

January 4, 2021
Ordinance Book 63, Page 468
Ordinance No. 9958-X

For Registration
Fredrick Smith
Register of Deeds
Mecklenburg County, NC
Electronically Recorded
2021 Jan 19 02:45 PM RE Excise Tax: \$ 0.00
Book: 35563 Page: 922 - 926 Fee: \$ 26.00
Instrument Number: 2021010191



Ordinance Amendment – James C. Dowd House

Amendment to the Historic Landmark Designation Ordinance for the property known as the “James C. Dowd House” originally adopted by the Charlotte City Council on October 30, 1978, to include the interior of the house, and approximately .7050 acres of land listed under Tax Parcel Number 06706105, and approximately .1916 acres of land listed under Tax Parcel Number 06706106 as shown on the attached exhibit “A”. The property is located at and adjacent to 2216 Monument Street, in Charlotte, North Carolina, and is owned by Mecklenburg County.

WHEREAS, all of the prerequisites to amending the historic landmark designation ordinance for the James C. Dowd House as prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the members of the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 14th day of December 2020, on the question of amending the historic landmark designation ordinance for the James C. Dowd House; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 9th day of November 2020, on the question of amending the historic landmark designation ordinance for the James C. Dowd House; and

Submitted electronically by "Prosser D. Carnegie Attorney at Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Mecklenburg County Register of Deeds.

Ordinance Amendment – James C. Dowd House

WHEREAS, on October 30, 1978, the City Council of Charlotte adopted an ordinance designating the property known as the “James C. Dowd House” as a Historic Landmark; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has determined that to amend the historic landmark designation ordinance for the James C. Dowd House to include the interior of the house, and approximately .7050 acres of land listed under Tax Parcel Number 06706105, and approximately .1916 acres of land listed under Tax Parcel Number 06706106 as shown on the attached exhibit “A” is appropriate because the interior of the house has retained a high degree of integrity and all of the property being recommended for inclusion in the designation of the James C. Dowd House was once part of a 100 acre tract of James C. Dowd’s farm which later became part of the US Army’s World War I era Camp Greene; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the James C. Dowd House, because consent for interior design review has been given by the Owner; and

WHEREAS, the James C. Dowd House is listed under Tax Parcel Number 06706105, and is located at 2216 Monument Street, in Charlotte, North Carolina, and is owned by Mecklenburg County; and

WHEREAS, the approximately .7050 acres of land listed under Tax Parcel Number 06706105, and the approximately .1916 acres of land listed under Tax Parcel Number 06706106 as shown on the attached exhibit “A” are located at and adjacent to 2216 Monument Street, in Charlotte, North Carolina, and are owned by Mecklenburg County.

NOW, THEREFORE, BE IT ORDAINED by the members of the City Council of Charlotte, North Carolina:

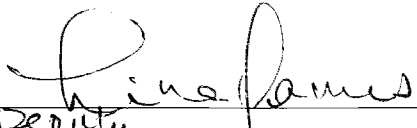
Ordinance Amendment – James C. Dowd House

1. That the ordinance for the James C. Dowd House be amended to include the interior of the house, and approximately .7050 acres of land listed under Tax Parcel Number 06706105, and approximately .1916 acres of land listed under Tax Parcel Number 06706106 as shown on the attached exhibit “A” pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina.

2. That the owners of the historic landmarks known as the “James C. Dowd House” be given notice of this amendment as required by applicable law and that copies of this amendment be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

3. That which is designated as an historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Approved as to form:



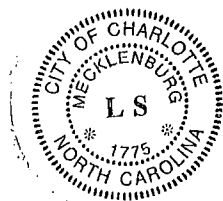
Deputy
Senior Assistant City Attorney

CERTIFICATION

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 4th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 468-471.

3

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 4th day of January 2021.





Stephanie Bello, Deputy City Clerk

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 19-22859C1, EFFECTIVE DATE: DECEMBER 20, 2019

SCHEDULE B - II (EXCEPTIONS)

ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, EVIDENCES OR OTHER DISCREPANCY AFFECTING THIS TITLE DISCLOSED BY PLATS RECORDED IN MAP BOOK 3, PAGE 101, AND MAP BOOK PAGE 145 SHOWN HEREON.

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND LIENS PROVIDED FOR IN DEEDS FILED FOR RECORD IN BOOK 549, PAGE 714; BOOK 1155, PAGE 124; BOOK 1049, PAGE 422; BOOK PAGE AND ANY RELATED MAPS, PLANS, EVIDENCES AND OTHER DOCUMENTS AND AMENDMENTS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (AS SHOWN HEREON)

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND LIENS PROVIDED FOR IN APPROVED COVENANTS FILED FOR RECORD IN BOOK PAGE AND ANY RELATED MAPS, PLANS, EVIDENCES AND OTHER DOCUMENTS AND AMENDMENTS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

EASEMENTS TO BUREAU OF ENERGY RECORDED IN BOOK 934, PAGE 11; AND BOOK 935, PAGE 109. (BALANCE EASEMENT, CONTAINS NO PLATTABLE MATTERS)

WATER MAIN EASEMENT TO THE CITY OF CHARLOTTE RECORDED IN BOOK 1024, PAGE 78. (BALANCE EASEMENT, CONTAINS NO PLATTABLE MATTERS)

UTILITIES:

- POWER:**
DUKE POWER ENERGY
1-800-777-5555
- TELEPHONE:**
WELL SOUTH
TELECOMMUNICATIONS
1-668-257-6500
- WATER & SEWER:**
CH2M HILL
CH2M - MECC. UTILITY DEPT.
(704) 336-2564 WATER
(704) 337-6694 SEWER
- G-15:**
PREDOMINANT NATURAL G-15 CO.
1-800-732-7300
- CABLE TELEVISION:**
TIME WARNER CABLE
1-800-992-2233

LEGEND:

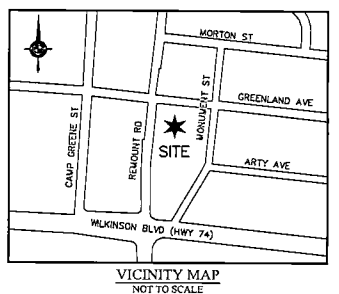
- CB - LATRIN BASIN
- CC - CURB & GUTTER
- CCF - COMBINED GRID FACTOR
- D.B. - DEED BOOK
- DIP - DUCTILE IRON PIPE
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EN - EXISTING NAIL
- EOP - EDGE OF PAVEMENT
- FH - FIRE HYDRANT
- FP - FLAG POLE
- GDP - GUARD POST
- GM - GAS METER
- LP - LIGHT POLE
- MB - MEASURED
- MB - MAP BOOK
- MBX - MAILBOX
- MW - MONITORING WELL
- NCS - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- PI - PLATTED
- PIN - PARCEL IDENTIFICATION NUMBER
- PP - POWER POLE
- PG - PAGE
- PM - POWER METER
- RI - RECORDED
- RCP - REINFORCED CONCRETE PIPE
- RIW - RIGHT-OF-WAY
- TO - TOTAL
- TC - TERRAZZOTA PIPE
- WB - WATER BOX
- WM - WATER METER
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK
- CHAIN FENCE
- GAS LINE
- POWER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- TELEPHONE LINE
- WATER LINE

TREE LEGEND:
 CDO - CYDAR
 CHY - CHERRY
 HOL - HOLLY
 MAG - MAGNOLIA

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 SEP. 2, 2015
 MAP NUMBER: 3710453400K, ZONE "X"

THIS IS TO CERTIFY THAT ON THE 15 DAY OF JANUARY 20 20 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES 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 160R (1) N.C.S. 90 AND THE MATH OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
 SIGNED

MAP REFERENCE:
NC GRID MAD 83 (2011)



NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CONCRETS MONUMENTED AS SHOWN.
- NO COVERABLE NOS 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 DETERMINED BY THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERGROUND CERTIFIES ONLY TO THE RIGHT-OF-WAY SURVEYED. (AS PLOTTED NOT CERTIFIED TO THE DEPTH OF 6-18 IN BIRTH OF ANY ADJACENT PROPERTIES).
- ELEVATIONS BASED ON N.C.S. MONUMENT "MCDOWELL" ELEVATION - 681.79 FEET, NAVD 83.

ZONING:
 SUBJECT PROPERTY ZONED: R-5
 ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
 MINIMUM SETBACK: 20'
 MINIMUM SIDE YARD: 5' RESIDENTIAL, 20' NON-RESIDENTIAL
 MINIMUM REAR YARD: 5'

NOTE: NO ZONING REPORT HAS BEEN PROVIDED TO THE SURVEYOR. PURSUANT TO ALTA TABLE A ITEM 4, OWNER/DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO FURTHER DEVELOPMENT OF SITE.

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT AT 704-336-3569

GPS CERTIFICATION:
 I, CHARLES E. BELL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO DETERMINE THE SURVEY:
 (1) CLASS OF SURVEY: CLASS A (1) (PLR00)
 (2) POSITIONAL ACCURACY: NORTH-NORTHWEST, EAST-SOUTH-EAST, VERTICAL - 0.003
 (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
 (4) DATES OF SURVEY: 12/11/2019
 (5) DATE OF REPORT: 01/15/2020
 (6) PUBLISHED FIELD CONTROL USE: NOS MONUMENT "MCDOWELL"
 (7) GEOID MODEL: GEOID16CONUS
 (8) COMBINED GRID FACTOR: 0.9994447
 (9) UNITS: US SURVEY FEET

ALTA/NPS CERTIFICATION:
 TO: OZF PROPERTIES, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY; AND CHICAGO TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2018 HOBBS STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND APPROVED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. THIS FIELD WORK WAS COMPLETED ON JANUARY 15, 2020.

CHARLES E. BELL, NCPLS 1-4894
 PROFESSIONAL LAND SURVEYOR
 chell@cpplatt.com

PRELIMINARY
 FOR REVIEW AND APPROVAL

TOTAL AREA:
 39,053 SQ. FT. OR 0.8965 ACRES

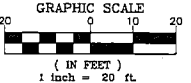
ALTA/NPS LAND TITLE SURVEY PREPARED FOR:
OZF PROPERTIES, LLC
 2216 MONUMENT STREET
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
 LOTS 3-6 BLOCK 3B, DOWD HEIGHTS
 MAP REFERENCE: 3-101
 DEED REFERENCE: 067-04-407 & 10046-422
 TAX PARCEL NO: 067-061-05 & PORTION OF 067-061-06

R.B. PHARR & ASSOCIATES, P.A.
 SURVEYING & MAPPING
 LICENSE NO. C-1471
 420 HAWTHORNE LANE, CHARLOTTE, NC 28204 TEL: (704) 376-2186
 SCALE: 1" = 20'
 DATE: JAN. 15, 2020
 JOB NO. 09013

CREW	DRAWN	REVISED
EH	DB	



EXHIBIT A



January 4, 2021
 Ordinance Book 63, Page 471
 Ordinance No. 9958-X

PERMISSION OF OWNERS FOR INTERIOR DESIGN REVIEW
(Please complete this portion of the application only if interior is included in the designation.)

Pursuant to North Carolina General Statute 160A-400.9(b) on historic landmarks, we,
Mecklenburg County

owners of record, do hereby request designation of interior spaces as such spaces have been deemed to have architectural, artistic, cultural, or historical significance. We understand that changes to designated portions of the property are subject to design review for compliance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. We give permission to the Charlotte-Mecklenburg Historic Landmarks Commission to exercise jurisdiction for design review over all interior designated portions of the following building or buildings located at:

Name of Historic Landmark: **James C. Dowd House**

Street Address of Building or Buildings: **2216 MONUMENT ST**

City, State, and Zip: **CHARLOTTE NC 28208**

Tax Parcel Number or Numbers: **06706105**

Signature DocuSigned by: *Dena Diorio*
90875F12E92042B...
Owner

Name (Print) **Mecklenburg County**

Date 12/10/2020

Signature _____
Owner

Name (Print) _____

Date _____
