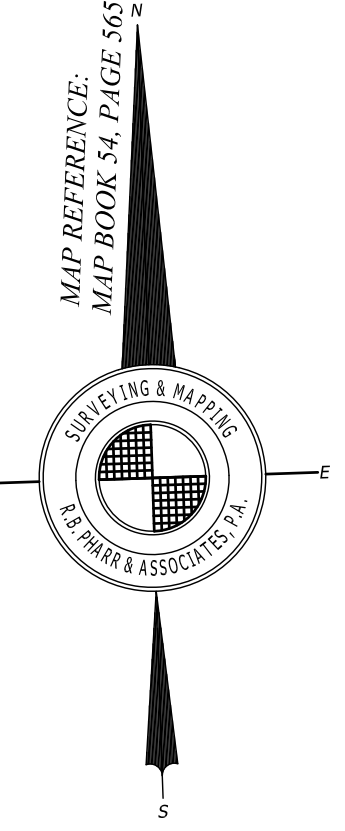
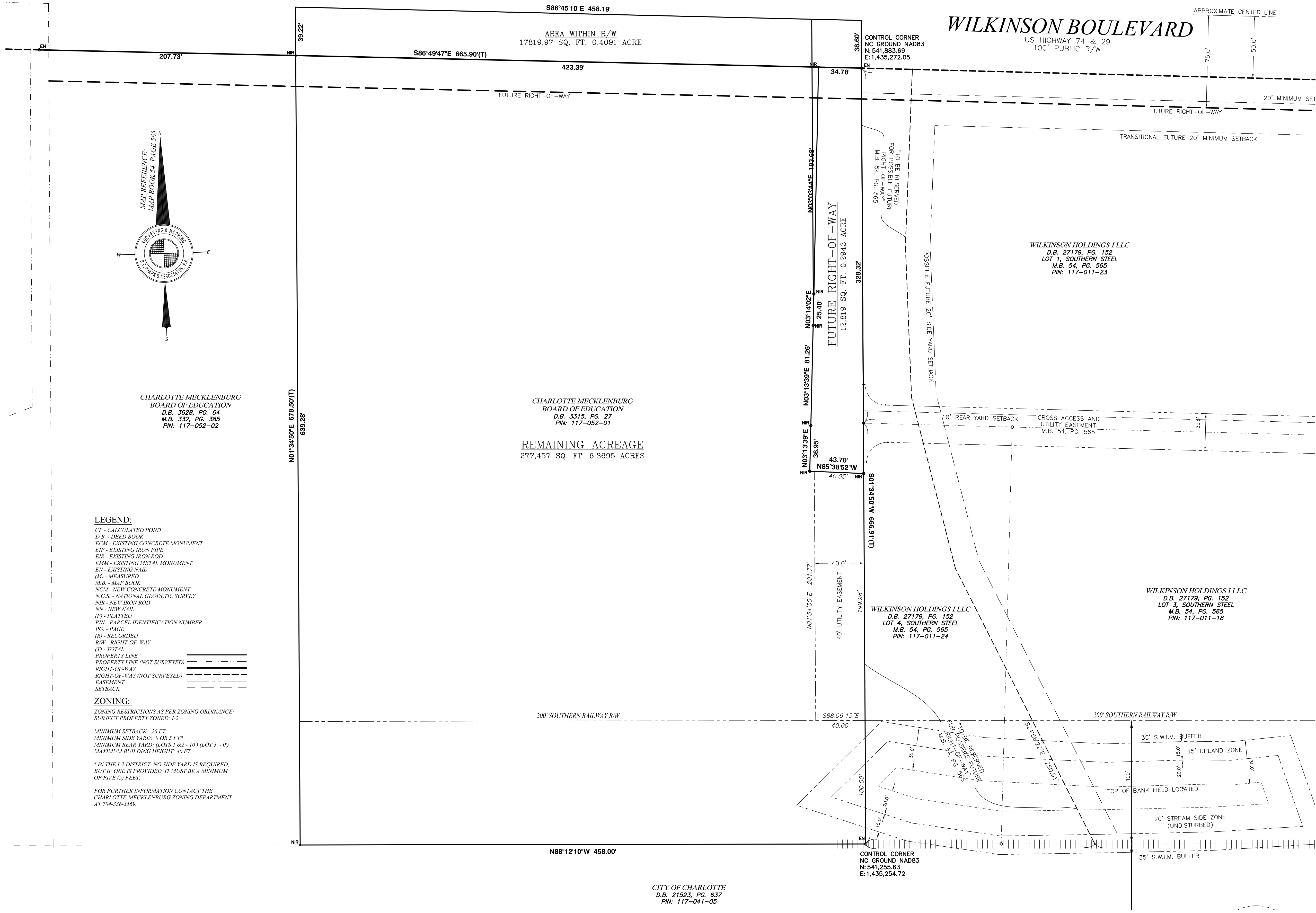
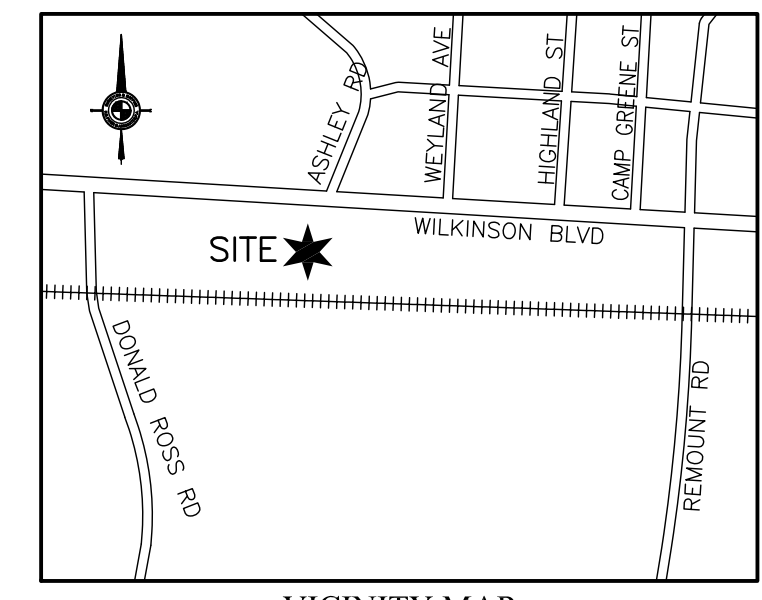


PLAT OF THE CHARLOTTE MECKLENBURG BOARD OF EDUCATION PROPERTY

CHARLOTTE MECKLENBURG BOARD OF EDUCATION (OWNER)
 3101 WILKINSON BOULEVARD
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
 DEED REFERENCE: BOOK 3315, PAGE 27
 TAX PARCEL NO: 117-052-01
 308,096 SQ. FT. 7.0729 ACRES

REGISTER OF DEEDS:
 CERTIFIED TO BE A TRUE AND CORRECT COPY OF
 THE ORIGINAL MAP RECORDED IN
 BOOK _____ PAGE _____
 DATE: J. DAVID GRANBERRY, REGISTER OF DEEDS
 BY _____ DEPUTY



CHARLOTTE MECKLENBURG BOARD OF EDUCATION
 D.B. 3628, PG. 64
 M.B. 332, PG. 385
 PIN: 117-052-02

CHARLOTTE MECKLENBURG BOARD OF EDUCATION
 D.B. 3315, PG. 27
 PIN: 117-052-01

REMAINING ACREAGE
 277,457 SQ. FT. 6.3695 ACRES

LEGEND:
 CP - CALCULATED POINT
 D.B. - DEED BOOK
 ECM - EXISTING CONCRETE MONUMENT
 EIP - EXISTING IRON PIPE
 EIR - EXISTING IRON ROD
 EMM - EXISTING METAL MONUMENT
 EN - EXISTING NAIL
 (M) - MEASURED
 M.B. - 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
 RW - RIGHT-OF-WAY
 (T) - TOTAL
 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: F-2
 MINIMUM SETBACK: 20 FT
 MINIMUM SIDE YARD: 0 OR 5 FT*
 MINIMUM REAR YARD: (LOTS 1 & 2 - 10') (LOT 3 - 0')
 MAXIMUM BUILDING HEIGHT: 40 FT
 *IN THE F-2 DISTRICT, NO SIDE YARD IS REQUIRED, BUT IF ONE IS PROVIDED, IT MUST BE A MINIMUM OF FIVE (5) FEET.
 FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

NOTES:
 1. ALL CORNERS MONUMENTED AS SHOWN.
 2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 3. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 4. WILKINSON BOULEVARD IS SHOWN AS A "COMMERCIAL ARTERIAL" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 75' FROM CENTERLINE.
 5. 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.
 6. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
 7. THE PURPOSE OF THIS PLAT IS TO SHOW THE FUTURE RIGHT OF WAY AND TO DEDICATE THE 40-FOOT UTILITY EASEMENT TO THE CITY OF CHARLOTTE, AS SHOWN HEREON.

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 _____

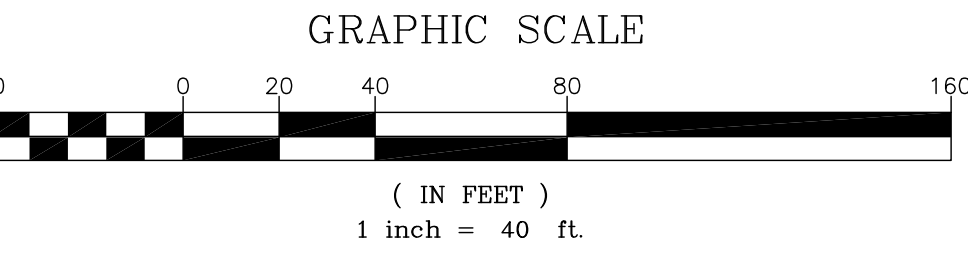
NOT SUBJECT TO
 THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.
 CHARLOTTE-MECKLENBURG 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: BOOK 3315, PAGE 27); 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 DAY OF JANUARY 30, A.D., 2013.

THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF A SUBDIVISION

PROFESSIONAL LAND SURVEYOR _____ DATE _____



PRELIMINARY PLAT
 NOT FOR RECORDATION
 CONVEYANCE OR SALES

CITY OF CHARLOTTE
 D.B. 21523, PG. 637
 PIN: 117-041-05

FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009
 MAP NUMBER: 37104534001, ZONE 'X'

CREW:	DRAWN:	REVISED:
	NM	
R.B. PHARR & ASSOCIATES, P.A.		
SURVEYING & MAPPING		
LICENSE NO. C-1471		
420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204	TEL: (704) 376-2186	
SCALE: 1" = 40'	DATE: JAN 30, 2013	FILE NO. W-79197
		JOB NO. 79197