

N/F NODA INVESTMENT ASSOCIATES, LLC
DEED BOOK 14229 PAGE 132
TAX ID 083-08C-98
EXISTING ZONING MUDD-0

R. G. WILLYARD & Wf.
SUSAN N. WILLYARD
DEED BOOK 5363 PAGE 514
TAX ID 083-084-13

PAMELA B. MARTIN
DEED BOOK 11516 PAGE 832
TAX ID 083-084-14
EXISTING ZONING B-1

3213 N. DAVIDSON
ONE STORY BUILDING
EXISTING ZONING I-1 (CD)
PROPOSED ZONING MUDD-0

METES AND BOUNDERS DESCRIPTION

Being all of a 0.072 acre parcel of land situated in The City of Charlotte, Mecklenburg County, North Carolina as described in Deed Book 18442 Page 178, Mecklenburg County Registry, and more particularly described by metes and bounds as follows:

BEGINNING at an existing concrete nail on the northerly right of way line of North Davidson Street, the southwestern corner of the Pamela B. Martin tract as recorded in Deed Book 11516 Page 832, Mecklenburg County Register of Deeds.

Thence, with the northerly right of way line of said North Davidson Street, S 56°05'48" W, 25.06 feet to an existing masonry nail, the southeasterly corner of the Noda Investment Associates, LLC tract now or formerly, as referenced in Deed Book 14229 Page 132, Mecklenburg County Register of Deeds.

Thence, with the easterly line of said Noda Investment Associates tract, N 35°58'25" W, 126.18 feet to an existing iron pin on the southerly line of a 10 foot alley.

Thence, with the southerly line of said 10 foot alley, N 56°05'15" E, 25.00 feet to an existing iron pin on the westerly line of said Pamela B. Martin tract.

Thence, with westerly boundary line of said Pamela B. Martin tract, S 36°00'03" E, 126.20 feet to the POINT OF BEGINNING, and containing within these metes and bounds 3,156 square feet, or 0.072 acres of land, more or less, as shown on that "Physical Survey, Part of Lot 13, 'Hubbel's Map of the Property of North Carolina Realty Company'", by Geoscience Group, Inc., dated April 27, 2009, and signed and sealed by Scott Alan Tierney, NCPLS L-3168 to which reference is hereby made.

NORTH DAVIDSON ST.

REFERENCES

1. Deed Book 18442 Page 178, Mecklenburg County Register of Deeds, (apparent source of title).
2. Plat: "Hubbel's Map of the Property of North Carolina Realty Company", by C. E. Hubbel, Civil Engineer, dated, April 1908, and recorded in Map Book 230, Page 14 Mecklenburg County Register of Deeds.

NOTES

1. This map was prepared from a field survey performed by Geoscience Group Inc., on April 27, 2009; the basis of bearing are relative to field tie to found monumentation as per Deed-Book 6395, Page 344, Mecklenburg County Registry.
2. This map was prepared without benefit of title report or opinion and does not purport to show all matters of record of which the surveyor has no knowledge.
3. Iron pins at all corners unless otherwise noted.
4. There was no published grid monument within 2000' of the property.
5. All areas shown hereon were computed using the coordinate method.
7. Subject tract is Mecklenburg County tax parcel # 083-084-13.

LEGEND

⊙	SANITARY SEWER MANHOLE
⊙	STORM DRAIN MANHOLE
⊙	ELECTRICAL MANHOLE
⊙	ELECTRICAL METER
---	SURVEYED PROPERTY LINE
---	LINE NOT SURVEYED
---	RIGHT OF WAY LINE
---	CREEK CENTERLINE
---	STORM DRAIN LINE
---	UNDERGROUND GAS LINE
---	WATER MAIN
---	OVERHEAD POWER
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE
---	SANITARY SEWER LINE
---	RIGHT-OF-WAY
---	EDGE OF PAVEMENT
---	FIRE HYDRANT
---	FOUND CONC. MONUMENT
---	NEW IRON PIN
---	EXISTING IRON PIN
---	SET IRON NAIL
---	FOUND R/W MONUMENT
---	COMPUTED POINT
---	DEED BOOK
---	MAP BOOK
---	NOW OR FORMERLY
---	CLEANOUT

SURVEY CERTIFICATION:

I, Scott Alan Tierney, state that this map was drawn under my supervision from an actual survey made under my supervision and this map and the field survey upon which it is based conform the standards of practice for land surveying in North Carolina (1600 of board rules).

4/20/09
L-3168
SCOTT ALAN TIERNEY REGISTRATION NO. L-3168

PHYSICAL SURVEY
PART OF LOT 13 "HUBBEL'S MAP OF THE PROPERTY OF NORTH CAROLINA REALTY COMPANY"
MAP BOOK 230 PAGE 14
3213 N. DAVIDSON ST.
DEED BOOK 18442 PAGE 178
TAX ID 083-084-13
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

SEAL
L-3168
SCOTT ALAN TIERNEY
LAND SURVEYOR

GRAPHIC SCALE
1 inch = 10 ft. (IN FEET)

PROF. DATA SHEET
DRAWN BY: LUD DATE: 27 APR 09
PROJ. NO.: SURVEY DATE: CH05.0022.SU.27.APR.09
CADD FILE: NODAHOOD_09.DWG

GEOSCIENCE GROUP, INC.
500-K Clanton Road
Charlotte, NC 28217
704-525-2003
704-525-2051(fax)

1/2

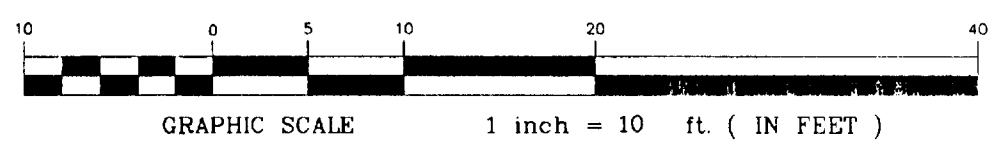
PROPOSED ZONING: MUDD OPTIONAL
EXISTING ZONING: I-1(CD)

Site Data:
Acreage: 0.072 acres, 3156 sq.ft.
Existing Building Size: 1500 sq.ft.
Building Height: 20 feet

- Notes:**
1. Building uses shall be any uses permitted by the Zoning Ordinance under MUDD, including those permitted by right and those prescribed conditions so long as those prescribed are met, and any permitted accessory uses subject to applicable regulation. Building uses shall include but not be limited to "Entertainment Establishments" such as bars, nightclub or lounges provided that they meet the prescribed conditions.
 2. Future Development will comply with applicable sections of the tree ordinance and subject to review and approval by the city tree staff. Also, street trees to be provided in accordance with the Business Corridor Improvements Along North Davidson Street & Urban Design Plan, which is already in place.
 3. Building Signage is limited to 5% of wall with a maximum of 100 sq. ft. of building signage with no detached signs, and comply with the applicable requirements of the Zoning Ordinance.
 4. Parking sufficient to meet the parking requirements will be provided by offsite parking at a location within 1,600 feet from permitted use pursuant to a lease with a minimum term of five years.
 5. Lighting will comply with the regulations of the Zoning Ordinance and the existing plans for North Davidson Street.
 6. Loading and deliveries will be accomplished through rear access. No space for loading is required by the Loading Standards of the Zoning Ordinance.
 7. Any dumpster and trash receptacles will be screened as required by the Zoning Ordinance.
 8. Pedestrian access will enter and exit through the existing door fronting North Davidson Street.
 9. Use of existing building does not require the provision of urban open spaces pursuant to the Zoning Ordinance.
 10. Since the existing building does not meet some of "MUDD" standards, we are seeking "MUDD OPTIONAL."
- OPTIONAL NOTES are:**
- a. Reduce setback along N. Davidson Street to align with the existing buildings. 14' setback along N. Davidson Street to be reduced to 6'-6" from back of curb to face of building. Sideyards and rear yards to remain as standard 0'.
 - b. Streetscaping fronting N. Davidson Street to remain per existing BUSINESS CORRIDOR IMPROVEMENTS ALONG NORTH DAVIDSON STREET & URBAN DESIGN PLAN (which is already in place).



EXISTING BUILDING ELEVATION
N.T.S.



2009-055

DATE	
REV.	
DRAWING SCALE	
PROJECT NO.	
PROJECT BY	
PROJECT NUMBER	
DATE	
FILE NAME	
FILE DATE	

GEOSCIENCE GROUP
300 K Clanton Road
Charlotte, NC 28217
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3213 NORTH DAVIDSON
CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET
& SITE PLAN

C1.1