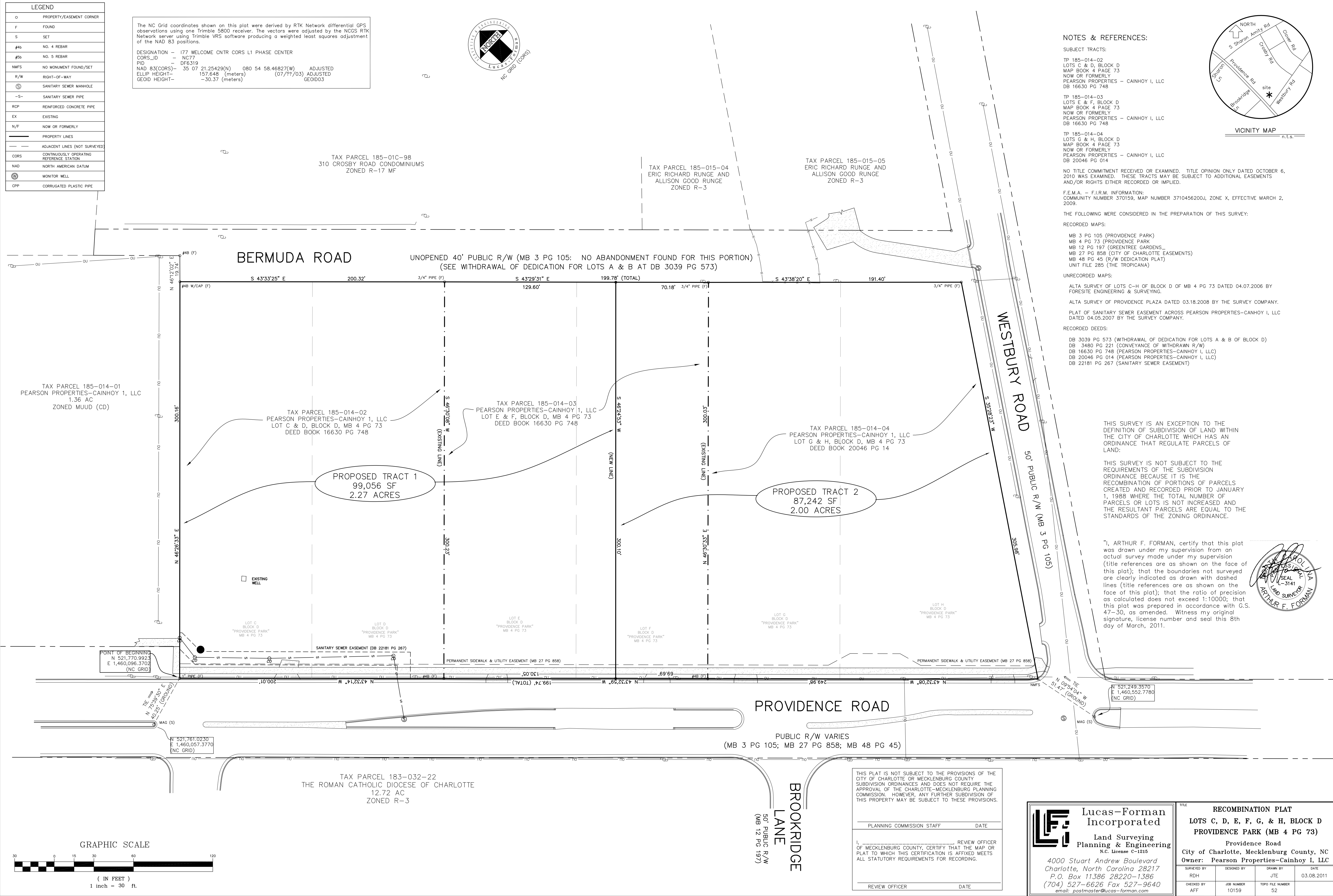
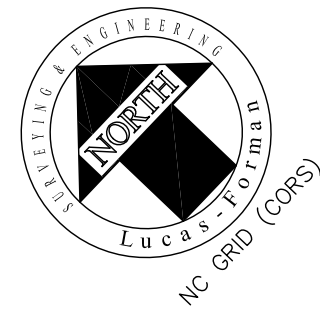


LEGEND	
O	PROPERTY/EASEMENT CORNER
F	FOUND
S	SET
#4s	NO. 4 REBAR
#5s	NO. 5 REBAR
NMFS	NO MONUMENT FOUND/SET
R/W	RIGHT-OF-WAY
S	SANITARY SEWER MANHOLE
-S-	SANITARY SEWER PIPE
RCP	REINFORCED CONCRETE PIPE
EX	EXISTING
N/F	NOW OR FORMERLY
---	PROPERTY LINES
---	ADJACENT LINES (NOT SURVEYED)
CORS	CONTINUOUSLY OPERATING REFERENCE STATION
NAD	NORTH AMERICAN DATUM
M	MONITOR WELL
CPP	CORRUGATED PLASTIC PIPE

The NC Grid coordinates shown on this plat were derived by RTK Network differential GPS observations using one Trimble 5800 receiver. The vectors were adjusted by the NCOS RTK Network server using Trimble VRS software producing a weighted least squares adjustment of the NAD 83 positions.

DESIGNATION - 177 WELCOME CNTR CORS L1 PHASE CENTER
CORS_ID - NC77
PID - DF6319
NAD 83(CORS) - 35 07 21.25429(N) 080 54 58.46827(W) ADJUSTED
ELLIP HEIGHT - 157.648 (meters) (07/??/03) ADJUSTED
GEOID HEIGHT - -30.37 (meters) GEOID03



NOTES & REFERENCES:

SUBJECT TRACTS:

TP 185-014-02
LOTS C & D, BLOCK D
MAP BOOK 4 PAGE 73
NOW OR FORMERLY
PEARSON PROPERTIES - CAINHOY I, LLC
DB 16630 PG 748

TP 185-014-03
LOTS E & F, BLOCK D
MAP BOOK 4 PAGE 73
NOW OR FORMERLY
PEARSON PROPERTIES - CAINHOY I, LLC
DB 16630 PG 748

TP 185-014-04
LOTS G & H, BLOCK D
MAP BOOK 4 PAGE 73
NOW OR FORMERLY
PEARSON PROPERTIES - CAINHOY I, LLC
DB 20046 PG 014

NO TITLE COMMITMENT RECEIVED OR EXAMINED. TITLE OPINION ONLY DATED OCTOBER 6, 2010 WAS EXAMINED. THESE TRACTS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RIGHTS EITHER RECORDED OR IMPLIED.

F.E.M.A. - F.I.R.M. INFORMATION:
COMMUNITY NUMBER 370159, MAP NUMBER 3710456200J, ZONE X, EFFECTIVE MARCH 2, 2009.

THE FOLLOWING WERE CONSIDERED IN THE PREPARATION OF THIS SURVEY:

RECORDED MAPS:

MB 3 PG 105 (PROVIDENCE PARK)
MB 4 PG 73 (PROVIDENCE PARK)
MB 12 PG 197 (GREENTREE GARDENS)
MB 27 PG 858 (CITY OF CHARLOTTE EASEMENTS)
MB 48 PG 45 (R/W DEDICATION PLAT)
UNIT FILE 285 (THE TROPICANA)

UNRECORDED MAPS:

ALTA SURVEY OF LOTS C-H OF BLOCK D OF MB 4 PG 73 DATED 04.07.2006 BY FORESITE ENGINEERING & SURVEYING.

ALTA SURVEY OF PROVIDENCE PLAZA DATED 03.18.2008 BY THE SURVEY COMPANY.

PLAT OF SANITARY SEWER EASEMENT ACROSS PEARSON PROPERTIES-CAINHOY I, LLC DATED 04.05.2007 BY THE SURVEY COMPANY.

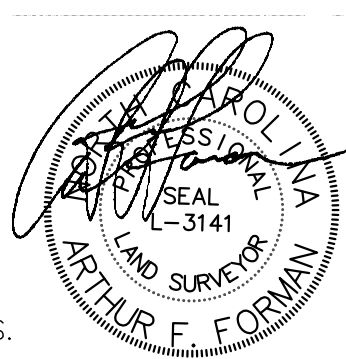
RECORDED DEEDS:

DB 3039 PG 573 (WITHDRAWAL OF DEDICATION FOR LOTS A & B OF BLOCK D)
DB 3480 PG 221 (CONVEYANCE OF WITHDRAWN R/W)
DB 16630 PG 748 (PEARSON PROPERTIES-CAINHOY I, LLC)
DB 20046 PG 014 (PEARSON PROPERTIES-CAINHOY I, LLC)
DB 22181 PG 267 (SANITARY SEWER EASEMENT)

THIS SURVEY IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION OF LAND WITHIN THE CITY OF CHARLOTTE WHICH HAS AN ORDINANCE THAT REGULATE PARCELS OF LAND:

THIS SURVEY IS NOT SUBJECT TO THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE BECAUSE IT IS THE RECOMBINATION OF PORTIONS OF PARCELS CREATED AND RECORDED PRIOR TO JANUARY 1, 1988 WHERE THE TOTAL NUMBER OF PARCELS OR LOTS IS NOT INCREASED AND THE RESULTANT PARCELS ARE EQUAL TO THE STANDARDS OF THE ZONING ORDINANCE.

"I, ARTHUR F. FORMAN, certify that this plat was drawn under my supervision from an actual survey made under my supervision (title references are as shown on the face of this plat); that the boundaries not surveyed are clearly indicated as drawn with dashed lines (title references are as shown on the face of this plat); that the ratio of precision as calculated does not exceed 1:10000; that this plat was prepared in accordance with G.S. 47-30, as amended. Witness my original signature, license number and seal this 8th day of March, 2011.



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

PLANNING COMMISSION STAFF	DATE
REVIEW OFFICER	DATE

Lucas-Forman Incorporated
Land Surveying
Planning & Engineering
N.C. License C-1215

4000 Stuart Andrew Boulevard
Charlotte, North Carolina 28217
P.O. Box 11386 28220-1386
(704) 527-6626 Fax 527-9640
email: postmaster@lucas-forman.com

RECOMBINATION PLAT			
LOTS C, D, E, F, G, & H, BLOCK D PROVIDENCE PARK (MB 4 PG 73)			
Providence Road City of Charlotte, Mecklenburg County, NC Owner: Pearson Properties-Cainhoy I, LLC			
SURVEYED BY RDH	DESIGNED BY JTE	DRAWN BY JTE	DATE 03.08.2011
CHECKED BY AFF	JOB NUMBER 10159	TOPO FILE NUMBER 52	

SUBJECT PARCELS:

- 185-014-02 AND PORTION OF 185-014-03

- OWNER: PEARSON PROPERTIES-CAINHOY I, LLC
DB 16630-748

- SITE AREA = 2.28 ACRES

- ZONING DATA:
CURRENT ZONING: R-3
CURRENT USE: VACANT
PROPOSED ZONING: INST-CD
PROPOSED USE: PRESCHOOL AND CHILD
DEVELOPMENT CENTER
PROPOSED SETBACKS:

PROPOSED 14,000 to 18,000 SF BUILDING
210 MAX CHILDREN (APPROXIMATE)
30 MAX EMPLOYEES (APPROXIMATE FULL TIME)
16,361 SF PLAY AREA (APPROXIMATE)

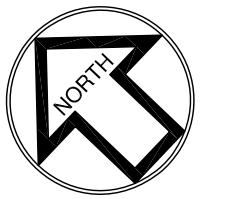
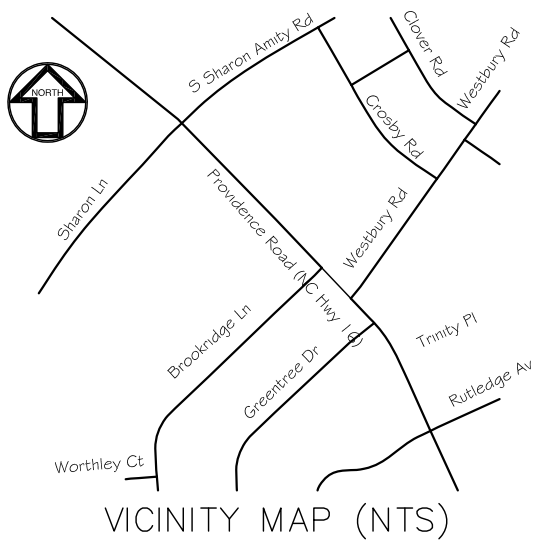
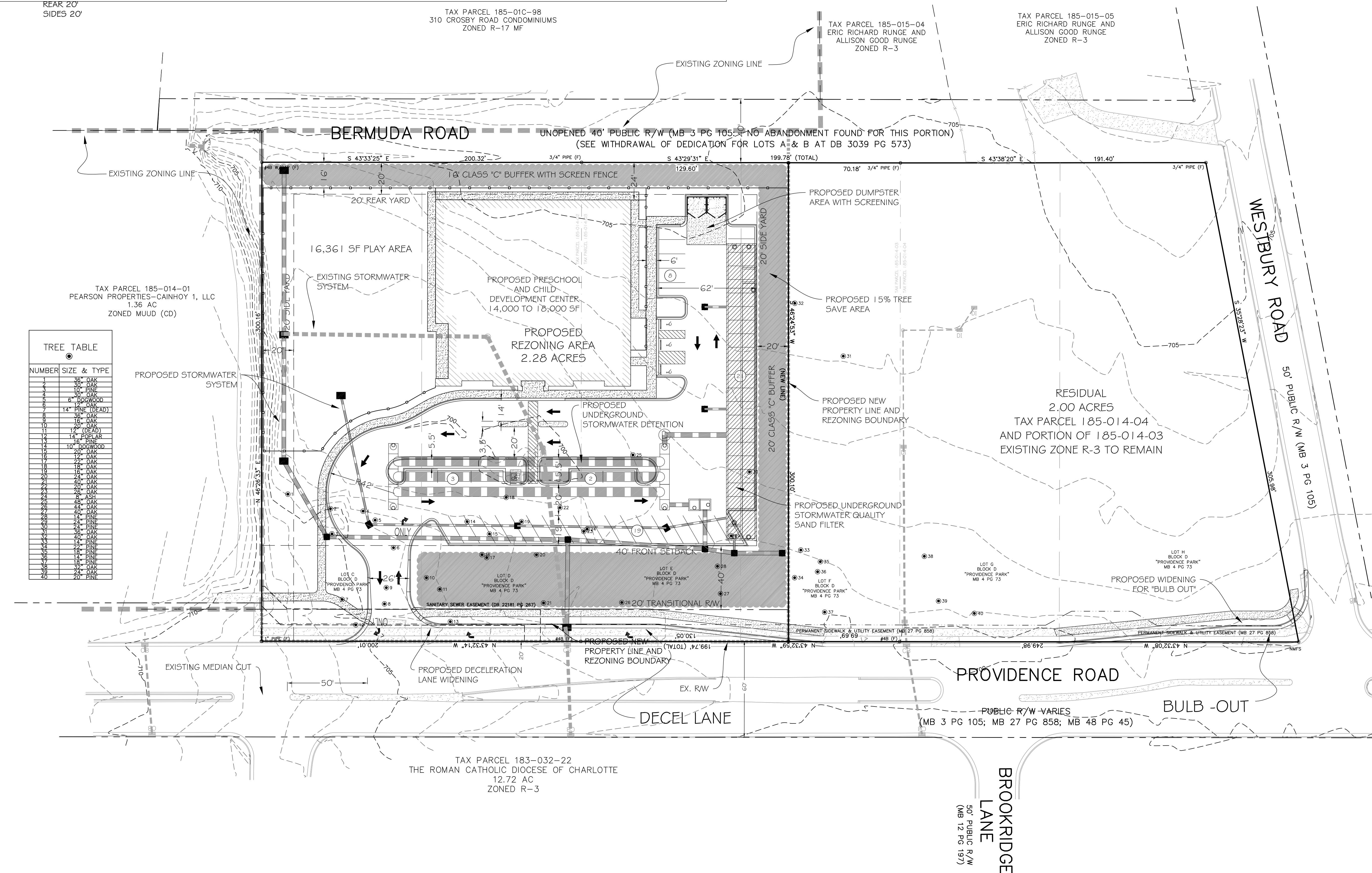
1 SPACE /10 CHILDREN =	22
1 SPACE /EMPLOYEE =	30
TOTAL REQUIRED=	52

PROPOSED PARKING
53 NEW PARKING SPACES
INCLUDING 3 ACCESSIBLE SPACES

- SURVEY REFERENCE:
PROPOSED "RECOMBINATION PLAT"
BY LUCAS-FORMAN, INC.

- DEVELOPER:
URBANE PROPERTIES, LLC,
135 PERRIN PLACE, SUITE 200
CHARLOTTE, NC 28207
704.335.3800
SANDY@URBANEPROPERTIES.COM

- ENGINEER AND SURVEYOR:
LUCAS-FORMAN, INC., PO BOX 11386
CHARLOTTE NC, 28220
704-527-6626
POSTMASTER@LUCAS-FORMAN.COM
WWW.LUCAS-FORMAN.COM



0 15 30 60

1 inch = 30 ft.

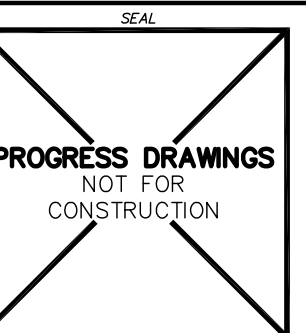
DRAWING ISSUE & REVISION STATUS

[illegible]

Lucas-Forman
Incorporated

Land Surveying Planning & Engineering	
--	--

4000 Stuart Andrew Boulevard
Charlotte, North Carolina 28217
P.O. Box 11386 28220-1386
(704) 527-6626 Fax 527-9640
email: postmaster@lucas-forman.com



URBANE PROPERTIES
Real Estate Development & Management

135 Perrin Place, Suite 200
Charlotte, NC 28207
704-619-5406

PROJECT NAME

PROVIDENCE
CHILDREN'S
ACADEMY

SHEET NAME

REZONING
PRELIMINARY SITE
PLAN

DRAWN BY AFF		DWG FILE NAME 10159		DATE 03-17-2011	
SURVEYED BY		DESIGNED BY AFF		SHEET NUMBER	
JOB NUMBER 10159		FILE NUMBER 52		1 OF 1	

SUBJECT PARCELS:

- 185-014-02 AND PORTION OF 185-014-03

- OWNER: PEARSON PROPERTIES-CAINHOY I, LLC
DB 16630-748

- SITE AREA = 2.28 ACRES

- ZONING DATA:
CURRENT ZONING: R-3
CURRENT USE: VACANT
PROPOSED ZONING: INST-CD
PROPOSED USE: PRESCHOOL AND CHILD
DEVELOPMENT CENTER
PROPOSED SETBACKS:

FRONT 40'
REAR 20'
SIDES 20'

PROPOSED 14,000 to 18,000 SF BUILDING
210 MAX CHILDREN (APPROXIMATE)
30 MAX EMPLOYEES (APPROXIMATE FULL TIME)
16,361 SF PLAY AREA (APPROXIMATE)

REQUIRED PARKING

1 SPACE /10 CHILDREN =	22
1 SPACE /EMPLOYEE =	30
TOTAL REQUIRED=	52

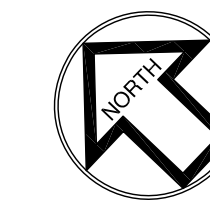
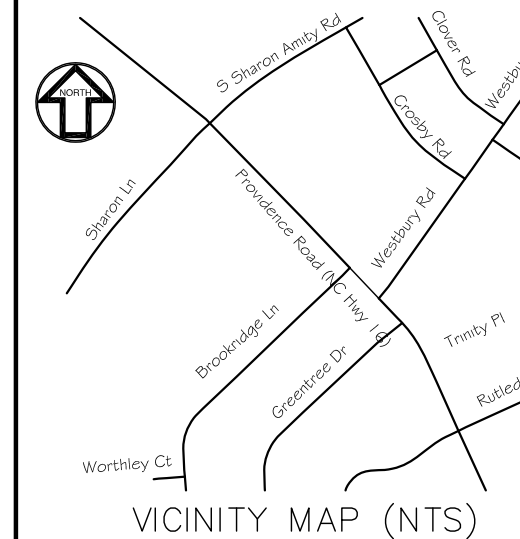
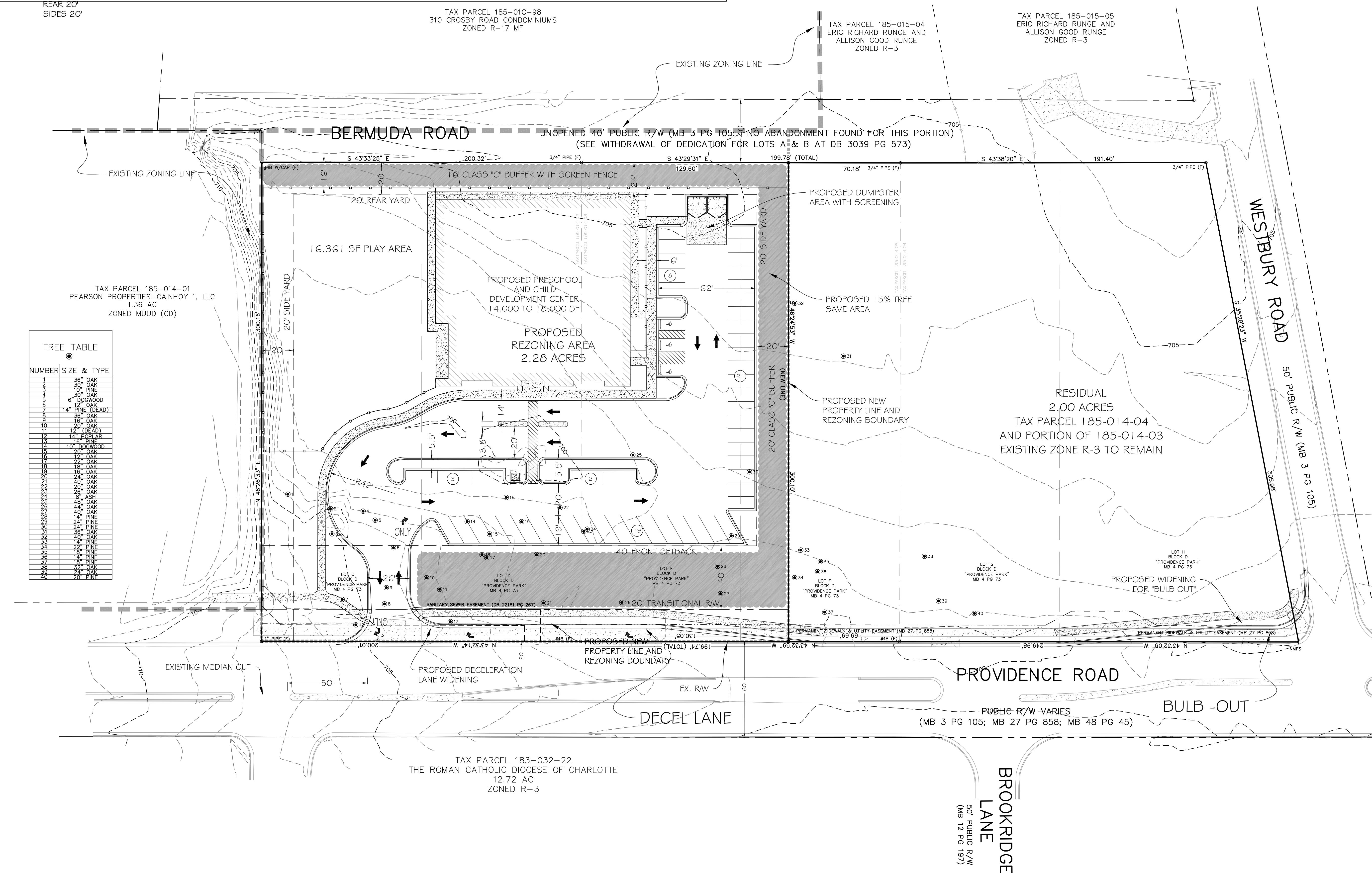
PROPOSED PARKING

53 NEW PARKING SPACES
INCLUDING 3 ACCESSIBLE SPACES

- SURVEY REFERENCE:
PROPOSED "RECOMBINATION PLAT"
BY LUCAS-FORMAN, INC.

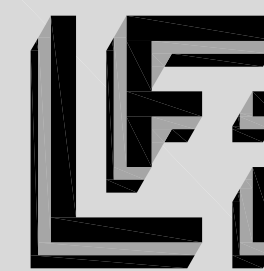
- DEVELOPER:
URBANE PROPERTIES, LLC,
135 PERRIN PLACE, SUITE 200
CHARLOTTE, NC 28207
704.335.3800
SANDY@URBANEPROPERTIES.COM

- ENGINEER AND SURVEYOR:
LUCAS-FORMAN, INC., PO BOX 11386
CHARLOTTE NC, 28220
704-527-6626
POSTMASTER@LUCAS-FORMAN.COM
WWW.LUCAS-FORMAN.COM



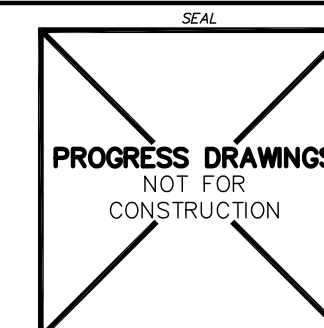
0 15 30
1 inch = 30 ft.

DRAWING ISSUE & REVISION STATUS

[illegible]

Lucas-Forman
Incorporated
Land Surveying
Planning & Engineering

4000 Stuart Andrew Boulevard
Charlotte, North Carolina 28217
P.O. Box 11386 28220-1386
(704) 527-6626 Fax 527-9640
email: postmaster@lucas-forman.com



GLUE



135 Perrin Place, Suite 200
Charlotte, NC 28207
704-619-5406

PROJECT NAME

PROVIDENCE
CHILDREN'S
ACADEMY

SHEET NAME

REZONING PRELIMINARY SITE PLAN

DRAWN BY AFF		DWG FILE NAME 10159	DATE 03-17-2011
SURVEYED BY	DESIGNED BY AFF	SHEET NUMBER	
JOB NUMBER 10159	FILE NUMBER 52	1 OF 1	