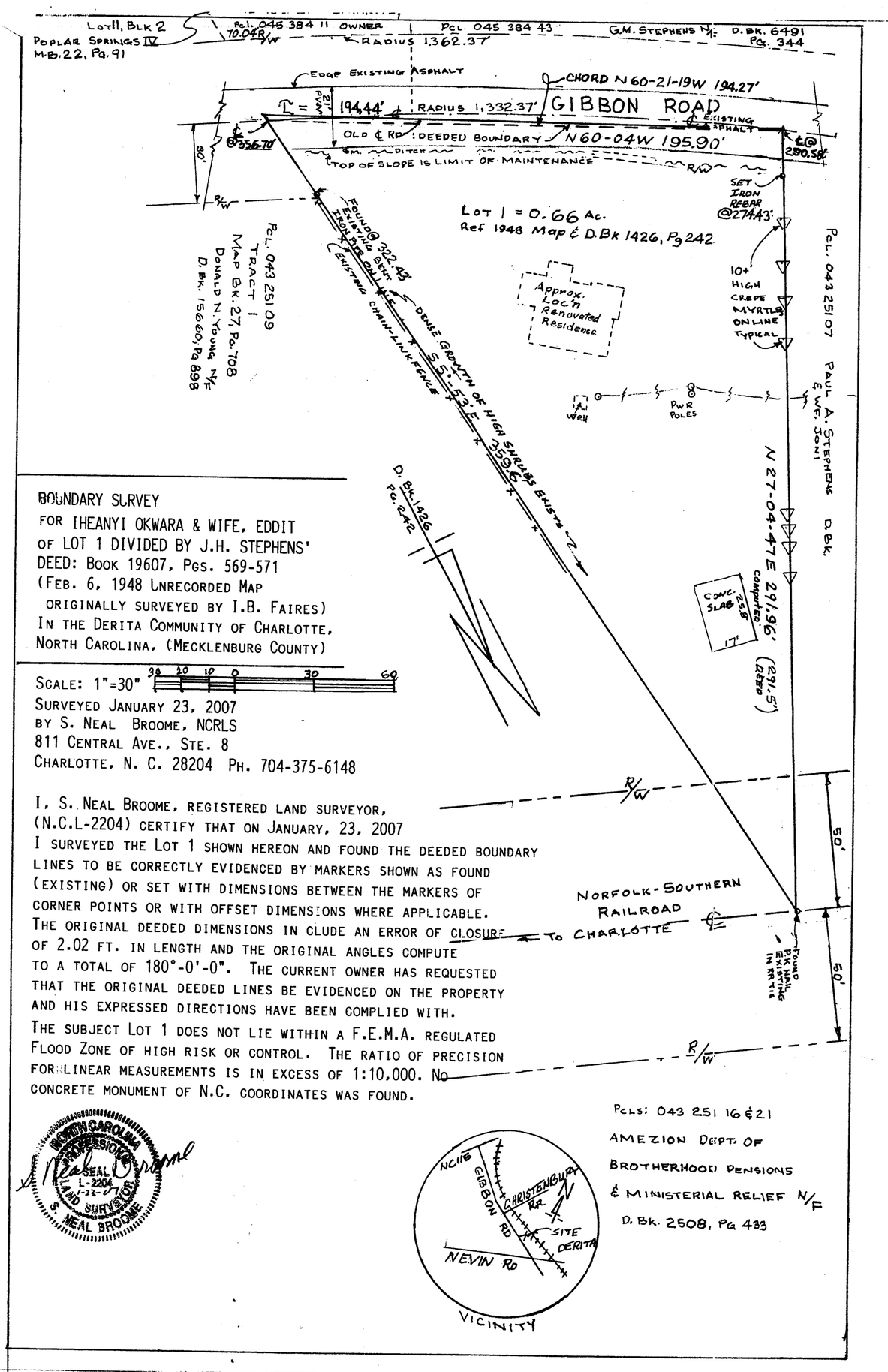


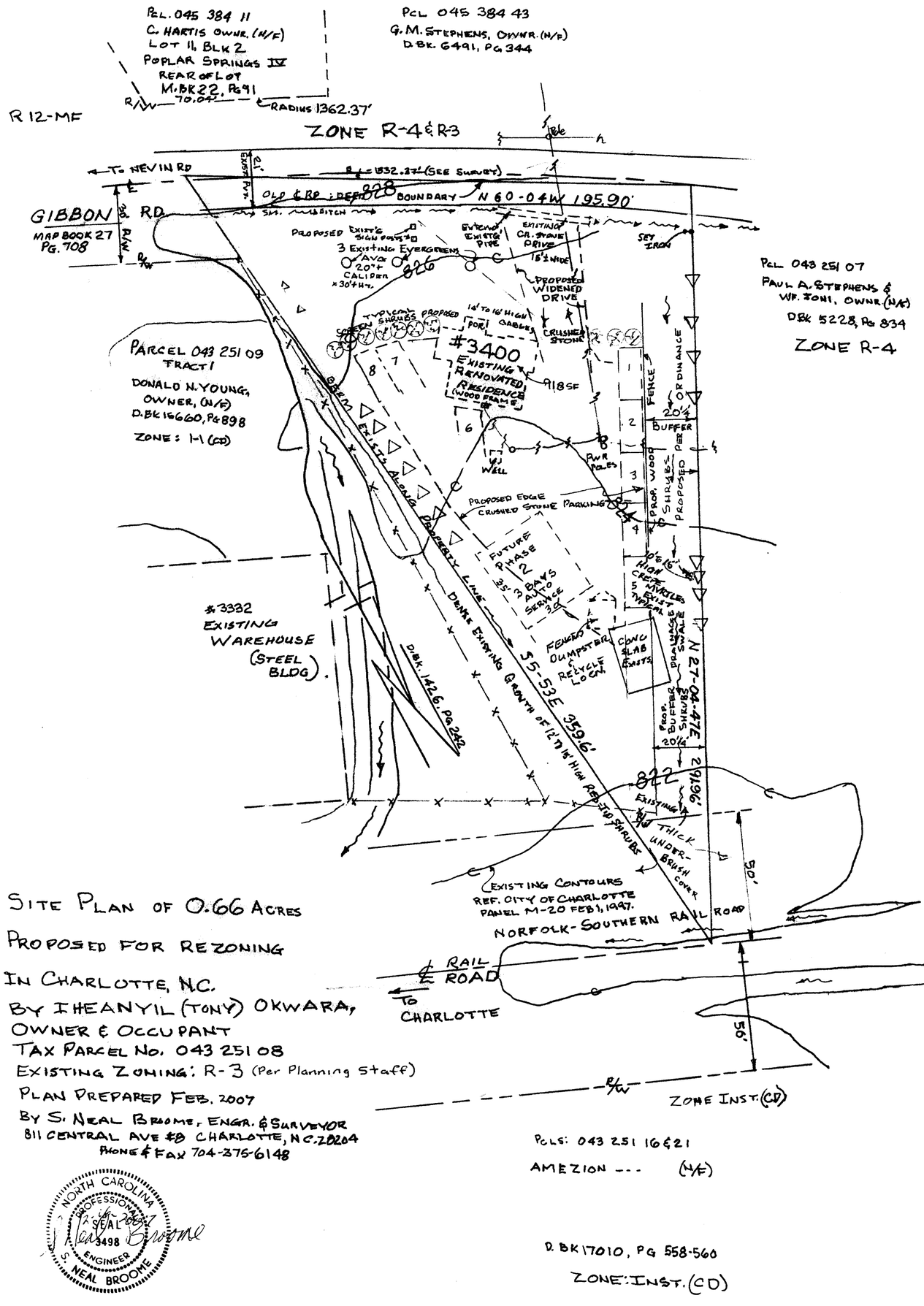
BOUNDARY SURVEY
FOR IHEANYI OKWARA & WIFE, EDDIT
OF LOT 1 DIVIDED BY J.H. STEPHENS'
DEED: BOOK 19607, PGS. 569-571
(FEB. 6, 1948 UNRECORDED MAP
ORIGINALLY SURVEYED BY I.B. FAIRES)
IN THE DERITA COMMUNITY OF CHARLOTTE,
NORTH CAROLINA, (MECKLENBURG COUNTY)

SCALE: 1"=30"

SURVEYED JANUARY 23, 2007
BY S. NEAL BROOME, NCRLS
811 CENTRAL AVE., STE. 8
CHARLOTTE, N. C. 28204 PH. 704-375-6148

I, S. NEAL BROOME, REGISTERED LAND SURVEYOR, (N.C.L-2204) CERTIFY THAT ON JANUARY, 23, 2007 I SURVEYED THE LOT 1 SHOWN HEREON AND FOUND THE DEEDED BOUNDARY LINES TO BE CORRECTLY EVIDENCED BY MARKERS SHOWN AS FOUND (EXISTING) OR SET WITH DIMENSIONS BETWEEN THE MARKERS OF CORNER POINTS OR WITH OFFSET DIMENSIONS WHERE APPLICABLE. THE ORIGINAL DEEDED DIMENSIONS IN CLUDE AN ERROR OF CLOSURE OF 2.02 FT. IN LENGTH AND THE ORIGINAL ANGLES COMPUTE TO A TOTAL OF 180°-0'-0". THE CURRENT OWNER HAS REQUESTED THAT THE ORIGINAL DEEDED LINES BE EVIDENCED ON THE PROPERTY AND HIS EXPRESSED DIRECTIONS HAVE BEEN COMPLIED WITH. THE SUBJECT LOT 1 DOES NOT LIE WITHIN A F.E.M.A. REGULATED FLOOD ZONE OF HIGH RISK OR CONTROL. THE RATIO OF PRECISION FOR LINEAR MEASUREMENTS IS IN EXCESS OF 1:10,000. NO CONCRETE MONUMENT OF N.C. COORDINATES WAS FOUND.

NORTH CAROLINA PROFESSIONAL SEAL L-2204 LAND SURVEYOR S. NEAL BROOME



EXISTING ZONING: R-3

PROPOSED ZONING: I-1 (CD)

PROPOSED: USESES THE OWNER EXCLUDES FROM HIS PLANS ARE AUTOMOBILE AND TRUCK SALES ON SITE, AND MANUFACTURING, NOISEYACTIVITIES, ODOR-PRODUCING AND OPERATIONS USUALLY CONFINED TO HEAVY-INDUSTRIAL DISTRICTS.

THE SPECIFIC ACTIVITIES PLANNED BY THE OWNER FOR THIS SITE ARE: OFFICE AND MANAGEMENT, AUTO/TRUCK PARTS SALES, BARBER-BEAUTY SHOP, AUTO REPAIR & SERVICE (NOT FUELING)..IN THE FUTURE WHEN PHASE TWO BUILDING IS COMPLETED.

PARKING CALCULATIONS: EXISTING BUILDING 918 SQ. FT. FOR PRESENT USES. MINIMUM PARKING SPACES @ 250 SQ. FT. PER SPACE = 4 SPACES. SPACES TO BE PROVIDED: 9 SPACES.

SCREENING AND BUFFERING WILL BE DETAILED AND PLANT SELECTIONS MADE IN CONSULTATION WITH ZONING AND TREE ORDINANCE STAFF MEMBERS TO CONFORM WITH ORDINANCE REQUIREMENTS.

NOTE: THREE LARGE EVERGREEN TREES IN THE FRONT YARD WILL REMAIN AND MAY EXCEED WHAT IS INTENDED BY STREET TREE REQUIREMENTS.

A PROPOSED GROUND-MOUNTED SIGN IS PLANNED APPROXIMATELY AT THE LOCATION WHERE TWO EXISTING POSTS ARE SHOWN ON THE SITE PLAN. THIS WILL BE SUBJECT TO A PERMIT FOR DETAILED APPROVAL.

OWNER'S APPROVAL OF THE CONDITIONS SHOWN ON THIS SITE PLAN:
Iheanyi Okwara THIS 16 DAY OF February, 2007.
IHEANYIL (TONY) OKWARA

SITE PLAN OF 0.66 ACRES
PROPOSED FOR REZONING
IN CHARLOTTE, N.C.
BY IHEANYIL (TONY) OKWARA,
OWNER & OCCUPANT
TAX PARCEL NO. 043 251 08
EXISTING ZONING: R-3 (Per Planning Staff)
PLAN PREPARED FEB. 2007
BY S. NEAL BROOME, ENGR. & SURVEYOR
811 CENTRAL AVE #8 CHARLOTTE, N.C. 28204
PHONE & FAX 704-375-6148

NORTH CAROLINA PROFESSIONAL SEAL 3498 ENGINEER S. NEAL BROOME