THIS PROPERTY SUBJECT TO ANY OTHER EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD.

THIS PROPERTY MAY BE SUBJECT TO WETLANDS REGULATIONS. INDIVIDUAL PROPERTY OWNERS NEED TO REVIEW CURRENT GOVERNMENTAL REGULATIONS PRIOR TO CONSTRUCTION.

THIS PROPERTY LIES WITHIN THE MALLARD WATERSHED.

THIS PROPERTY LIES WITHIN THE YADKIN-SOUTHEAST CATAWBA POST CONSTRUCTION DISTRICT.

THERE ARE POST CONSTRUCTION BUFFERS ON THIS PROPERTY PER MECKLENBURG COUNTY GIS.

THERE ARE WATER QUALITY BUFFERS ON THIS PROPERTY PER MECKLENBURG COUNTY GIS.

THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOODPLAIN PER FEMA FIRM PANEL 3710454200K DATED 02/19/2014.

SURVEY COMPLETED WITHOUT THE BENEFIT OF A FULL TITLE SURVEY.

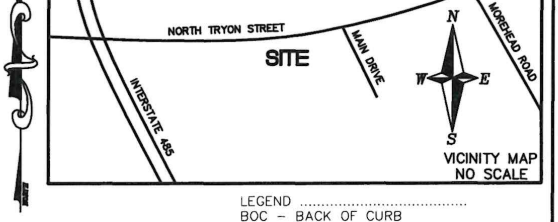
PROPERT SUBJECT TO NCDOT STORM DRAIN EASEMENT DEED: 9398-391

"I state that this map was drawn under my supervision from an actual survey made under my supervision (map description recorded in Book 7, page 487); that the boundaries not surveyed are indicated as drawn from information as shown on map; that the ratio of precision or positional accuracy is IN EXCESS OF 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)." This XX day of June, 2023.

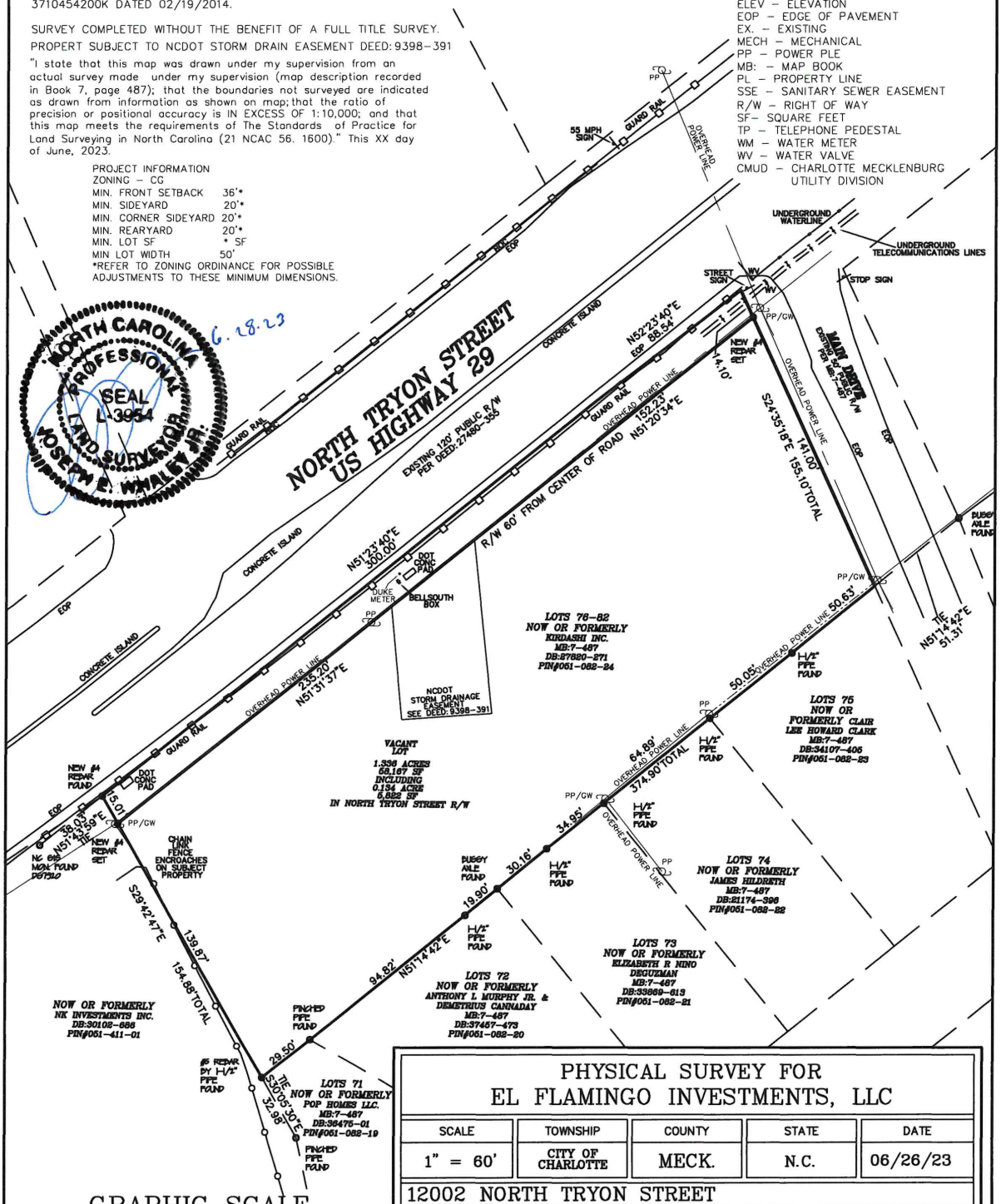
PROJECT INFORMATION
ZONING - CG

MIN. FRONT SETBACK	36'*
MIN. SIDEYARD	20'*
MIN. CORNER SIDEYARD	20'*
MIN. REARYARD	20'*
MIN. LOT SF	* SF
MIN LOT WIDTH	50'

*REFER TO ZONING ORDINANCE FOR POSSIBLE ADJUSTMENTS TO THESE MINIMUM DIMENSIONS.



LEGEND .....
BOC - BACK OF CURB
CO - CLEAN OUT
CL - CHAIN LINK
CP - CABLE PEDESTAL
CONC. - CONCRETE
ELEV - ELEVATION
EOP - EDGE OF PAVEMENT
EX. - EXISTING
MECH - MECHANICAL
PP - POWER PLE
MB: - MAP BOOK
PL - PROPERTY LINE
SSE - SANITARY SEWER EASEMENT
R/W - RIGHT OF WAY
SF- SQUARE FEET
TP - TELEPHONE PEDESTAL
WM - WATER METER
WV - WATER VALVE
CMUD - CHARLOTTE MECKLENBURG UTILITY DIVISION



PHYSICAL SURVEY FOR EL FLAMINGO INVESTMENTS, LLC

SCALE	TOWNSHIP	COUNTY	STATE	DATE
1" = 60'	CITY OF CHARLOTTE	MECK.	N.C.	06/26/23

12002 NORTH TRYON STREET
LOTS 76-82, HIGHLAND TERRACE

SURVEYED
MAPPED YWH

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
(mail) 750 Windsor Oak Court, Charlotte, North Carolina, 28273 704.556.1990
(mail) P.O. Box 1198, Pineville, North Carolina, 28134 704.556.0505(fax)
NC Corporate Registration #C-0475

MAP RECORDED 7-487
DEED RECORDED 27820-271