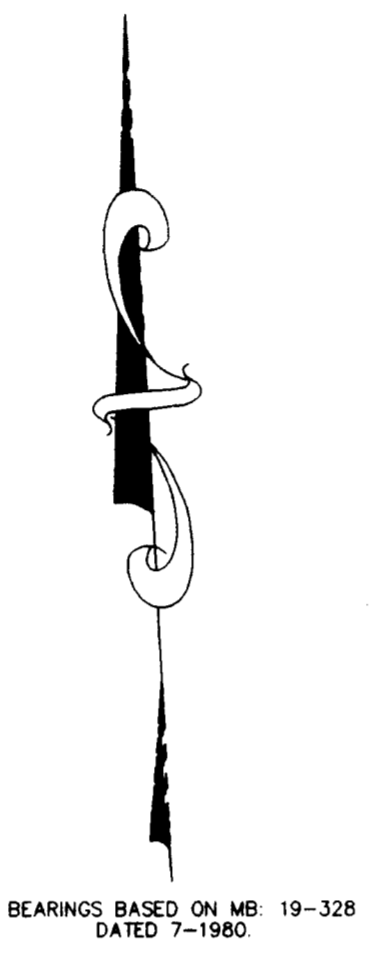
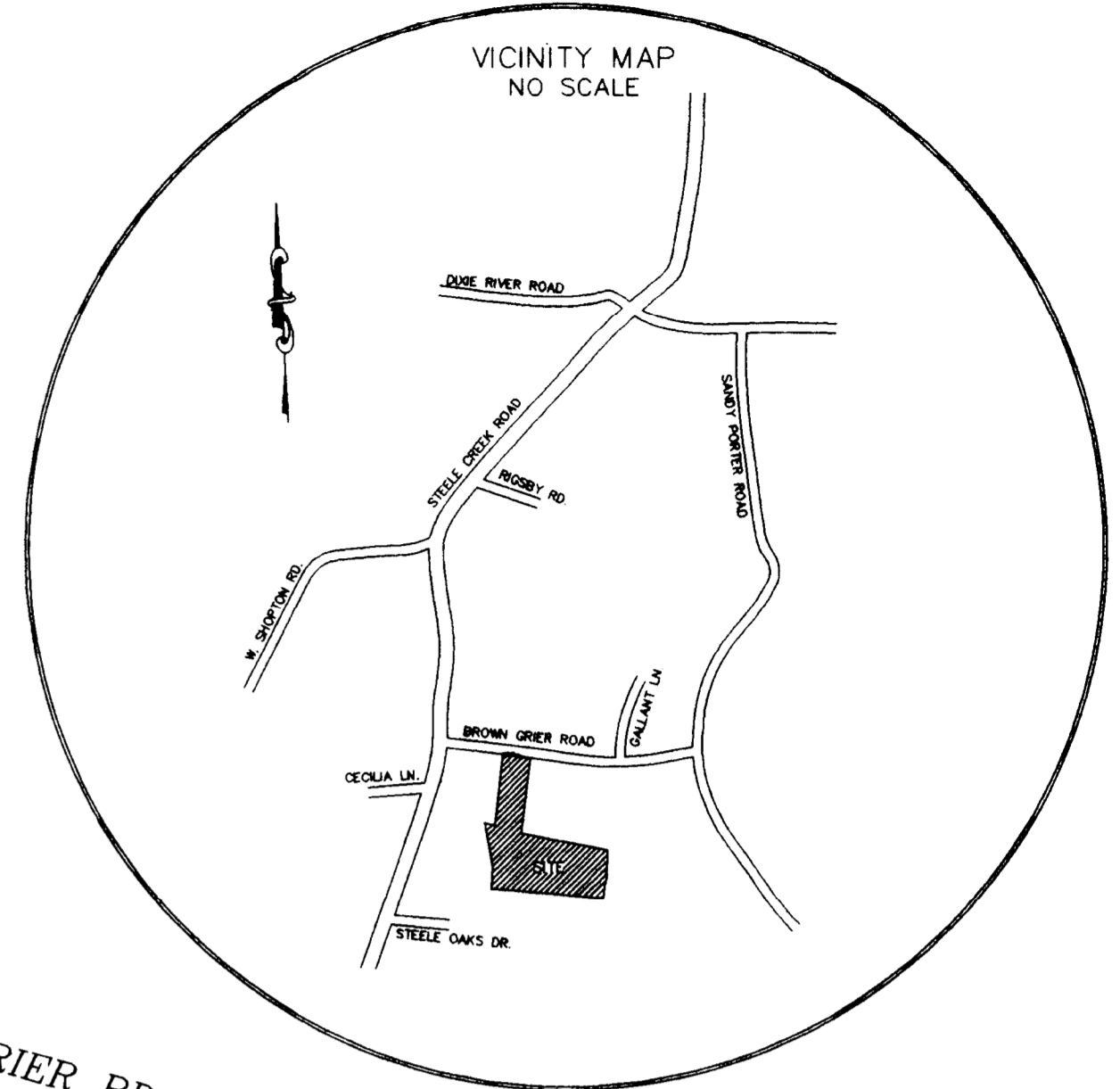


LEGAL DESCRIPTION
 COMMENCING AT A NAIL IN THE CENTER LINE OF BROWN GRIER ROAD AT THE NORTHEAST CORNER OF TRACT 1 - 6.893 ACRES ON 'BOUNDARY SURVEY, BROWN GRIER RD. PROPERTY, PREPARED BY YARBROUGH - WILLIAMS & ASSOCIATES, INC., 730 WINDSOR OAK COURT, CHARLOTTE, NC NC 28273', DATED 10-11-96, UPDATED 1-6-97; THENCE N 71° 29' 15" W - 173.35' TO A NAIL IN THE CENTER LINE OF BROWN GRIER ROAD AT THE NORTHWEST CORNER OF SAID TRACT 1; THENCE N 71° 17' 43" W - 1670.72' TO A NAIL SET AT THE POINT OF BEGINNING; THENCE ALONG THE WEST BOUNDS OF LANDS NOW OR FORMERLY OF ROBERT RALPH GRIER (DEED: 1678-193) SOUTH 07° 32' 21" W - 1094.31' TO A 1" IRON PIPE FOUND; THENCE ALONG SOUTH BOUNDS OF LANDS NOW OR FORMERLY OF GRIER S 76° 57' 48" E - 1279.80' TO A POINT; THENCE ALONG THE WEST BOUNDS OF LANDS OF TRACT 1 - 6.893 ACRES AND TRACT 3 - 25.400 ACRES AS SHOWN ON THE HERETOFORE REFERENCED MAP THE FOLLOWING (8) BEARINGS AND DISTANCES: 1.) S 10° 56' 44" W - 73.50'; 2.) S 02° 37' 01" W - 128.62'; 3.) S 06° 47' 20" W - 100.90'; 4.) S 10° 55' 55" W - 88.66'; 5.) S 47° 17' 13" E - 19.25'; 6.) S 14° 05' 59" W - 178.82'; 7.) S 09° 06' 55" W - 115.44'; 8.) S 07° 39' 51" W - 66.78' TO A POINT; THENCE ALONG THE NORTH BOUNDS OF LANDS SHOWN ON MAP OF 'STEELE OAKS EAST, MAP 3', RECORDED IN MB: 21-958, AND MAP OF 'STEELE OAKS EAST', RECORDED IN MB: 21-959, N 82° 56' 24" W - 1643.88' TO A #5 RE-BAR FOUND; THENCE ALONG THE EAST BOUNDS OF 'STEELE OAKS EAST' RECORDED IN MB: 21-711, MB: 22-140, AND MB: 21-845, THE FOLLOWING TWO (2) BEARINGS AND DISTANCES: 1.) N 02° 43' 41" W - 297.39' TO A #4 RE-BAR FOUND, 2.) N 08° 52' 12" W - 744.20' TO A 3/4" IRON PIPE FOUND; THENCE ALONG THE SOUTH BOUNDS OF LANDS NOW OR FORMERLY OF JAMES J. AND ELIZABETH BIGGER (DEED: 6088-983) S 72° 00' 09" E - 213.23' TO A NAIL AT BASE OF PINCHED IRON PIPE FOUND; THENCE ALONG THE EAST BOUNDS OF LANDS NOW OR FORMERLY OF BIGGER (6088-983) N 07° 32' 12" E - 1056.09' TO A #4 RE-BAR SET; THENCE ALONG LANDS NOW OR FORMERLY OF BIGGER (DEED: 6088-193) S 89° 38' 38" E - 134.03' TO A NAIL SET IN THE CENTERLINE OF BROWN GRIER ROAD; THENCE ALONG THE CENTER LINE OF BROWN GRIER ROAD S 71° 29' 32" E - 272.68' TO A NAIL MARKING THE POINT OF BEGINNING, CONTAINING 44.43 ACRES OF LAND.



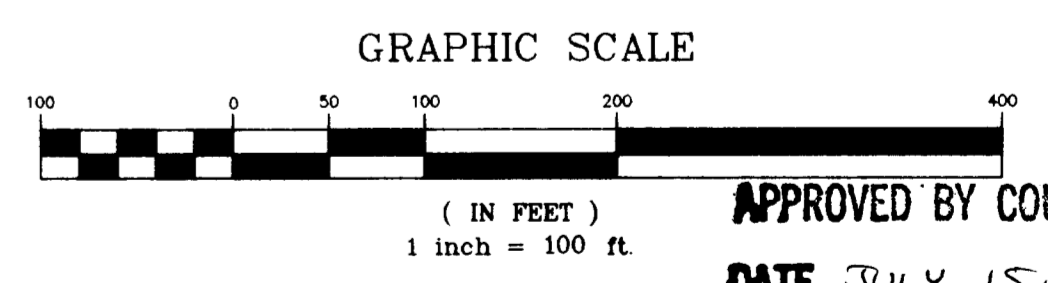
10.02 ACRES
 EXISTING ZONING-R-3
 PORPOSED ZONING-R-4

34.41 ACRES
 EXISTING ZONING - R-3
 PORPOSED ZONING - R-4

CONDITIONAL NOTES
 THE 2.77 ACRES SHOWN WILL BE DEDICATED TO THE GREENWAY SYSTEM
 ROADWAY CONNECTION TO CEDAR HILL DRIVE TO BE DETERMINED BY CHARLOTTE MECKLENBURG PLANNING COMMISSION AND MECKLENBURG COUNTY ENGINEERING DEPARTMENT

NOTES
 THIS PROPERTY SUBJECT TO ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 BROWN GRIER ROAD IS A PROPOSED THOROUGHFARE WITH A FUTURE 100' R/W .50' EACH SIDE OF CENTER LINE OF ROAD. EXISTING R/W IS THAT WHICH THE STATE MAINTAINS FROM BACK OF DITCH TO BACK OF DITCH.
 AREAS CALCULATED BY DMD METHOD
 MAP NOT FOR SALES, RECORDATION OR CONVEYANCES.
 PROJECT BENCHMARK BASED ON CMUD JOB NO. 251-89-614(SE-7) AS-BUILT.

LEGEND
 R/W - RIGHT-OF-WAY
 PUB. - PUBLIC
 BFE - BASE FLOOD ELEVATION
 INV. - INVERT



APPROVED BY COUNTY COMMISSIONER
 DATE JULY 15, 1997

2.77 ACRES TO BE DEDICATED TO THE GREENWAY SYSTEM PRIOR TO THE CONSTRUCTION OF HOMES THERE WILL BE NO FILLING OR GRADING WITHIN THIS AREA EXCEPT AS NECESSARY FOR UTILITY CONNECTIONS.

ROADWAY CONNECTION TO CEDAR HILL DRIVE WILL BE PROVIDED AS REQUIRED BY THE CHARLOTTE MECKLENBURG PLANNING COMMISSION AND MECKLENBURG COUNTY ENGINEERING DEPARTMENT.

NO.	DATE	PER CMPC COMMENTS REVISION	FAB BY
1	5-27-97		

SHEET TITLE
CONDITIONAL SITE PLAN
REZONING PETITION NO. #97-19(C)

PROJECT
BROWN GRIER ROAD PROJECT
 STEELE CREEK TWP., MECK. CO., NC
 FOR: LANDCRAFT PROPERTIES INC.

YARBROUGH - WILLIAMS & ASSOCIATES, INC.
 PLANNING SURVEYING • ENGINEERING
 730 WINDSOR OAK COURT CHARLOTTE, NC 28273
 (704) 556-1990

DRAWN BY: MSB
 CHECKED BY: SFW
 SHEET NO. 1 OF 1