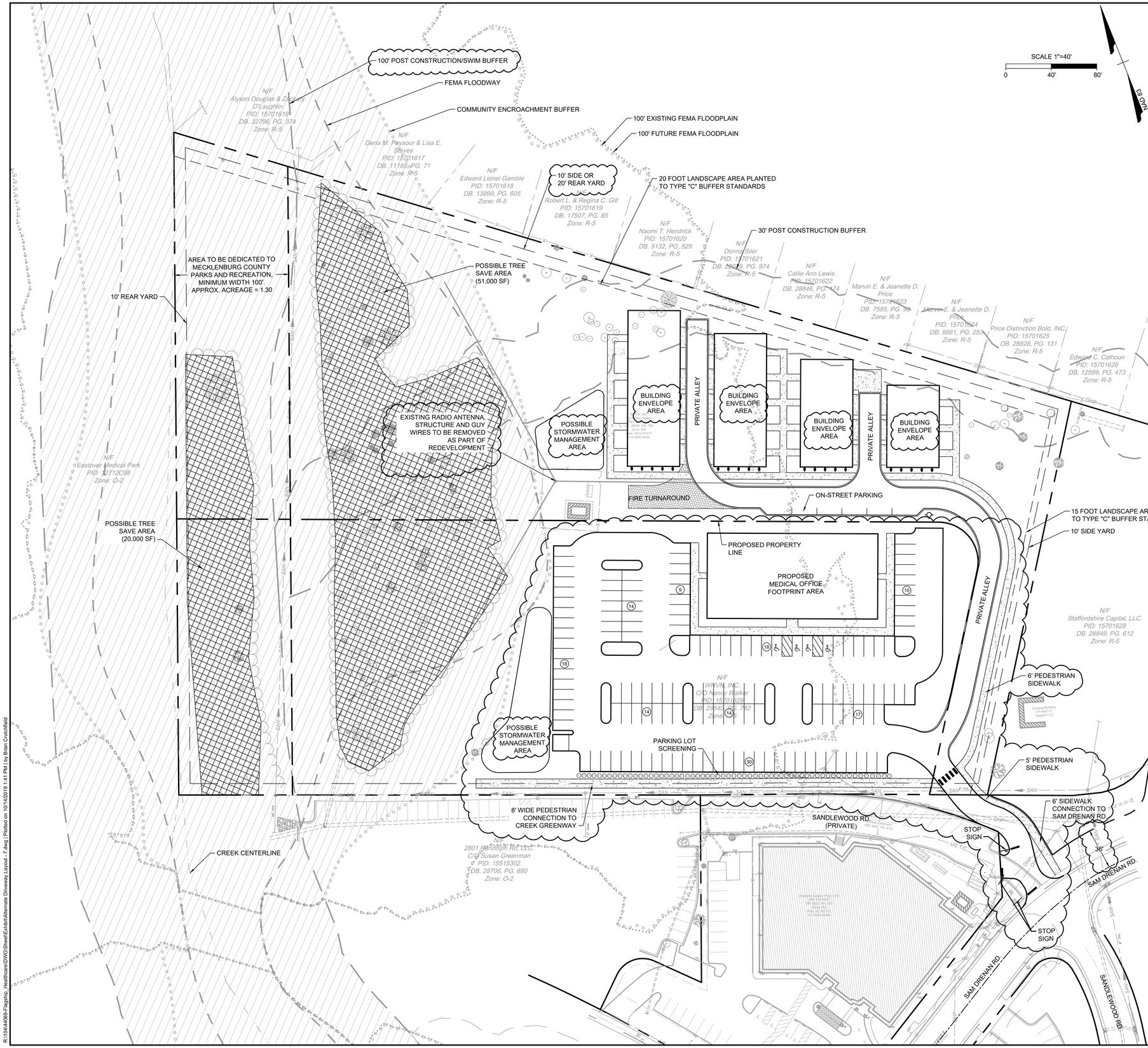
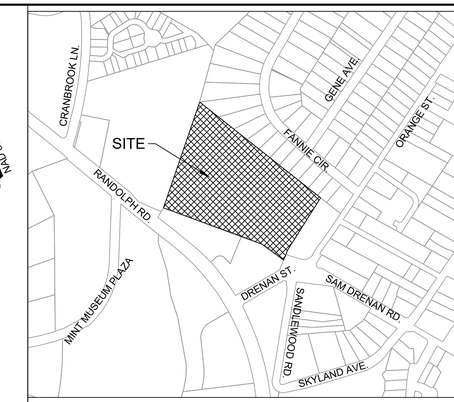




VICINITY MAP N.T.S.

REZONING SUMMARY

PETITIONER : FLAGSHIP HEALTHCARE PROPERTIES, LLC
C/O THORN BACCICH
2701 COLTSGATE ROAD
SUITE 300
CHARLOTTE, NC 28211

REZONING SITE AREA: TOTAL: 8.12 ACRES
DEVELOPMENT AREA A: 3.82 ACRES
DEVELOPMENT AREA B: 4.30 ACRES

TAX PARCEL #: 15701629

EXISTING ZONING: R-5

PROPOSED ZONING: NS

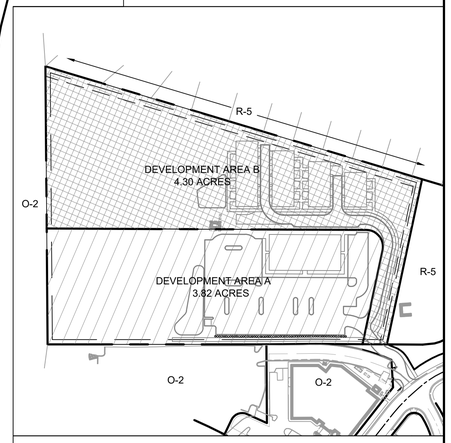
EXISTING USES: RADIO ANTENNA

PROPOSED USES:
DEVELOPMENT AREA A: MEDICAL OFFICE
DEVELOPMENT AREA B: RESIDENTIAL

MAX. BUILDING HEIGHT:
DEVELOPMENT AREA A: 1 STORY (NOT TO EXCEED 27')
DEVELOPMENT AREA B: 3 STORIES (NOT TO EXCEED 40')

PARKING:
REQ. PARKING: AS REQUIRED BY THE ORDINANCE

TREE SAVE:
REQUIRED: 1.29 AC (15%)
PROVIDED: 1.29 AC, MINIMUM



REZONING KEY NTS

FLAGSHIP HEALTHCARE PROPERTIES

THE HOUSING PARTNERSHIP

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
10/14/19	STAFF COMMENTS

DATE	06/13/2019
DRAWN BY	RAS
DESIGNED BY	BVC
CHECKED BY	BVC
SCALE	AS SHOWN

TIMMONS GROUP

FLAGSHIP HEALTHCARE - GRIER HEIGHTS

MECKLENBURG COUNTY, NORTH CAROLINA

REZONING PLAN

JOB NO. 44069

SHEET NO. RZ-100

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R:\10444069-Flagship_Healthcare\DWG\Sheet\Exhibit\Alternate Driveway Layout - 7.dwg | Plotted on 10/14/2019 1:41 PM | by Brian Crutchfield

REZONING PETITION NO. 2019-098

Site Development Data:

--Acreage: ± 8.12 acres
--Tax Parcel #: 157-016-29
--Existing Zoning: R-5
--Proposed Zoning: NS
--Existing Uses: Radio Antenna to be removed as part of the redevelopment of the Site as allowed by the Rezoning Petition.
--Proposed Uses: (i) Within Development Area A, medical office uses, and medical, dental, optical clinics, and general office uses; and (ii) within Development Area B attached dwelling units. All as permitted by right and under prescribed conditions together with accessory uses, as allowed in the NS zoning district (as more specifically described and restricted below in Section 2).
--Maximum Gross Square feet of Development: Within Development Area A up to 12,500 square feet of gross floor area of medical office uses, medical, dental, optical clinics, and general office uses. Within Development Area B up to 25 attached dwelling units.
--Maximum Building Height: Within Development Area A one (1) story but not to exceed 27 feet. Within Development Area B up to three (3) stories but not to exceed 40 feet. Height to be measured as required by the Ordinance.
--Parking: Parking will be provided as required by the Ordinance.

1. General Provisions:

a. **Site Location**. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Flagship Healthcare Properties, LLC ("Petitioner") to accommodate the development of an office building with a variety of medical and general office uses, and an attached dwelling residential community as allowed in the NS zoning district on approximately 8.12 acre site located at the northeast corner of intersection of Sam Drenan Road and Orange Street (the "Site").

b. **Zoning Districts/Ordinance**. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the NS zoning classification shall govern.

c. **Graphics and Alterations**. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

d. **Number of Buildings Principal and Accessory**. The total number of principal buildings to be developed on the Site shall not exceed one (1) on Development Area A, and not exceed six (6) within Development Area B. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, architectural elements and designs as the principal buildings located on the Site.

e. **Unified Development.** The Site may be considered a unified development plan as and as such separation standards such as buffers, side and/or rear yards may be eliminated or reduced between Development Area A and B within the Site and with the existing office building and parking areas located on tax parcel # 155-153-01 (2825 Randolph Road), subject to the normally required Staff review and approval process.

2. Permitted Uses & Development Area Limitation:

For ease of reference, the Rezoning Plan sets forth two (2) Development Areas as generally depicted on the Technical Data Sheet as Development Areas A and B (each a "Development Area" and collectively the "Development Areas").

a. Within Development Area A up to 12,500 square feet of gross floor area of medical offices uses, medical, dental, and optical clinics, and general office uses together with accessory uses as allowed in the NS zoning district may be developed.

b. Within Development Area B up to 25 attached dwelling units together with accessory uses as allowed in the NS zoning district may be developed. A minimum of six (6) units and a maximum of ten (10) units, but no less than 40% of the attached dwelling units constructed on Development Area B will be restricted to buyers at who are eligible for Housing Partnership assistance.

For purposes of the development limitations set forth in these Development Standards for this Petition (but not to be construed as a limitation on FAR requirements or definition set by the Ordinance), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, and all loading dock areas (open or enclosed).

3. Access and Transportation:

a. Access to the Site will be from Sam Drenan Road in the manner generally depicted on the Rezoning Plan. This access will serve both Development Area A and B. The common access drive may be designed as a shared drive for the proposed uses as well as a shared drive with the existing building located at 2825 Randolph Road.

b. The Petitioner reserves the right to request the abandonment of a portion of the existing unused right-of-way located at the intersection of Orange Street and Sam Drenan Road as generally depicted on the Rezoning Plan.

c. The Petitioner will provide an eight (8) foot multi-use path (MUP) with a 10 foot access easement to the future Briar Creek Greenway. The easement and MUP will extend to Sam Drenan Road as generally depicted on the Rezoning Plan. Due to site constraints the MUP and 10 foot easement may narrow to five (5) feet as generally depicted on the Rezoning Plan. The 10 foot access and MUP easement to be provided to County Park and Recreation. The terminus of the easement to be determined during the land development approval process for the Site.

d. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

e. The Petitioner will dedicate and convey via a fee simple deed any additional right-of-way indicated on the proposed site plan prior to the issuance of the first certificate of occupancy. Right-of-way conveyance to be located two feet behind the sidewalk or a two (2) utility easement to be provided behind the sidewalk if two (2) feet right-of-way cannot be conveyed behind the sidewalk.

f. All required transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

g. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with published standards.

4. Streetscape, Buffers, Yards and Landscaping:

a. Along the Site's eastern property boundary a 15 foot landscape area planted to Class C Buffer standards will be provided, and along the northern property boundary a 20 foot landscape area planted to Class C Buffer standards will be provided as generally depicted on the rezoning plan.

b. The Petitioner will provide a sidewalk network that links the proposed building entrances within each Development Area to the sidewalk along Sam Drenan Road. The minimum width for this internal sidewalk will be five (5) feet.

c. Above-ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

d. The proposed attached dwelling, residential community located on Development Area B will be designed to accommodate roll out trash service as provided by the City of Charlotte.

e. Dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.

5. Architectural Standards:

Building Placement and Site Design shall focus on and enhance the Pedestrian environment on public or private streets, through the following:

1. Architectural Standards for Development Area A:

a. The front facade shall include windows for a minimum of 50% of the private street elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20% of this requirements may be comprised of display windows. These display windows must maintain a minimum of 3'-0" foot clear depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and other opaque material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4'-0" feet above adjacent street sidewalk.

b. The front facade of first/ground floor of the building shall incorporate a minimum of 30% masonry material such as brick or stone.

c. Direct pedestrian connection shall be provided between the building and the internal private street, to the sidewalk on Sam Drenan Road.

d. The building design will include a door oriented toward the internal private street.

e. Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions, or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

f. Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall off-sets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.

g. Buildings will be a minimum height of 22 feet.

2. Architectural Standards for Development Area B:

a. The building materials used on the principal buildings constructed on Development Area B will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may be used on windows, soffits and on handrails/railings.

b. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.

c. On the interior of the Site end units that abut the internal private streets will have multiple windows on the end facades to avoid a blank street wall.

d. Garage doors visible from the public or private streets will be recessed at least one (1) foot behind the front most building face, to minimize the visual impact of the garage doors on the public and private streets.

e. To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk must be raised from the average sidewalk grade of Development Area B a minimum of twenty-four (24) inches.

f. All corner/end units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to ten (10) feet on all building levels.

g. Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.

6. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Ordinance.

b. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

c. The Site will comply with the Tree Ordinance.

d. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by Ordinance. Petitioner acknowledges intermittent/perennial reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

7. Lighting:

a. All new detached and attached lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

b. Detached lighting for both Development Areas will be limited to 16 feet in height.

8. Briar Creek Greenway Dedication:

a. The Petitioner will convey to County Park and Recreation for the development of a greenway the portion of 100 foot SWIM buffer associated with Briar Creek located on the Site, this area is generally depicted on the Rezoning Plan. This area will be dedicated and conveyed to County Park and Recreation prior to the issuance of the first certificate of occupancy for the Site.

9. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

10. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

FLAGSHIP HEALTHCARE PROPERTIES

THE HOUSING PARTNERSHIP

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

REVISION	DESCRIPTION	DATE
	STAFF COMMENTS	10/14/19

DATE 06/13/2019
DRAWN BY RAS
DESIGNED BY BVC
CHECKED BY BVC
SCALE AS SHOWN

FLAGSHIP HEALTHCARE - GRIER HEIGHTS

MECKLENBURG COUNTY, NORTH CAROLINA

DEVELOPMENT STANDARDS

JOB NO. 44069

SHEET NO. RZ-101

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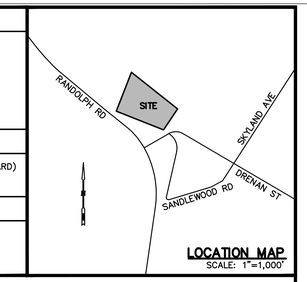
R:\104440B5-Flagship_Healthcare\DWG\Sheet\Exhibit\Alternate Driveway Layout - 7.dwg | Plotted on 10/14/2019 1:41 PM | by Brian Crutchfield

UTILITY INFORMATION	ZONING DATA
WATER AND SEWER: CHARLOTTE MECKLENBURG UTILITIES (704) 336-7600 ELECTRIC: DUKE ENERGY (800) 452-2777 GAS: PIEDMONT NATURAL GAS (800) 752-7504 TELEPHONE: AT&T (855) 637-9526 CABLE: TIME WARNER CABLE (704) 251-4307	ZONED: R-5 (SINGLE FAMILY DISTRICT) SETBACK LINES: FRONT: 20' SIDE: 5' REAR: 35' MAXIMUM BUILDING HEIGHT: 35' **FLOOD INFORMATION** FLOOD ZONE "X" (MINIMAL FLOOD HAZARD) PER FEMA MAP NO. 3710455300K EFFECTIVE DATE: FEBRUARY 19, 2014 **PARKING** REGULAR = N/A HANDICAP = N/A

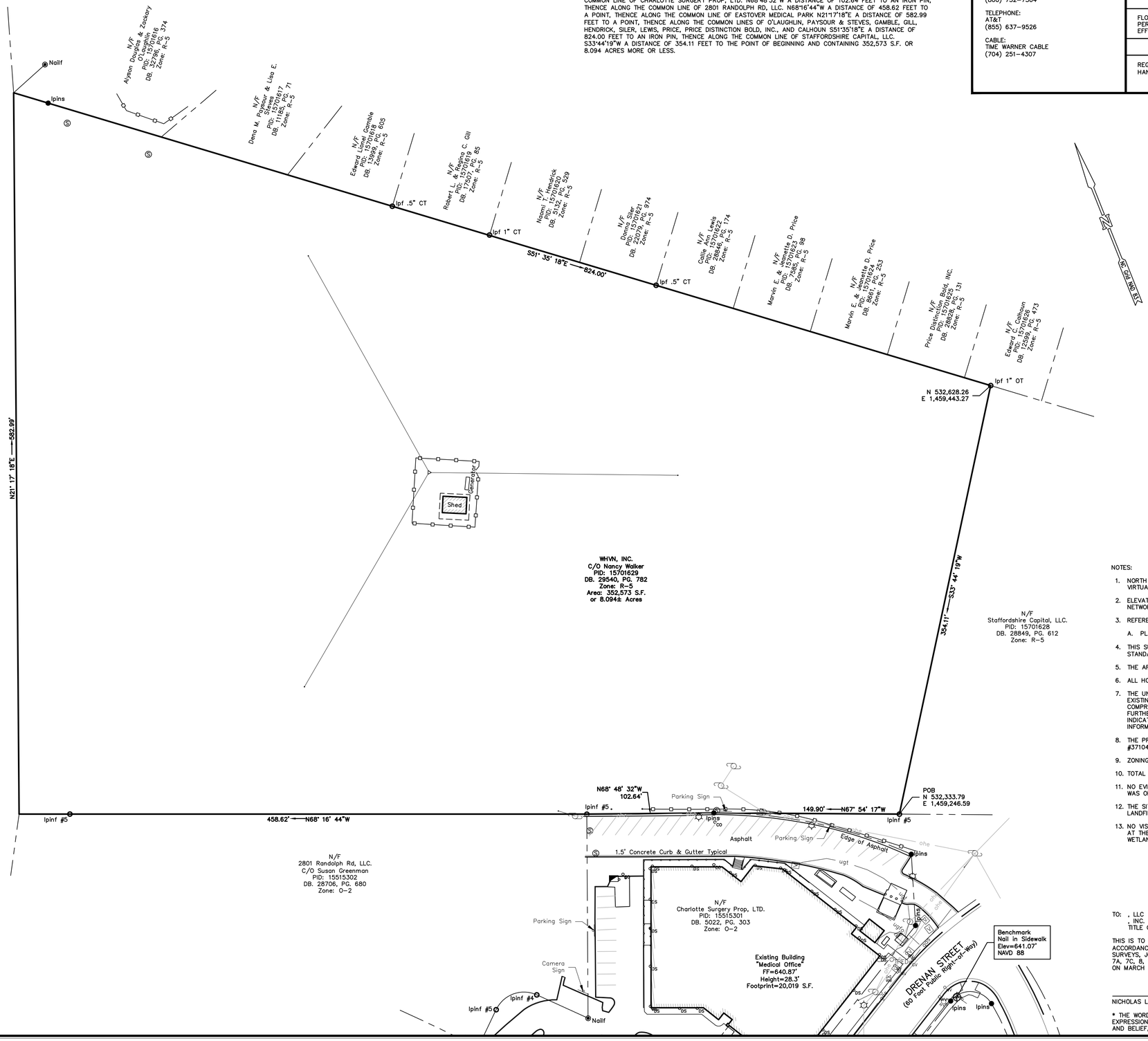


LOCATION MAP
SCALE: 1"=1,000'

PARCEL DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHERLY MARGIN OF THE RIGHT-OF-WAY OF DRENAN STREET (60 FOOT PUBLIC RIGHT-OF-WAY) HAVING NC GRID COORDINATES OF N 532,333.79, E 1,459,246.59; THENCE ALONG SAID RIGHT-OF-WAY N67°54'17"W A DISTANCE OF 149.90 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF CHARLOTTE SURGERY PROP, LTD. N68°48'32"W A DISTANCE OF 102.64 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF 2801 RANDOLPH RD, LLC. N68°16'44"W A DISTANCE OF 458.62 FEET TO A POINT, THENCE ALONG THE COMMON LINE OF EASTOVER MEDICAL PARK N21°17'18"E A DISTANCE OF 582.99 FEET TO A POINT, THENCE ALONG THE COMMON LINES OF O'LAUGHLIN, PAYSOUR & STEVES, GAMBLE, GILL, HENDRICK, SILER, LEWIS, PRICE, PRICE DISTINCTION BOLD, INC., AND CALHOUN S51°35'18"E A DISTANCE OF 824.00 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF STAFFORDSHIRE CAPITAL, LLC. S33°44'19"W A DISTANCE OF 354.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 352,573 S.F. OR 8.094 ACRES MORE OR LESS.



LEGEND

	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	CATCH BASIN W/GRATE
	STORM DRAINAGE PIPE
ss	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
wtr	WATER LINE
gas	GAS LINE
ugfo	UNDERGROUND FIBER OPTIC
ugt	UNDERGROUND TELEPHONE
uge	UNDERGROUND ELECTRIC
ohe	OVERHEAD ELECTRIC
trf	OVERHEAD TRAFFIC WIRES
	HANDRAIL
	WOOD FENCE
	OVERHANG
	GUIDE WIRE
DS	DOWN SPOUT
	WATER METER
WV	WATER VALVE
CO	CLEANOUT
GV	GAS VALVE
	GAS METER
	ELECTRIC METER
	LIGHT POLE
	UTILITY POLE
	UNDERGROUND UTILITY BOX
	CROSSWALK SIGNAL
	SIGN
TPED	TELEPHONE PEDESTAL
PINF	IRON PIN-REBAR FOUND
PF	IRON PIPE FOUND
MON	CONCRETE MONUMENT FOUND
NAILF	NAIL FOUND
IPINS	IRON PIN SET-5/8" REBAR

NOTES:

1. NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON NC GRID NAD 83 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK GPS OBSERVATION.
2. ELEVATIONS ARE BASED UPON NAVD 88 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK GPS OBSERVATION..
3. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
   A. PLAT BOOK , PAGE RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS OFFICE.
4. THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF NORTH CAROLINA.
5. THE AREA WAS DETERMINED BY DMD METHOD.
6. ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
8. THE PROPERTY APPEARS TO BE IN FEMA ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), PER MAP #3710455300K; EFFECTIVE FEBRUARY 19, 2014.
9. ZONING PROVIDED BY THE CITY OF CHARLOTTE TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
10. TOTAL AREA = 352,573 S.F. = 8.094± ACRES
11. NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED ON SITE.
12. THE SITE DOES NOT APPEAR TO HAVE BEEN USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
13. NO VISIBLE FLAGGING EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

TO: , LLC
, INC.
TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6B, 7A, 7C, 8, 9, 11, 13, 14, 15, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 25, 2018.

NICHOLAS L. MANSFIELD DATE: 4/2/2019 REGISTRATION #L-4737

* THE WORDS "CERTIFY", "CERTIFICATES" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

SEAL L-4737

SURVEY MATTERS
LAND SURVEYING SERVICES
107 Hillcrest Avenue
Simpsonville, South Carolina 29681
(864) 451-0176
nick@survey-matters.com
NC #P-0869

REVISIONS

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:

PROPERTY OF:
CHARLOTTE SURGERY PROP, LTD.
2921 SAM DRENAN ROAD
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

DRAWN	CHECKED
NLM	NLM

SCALE: 1" = 40'

0 20' 40'

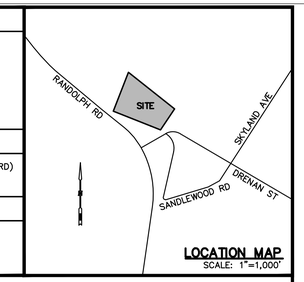
DATE OF SURVEY: MARCH 25, 2019
DATE OF PLAT: APRIL 2, 2019

PROJECT NO. 19-040

RZ-102

SHEET NO.

UTILITY INFORMATION	ZONING DATA
WATER AND SEWER: CHARLOTTE MECKLENBURG UTILITIES (704) 336-7600 ELECTRIC: DUKE ENERGY (800) 452-2777 GAS: PIEDMONT NATURAL GAS (800) 752-7504 TELEPHONE: AT&T (855) 637-9526 CABLE: TIME WARNER CABLE (704) 251-4307	ZONED: R-5 (SINGLE FAMILY DISTRICT) SETBACK LINES: FRONT: 20' SIDE: 5' REAR: 35' MAXIMUM BUILDING HEIGHT: 35' **FLOOD INFORMATION** FLOOD ZONE "X" (MINIMAL FLOOD HAZARD) PER FEMA MAP NO. 3710455300K EFFECTIVE DATE: FEBRUARY 19, 2014 **PARKING** REGULAR = N/A HANDICAP = N/A



LOCATION MAP
SCALE: 1"=1,000'

LEGEND

	PROPERTY LINE	SG	SWEET GUM
	ADJOINER PROPERTY LINE	DS	DOWN SPOUT
	EASEMENT LINE		WATER METER
	CATCH BASIN W/GRATE	WV	WATER VALVE
	STORM DRAINAGE PIPE	CO	CLEANOUT
ss	SANITARY SEWER LINE	GV	GAS VALVE
	SANITARY SEWER MANHOLE		GAS METER
wtr	WATER LINE		ELECTRIC METER
gas	GAS LINE		LIGHT POLE
ugfo	UNDERGROUND FIBER OPTIC		UTILITY POLE
ugt	UNDERGROUND TELEPHONE		UNDERGROUND UTILITY BOX
uge	UNDERGROUND ELECTRIC		CROSSWALK SIGNAL
ohe	OVERHEAD ELECTRIC		SIGN
trf	OVERHEAD TRAFFIC WIRES	TPED	TELEPHONE PEDESTAL
	HANDRAIL	PINF	IRON PIN-REBAR FOUND
	WOOD FENCE	IPF	IRON PIPE FOUND
	OVERHANG	MON	CONCRETE MONUMENT FOUND
	GUIDE WIRE	NAILF	NAIL FOUND
CM	CRAPE MYRTLE	IPINS	IRON PIN SET-5/8" REBAR

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ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHERLY MARGIN OF THE RIGHT-OF-WAY OF DRENAN STREET (60 FOOT PUBLIC RIGHT-OF-WAY) HAVING NC GRID COORDINATES OF N 532,333.79, E 1,459,246.59; THENCE ALONG SAID RIGHT-OF-WAY N67°54'17"W A DISTANCE OF 149.90 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF CHARLOTTE SURGERY PROP, LTD. N68°48'32"W A DISTANCE OF 102.64 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF 2801 RANDOLPH RD, LLC. N68°16'44"W A DISTANCE OF 458.62 FEET TO A POINT, THENCE ALONG THE COMMON LINE OF EASTOVER MEDICAL PARK N21°17'18"E A DISTANCE OF 582.99 FEET TO A POINT, THENCE ALONG THE COMMON LINES OF O'LAUGHLIN, PAYSOUR & STEVES, GAMBLE, GILL, HENDRICK, SILER, LEWIS, PRICE, PRICE DISTINCTION BOLD, INC., AND CALHOUN S51°35'18"E A DISTANCE OF 824.00 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF STAFFORDSHIRE CAPITAL, LLC. S33°44'19"W A DISTANCE OF 354.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 352,573 S.F. OR 8.094 ACRES MORE OR LESS.

Exceptions to Title, Schedule B, Part II
Chicago Title Insurance Company
File No. 19-03531CH
Effective Date: March 6, 2019 at 08:00 AM

1-2. (NOT A SURVEY MATTER)

3. Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land. (CURRENT SURVEY SHOWN HEREON)

4. The correctness of the square footage/acreage computation contained in the description of the Land is not insured. (CURRENT SURVEY SHOWN HEREON)

5. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Map Book 230, page 71. (AFFECTS THE SUBJECT PARCEL, NOTHING TO PLOT)

6. Right of Way Agreement to City of Charlotte recorded in Book 3118, page 364. (AFFECTS THE SUBJECT PARCEL AS SHOWN HEREON)

7. Easement to Duke Power Company recorded in Book 5810, page 606. (AFFECTS THE SUBJECT PARCEL, BLANKET IN NATURE OVER ELECTRIC LINES)

8. Easement Agreement to City of Charlotte recorded in Book 25648, page 629. (AFFECTS THE SUBJECT PARCEL AS SHOWN HEREON)

9. Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land and riparian and/or littoral rights incident to the Land. (CURRENT SURVEY SHOWN HEREON)

10. Rights of others thereto in and to the continuous and uninterrupted flow of the waters bounding or crossing the land and claims to land created or lost by accretion, reliction or avulsion resulting from movement of the creek forming the boundary of the insured land. (CURRENT SURVEY SHOWN HEREON)

11. Title to any portion of the Land lying within the right of way of Sandlewood Drive (formerly Crescent Avenue Extended). (CURRENT SURVEY SHOWN HEREON)

NOTES:

1. NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON NC GRID NAD 83 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK GPS OBSERVATION.
2. ELEVATIONS ARE BASED UPON NAVD 88 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK GPS OBSERVATION..
3. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
   A. PLAT BOOK , PAGE RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS OFFICE.
4. THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF NORTH CAROLINA.
5. THE AREA WAS DETERMINED BY DMD METHOD.
6. ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
8. THE PROPERTY APPEARS TO BE IN FEMA ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), PER MAP #3710455300K; EFFECTIVE FEBRUARY 19, 2014.
9. ZONING PROVIDED BY THE CITY OF CHARLOTTE TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
10. TOTAL AREA = 352,573 S.F. = 8.094± ACRES
11. NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED ON SITE.
12. THE SITE DOES NOT APPEAR TO HAVE BEEN USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
13. NO VISIBLE FLAGGING EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

TO: FLAGSHIP HEALTHCARE PROPERTIES, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6B, 7A, 7C, 8, 9, 11, 13, 14, 15, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 18, 2018.

NICHOLAS L. MANSFIELD DATE: 4/23/2019 REGISTRATION #L-4737

* THE WORDS "CERTIFY", "CERTIFICATES" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

SEAL L-4737

SURVEY MATTERS
LAND SURVEYING SERVICES
107 Hillcrest Avenue
Simpsonville, South Carolina 29681
(864) 451-0176
nick@survey-matters.com
NC #P-0869

REVISIONS

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR:
FLAGSHIP HEALTHCARE PROPERTIES, LLC.
PROPERTY OF:
CHARLOTTE SURGERY PROP. LTD.
2921 SAM DRENAN ROAD
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

DRAWN	CHECKED
NMR	NLM

SCALE: 1" = 40'
0 20' 40'

DATE OF SURVEY: APRIL 18, 2019
DATE OF PLAT: APRIL 23, 2019

PROJECT NO. 19-040

RZ-103
SHEET NO.