

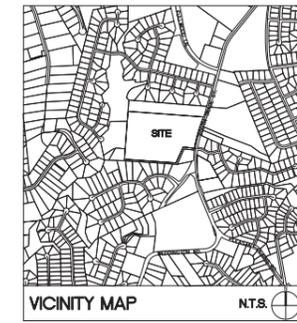


ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
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Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
P: 704.376.1500 F: 704.376.7851
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SURVEY DISCLAIMER
"ALTA/ACSM LAND TITLE SURVEY" SURVEY ISSUE DATE
AUGUST 21, 2014. PROVIDED BY RB PHARR AND
ASSOCIATES, P.A., 402 HAWTHORNE LANE, CHARLOTTE, NC
28204, 704-376-2186

LEGEND

- LIMITS OF EXISTING (AFTER ROADWORK) PARKING
- LIMITS OF POTENTIAL FUTURE EXPANSION PARKING
- FUTURE ROADWAY IMPROVEMENTS BY OTHERS
- POTENTIAL/FUTURE SITE ACCESS
- LIMITS OF FUTURE SITE IMPROVEMENTS

REZONING SUMMARY

PETITIONER:	MATTHEWS ATHLETIC & RECREATION ASSOCIATION 1200 SOUTH TRADE STREET MATTHEWS, NC 28105
PROPERTY OWNER:	MATTHEWS ATHLETIC & RECREATION ASSOCIATION 1200 SOUTH TRADE STREET MATTHEWS, NC 28105
REZONING SITE AREA:	TOTAL: 28.20 AC
TAX PARCEL #:	227-461-73 227-461-74 227-461-75 227-461-76
EXISTING ZONING:	RU R-15
PROPOSED ZONING:	R/I (CD)
EXISTING USE:	CIVIC RECREATION FACILITY VACANT
PROPOSED USE:	CIVIC RECREATION FACILITY
MINIMUM SETBACK:	50'
MINIMUM SIDE YARD:	50'
MINIMUM REAR YARD:	50'
PARKING RATIO:	20 SPACES FOR EACH DEFINED SPORTS FIELD, DIAMOND OR COURT, PLUS ONE SPACE FOR EACH FOUR SPECTATOR SEATS WHEN THEY ARE PROVIDED
REQUIRED PARKING:	13 FIELDS = 260 PARKING SPACES 680 SEATS = 170 PARKING SPACES TOTAL = 430 PARKING SPACES
EXISTING (AFTER ROADWORK) PARKING:	430 PARKING SPACES. A MAX. OF 20% (86 SPACES) OF TOTAL PARKING REQUIRED MAY BE DESIGNED TO COMPACT SPACE DIMENSIONAL STANDARDS.

- SEE SHEET RZ-200 FOR REZONING NOTES.
- SEE SHEET RZ-200 FOR ZONING EXHIBIT.
- SEE SHEET VP-100 FOR VARIANCE PLAN.

ADJACENT PROPERTY OWNER INDEX

PROPERTY OWNER	PARCEL ID	ADDRESS	CURRENT ZONING
1 CHARLOTTE C. KLUDZUWEIT	22729253	100 CHAPHIN LN. MATTHEWS, NC 28105	R-15
2 SHERRI H. SILVA & JOHN J. SILVA	22729252	112 CHAPHIN LN. MATTHEWS, NC 28105	R-15
3 THEODORE BOOHER	22729251	120 CHAPHIN LN. MATTHEWS, NC 28105	R-15
4 DAVID L. BLANKEN & P. DENISE	22729250	128 CHAPHIN LN. MATTHEWS, NC 28105	R-15
5 ADAM C. KITCHEN & LORI B. KITCHEN	22729249	136 CHAPHIN LN. MATTHEWS, NC 28105	R-15
6 JOHN W. MITCHELL & WILDA E. MITCHELL	22729247	142 BRITTLER CREEK DR. MATTHEWS, NC 28105	R-15
7 STEVEN SCOTT VAN DUSEN & AMY D. VAN DUSEN	22729246	1415 BRITTLER CREEK DR. MATTHEWS, NC 28105	R-15
8 JAMES M. HOWARD & LINDA J. HOWARD	22729245	1407 BRITTLER CREEK DR. MATTHEWS, NC 28105	R-15
9 CATHERINE G. DECOSTANZA	22746172	1401 BRITTLER CREEK DR. MATTHEWS, NC 28105	R-15
10 RIDGEROCK RETAINING WALLS, INC.	22746166	P.O. BOX 241313 CHARLOTTE, NC 28224	R-15
11 CLG VENTURE	22746171	6620 FAIRVIEW RD. CHARLOTTE, NC 28210	R-15
12 HAMPTON GREEN SWIM CLUB	22734123	P.O. BOX 2546 MATTHEWS, NC 28106	R-15
13 HAMPTON GREEN SWIM CLUB	22734122	P.O. BOX 2546 MATTHEWS, NC 28106	R-15
14 BRYAN YORK & JOANN YORK	22734121	1023 EVIAN LN. MATTHEWS, NC 28105	R-15
15 JAMES ARTHUR GREEN & JOYCE ANN	22734120	1021 EVIAN LN. MATTHEWS, NC 28105	R-15
16 ROBERT P. FORD & KAREN J. FORD	22734113	1016 TALBOT CT. MATTHEWS, NC 28105	R-15
17 JAMES A. JOHNSON & CYNTHIA JOHNSON	22734112	1017 TALBOT CT. MATTHEWS, NC 28105	R-15
18 ERIC D. BROCK & MELDY P. BROCK	22734111	1013 TALBOT CT. MATTHEWS, NC 28105	R-15
19 ROBERT D. ANCOCK, JR. & GWYNDD. ANCOCK	22734105	1019 BYDEFORD CT. MATTHEWS, NC 28105	R-15
20 JAMES O. ROGERS & KIMBERLY A. ROGERS	22734104	1011 BYDEFORD CT. MATTHEWS, NC 28105	R-15
21 DAVID MICHAEL BERMAN	22734103	1007 BYDEFORD CT. MATTHEWS, NC 28105	R-15
22 H. W. MARTIN & RUTH K. MARTIN	22721228	1011 S. TRADE ST. MATTHEWS, NC 28105	R-15
23 MILDRED F. SUTTON HYLTON	22721229	176 WOODBERRY ST. WHITE LAKE, NC 28337	R-15
24 MILDRED S. HYLTON, SCOTT A. HYLTON, & S. C. HYLTON	22721230	176 WOODBERRY ST. WHITE LAKE, NC 28337	R-15
25 SCOTT A. HYLTON & BRANTLEY C. HYLTON	22721231	176 WOODBERRY ST. WHITE LAKE, NC 28337	R-15
26 GARY L. JUDD & DONNA D. JUDD	22721232	101 CHESNEY GLEN DR. MATTHEWS, NC 28105	R-15
27 TANYA D. BROWDER & MARA L. BROWDER	22721713	108 CHESNEY GLEN DR. MATTHEWS, NC 28105	R-15
28 CHARLOTTE KOREAN BAPTIST CHURCH	22721715	1015 S. TRADE ST. MATTHEWS, NC 28105	R-15

- Revised
- 01/21/15 - TOWN OF MATTHEWS COMMENTS
 - 02/18/15 - THIRD TOWN OF MATTHEWS SUBMITTAL
 - 03/23/15 - FINAL TOWN OF MATTHEWS SUBMITTAL

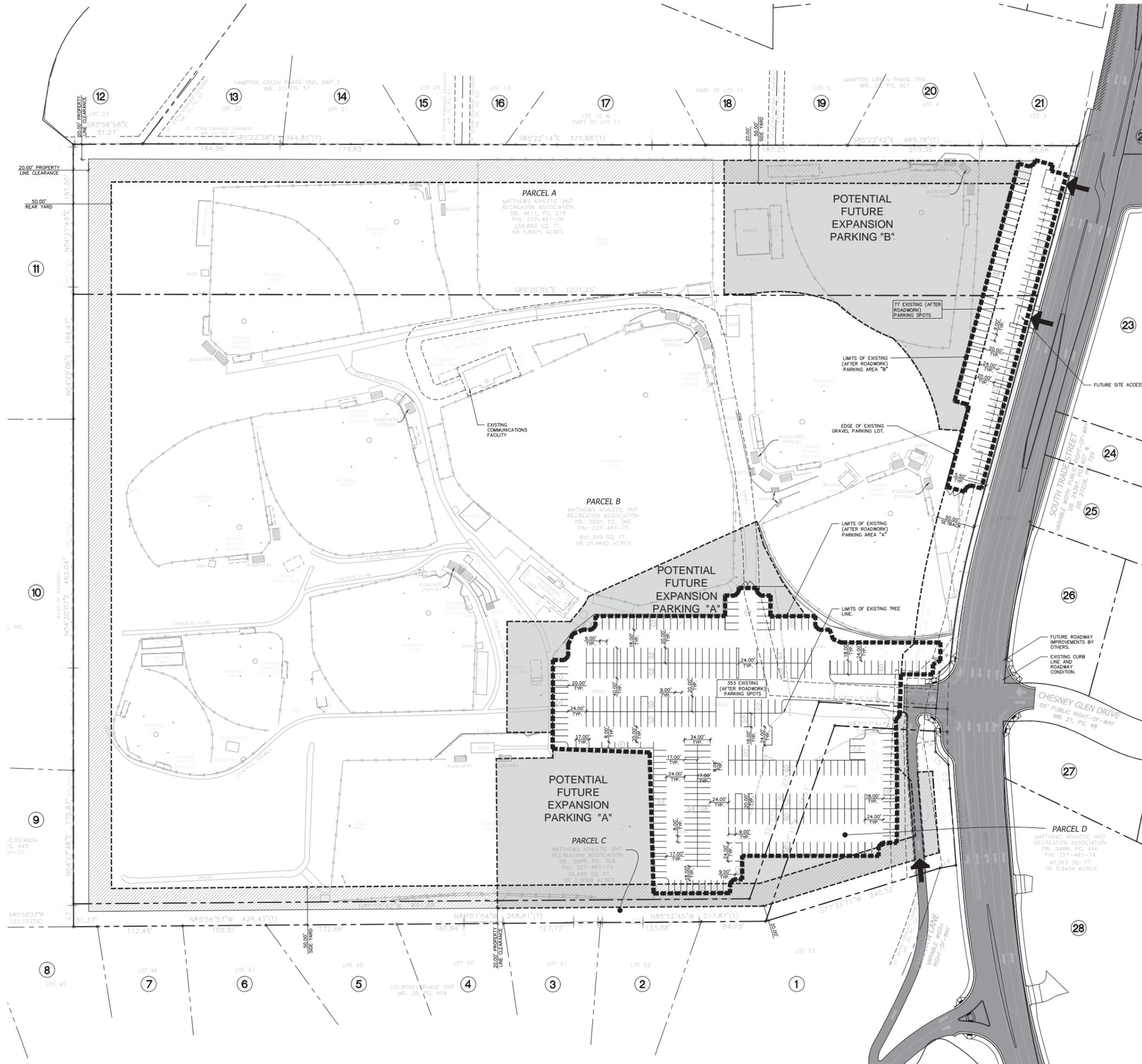


SCALE: 1"=50'

RZ-100

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REZONING NOTES

1. Rezoning Petition. These rezoning notes comprise the development standards ("Development Standards") associated with the rezoning petition (the "Rezoning Petition") filed by MATTHEWS ATHLETIC & RECREATION ASSOCIATION ("Petitioner") as Rezoning Petition # 2014-623 for that approximately 28.20 acre tract of land identified on the attached Technical Data Sheet, dated October 1, 2014 and other site plan information submitted to the Town of Matthews on October 1, 2014 (the "Rezoning Plan") in connection with tax parcel numbers 227-461-73, 227-461-74, 227-461-75 and 227-461-76 (the "Property"). The purpose of the Rezoning Petition is to convert the zoning classification of the Property from the Rural District Zoning, approved under the prior zoning ordinance of the Town of Matthews, to the current R/I CD zoning classification established pursuant to the Unified Development Ordinance of the Town of Matthews (the "Ordinance").

2. Development Standards. Development of the Property will be governed by these Development Standards, which are a part of the Rezoning Petition, and the applicable provisions of the Ordinance. Unless the Rezoning Plan establishes a more stringent standard(s), the regulations as established under the Ordinance for the R/I zoning classification govern development of the Property as shown on the Rezoning Plan.

3. Intentionally Deleted.

4. Communications Facility Approval. With the receipt of site plan approval pursuant to 155.506.41.B.3 of the Ordinance, the communications facility shown on the Rezoning Plan is approved with a height of up to one hundred twenty feet (120'), and any current or future associated antennas, ground equipment, and cables necessary in accordance with Section 155.506.41, as shown on the Rezoning Plan. The associated ground equipment and pads supporting the communications facility shall not exceed a total area 10,000 square feet. Additional communications facilities may be located on the Property as long as they comply with the additional conditions in Section 155.506.41 of the Ordinance.

5. Variances.

(a) On March 18, 2015, Petitioner received approval of the following variances to the following requirements of the Ordinance, as shown on the Variance Plan attached hereto and incorporated herein for all purposes (the "Variance Plan");

155.604.2 - Side Yard, Rear Yard and Setback

(i) A 30' variance to the 50' side and rear yards to allow existing and future sports field improvements and accessory structures, including batting cages, dugouts, bleachers, fencing and lighting ("sports fields"); a 30' variance to the 50' side and rear yards to allow existing and potential future parking within the side and rear yards - [Existing (After Roadwork) Parking A, Potential Future Expansion Parking A; Existing (After Roadwork) Parking B, Potential Future Expansion Parking B].

(ii) A variance to the 50' front setback to allow existing parking and existing sports fields within the front setback as shown on the plan [Existing (After Roadwork) Parking B: 50' variance; Existing (After Roadwork) Parking A: 30' variance; Potential Future Expansion Parking A: 30' variance];

155.606.5 and 155.606.6 - Landscaping

(iii) A variance to allow existing and future sports fields and parking without the additional streetscape, perimeter, interior, landscaping and screening treatments;

155.607 - Parking

(iv) A variance from the design requirements of the Ordinance to allow gravel parking for existing and future parking areas.

(b) 155.506.41.B.3. Communications Facility. On December 4, 2014, a variance was granted to allow the extension of the existing communications facility to one hundred twenty feet (120') with the condition that the Property be rezoned to R/ICD and the extension be approved by the Town Board.

6. Future Modifications. The improvements shown on the Rezoning Plan are intended to reflect the current approved location of existing improvements in accordance with approved variances, as applicable, and the location of planned parking areas. Future parking areas, sports fields, expansions, modifications and new construction as noted on the Variance Plan (collectively, the "Modifications") may, but are not required to be installed by Petitioner.

7. Approval of Rezoning Plan. The approval of this Rezoning Plan constitutes approval of Petitioner's right to undertake and complete the development and use of Property under the conditions and terms of this site specific Rezoning Plan with the Variances described in Paragraph 5.

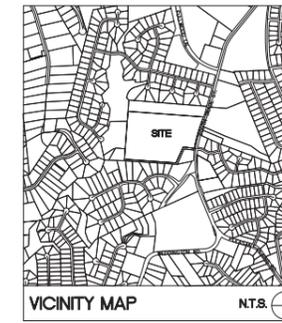
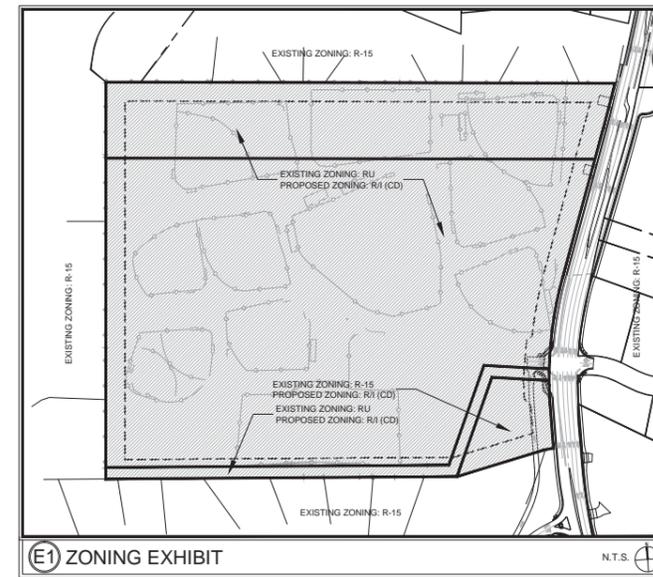
8. Permitted Uses. The Property may be developed for any of the following uses:

- (a) Athletic or sports fields, ball fields and similar outdoor physical recreation facilities intended for use by teams of participants;
(b) Accessory uses associated with the operation of athletic or sports fields and ball fields, such as cooking activities for concessions on stovetops, griddles and grills on the Property, sell concessions, provided proper permitting is obtained, and advertise within the Property for sponsors and other fundraising purposes, including concessions and sale of merchandise. Petitioner may replace any portion of the Property with artificial turf.
(c) The communications facility or facilities permitted pursuant to Paragraph 4 hereof.

9. Access. The number of site access points, driveways and connections to roads are not limited to those shown in the Rezoning Plan. Future driveways, access points and road connections may cross the setback and shall not require a rezoning of the Property, but shall otherwise comply with applicable driveway permit requirements.

10. Front Setback and Side and Rear Yards. Modifications shown on the Variance Plan within front setback, side and rear yards are permitted as shown and, to the extent not permitted by applicable variances, existing improvements located within the front setback, side and rear yards are legally non-conforming as a result of this rezoning. In addition, Modifications, including expansions of existing parking, may be installed within the side and rear yards to within twenty feet (20') of the boundary of the Property and as otherwise shown on the Variance Plan; however, installation of new parking areas that are not an expansion of existing parking areas within the side or rear yards shall be subject to the approval of the Matthews Town Board. Access points, walls, fences, sidewalks, grading, slopes, drainage pipes or channels, utility lines and facilities, storm water detention facilities, signage, lighting, pedestrian pathways and bicycle pathways may be installed within setback areas. Clearing shall be allowed to within 20' of the boundary of the Property as reasonably necessary to promote the growth of existing vegetation and/or enhance the aesthetic appeal of the Property and for the installation of all new parking areas and Modifications, Petitioner shall provide supplemental perimeter screening when necessary to meet the intent of Section 155.606.6.

11. Street Improvements. Petitioner shall not be required to install sidewalks, street trees, planting strips, bicycle lanes or other street improvements as a condition of the approval of this Rezoning Plan.



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AUGUST 21, 2014. PROVIDED BY RB PHARR AND ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204, 704-376-2186

CURRENT 2014-623
03-23-2015



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MARA

1200 South Trade Street
Matthews
North Carolina, 28105

ARTHUR GOODMAN
MEMORIAL PARK
REZONING

1200 South Trade Street
Matthews
North Carolina, 28105

DEVELOPMENT
STANDARDS

Project No.
4371

Issued
11/13/14

Revised

- 01/21/15 - TOWN OF MATTHEWS COMMENTS
02/18/15 - THIRD TOWN OF MATTHEWS SUBMITTAL
03/23/15 - FINAL TOWN OF MATTHEWS SUBMITTAL



RZ-200

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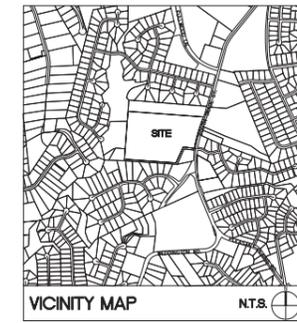


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28204, 704-376-2186

LEGEND

	LIMITS OF EXISTING (AFTER ROADWORK) PARKING		LIMITS OF POTENTIAL FUTURE EXPANSION PARKING REQUIRING A VARIANCE
	FUTURE ROADWAY IMPROVEMENTS BY OTHERS		AREAS WITHIN FRONT SETBACK, SIDE YARD AND REAR YARD REQUIRING A VARIANCE
	BALL FIELD IDENTIFICATION		LIMITS OF EXISTING TREE CANOPY COVERAGE (AFTER IMPROVEMENTS)

VARIANCE KEY

1. Side Yard, Rear Yard and Setback Variances, Section 155.604.2
 - a. A 30' variance to the 50' side and rear yards to allow existing and future sports field improvements and accessory structures, including batting cages, dugouts, bleachers, fencing and lighting ("sports fields").
 - b. A 30' variance to the 50' side and rear yards to allow existing and potential future parking within the side and rear yards. (Existing (After Roadwork) Parking A, Potential Future Expansion Parking A; Existing (After Roadwork) Parking B, Potential Future Expansion Parking B).
 - c. A variance to the 50' front setback to allow existing parking and existing sports fields within the front setback as shown on the plan (Existing (After Roadwork) Parking B; 50' variance; Existing (After Roadwork) Parking A; 30' variance; Potential Future Expansion Parking A; 30' variance).
 2. Landscaping, Section 155.606.2 and 155.606.6
 - a. A variance to allow existing and future sports fields and parking without the additional streetscape, perimeter, interior, landscaping and screening treatments.
 3. Parking, Section 155.607
 - a. A variance from the design requirements of the Ordinance to allow gravel parking for existing and future parking areas.
 4. Communications Facility, Section 155.506.41.B.3
 - a. A variance from the requirement that the increase in height limits of a communications facility to 120' be approved at the time of initial construction to allow the increase in height limits to be approved for the existing facility.
- Note:
As specified by the Matthews Board of Adjustment, the above variances shall not expire after a period of 6 months from the granting of the variances.

SEE ATTACHED SITE SURVEY FOR
PROPERTY DESCRIPTION AND ADDITIONAL
SITE INFORMATION.

MARA

1200 South Trade Street
Matthews
North Carolina, 28105

**ARTHUR GOODMAN
MEMORIAL PARK
REZONING**

1200 South Trade Street
Matthews
North Carolina, 28105

**VARIANCE
PLAN**

Project No.
4371

Issued
11/13/14

Revised

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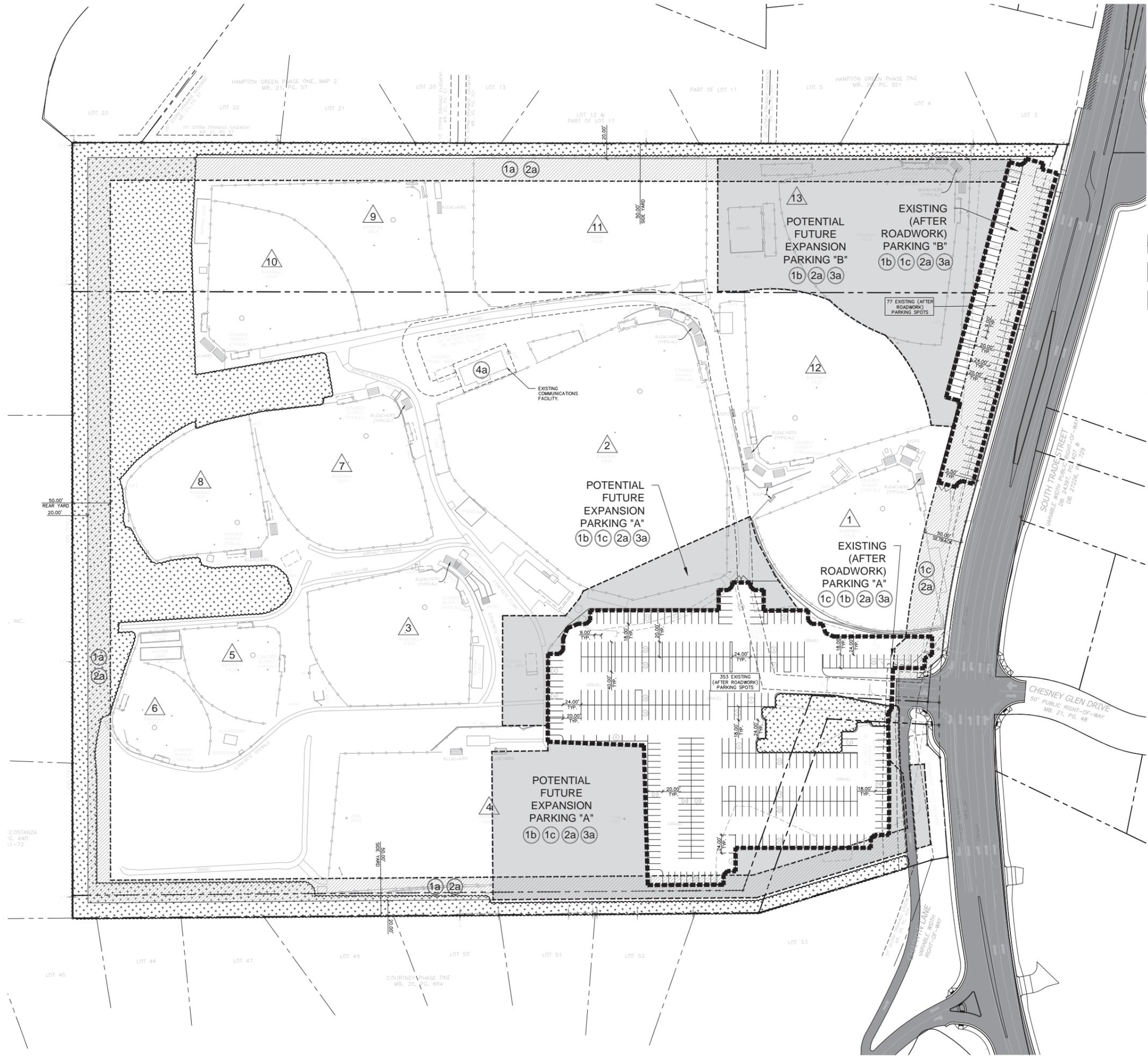


SCALE: 1"=50'
0 25 50 100

VP-100

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SURVEY

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LINE LEGEND:

EASEMENT	---
PROPERTY LINE (NOT SURVEYED)	---
RIGHT-OF-WAY (NOT SURVEYED)	---
SETBACK	---
CABLE TV LINE	---
FIBER OPTIC LINE	---
GAS LINE	---
POWER LINE (UNDERGROUND)	---
SANITARY SEWER PIPE	---
STORM DRAIN PIPE	---
TELEPHONE LINE	---
TELEPHONE LINE (UNDERGROUND)	---
WATER LINE	---
WOOD FENCE	---
CHAIN LINK FENCE	---
GUARD RAIL	---

LEGEND:

CG - CURB & GUTTER
CB - CATCH BASIN
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
CD - CLEANOUT
DB - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EV - EXISTING VALVE
EU - END UNKNOWN
FC - FIRE CONNECTION
FP - FIRE HYDRANT
FP - FLAG POLE
GDP - GULCH POST
GM - GAS METER
GP - GATE POST
GP - GAS PILE
GR - GUT WIRE
HVAC - HEATING VENTILATION AIR COND.
ICV - IRRIGATION CONTROL VALVE
JM - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
MB - MATH BOOK
MP - MONITORING WELL
NLS - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NV - NEW VALVE
PI - POWER BOX
PIV - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
RW - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SM - MULTI POST SIGN
SSMH - SANITARY SEWER MANHOLE
TR - TRAIL
TR - TELEPHONE BOX
TBM - TEMPORARY BENCHMARK
TRC - TERRACOTTA PIPE
TMB - TELEPHONE MANHOLE
TPED - TELEPHONE PEDestal
TSB - TRAFFIC SIGNAL BOX
TW - WATER TOWER
WB - WATER BOX
WM - WATER METER
WSP - WATER SPOUT
WT - WATER TOWER
WV - WATER VALVE
WV - WARD VENT

ZONING:

SUBJECT PROPERTY ZONED: RU (RURAL DISTRICT)
ZONING RESTRICTIONS AS PER ZONING ORDINANCE.
MINIMUM SETBACK: 40'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 10'
MAXIMUM BUILDING HEIGHT: 35'

FOR FURTHER INFORMATION CONTACT THE TOWN OF MATTHEWS ZONING DEPARTMENT AT 704-347-4411.

UTILITIES:

POWER
UNION ELECTRIC (704) 289-3143
TELEPHONE
WINDSTREAM (704) 847-4623 NEW CONNECTIONS (704) 847-9051 BUSINESS CONNECTIONS
WATER & SEWER
CHAR. MECH. UTILITY DEPT. (CMUD) (704) 357-4084 WATER (704) 357-4084 SEWER
GAS
PRUDENTIAL NATURAL GAS CO. 1-800-752-7504
CABLE TELEVISION
TIME WARNER CABLE 1-800-982-2253



SURVEYOR'S COMPOSITE DESCRIPTION

That certain parcel or tract of land situated, being and being in the Town of Matthews, County of Mecklenburg, State of North Carolina and being all of the lands of Matthews Athletic and Recreation Association as described in Deed Book 7926, Page 363; Deed Book 4812, Page 218; Deed Book 9486, Page 446 and Deed Book 9948, Page 154; all Deed and Map Books recorded in the Mecklenburg County Public Registry of Deeds and being more particularly described as follows:
BEGINNING at an existing iron rod, situated at the intersection of the westerly margin of South Trade Street to westerly margin of public right-of-way as described in Deed Book 7926, Page 363 with the westerly line of a Plat entitled "Hampton Green Phase One" recorded in Map Book 20, Page 57; thence along the westerly line of the aforesaid South Trade Street described in Deed Book 2495, Page 405 and Deed Book 2725, Page 729 for the following two (2) courses and distances: 1) with a curve along the arc of a curve to the right said curve having an arc length of 124.96 feet to a radius of 494.50 feet (about bearing of South 89°07'04" East a distance of 121.55 feet to an existing iron rod, 2) South 19°42'34" West passing an existing iron rod at 82.78 feet to a new well, 6) South 00°32'34" West a distance of 20.96 feet to a new iron rod, 7) South 81°57'00" West a distance of 17.27 feet to a new iron rod, 8) South 07°00'00" East a distance of 23.73 feet to an existing iron rod, 9) with a curve along the arc of a curve to the left said curve having an arc length of 183.81 feet to a radius of 1009.08 feet (about bearing of South 14°13'37" West and chord distance of 162.76 feet to an existing iron rod, 4) South 12°04'11" West a distance of 18.99 feet to a new iron rod, 5) South 00°00'00" East a distance of 48.19 feet to a new well, 6) South 00°32'34" West a distance of 20.96 feet to a new iron rod, 7) South 81°57'00" West a distance of 17.27 feet to a new iron rod, 8) South 07°00'00" East a distance of 23.73 feet to an existing iron rod, 9) with a curve along the arc of a curve to the left said curve having an arc length of 11.66 feet to a radius of 1009.08 feet (about bearing of South 00°00'00" East and chord distance of 11.39 feet to a new iron rod, 10) South 00°00'00" East a distance of 101.33 feet to an existing iron rod, situated on the north-easterly margin of Chapin Lane to westerly margin of public right-of-way, thence along the aforesaid north-easterly margin, South 82°24'58" West a distance of 21.22 feet to an existing iron pipe, situated on the north-easterly line of Lot 53 as shown on a Plat entitled "Country Phase One" recorded in Map Book 20, Page 606; thence along the north-easterly line of the aforesaid Map Book 20, Page 606 for the following two (2) courses and distances: 1) South 77°33'11" West a distance of 240.52 feet to an existing iron rod, 2) North 87°52'41" West passing an existing iron rod at 84.79 feet to a total distance of 327.47 feet to an existing iron rod, 3) North 86°01'04" West passing an existing iron rod at 127.77 feet to a total distance of 209.70 feet to an existing iron rod, 4) North 87°56'53" West passing above (3) existing iron rods at 172.66 feet, continuing 100.91 feet to an existing iron rod, and continuing 412.48 feet to an existing iron rod, for a total distance of 426.43 feet to an existing iron rod, situated on the easterly line of the lands of Catherine G. Decostanza as described in Deed Book 2184, Page 485; thence along the easterly line of the aforesaid lands for the following two (2) courses and distances: 1) North 04°14'42" East a distance of 60.26 feet to an existing iron rod, 2) North 82°47'44" East a distance of 175.47 feet to an existing iron rod, situated on the easterly line of the lands of Filigree Retaining Walls, Inc. as described in Deed Book 21954, Page 626; thence along the easterly line of the aforesaid lands North 04°14'42" East a distance of 60.26 feet to an existing iron rod, 3) North 04°29'06" East a distance of 164.47 feet to an existing iron rod, 2) South 04°27'49" East a distance of 197.50 feet to an existing iron rod, situated on the westerly line of Lot 21 as shown on a Plat entitled "Hampton Green Phase One, Map 2" recorded in Map Book 21, Page 57; thence along the westerly line of the aforesaid Map Book 21, Page 57 along the westerly line of the aforesaid Plat entitled "Hampton Green Phase One" recorded in Map Book 20, Page 621; for the following four (4) courses and distances: 1) South 85°56'53" East a distance of 91.21 feet to an existing iron rod, 2) South 85°23'28" East passing an existing iron rod at 184.96 feet for a total distance of 184.96 feet to an existing iron rod, 3) South 85°27'42" East a distance of 499.76 feet to the Point of BEGINNING, continuing 1,228.604 square feet or 28.2049 acres of land, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated August 21, 2014 (Map File No. W-48318) (Page No. 49/50).

NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- 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.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT BY 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.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- SOUTH TRADE STREET IS SHOWN AS A "MINOR THROUGHWAY" ON THE MECKLENBURG-GOOCH METROPOLITAN PLANNING ORGANIZATION THROUGHWAY PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 30 FEET CENTERLINE.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERGROUND CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.

REVISIONS		
SM	CW	REVISIONS

BOUNDARY SURVEY PREPARED FOR:
MATTHEWS ATHLETIC AND RECREATION ASSOCIATION
1200 SOUTH TRADE STREET
TOWN OF MATTHEWS, MECKLENBURG COUNTY, NC
DEED REFERENCE: DB 3920, PG. 365; DB 4811, PG. 218; DB 9486, PG. 446 & DB 9948, PG. 354
TAX PARCEL #: 227-461-73, -74, -75 & -76
R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
425 HAWTHORNE LANE, CHARLOTTE, NC 28204 TEL: (704) 376-2186
SCALE: 1" = 60'
DATE: AUGUST 21, 2014
JOB NO. W-4631
FILE NO. B-1902
PRINTED: 8/27/2014
C:\P\1\1902\DWG\1902.DWG

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014, COMMUNITY PANEL NO. 370158 4489K (ZONE: X UNSHADED).
THIS IS TO CERTIFY THAT ON THE 21ST DAY OF AUGUST 2014, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THE BEACHYER DICES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 100B (C) NCAC 7A AND THE DEGREE OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 MILLION TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
SIGNED: Andrew B. Barber



LINE	BEARING	DISTANCE
L1	S52°54'11"W	18.99
L2	S09°34'43"W	48.10
L3	S08°22'54"W	29.96
L4	S01°53'28"W	27.27
L5	S42°08'05"E	23.73
L6	S84°24'58"W	21.22
L7	N04°16'43"E	30.20
L8	S82°17'31"E	15.13
L9	S82°17'31"E	18.99
L10	S89°12'44"E	2.12
L11	S89°56'53"E	73.83

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4964.50'	121.56'	S19°05'00"W	121.50'
C2	1009.08'	163.01'	S14°33'37"W	162.76'
C3	1009.08'	31.60'	S07°49'19"W	31.59'
C4	1009.08'	134.66'	S05°32'30"W	134.56'

