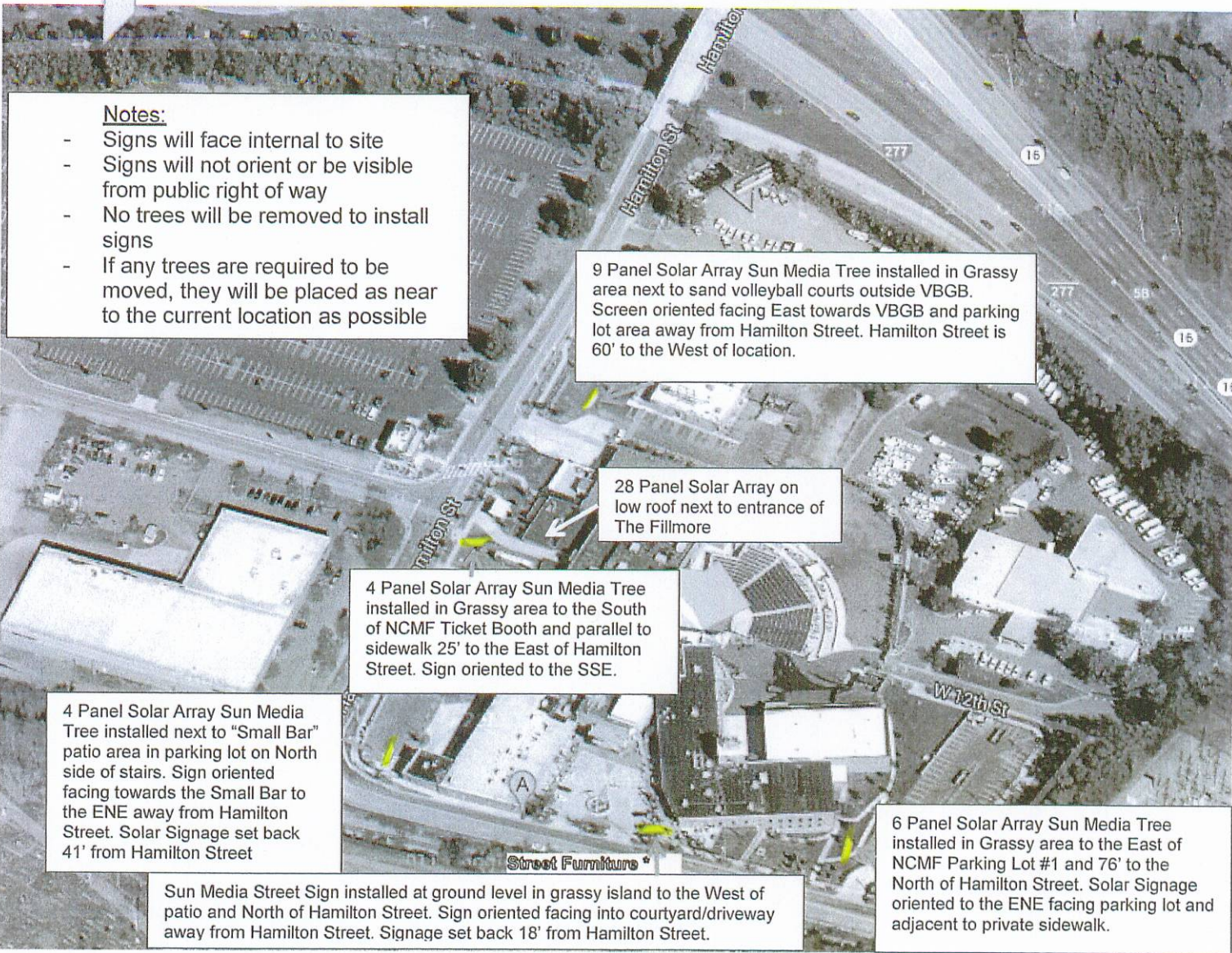


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MAR 17 2014

Indicates Screen Direction.
Short side is front facing screen

NC Music Factory SMT Locations



Notes:

- Signs will face internal to site
- Signs will not orient or be visible from public right of way
- No trees will be removed to install signs
- If any trees are required to be moved, they will be placed as near to the current location as possible

9 Panel Solar Array Sun Media Tree installed in Grassy area next to sand volleyball courts outside VBGB. Screen oriented facing East towards VBGB and parking lot area away from Hamilton Street. Hamilton Street is 60' to the West of location.

28 Panel Solar Array on low roof next to entrance of The Fillmore

4 Panel Solar Array Sun Media Tree installed in Grassy area to the South of NCMF Ticket Booth and parallel to sidewalk 25' to the East of Hamilton Street. Sign oriented to the SSE.

4 Panel Solar Array Sun Media Tree installed next to "Small Bar" patio area in parking lot on North side of stairs. Sign oriented facing towards the Small Bar to the ENE away from Hamilton Street. Solar Signage set back 41' from Hamilton Street

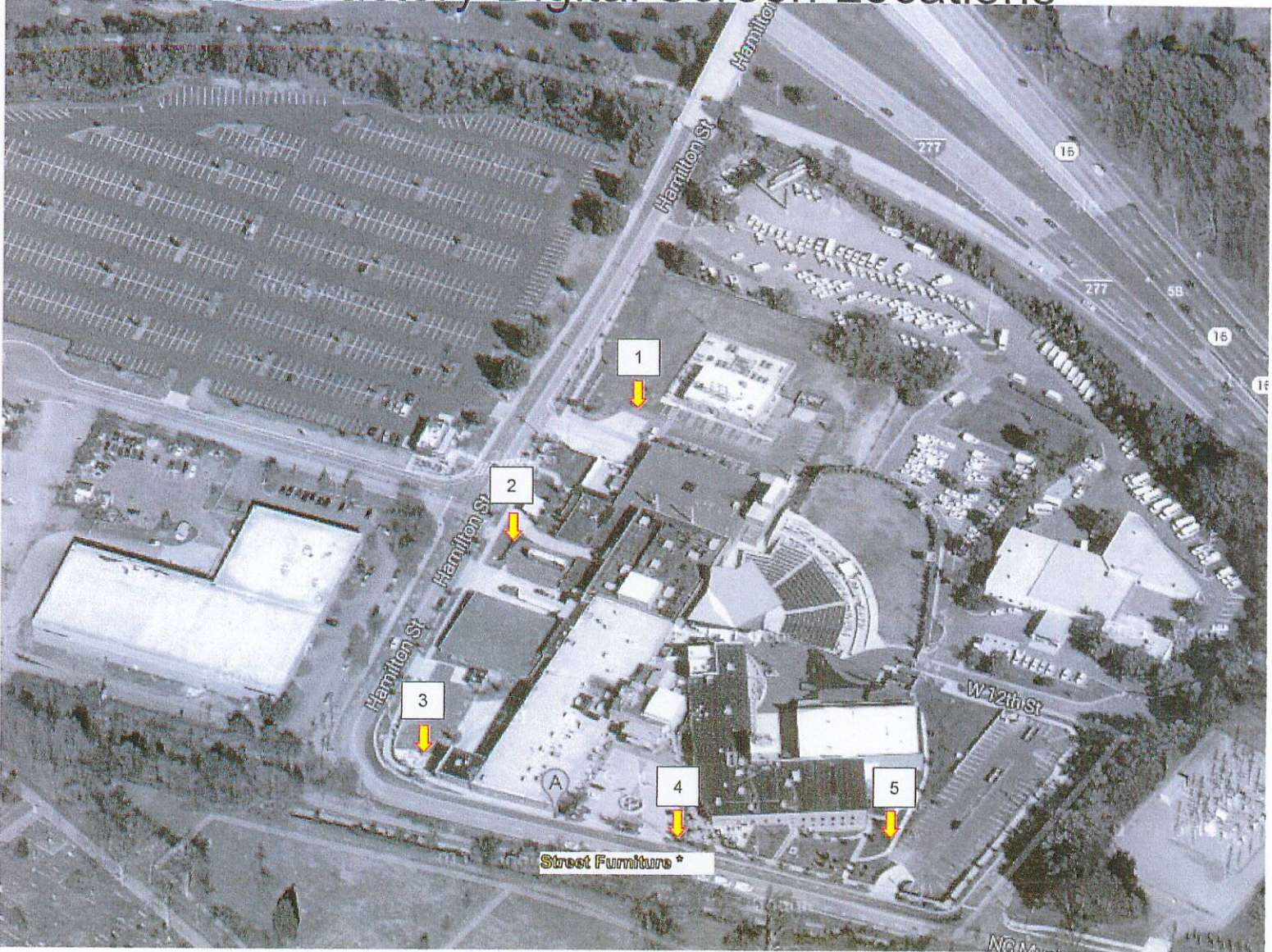
Sun Media Street Sign installed at ground level in grassy island to the West of patio and North of Hamilton Street. Sign oriented facing into courtyard/driveway away from Hamilton Street. Signage set back 18' from Hamilton Street.

6 Panel Solar Array Sun Media Tree installed in Grassy area to the East of NCMF Parking Lot #1 and 76' to the North of Hamilton Street. Solar Signage oriented to the ENE facing parking lot and adjacent to private sidewalk.

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NC Music Factory Digital Screen Locations



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