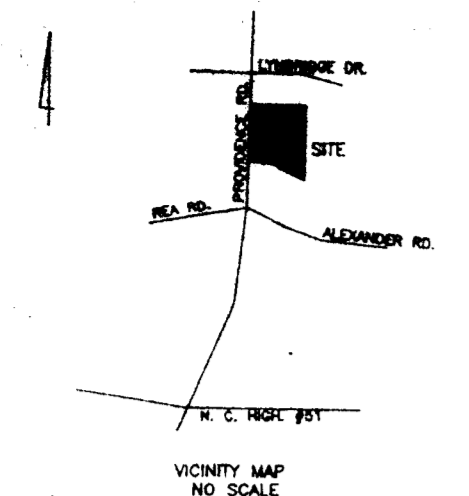
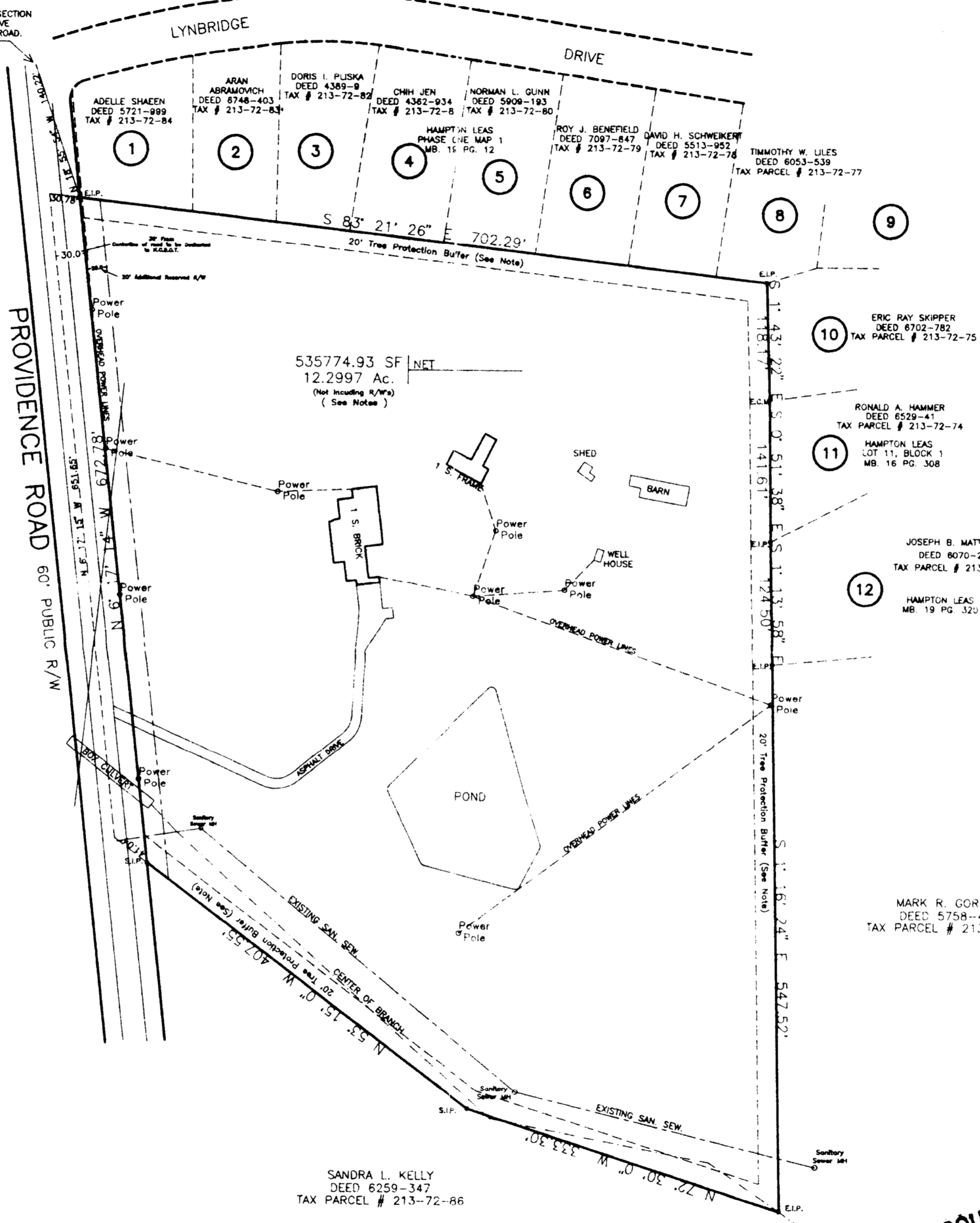


94-102



CENTERLINE INTERSECTION OF LYNBRIDGE DRIVE AND PROVIDENCE ROAD.



- I, Martin L. Baucom, Registered Land Surveyor Number L-2733, Certify to To One Or More Of The Following As Indicated Thus, Or :
- A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
 - B. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
 - C. That this plat is of a survey of an existing parcel or parcels of land.
 - D. 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 definition of subdivision.
 - E. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in A. through D. above.

I, Martin L. Baucom, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 4503, Page 940); that the rate of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 23rd day of JANUARY, A.D. 1995

Martin L. Baucom
Martin L. Baucom
L-2733
Registration Number



1. LandCrafter Properties agrees to provide a 20 foot protected tree buffer along the rear yards of Lynbridge, Pensford, and Vestry in which only selected clearings below 4 inches DBH (diameter at breast height) can be removed. This means trees 4 inches or greater DBH will remain undisturbed. This restriction will be placed in the property deed and in the subdivision's homeowners association covenants by LandCrafter Properties, Inc.
2. LandCrafter Properties will erect a temporary tree protection fence along the 20 foot buffer while the property is being developed and the houses are being built. The fence will not be removed until the houses are completely finished.
3. Project shall conform to the City of Charlotte Zoning Ordinance and the City of Charlotte Subdivision Ordinance. Houses built on the subject property will have back yards, and not side yards, which abut the rear yards of Lynbridge, Pensford and Vestry. In other words, there shall be a set-back line of at least forty (40) feet between such houses and the rear property lines of Lynbridge, Pensford and Vestry.
4. Development Data:
 Existing Zoning: R-3
 Proposed Zoning: R-40
 Minimum Area: 7200/8000 Average
 Minimum Side: 6 Feet
 Minimum Front: 20'/30' Average
 Minimum Rear: 40 Feet
 Minimum Lot Width: 60 Feet
 Maximum Number of Lots: 49
 Total Acreage including all R/Ws: 13.0677 Ac.
 Total Acreage Excluding 30' Existing R/W: 12.6116 Ac.
 Total Acreage Excluding 50' Total R/W: 12.2995 Ac.
 Total Acreage of 20' Additional Reserved R/W: 0.3121 Ac.
 Total Acreage of 30' Existing R/W: 0.4561 Ac.
5. LandCrafter Properties will provide a turn lane off of Providence Road into the main access point(s) if required by the Charlotte Department of Transportation.
6. Individual lots will not have direct vehicular access to Providence Road.
7. Screening along Providence Road shall comply with the requirements set forth by the City of Charlotte Zoning Ordinance.
8. Everything on existing property with the exception of the residence will be removed and the existing pond will be drained and filled.

APPROVED BY CITY COUNCIL
DATE February 20, 1995

94-102

LEGEND

E.L.P.	EXISTING IRON PIN
E.C.M.	EXISTING CONCRETE MONUMENT
S.I.P.	RE-SET IRON PIN
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE BY DEED OR PLAT
---	ERROR OF CLOSURE 1:26,470
---	NO HORIZONTAL CONTROL WITHIN 200'

25 JAN. 1995 TO ADD AREAS OF R/W'S
10 JAN. 1995 TO ADD COMMENTS FROM PLANNING
28 December 1994, Show Tree Buffer & Notes
21 SEPT. 1994 TO ADD INSIDE R/W

Rezoning Proposal For

LANDCRAFT PROPERTIES

CHARLOTTE, MECKLENBURG COUNTY, N. C.
DEED BK. 4503 PG. 940 TAX PARCEL # 213-72-85

SCALE 1"=100' 25 JANUARY 1995

BAUCOM-DAVIS & ASSOCIATES

REGISTERED SURVEYORS
SUITE 13, UNIVERSITY SOUTH CENTER
5104 NORTH I-85 SERVICE ROAD, CHARLOTTE, N. C.
PHONE: (704) 596-6088 ZIP: 28206