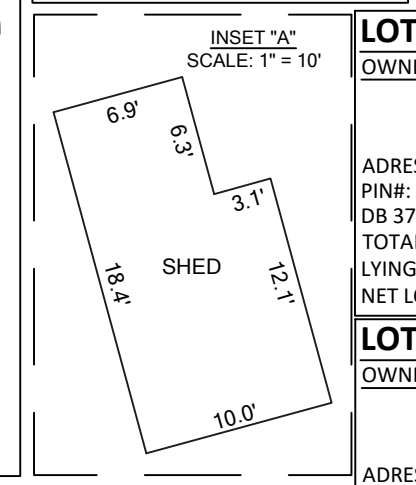
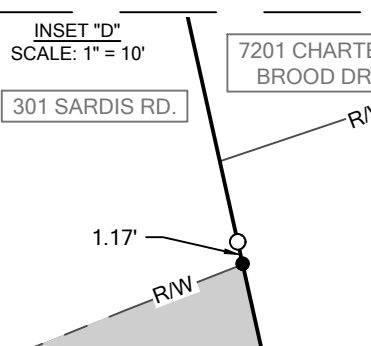


BUILDING SETBACKS:
(PER TABLE 4.2 PER THE CITY OF CHARLOTTE ZONING DISTRICT)
FRONT: 27'
SIDE: 5'
REAR: 40'
CORNER: 13.5'



CLASS OF SURVEY: **A**
POSITIONAL ACCURACY: **0.07'**
TYPE OF GPS FIELD PROCEDURE: **NC REALTIME NETWORK**
DATES OF SURVEY: **AUGUST/2023**
DATUM/EPOCH: **NAD83/NSRS2011/NAVD88/SPC**
GEOID MODEL: **18**
COMBINED GRID FACTOR(S): **1.01163906811**
UNITS: **US SURVEY FEET**



THIS MAP IS CONSIDERED PRELIMINARY. NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

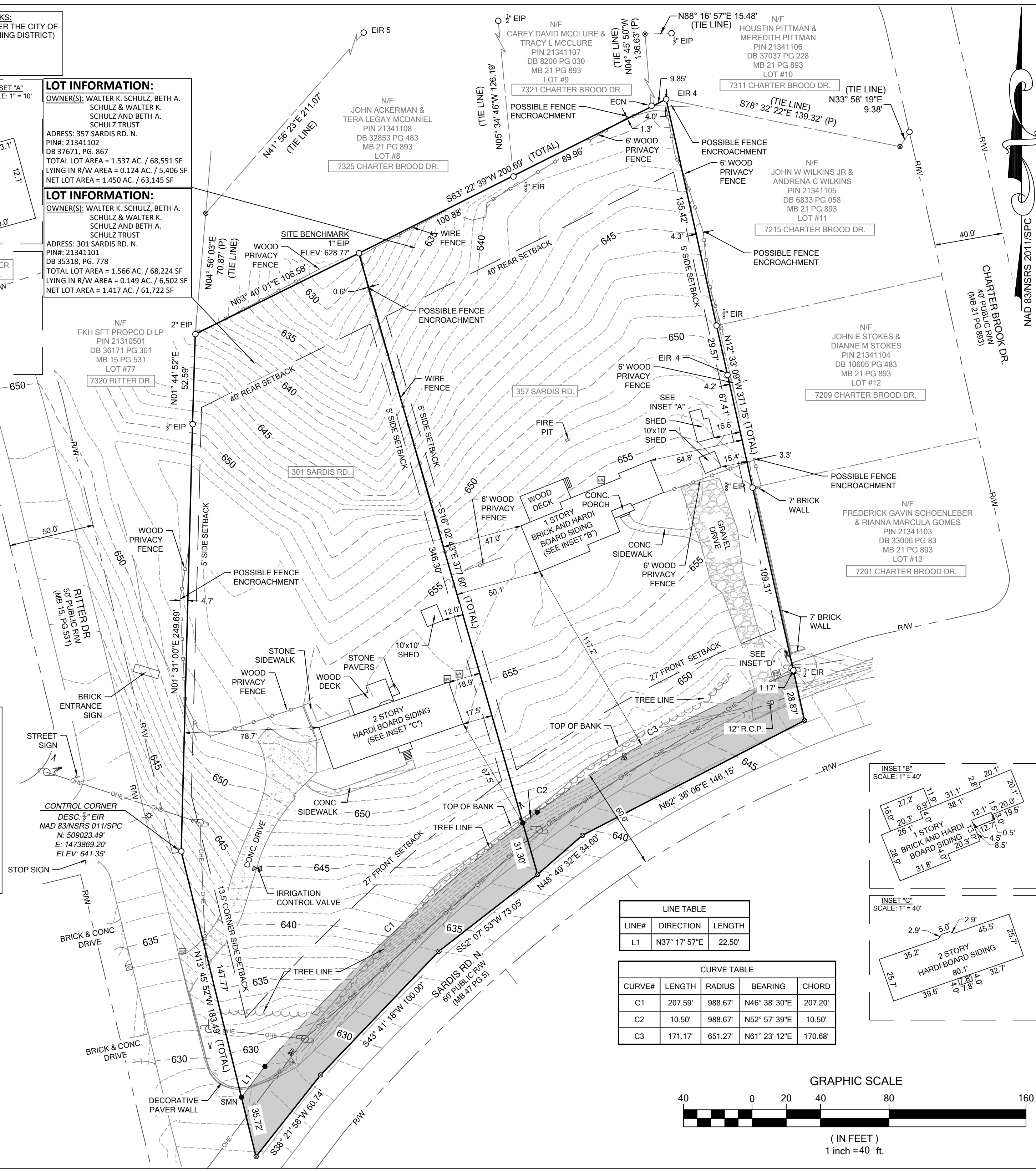
- LEGEND**
- #5 REBAR SET (UNLESS NOTED OTHERWISE)
 - EIP/EIR
 - ⊗ COMPUTED POINT
 - UTILITY POLE
 - GUY WIRE
 - ⊙ MANHOLE
 - ⊕ SIGN
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE (OR OTHERWISE LABELED)
 - ⊕ LIGHT POLE
 - ⊕ WATER METER
 - ⊕ CLEANOUT
 - ⊕ AIR CONDITIONING UNIT
 - ⊕ MAIL BOX
 - ADJOINING PROPERTY
 - OHE OVERHEAD UTILITY
 - SS SEWER LINE
 - TIE LINE
 - CHAINLINK FENCE LINE (AS LABELED)
 - TREE LINE
 - MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - EIR - EXISTING IRON ROD DB - DEED BOOK
 - EIP - EXISTING IRON PIPE PB - PLAT BOOK
 - IPF - IRON PIPE FOUND PG - PAGE
 - N/F - NOW OR FORMERLY AC - ACRE
 - EP - EDGE OF PAVEMENT CON - CONCRETE
 - R/W - RIGHT OF WAY SMN - SET MAG NAIL
 - ECN - EXISTING CONC. NAIL (P) - PLAT

- NOTES**
1. THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP # 3710457000K DATED FEBRUARY 19, 2014.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS. NAD 83/NSRS 2011/NAVD88, STATE PLANE COORDINATES, UNLESS OTHERWISE SHOWN.
 3. SITE ZONED "O1" PER MECKLENBURG COUNTY GIS.
 4. AREAS COMPUTED BY COORDINATE METHOD.
 5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF MICHAEL A. SCHMIDT.
 6. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 7. NO GRID MONUMENTS FOUND WITHIN 2000'.
 8. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIVE COVENANTS OF RECORD.
 9. THERE HAS BEEN NO INVESTIGATION, DESIGNATION OR LOCATION OF SUBSURFACE UTILITIES FOR THIS SURVEY. WATER AND SEWER UTILITIES PROVIDED BY THE CITY OF CHARLOTTE. FOR EXTENT, SIZE, TYPE AND APPROXIMATE LOCATION CONTACT THE CITY OF CHARLOTTE.
 10. RIGHT OF WAY LINE RE-ESTABLISHED USING OFFSET FROM CENTERLINE OF THE ROADWAY OF SARDIS ROAD NORTH.

I, MICHAEL A. SCHMIDT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 35318, PAGE 778 AND DEED BOOK 37671 PAGE 867); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA.

DocuSigned by:
Michael Anthony Schmidt
8/23/2023
DATE

Michael A. Schmidt, PLS
NC LICENSE NUMBER L-5416

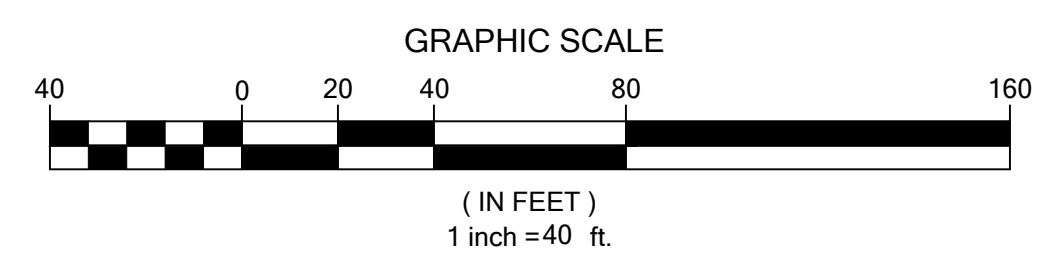


LINE TABLE

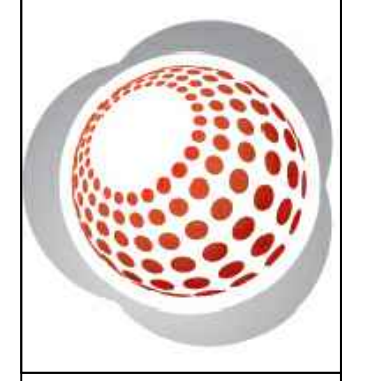
LINE#	DIRECTION	LENGTH
L1	N37° 17' 57"E	22.50'

CURVE TABLE

CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	207.59'	988.67'	N46° 38' 30"E	207.20'
C2	10.50'	988.67'	N52° 57' 39"E	10.50'
C3	171.17'	651.27'	N61° 23' 12"E	170.68'



BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
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PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378



BOUNDARY & TOPOGRAPHIC SURVEY EXCLUSIVELY FOR BETTER PATH HOMES
301 SARDIS ROAD N., CHARLOTTE, NC 28270
AS RECORDED IN DEED BOOK 35318 PAGE 778
357 SARDIS ROAD N., CHARLOTTE, NC 28270
AS RECORDED IN DEED BOOK 37671 PAGE 867
CHARLOTTE TOWNSHIP - MECKLENBURG COUNTY - NORTH CAROLINA

REVISIONS

1.
2.
3.
4.
5.

DESIGNED BY: BCSC
DRAWN BY: BKL
CHECKED BY: MAS
SCALE: 1" = 40'
DATE: 08/23/2023
DRAWING #: 230443
SHEET 1 OF 1