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ESP Associates, P.A.

11121 Carmel Commons Boulevard  
Charlotte, NC 28226

PROJECT

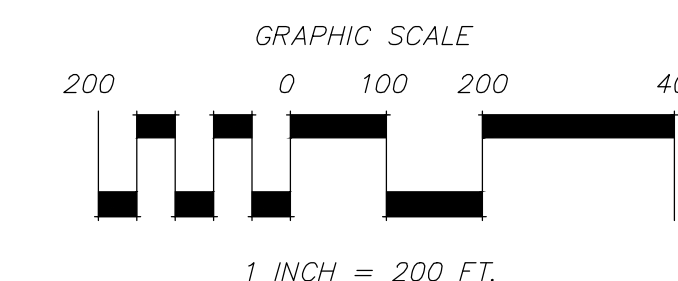
**Grier Property  
Conditional District  
Rezoning -  
NS & R17-MF(CD)**

SHEET DTL E

# Master Plan

Petition # 2016-

PROJECT LOCATION	City of Charlotte
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PROJECT NO D005.100

DRAWING D005-Grier Property-Master Plan.dwg

DATE	06/24/2016
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DRAWN BY DG

CHECKED BY MM

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
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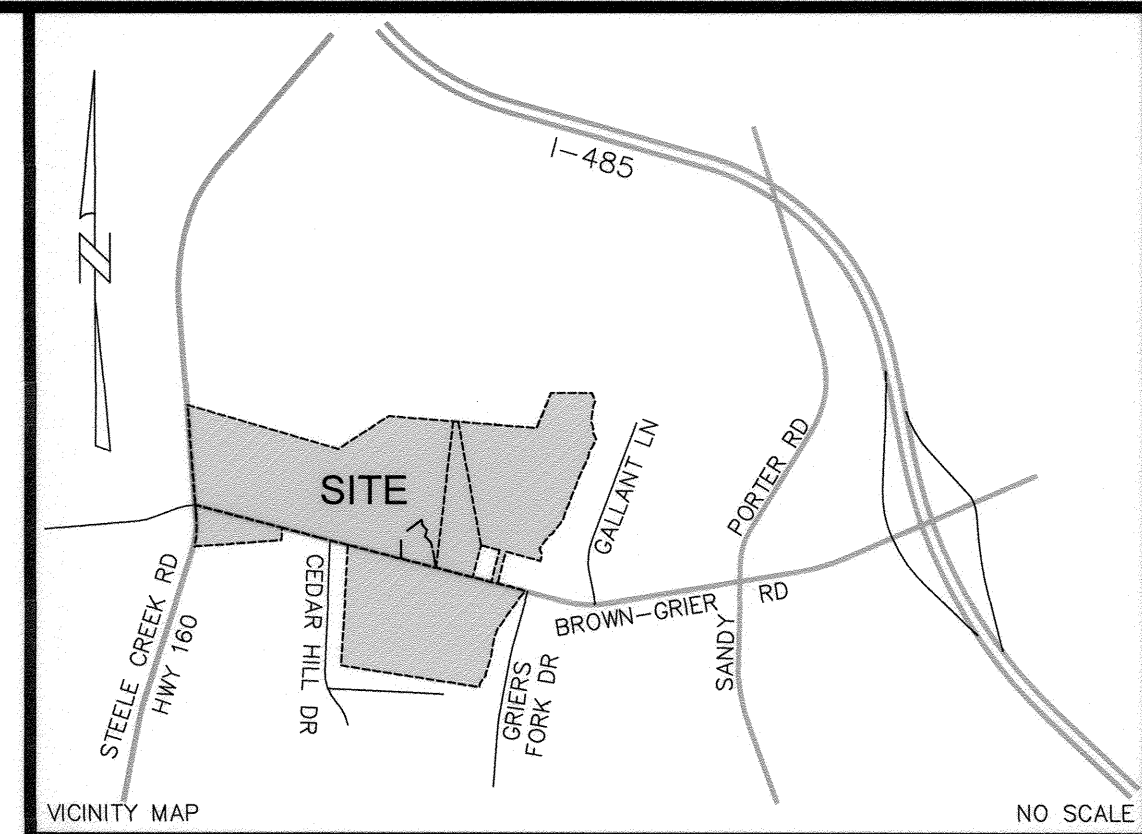
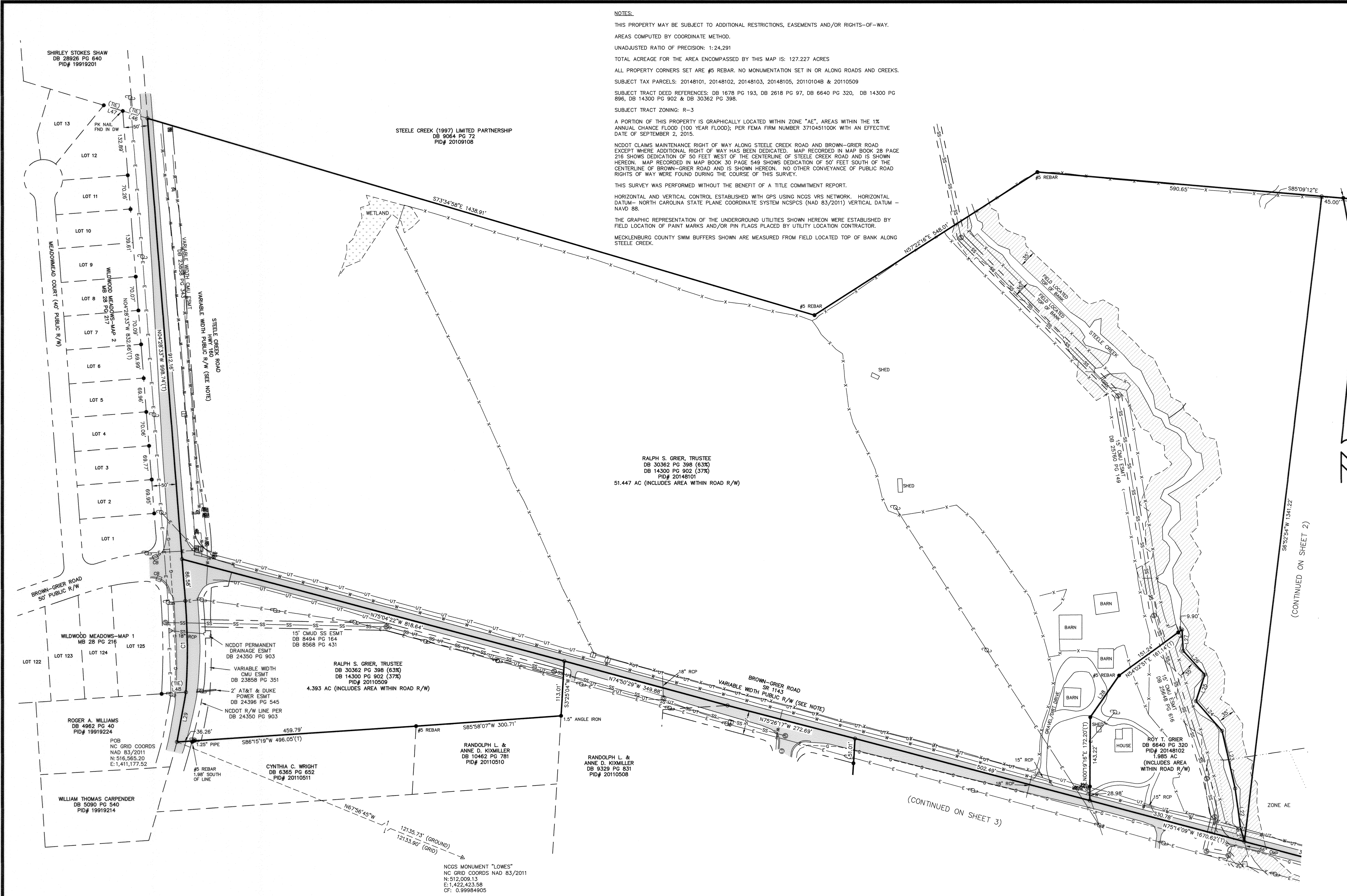
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4 of 4

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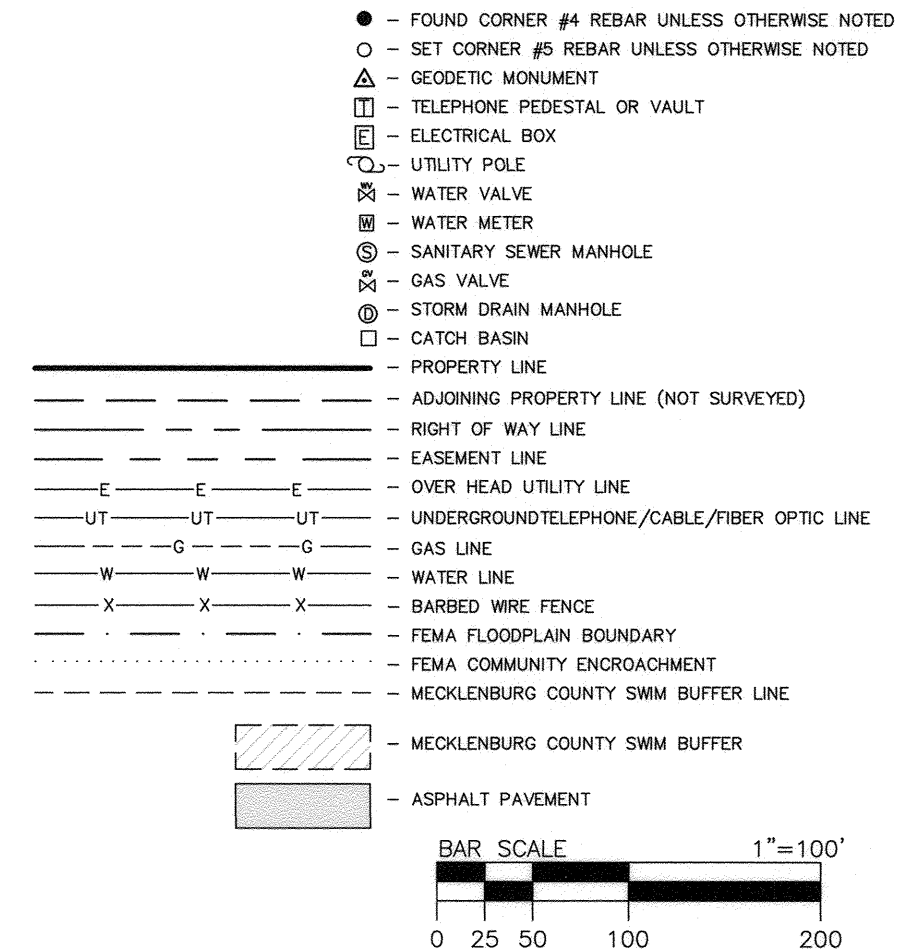




Parcel Line Table		
Line #	Direction	Length
L21	S 16°16'08" E	28.35
L22	S 07°41'04" E	82.98
L23	S 12°50'00" E	122.12
L24	S 41°27'46" E	81.72
L25	S 18°48'23" W	57.63
L26	S 42°27'42" E	66.68
L27	S 02°45'04" E	43.71
L28	N 34°43'27" E	104.71
L29	S 10°16'34" W	104.22
L46	N 73°34'58" W	53.47
L47	N 73°24'56" W	41.18
L48	N 86°10'07" E	50.44

Curve Table			
Curve #	Radius	Length	Bearing
C1	1309.59	188.52	N 00°21'07" W 188.36

- LEGEND
- DB - CATCH BASIN
  - CM - CONCRETE MONUMENT
  - DB - DEED BOOK
  - DW - DRIVEWAY
  - MB - MAP BOOK
  - PG - PAGE
  - SS - SANITARY SEWER
  - CMP - CORRUGATED METAL PIPE
  - CMU - CHARLOTTE-MECKLENBURG UTILITIES
  - FND - FOUND
  - PIG - PARCEL IDENTIFICATION
  - NAD - NORTH AMERICAN DATUM
  - RCP - REINFORCED CONCRETE PIPE
  - SRP - SECONDARY ROAD NUMBER
  - CMUD - CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT
  - ESMT - EASEMENT
  - FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
  - FIRM - FLOOD INSURANCE RATE MAP
  - NAVD - NORTH AMERICAN VERTICAL DATUM
  - NGCS - NORTH CAROLINA GEODETIC SURVEY
  - SWM - SURFACE WATER IMPROVEMENT AND MANAGEMENT
  - INTS - NOT TO SCALE



NOTES:

THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY.

AREAS COMPUTED BY COORDINATE METHOD.

UNADJUSTED RATIO OF PRECISION: 1:24,291

TOTAL ACREAGE FOR THE AREA ENCOMPASSED BY THIS MAP IS: 127.227 ACRES

ALL PROPERTY CORNERS SET ARE #5 REBAR. NO MONUMENTATION SET IN OR ALONG ROADS AND CREEKS.

SUBJECT TAX PARCELS: 20148101, 20148102, 20148103, 20148105, 20110104B & 20110509

SUBJECT TRACT DEED REFERENCES: DB 1678 PG 193, DB 2618 PG 97, DB 6640 PG 320, DB 14300 PG 896, DB 14300 PG 902 & DB 30362 PG 398.

SUBJECT TRACT ZONING: R-3

A PORTION OF THIS PROPERTY IS GRAPHICALLY LOCATED WITHIN ZONE "AE", AREAS WITHIN THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD); PER FEMA FIRM NUMBER 3710451100K WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2015.

NC DOT CLAIMS MAINTENANCE RIGHT OF WAY ALONG STEELE CREEK ROAD AND BROWN-GRIER ROAD EXCEPT WHERE ADDITIONAL RIGHT OF WAY HAS BEEN DEDICATED. MAP RECORDED IN MAP BOOK 28 PAGE 218 SHOWS DEDICATION OF 50 FEET WEST OF THE CENTERLINE OF STEELE CREEK ROAD AND IS SHOWN HEREON. MAP RECORDED IN MAP BOOK 30 PAGE 549 SHOWS DEDICATION OF 50 FEET SOUTH OF THE CENTERLINE OF BROWN-GRIER ROAD AND IS SHOWN HEREON. NO OTHER CONVEYANCE OF PUBLIC ROAD RIGHTS OF WAY WERE FOUND DURING THE COURSE OF THIS SURVEY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT.

HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING NCOS VRS NETWORK. HORIZONTAL DATUM - NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NCSPCS (NAD 83/2011) VERTICAL DATUM - NAVD 88.

THE GRAPHIC REPRESENTATION OF THE UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED BY FIELD LOCATION OF PAINT MARKS AND/OR PIN FLAGS PLACED BY UTILITY LOCATION CONTRACTOR.

MECKLENBURG COUNTY SWM BUFFERS SHOWN ARE MEASURED FROM FIELD LOCATED TOP OF BANK ALONG STEELE CREEK.

RALPH S. GRIER, TRUSTEE  
DB 30362 PG 398 (63%)  
DB 14300 PG 902 (37%)  
PID# 20148101  
51.447 AC (INCLUDES AREA WITHIN ROAD R/W)

RALPH S. GRIER, TRUSTEE  
DB 30362 PG 398 (63%)  
DB 14300 PG 902 (37%)  
PID# 20110509  
4.393 AC (INCLUDES AREA WITHIN ROAD R/W)

RANDOLPH L. & ANNE D. KIMMILLER  
DB 6329 PG 631  
PID# 20110509

NCOS MONUMENT "LOWES"  
NC GRID COORDS NAD 83/2011  
N: 512,009.13  
E: 1,422,423.58  
CF: 0.99984805

I, FRANCIS M. HARTER III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DB 1678 PG 193, DB 2618 PG 97, DB 6640 PG 320, DB 14300 PG 896, DB 14300 PG 902 & DB 30362 PG 398); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGES SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:24,291; THAT THE GLOBAL POSITIONING SYSTEM (GPS) WAS USED TO ORIENT THIS SITE TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM. PARTICULARS OF THE GPS SURVEY ARE AS FOLLOWS:

CLASS OF SURVEY: A  
POSITIONAL ACCURACY: 0.03  
TYPE OF GPS FIELD PROCEDURE: NCVRS  
DATE OF SURVEY: 1/28/16  
DATUM/EPOCH: NAD83/2011  
PUBLISHED/FIXED-CONTROL USE: NCOS MONUMENT "LOWES" PID 66484  
GEOD MODEL: GEOD 12A  
COMBINED GRID FACTOR(S): 0.99984805  
UNITS: USFT

THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

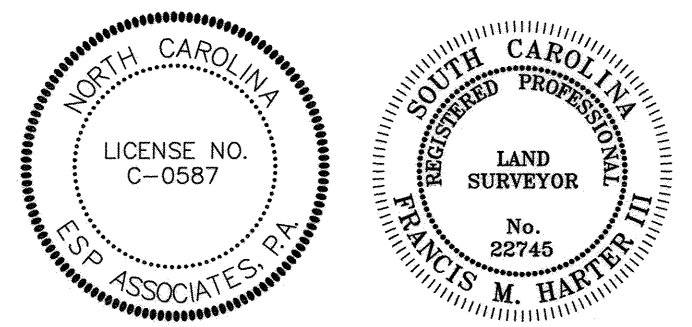
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 22ND DAY OF JUNE, 2016.

FRANCIS M. HARTER III, PLS REGISTRATION NO. L-4924

ESP Associates, P.A.  
P.O. Box 7030 3475 Lakemont Blvd.  
Charlotte, NC 28241 Fort Mill, SC 29708  
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NO.	DATE	REVISION	BY
BOUNDARY SURVEY OF GRIER SITE 127.227 ACRES (TOTAL)			
LOCATED IN STEELE CREEK TOWNSHIP MECKLENBURG COUNTY NORTH CAROLINA			
CLIENT: PULTE HOME CORPORATION 11121 CARMEL COMMONS BLVD, STE. 450 CHARLOTTE, NC 28226 (704) 543-4922			
PROJECT NO. DO05.800.000 SCALE 1"=100' DATE 06-22-16 DRAWN BY FMH CHECKED BY DAW DATE SURVEYED FEBRUARY 2016 DRAWING NO. DO05-GRIER- BOUNDARY.DWG			
1 SHEET 1 OF 3			



NOTES:

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AREAS COMPUTED BY COORDINATE METHOD.

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SUBJECT TRACT DEED REFERENCES: DB 1678 PG 193, DB 2618 PG 97, DB 6640 PG 320, DB 14300 PG 896, DB 14300 PG 902 & DB 30362 PG 398.

SUBJECT TRACT ZONING: R-3

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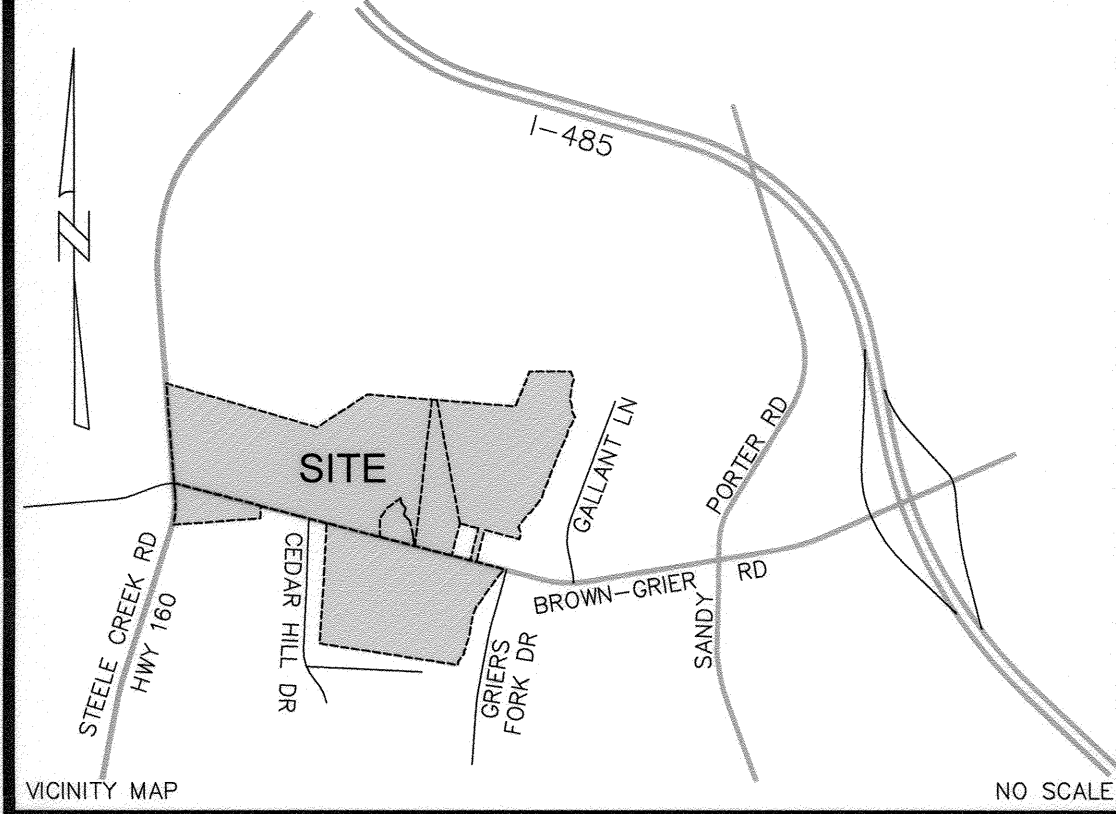
NC DOT CLAIMS MAINTENANCE RIGHT OF WAY ALONG STEELE CREEK ROAD AND BROWN-GRIER ROAD EXCEPT WHERE ADDITIONAL RIGHT OF WAY HAS BEEN DEDICATED. MAP RECORDED IN MAP BOOK 28 PAGE 216 SHOWS DEDICATION OF 50 FEET WEST OF THE CENTERLINE OF STEELE CREEK ROAD AND IS SHOWN HEREON. MAP RECORDED IN MAP BOOK 30 PAGE 549 SHOWS DEDICATION OF 50' FEET SOUTH OF THE CENTERLINE OF BROWN-GRIER ROAD AND IS SHOWN HEREON. NO OTHER CONVEYANCE OF PUBLIC ROAD RIGHTS OF WAY WERE FOUND DURING THE COURSE OF THIS SURVEY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT.

HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING NCGS VRS NETWORK. HORIZONTAL DATUM- NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NCSPCS (NAD 83/2011) VERTICAL DATUM - NAVD 88.

THE GRAPHIC REPRESENTATION OF THE UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED BY FIELD LOCATION OF PAINT MARKS AND/OR PIN FLAGS PLACED BY UTILITY LOCATION CONTRACTOR.

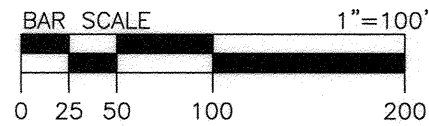
MECKLENBURG COUNTY SWIM BUFFERS SHOWN ARE MEASURED FROM FIELD LOCATED TOP OF BANK ALONG STEELE CREEK.



NORTH ORIENTED TO  
NC GRID (NAD 83/2011)

LEGEND:

- CB - CATCH BASIN
- CM - CONCRETE MONUMENT
- DB - DEED BOOK
- DW - DRIVEWAY
- MB - MAP BOOK
- PG - PAGE
- SS - SANITARY SEWER
- CMP - CORRUGATED METAL PIPE
- CMU - CHARLOTTE-MECKLENBURG UTILITIES
- FND - FOUND
- PI - PARCEL IDENTIFICATION
- NAD - NORTH AMERICAN DATUM
- RCP - REINFORCED CONCRETE PIPE
- SR# - SECONDARY ROAD NUMBER
- CMUD - CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT
- ESMT - EASEMENT
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- FIRM - FLOOD INSURANCE RATE MAP
- NAVD - NORTH AMERICAN VERTICAL DATUM
- NCSS - NORTH CAROLINA GEODETIC SURVEY
- SWM - SURFACE WATER IMPROVEMENT AND MANAGEMENT
- INTS - NOT TO SCALE
- - FOUND CORNER #4 REBAR UNLESS OTHERWISE NOTED
- - SET CORNER #5 REBAR UNLESS OTHERWISE NOTED
- △ - GEODETIC MONUMENT
- ▽ - TELEPHONE PEDESTAL OR VAULT
- - ELECTRICAL BOX
- - UTILITY POLE
- ⊗ - WATER VALVE
- ⊕ - WATER METER
- ⊙ - SANITARY SEWER MANHOLE
- ⊖ - GAS VALVE
- ⊗ - STORM DRAIN MANHOLE
- - CATCH BASIN
- - PROPERTY LINE
- - ADJOINING PROPERTY LINE (NOT SURVEYED)
- - RIGHT OF WAY LINE
- - EASEMENT LINE
- - OVER HEAD UTILITY LINE
- - UT - UNDERGROUND TELEPHONE/CABLE/FIBER OPTIC LINE
- - G - GAS LINE
- - W - WATER LINE
- - X - BARBED WIRE FENCE
- - FEMA FLOODPLAIN BOUNDARY
- - FEMA COMMUNITY ENCROACHMENT
- - MECKLENBURG COUNTY SWIM BUFFER LINE
- - MECKLENBURG COUNTY SWIM BUFFER
- - ASPHALT PAVEMENT



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POSITIONAL ACCURACY: 0.03  
TYPE OF GPS FIELD PROCEDURE: NCVRS  
DATE OF SURVEY: 1/28/16  
DATUM/EPOCH: NAD83/2011  
PUBLISHED/FIXED-CONTROL USE: NCGS MONUMENT "LOWES" PID D68464  
GEOD MODEL: GEOD 12A  
COMBINED GRID FACTOR(S): 0.99984805  
UNITS: USFT

THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 22ND DAY OF JUNE, 2016.

FRANCIS M. HARTER III, PLS REGISTRATION NO. L-4924



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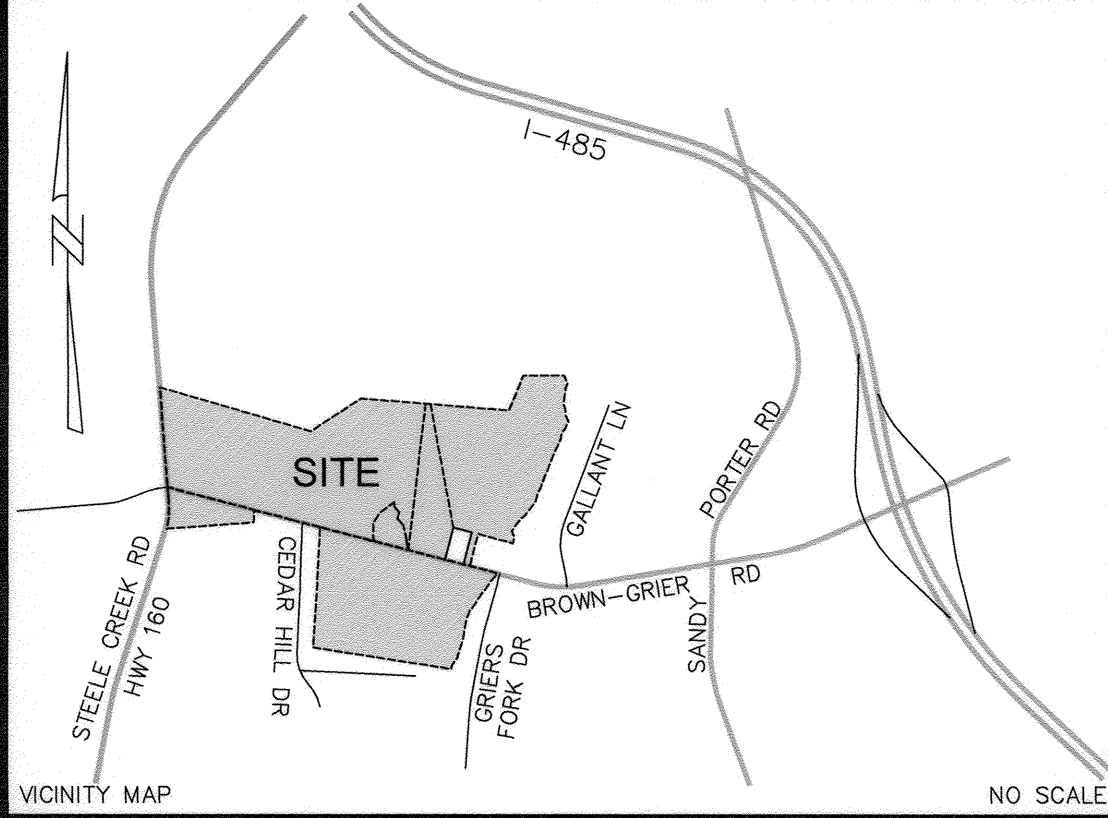
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PUBLISHED/FIXED-CONTROL USE: "NCGS MONUMENT 'LOWES'" PID D66484  
GEOD MODEL: GEOD 12A  
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FRANCIS M. HARTER III, PLS REGISTRATION NO. L-4924



Parcel Line Table		
Line #	Direction	Length
L21	S 16°16'08" E	28.35
L22	S 07°41'04" E	82.98
L30	S 33°58'54" W	28.22
L31	S 42°36'42" W	26.50
L32	S 42°36'42" W	41.92
L33	S 36°05'56" W	110.64
L34	S 36°42'09" W	84.65
L35	S 33°13'10" W	98.42
L36	S 44°56'45" W	27.91
L37	S 20°37'14" W	47.12
L38	S 18°25'59" W	43.35
L39	S 10°59'34" W	92.97
L40	S 10°03'45" W	110.62
L41	S 18°48'58" W	136.34
L42	S 06°49'19" E	14.61
L43	S 35°52'48" W	94.71
L44	S 06°59'59" W	29.99
L49	S 00°52'06" W	9.57

LEGEND  
CB - CATCH BASIN  
CM - CONCRETE MONUMENT  
DB - DEED BOOK  
DW - DRIVEWAY  
MB - MAP BOOK  
PG - PAGE  
SS - SANITARY SEWER  
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NO.	DATE	REVISION	BY
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