

## GENERAL NOTES

- 1) THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND & IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- 2) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, PROJECT DATA UNLESS SPECIFICALLY NOTED AS "GRID".
- 3) AREA(S) CALCULATED BY THE COORDINATE METHOD.
- 4) ALL CORNERS MONUMENTS AS SHOWN.
- 5) BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED UNLESS OTHERWISE NOTED.
- 6) ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM THE MECKLENBURG COUNTY REGISTER OF DEEDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
- 7) LOTS CURRENTLY ZONED R-22MF & B-2 AS INDICATED PER GIS (03/19/19). ZONING BOUNDARIES SUBJECT TO VERIFICATION WITH THE MECKLENBURG COUNTY ZONING DEPARTMENT.
- 8) PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY WHICH ARE NOT SHOWN HEREON.
- 9) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. THIS PLAT/PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, UTILITY EASEMENTS, DEED RESTRICTIONS, RESTRICTIVE COVENANTS OR AGREEMENTS WHICH MAY OR MAY NOT BE OF RECORD AND APPLICABLE HERE TO THE DATE OF THIS SURVEY.
- 10) UNDERGROUND UTILITIES NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
- 11) THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- 12) AREAS LISTED ON ALLEYS & RIGHT OF WAYS ARE FOR REFERENCE ONLY. SURVEYOR RECOMMENDS CONSULTING A TITLE ATTORNEY & CONTACTING THE CITY OF CHARLOTTE TO DETERMINE THE TITLE/CLAIM. DOTTED LINES IN ALLEYS ILLUSTRATE POSSIBLE 1/2 CLAIM OF ADJOINING OWNERS.
- 12) PROPERTY(S) LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN. (FIRM MAP NO. 3710454400K, EFFECTIVE 11/16/18). FLOOD LINES PROVIDED BY MECKLENBURG COUNTY.

## ADDITIONAL REFERENCES:

- ATLTEL COMMUNICATIONS BOOK 1104, PG 557
- SEPTIC EASEMENT AGREEMENT BOOK.
- FOR THE BENEFIT OF LOT 1-A, BOOK 797, PG 492.
- EXISTING 60' EASEMENT SHOWN ON PC A, FILE 155-B.
- R/W CONVEYANCES IN BOOK 2920, PG 559, BOOK 4574, PG 355, BOOK 4574, PG 358.
- RESTRICTIONS FOR LOTS 1, 2, 3, 4, & 5 IN BLOCK 3, LOTS 4 & 5 IN BLOCK 5 IN BOOK 573, PG 381 & BOOK 559, PG 212 - 25' SETBACK & 5' SIDE-YARD LISTED.
- PROPERTY OWNER IS CAROLINA URBAN PROPERTIES, LTD UNLESS NOTED OTHERWISE.

## LINE LEGEND

- PROPERTY BOUNDARY
- ADJACENT BOUNDARY (NOT SURVEYED)
- PROPERTY BOUNDARY TIE LINE ONLY
- EASEMENT LINE
- SETBACK LINE
- APPROX. ZONING BOUNDARY (GIS)
- CURB AND GUTTER
- CHAIN-LINK FENCE LINE
- WOOD FENCE LINE
- OVERHEAD UTILITY LINE
- BUILDING OVERHANG
- RETAINING WALL
- GUARD RAIL

## ABBREVIATIONS

- C/A CONTROLLED ACCESS
- CP COVERED PORCH
- DB DEED BOOK
- MB MAP BOOK
- N/F NOW OR FORMERLY
- PG PAGE
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- SF SQUARE FEET

## HATCH LEGEND

- CONCRETE
- PAVEMENT
- BUILDING
- WOOD DECK
- BRICK
- GRAVEL
- GAP/OVERLAP

## SYMBOL LEGEND

- #4 REBAR FOUND (RBF)
- IRON PIPE FOUND (IPF)
- R/W DISK FOUND
- NAIL SET
- #4 REBAR SET
- CALCULATED POINT
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- CURB INLET
- AIR CONDITIONER
- WATER METER
- GAS METER
- ELECTRIC METER
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- TELEPHONE BOX

## CERTIFICATE OF SURVEY AND ACCURACY

I, ZACHERY R. ROGERS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (REFERENCES AS SHOWN)); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (REFERENCES AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS <0.07+50PPM; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

CLASS OF SURVEY: A  
POSITIONAL ACCURACY: <0.07+50PPM  
TYPE OF GPS FIELD PROCEDURE: GNSS REAL-TIME NETWORK  
DATE OF GPS SURVEY: 08-29-2017  
DATUM/EPOCH: NAD83(2011)  
GEOID MODEL: GEOID128  
COMBINED GRID FACTOR: CGF = 0.999845894  
UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 19TH DAY OF MARCH, 2019.

ZACHERY R. ROGERS, PLS  
N.C. REG. NO.: L-5194

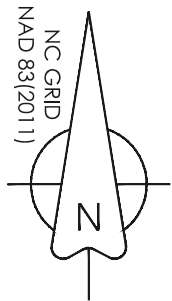
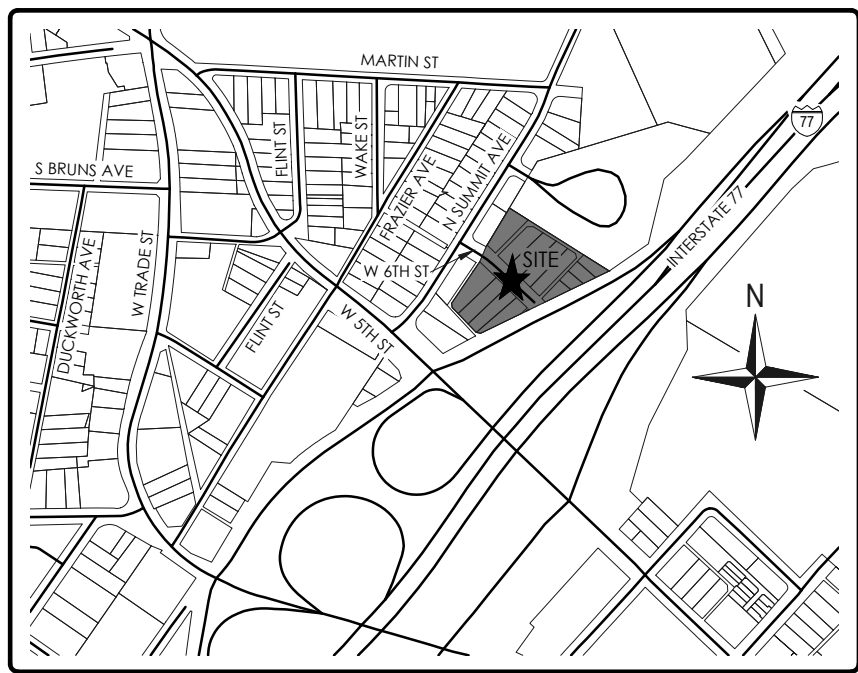


OVERLAP CALLS		
LINE	BEARING	DISTANCE
O1	N 46°16'05" W	1.81'
O2	N 32°13'09" E	32.10'
O3	N 35°45'49" E	79.26'
O4	N 32°16'25" E	111.69'

GAP CALLS		
LINE	BEARING	DISTANCE
G1	N 32°21'23" E	42.13'
G2	S 57°43'22" E	1.03'
G3	N 35°45'49" E	42.14'

TIE LINES		
LINE	BEARING	DISTANCE
T1	S 62°49'02" W	60.97'
T2	S 63°17'43" W	30.08'
T3	S 68°09'17" W	13.94'
T4	S 28°33'34" W	14.37'
T5	S 28°33'34" W	52.83'
T6	S 32°12'23" W	6.60'
T7	N 32°13'09" E	9.04'
T8	N 46°13'48" W	12.36'
T9	N 46°16'05" W	10.00'
T10	N 46°16'05" W	5.45'
T11	S 45°46'21" E	10.00'

LINE	BEARING	DISTANCE
L1	S 60°31'23" W	7.08'
L2	S 61°05'45" W	20.00'
L3	S 61°43'41" W	20.00'
L4	S 62°12'08" W	9.05'
L5	S 62°12'08" W	10.95'
L6	S 62°31'06" W	20.00'
L7	S 62°40'15" W	16.65'
L8	S 62°42'09" W	3.35'
L9	S 62°42'09" W	44.24'
L10	S 62°42'09" W	2.52'
L11	N 46°16'05" W	19.08'
L12	S 63°17'43" W	27.54'
L13	N 43°52'41" E	26.03'
L14	S 45°46'21" E	9.15'
L15	N 84°59'26" W	2.17'
L16	N 02°47'59" W	15.23'
L17	N 82°31'19" E	15.69'
L18	N 07°58'18" W	12.88'



LOT 4, DB 32837, PG 681  
PID # 07817214 - AREA:  
0.088 ACRE (3,814 SF)

LOT 3, DB 32837, PG 681  
PID # 07817213 - AREA:  
0.076 ACRE (3,298 SF)

LOT 2, DB 32837, PG 681  
PID # 07817212 - AREA:  
0.060 ACRE (2,598 SF)

LOT 1, DB 32837, PG 681  
PID # 07817211 - AREA:  
0.071 ACRE (3,107 SF)

LOT 23, DB 5622, PG 527  
PID # 07817130

LOT 22, DB 27615, PG 963  
PID # 07817129

LOT 21, DB 27615, PG 963  
PID # 07817216

LOT 20, DB 27178, PG 774  
PID # 07817215

LOT 19, DB 27178, PG 774  
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LOT 18, DB 27178, PG 774  
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