

FORMERLY THE PROPERTY OF N.M. CRAIG
M.B. 7 PG. 145

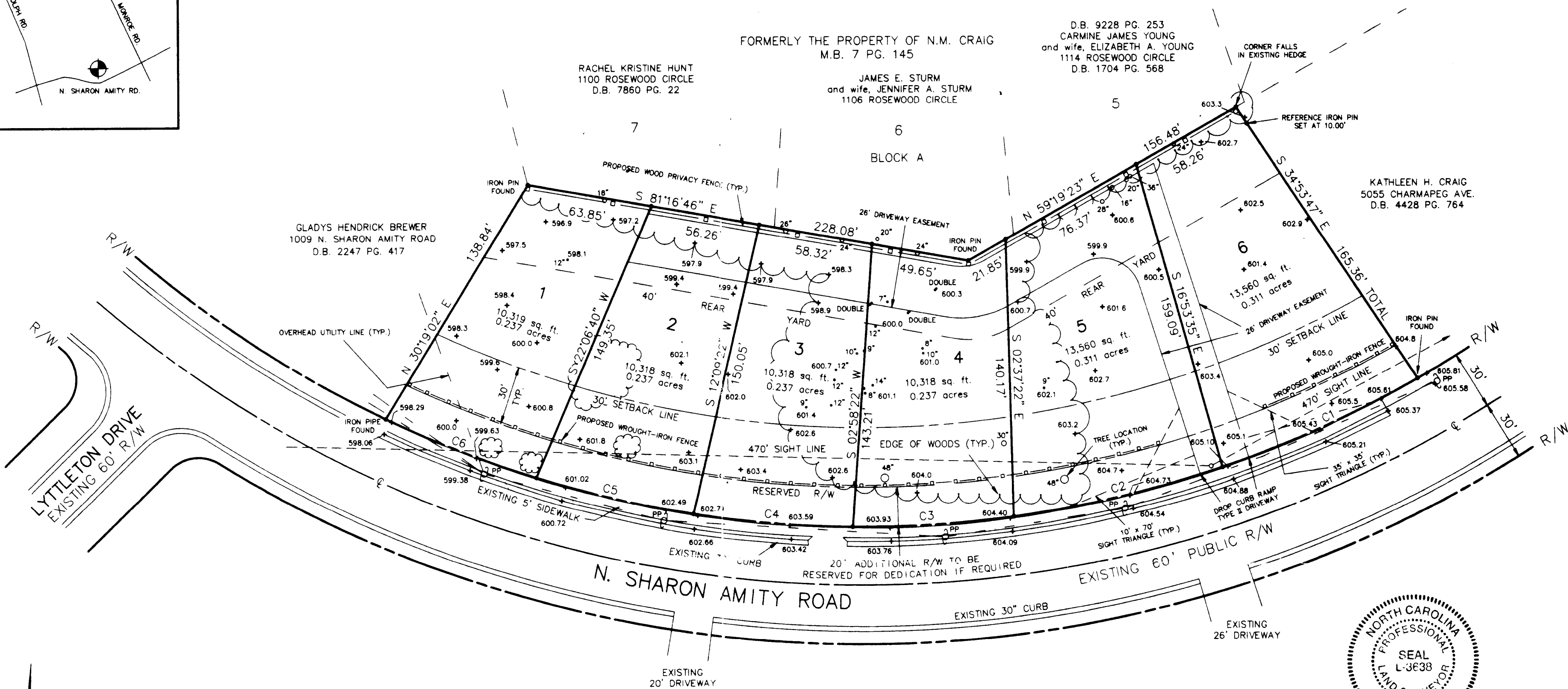
RACHEL KRISTINE HUNT
1100 ROSEWOOD CIRCLE
D.B. 7860 PG. 22

JAMES E. STURM
and wife, JENNIFER A. STURM
1106 ROSEWOOD CIRCLE

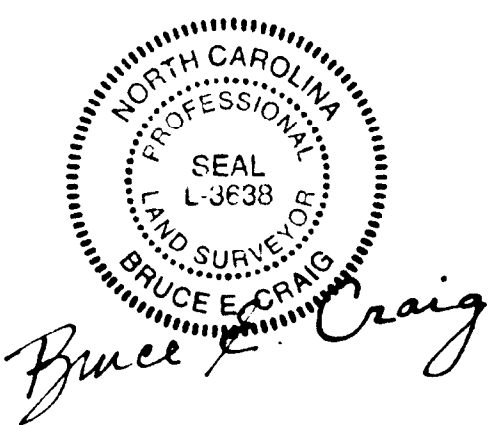
D.B. 9228 PG. 253
CARMINE JAMES YOUNG
and wife, ELIZABETH A. YOUNG
1114 ROSEWOOD CIRCLE
D.B. 1704 PG. 568

KATHLEEN H. CRAIG
5055 CHARMAPEG AVE.
D.B. 4428 PG. 764

GLADYS HENDRICK BREWER
1009 N. SHARON AMITY ROAD
D.B. 2247 PG. 417



CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	570.00'	109.00'	108.84'	S 64°48'40" W
C2	570.00'	109.00'	108.84'	S 75°46'04" W
C3	570.00'	82.05'	81.98'	S 85°22'11" W
C4	570.00'	82.05'	81.98'	N 86°22'58" W
C5	570.00'	82.05'	81.98'	N 78°08'07" W
C6	570.00'	82.05'	81.98'	N 69°53'16" W



I CERTIFY THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE RULE OF SUBDIVISION.

REZONING NOTES:

- THIS PROPOSED ZONING PROPOSAL PER PETITION 00-10 CURRENT ZONING OF SITE IS R3
- PROPOSED UNDER R4(CD) ZONING CRITERIA:
MINIMUM LOT WIDTH AT FRONT SETBACK - 60'
MINIMUM AREA - 8,000 SQ. FT.
FRONT SETBACK - 30'
SIDE YARD - 6'
REAR YARD - 40'
- SITE WILL BE DEVELOPED WITH A MAXIMUM OF 4 UNITS PER ACRE OR 6 LOTS
- ACCESS TO ALL PROPOSED LOTS RESTRICTED TO 26' DRIVEWAY EASEMENT ONLY
- THE PROPOSED TYPE & LOCATION OF DRIVEWAY CONNECTION TO N. SHARON AMITY ROAD TO BE DETERMINED AND APPROVED BY CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) UPON SUBMITTAL OF DRIVEWAY PERMIT
- PRESERVATION OF TREES 6 INCHES IN CALIPER OR LARGER WILL BE REQUIRED WITHIN SETBACK UNLESS IT IMPEDES CONSTRUCTION OF FENCES & PROPOSED DRIVEWAY, OR VIOLATES REQUIRED SIGHT LINE EASEMENTS

APPROVED BY CITY COUNCIL

DATE *February 24, 2000*

GENERAL NOTES:

- LEGAL REFERENCE: M.B. 28 PG. 605
- R/W = RIGHT OF WAY
- AREA BY COMPUTER (COORDINATE METHOD)
- TOTAL AREA = 1.570 ACRES
- PP = POWER POLE
- CURRENT TAX PARCEL NO.'S: 157-202-30
157-202-31
157-202-32
157-202-33
- THIS PLAT IS TO BE USED FOR REZONING PURPOSES ONLY AND IS NOT TO BE USED FOR OTHER REAL ESTATE TRANSACTIONS
- BENCHMARK FOR ELEVATIONS SHOWN WAS ASSUMED
- TREES SHOWN WERE FIELD LOCATED

REZONING PLAT FOR PUBLIC HEARING OF 1.570 ACRES ON N. SHARON AMITY ROAD ZONING PETITION 00-10

DEVELOPER: THE GENESIS GROUP
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
DECEMBER 13, 1999
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

PLATTED BY: BRUCE E. CRAIG, N.C.P.L.S. L-3638
4106 MELCHOR AVENUE
CHARLOTTE, NORTH CAROLINA 28211
TEL (704) 366-6697

M.B. 28 PG. 605
8/29/97