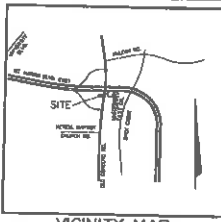


#1999046174

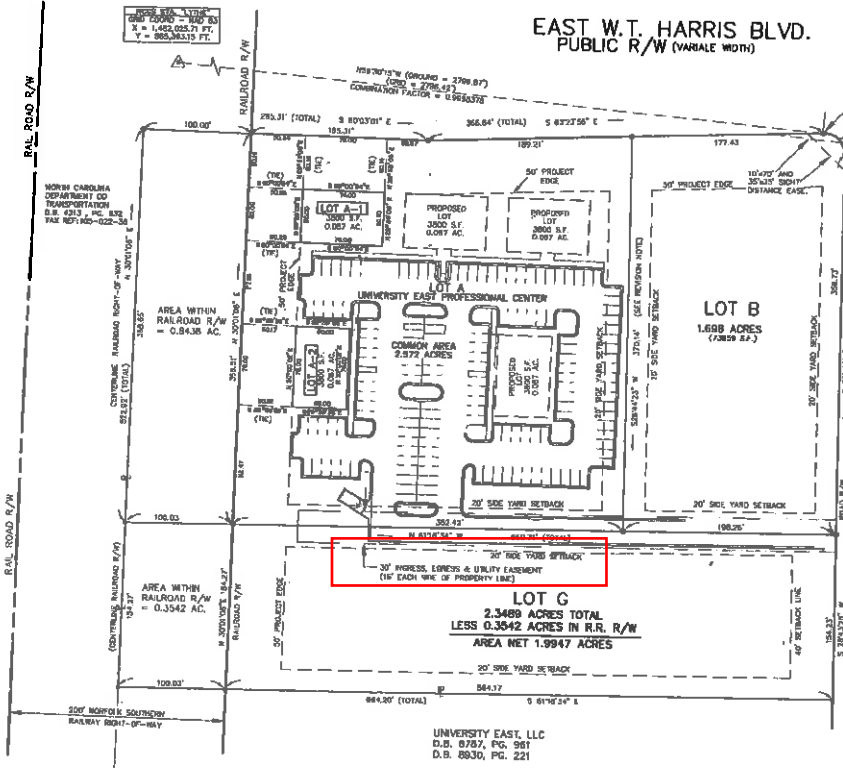
MAP BOOK 30 PAGE 729

EAST W.T. HARRIS BLVD.
PUBLIC R/W (VARIABLE WIDTH)

FILED FOR
REGISTRATION
MAY 18 1999
#1042
A.S.



COND. CORN. - MAP 83
1 - 1.683,827 FT.
Y = 883,731.91 FT.



VICINITY MAP
(NOT TO SCALE)

I, JEFFREY COBB, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION CHARTER AND THE PROVISIONS OF THE SUBDIVISION CHARTER OF MECKLENBURG COUNTY, NORTH CAROLINA, AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

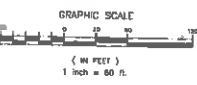


REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL SUBDIVISION REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: *[Signature]* DATE: 3/15/99

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION CHARTER OF MECKLENBURG COUNTY, NORTH CAROLINA, CHARLOTTE METROPOLITAN PLANNING COMMISSION.

PLANNING COMMISSION STAFF: *[Signature]* DATE: 3/15/99



- NOTES
1. - BOUNDARY SURVEY MADE USING EXISTING PHYSICAL EVIDENCE OBSERVED ON DATE OF SURVEY.
 2. - ZONING: RP-(C) PER ZONING PERMITS 88-12C. MINIMUM PROJECT STREET FRONTAGE IS 100 FEET. SIDE YARD = 20 FEET. REAR YARD = 20 FEET. MINIMUM PROJECT EDGE = 50 FEET. FRONT SETBACK = 40 FEET.
 3. - THIS PROPERTY IS A PORTION OF TAX PARCEL 155-021-182.
 4. - BOUNDARY CORNERS ESTABLISHED AT ALL CORNERS - FOR LOTS A-1 AND A-2 THE EXISTING BUILDING CORNERS REPRESENT THE LOT CORNERS.
 5. - DIRECT ACCESS TO EAST W.T. HARRIS BLVD. FROM LOTS A AND B IS ALLOWED WITH THE ASSOCIATED COMMON AREA, AND LOT B IS NOT ALLOWED.
 6. - MAINTENANCE OF THE COMMON AREA WILL BE THE RESPONSIBILITY OF UNIVERSITY EAST PROFESSIONAL CENTER ASSOCIATION, INC. OR ITS SUCCESSORS OR ASSIGNS.

AREA SUMMARY (LOT "A" ONLY)
UNIVERSITY EAST PROFESSIONAL CENTER

TOTAL LOT AREA	= 3.950 ACRES
AREA IN R/R R/W	= 0.843 ACRES
EXISTING LOT AREA	= 0.176 ACRES (LOTS A-1 & A-2)
PROPOSED LOT AREA	= 0.281 ACRES
REMAINING AREA (COMMON AREA)	= 2.572 ACRES ±

REVISION NOTE:
THE PURPOSE OF THIS PLAT IS TO CORRECT A SCRIVENER'S ERROR IN THE DISTANCE OF THE LOT LINE BETWEEN LOT "A" AND "B" AS SHOWN UPON M.B. 30, PG. 613. THE DISTANCE WAS PREVIOUSLY SHOWN AS 373.24'. THE CORRECT DISTANCE IS 370.14'. LOT A-1 & A-2 TIES & BEARINGS ARE ALSO REVISED UPON RECORDATION THIS PLAT WILL SUPERCEDE M.B. 30, PG. 613.

CRAB ORCHARD TOWNSHIP
MECKLENBURG COUNTY, N.C.

REVISED FINAL PLAT
UNIVERSITY EAST BUSINESS PARK-PHASE 1-MAP 5

OWNERS: UNIVERSITY EAST, LLC (UNIVERSITY EAST PROFESSIONAL CENTER AND LOT "G")
PLAYATION GRILL, LLC - (LOT "B")

TAX	17-007
DATE	3-12-99
FILE	1042
LOC	88524 15

818 COLUMBIAN BLDG.
COLUMBIAN, N.C. 28028
818 COLUMBIAN BLDG.
COLUMBIAN, N.C. 28028

WK
DICKSON
ENGINEERS
PLANNERS

MAP BOOK 30

PAGE(S):

FOR REGISTRATION JUDITH A. GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
1999 MAR 16 10:43 AM
BOOK: 30 PAGE: 729-730 FEE: \$21.00
INSTRUMENT # 1999048174

OWNER: University East, LLC

TITLE: University East Business
Park Phase 1 maps



JUDITH A. GIBSON
REGISTER OF DEEDS , MECKLENBURG COUNTY
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE NC 28202

Filed For Registration: 03/16/1999 10:43 AM
Book: MAP 30 Page: 729-730
Document No.: 1999046174
MAP 2 PGS \$21.00
Recorder: KEITH TAYLOR

