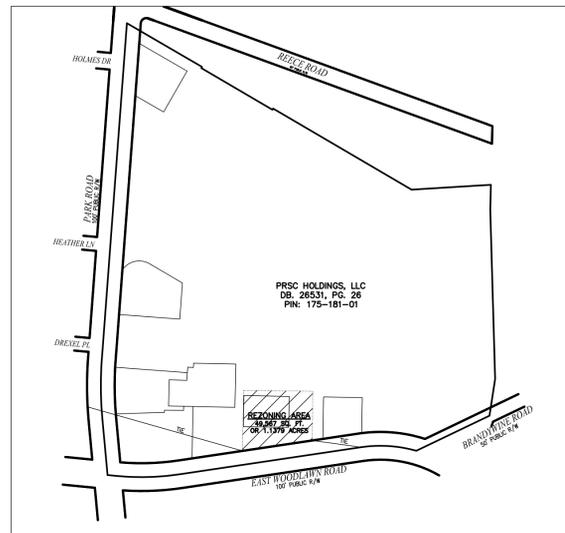


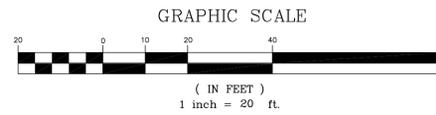
PARK ROAD SHOPPING CENTER - 1601 WOODLAWN REZONING

PRSC HOLDINGS, LLC (OWNER)
 1601 WOODLAWN ROAD
 DEED REFERENCE: 26531-26
 TAX PARCEL #: A PORTION OF 175-181-01



OVERALL BOUNDARY DETAIL
 NOT TO SCALE

PRELIMINARY PLAT
 NOT FOR RECORDATION
 CONVEYANCE OR SALE



VICINITY MAP
 NOT TO SCALE

LEGEND:

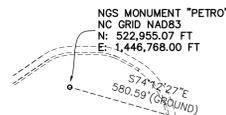
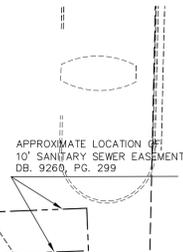
- CP - CALCULATED POINT
- DB - DEED BOOK
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- EN - EXISTING NAIL
- (M) - MEASURED
- MB - MAP BOOK
- NCM - NEW CONCRETE MONUMENT
- N.G.S. - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- (P) - PLATTED
- PIN - PARCEL IDENTIFICATION NUMBER
- PG - PAGE
- (R) - RECORDED
- R/W - RIGHT-OF-WAY
- REZONING LINE
- OVERALL PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
 SUBJECT PROPERTY ZONED: B-1
 SETBACKS FOR NONRESIDENTIAL
 MINIMUM SETBACK: 20 FT
 MINIMUM SIDE YARD: NONE*
 MINIMUM REAR YARD: 10 FT
 MAXIMUM BUILDING HEIGHT: 40 FT

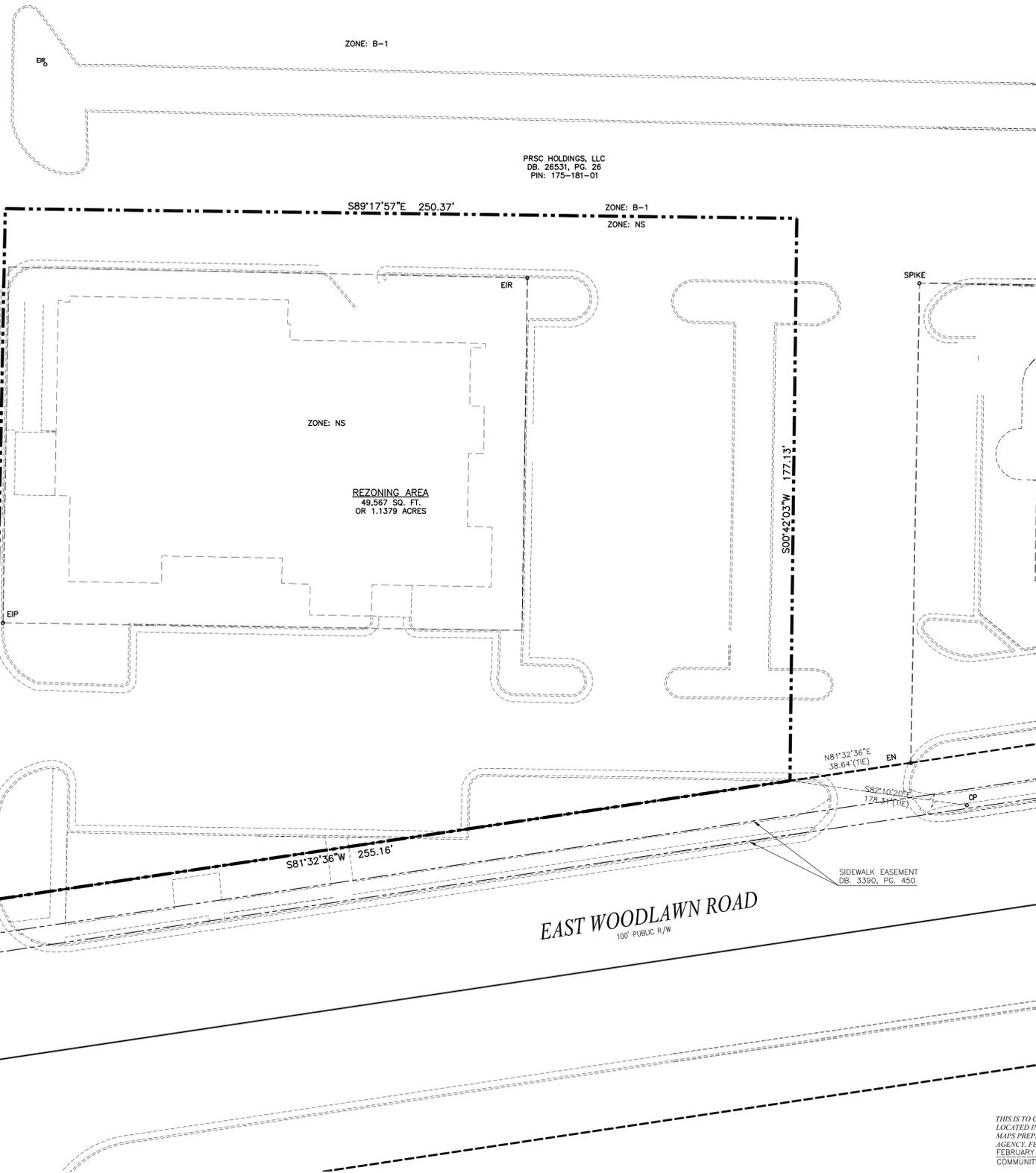
*IN B-1 DISTRICT, NO SIDE YARD IS REQUIRED, BUT IF THEY ARE PROVIDED, THE FIRST ONE MUST BE A MINIMUM OF 8 FEET AND IF A SECOND ONE IS PROVIDED, IT MUST BE A MINIMUM OF 8 FEET BUILDING SEPARATION AT THE SIDE YARDS.

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT.



NOTES:

1. ALL CORNERS MONUMENTED AS SHOWN.
2. SITE LOCALIZED TO NGS MONUMENT "REECE". ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ELEVATION = 665.52 FEET, NAVD 88.
3. 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.
4. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
5. PARK ROAD AND WOODLAWN ROAD ARE SHOWN AS A "MAJOR THOROUGHFARES" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
7. NO NEW PARCELS ARE CREATED WITH THIS MAP.
8. THE PURPOSE OF THE PLAT IS SHOWN THE NEW ZONING LINE OF NS (NEIGHBORHOOD SERVICES) UPDATED FROM B-1 (NEIGHBORHOOD BUSINESS).



LEGAL DESCRIPTION:

That certain parcel or tract of land situated, lying and being in the City of Charlotte, County of Mecklenburg, State of North Carolina and being a portion of the lands as described in Deed Book 26531, Page 26 and being more particularly described as follows:

Commencing at an existing NGS Monument "PETRO" having NC Grid NAD83 coordinates of N: 522,955.07; E: 1,446,768.00; thence South 74°12'22" East a horizontal ground distance of 580.59 feet to a point, situated at the intersection of the northerly margin of East Woodlawn Road (a 100' public right-of-way) with the westerly line of the subject property; thence over, upon and through the aforesaid lands for the following three (3) courses and distances: 1) North 01°06'15" East a distance of 217.74 feet to a point; 2) South 89°17'57" East a distance of 250.37 feet to a point; 3) South 00°42'03" West a distance of 177.13 feet to a point, situated on the aforesaid northerly margin of East Woodlawn Road; thence along the aforesaid northerly margin South 81°32'36" West a distance of 253.16 feet to the Point of Beginning; Containing 49,567 square feet or 1.1379 acres, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated March 19, 2015 (Map File No. W-4047RM)(Project No. 82905).

REVIEW OFFICER:

I, _____ REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____

DATE _____

NOT SUBJECT TO

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. CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PLANNING COMMISSION STAFF _____

DATE _____

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG
 I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE DB: 26531, PG: 26); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 19TH DAY OF MARCH, A.D., 2015.

THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.

JUSTIN F. CLONINGER
 NCPLS, L-4430
 jcloning@rbpharr.com

DATE _____

PRELIMINARY PLAT
 NOT FOR RECORDATION
 CONVEYANCE OR SALE

RZ-2

FLOOD CERTIFICATION IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014. COMMUNITY PANEL NO: 370159 4542K

CREW:	DRAWN:	REVISED:
EH	CW	
R.B. PHARR & ASSOCIATES, P.A.		
SURVEYING & MAPPING		
LICKENSURE RD C-1471		
420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL: (704) 376-2186		
SCALE:	DATE:	FILE NO. W-4047RM
1" = 20'	MARCH 19, 2015	JOB NO. 82905

