NOTES

1. Sources of Title: Deed Book 10689 Page 899, Deed Book 11195 Page 19, and Deed Book 9007 Page 703. See plats recorded in Map Book 34 Page 354
2. Total Area = 347,620 s.f. (7.9803 acres)
3. Zoning of this property is R-5 which has the following standards:
   20' setback
   5' sideyard
   35' rearyard
   This survey does not reflect a complete zoning analysis.
4. This survey does not reflect a complete title examination which may reveal additional easements, restrictions, and other matters of title.
5. This property is subject to restrictions on future subdivision as set forth in Deed Book 10689 Page 899.
6. A portion of this property lies within a designated flood hazard area per Flood Insurance Rate Map Panel No. 370158 0170 B dated 2-3-93.

THIS SURVEY IS CERTIFIED TO ONLY THE PERSON OR ENTITY SHOWN BELOW:

I, PETER E. NORDSTROM, do hereby certify that this map was drawn from an actual field survey performed under my supervision; that the precision is greater than 1:5,000; this map meets GS 47-30 as amended.

NORTH CAROLINA PROFESSIONAL SEAL L-4004 LAND SURVEYOR PETER E. NORDSTROM

MB 31-525 (1998)

Due West Drive
60' public R/W

gravel road

R=79.00'
L=58.87'
N79d55'03"E
Ch.=57.51'

1.Pin found

stray iron

S75d50'55"E 145.01'

tie S35d36'12"E - 209.66'

N69d26'41"W-111.05'Tie

iron pin found (witness)

20' zoning setback

Shed

gravel driveway

Walk

Gravel

N25d54'10"E - 131.80'

S33d56'36"W - 200.14'

5' R-5 Sideyard

1.PIPE found

tie N33d57'08"E - 138.23'

John S. Proctor, Jr
DB 4654 Pg. 584

S71d35'13"E
51.90'

1.PIN found

S71d38'39"E - 176.28'

1.PIPE found

1.PIPE found

35' R-5 Rearyard
35' zoning setback

LOT 117
MB 17 PG 517
William A. Hodges and
Linda T. Hodges
DB 8038 PG 471

1.PIN found

wood shed

49.9' Frame Building (under construction)

49.9'

30.0'

shared gravel driveway

N40d05'48"E - 193.49'

5' R-5 Sideyard

N9d05'36"W 259.01'tie

ZONE X
ZONE A

Area = 7.9803 Ac.

LOT 1

Ditch

Asphalt

28.2'
28.7'
garage
36.2'
23.2'

gravel

Ditch

Wood Bridge

gravel driveway

old lot line MB 31 Pg 525
Deed Book 11195 Pg 19
& Map Book 34 Page 354

Lake Wylie
(property line follows 569' contour line for Duke Energy project boundary per Map Book 17 Page 5 & 6)

1.PIPE found

Point

L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26

Point

Concrete

Concrete

Stone Retaining Wall

1 story & Basement Stone & Frame Residence No. 1782

63.2'

S33d57'39"W - 490.03'

5' R-5 Sideyard

NOTE Duke Power reserves the right to flood to the 569' contour per Deed Book 3146 Page 165.

encroaching fill dirt

1.PIN "found (stray)

Carolina Centers, LLC
and Crescent Resources, INC
DB 7606 Pg 475

1.PIN found

gravel

Driveway

Asphalt

157.1' Bldg. to lot line

1.PIPE found

N 77d11'34" W 101.26'

N 11d11'16" E 128.62'

S 14d08'26" W 127.26'

5' Sideyard

LOT 2

20' setback
(per MB 31 Pg 625)

POINT

(72.75')

(49.79')

1.PIN found

R = 307.06'
L = 62.33'
N63d45'58"W
Ch = 62.22'

N57d42'03"W - 122.54'

gravel road

1.PIN found

Grasshopper Lane 60'

tie 5.02'
S50d32'12"W
to Iron Pin

1.PIN found

Point

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10

Point

1.PIN found
(stray)

1.PIN found

N53d35'55"E - 249.88'

N37d00'16"E - 96.21'

LOT 107D
MB 17 Pg 516
Donald E. Collins
DB 5862 Pg 54
DB 9208 Pg 156
DB 8719 Pg 251

3' Tree Line (per Zoning P.S.)

Approximate 100' Flood Fringe per FIRM

100 Flood Fringe per FIRM

50' Lake Setback (per MB 34 Page 354)

ZONE A
ZONE X

Approx. location existing 100-Yr. Flood Fringe District Line per FLUM

R=628.92'
L=119.84'
N39d03'14"W
Ch.=119.66'

1.PIN found

gravel road

1.PIPE found

tie 63.38'
S56d28'19"W

tie 70.09'
S44d25'25"W

20' setback per MB 31 Pg 625

N44d25'01"W 149.92'

1.PIN found

1.PIPES found

1.PIN found

N 44d26'15" W 153.38'

R = 662.32'
L = 104.53'
N39d54'58"W
Ch. = 104.42'

POINT

Gravel Driveway

Gravel road
width varies

1.PIPE found
(stray)

1.PIN found

N35d25'08"W - 243.69'

POINT

R=96.97'
L=72.76'
N56d54'55"W
Ch.=71.07'

Point

26.49'
N78d24'39"W

1.PIPE found

gravel road

1.PIN found

Grasshopper Lane
(60' public R/W)

SC Hwy 49
NC Hwy 49
Lake Wylie
Youngblood Road
Steele Creek Road
Grasshopper Ln
Shulz Chapel Road
X

Vicinity Map
(not to scale)

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 12°22'53" E	32.81'
L2	S 59°41'23" E	17.89'
L3	S 47°10'12" E	53.59'
L4	S 31°06'00" E	22.06'
L5	S 14°02'00" E	67.10'
L6	S 05°28'00" E	67.08'
L7	S 23°19'00" E	48.88'
L8	S 35°18'00" E	72.44'
L9	S 18°00'20" E	65.49'
L10	S 28°23'00" E	86.83'
L11	S 18°25'00" E	57.04'
L12	S 36°46'00" E	56.68'
L13	S 51°16'00" E	65.00'
L14	S 39°37'00" E	26.78'
L15	S 68°16'52" E	130.45'
L16	S 46°32'00" E	58.65'
L17	S 44°20'57" E	36.63'
L18	N 01°01'32" E	23.90'
L19	N 28°22'10" W	26.60'
L20	N 11°20'14" W	18.06'
L21	N 34°53'00" E	20.08'
L22	N 44°54'56" E	30.66'
L23	N 53°02'14" W	9.72'
L24	S 85°02'49" W	36.30'
L25	N 31°09'53" W	24.92'
L26	N 58°53'45" W	45.56'
L27	N 46°42'24" W	47.22'

LEGEND:

ch.	chord
conc.	concrete
I.PIN	iron survey stake
L,R	curve length & radius
MB, DB	record map and deed references
s.f.	square feet (by coordinates)
FLUM	Meck. Co. Floodplain Land Use Map
FIRM	Flood Insurance Rate Map

Note: Boundary of Lake Wylie shown is based on Map Book 31 Page 625 and survey performed by Duke Power Company recorded in Map Book 25 Pages 277 and 279.

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PHYSICAL SURVEY OF

LOT 1 GRASSHOPPER PLAT 2

STEELE CREEK TOWNSHIP, MECKLENBURG COUNTY, N.C.
WILLIAM A. HODGES and LINDA T. HODGES
Description taken from Map Book 34 Page 354
Scale 1" = 60' AUGUST 15, 2001

A.G. ZOUTEWELLE, P.A.
1914 Brunswick Avenue Charlotte, NC 28207