NOTES:
1. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY OR EASEMENTS NOT OBSERVED.
2. PROPERTY HAS ACCESS TO CONCORD WATER AND SEWER.
3. IMPERVIOUS SURFACE RATIO AREA IS 0.90%+-.
4. BOUNDARY PREDICATED BY MONUMENTS FOUND AND RECORD INFORMATION AS SHOWN.
5. AREAS DETERMINED BY THE COGO CALCUATION METHOD.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT THEREFORE OTHER EASEMENTS OR ENCUMBRANCES MAY EXIST THAT WERE NOT OBSERVED BY THIS SURVEYOR.
7. THE BEARING AND DISTANCES SHOWN HEREON ARE GROUND, NAD 83 (2011 ADJUSTMENT) BASED UPON THE NORTH CAROLINA GEODETIC STATE PLANE COORDINATE SYSTEM. THIS INFORMATION WAS TAKEN FROM A GPS OBSERVATION ON DECEMBER 2, 2022 USING A SP 85 IN CONJUCTION WITH THE N.C.G.S., V.R.S. AND BASED ON THE C.O.R.S.

NO PORTION OF THIS PROPERTY IS LOCATED IN A ZONE"AE" SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION: F.I.R.MAP: 3701550900K / EFFECTIVE DATE: 11/16/2018

ZONING INFORMATION.

ZONING & RESTRICTIONS PER CITY OF CONCORD PLANNING & ZONING ORDINANCE

Zoning District: INDUSTRIAL (I-1)

Setbacks:
Front: 30'
Side: 0'
Rear: 0'

FOR FURTHER INFORMATION CONTACT CITY OF CONCORD PLANING & ZONING AT 704-920-5157

VICINTY MAP N.T.S.

NUM	DISTANCE	BEARING
L1	10.90'	N19°00'55"E
L2	5.11'	S33°29'45"W

NCGS GRID NORTH
NAD 83 (2011)

THE STATE OF NORTH CAROLINA
I. JAMES T.WEST, CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN ALL RECORDS SHOWN, THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:23,000+- ; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLATTED FROM INFORMATION FOUND AS NOTED AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NCGS 47-30 AS AMENDED:
THE G.P.S. SURVEY WAS PREFORMED UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PREFORM THE SURVEY:
CLASS OF SURVEY "AA", POSITIONAL ACCURACY 0.05',
GPS PROCEDURE N.C.GRID SURVEY NETWORK RTK
DATUM/EPOCH; NAD 1983 (2011) NAVD 1988
USING FIXED BASE STATION; "BUFFALO 2"
N: 602,892.55' / E: 1,520,417.72' / ELEVATION: 764.56'
COMBINED GRID FACTOR:0.99984396 GEOID MODEGEOID12B
UNITS: US SURVEY FOOT, EQUIPMENT: SP-80 GNSS RECEIVER
DATE OF SURVEY: DECEMBER 2, 2022
WITNESS MY HAND AND SEAL THIS 17th DAY OF DECEMBER 2022

JAMES T.WEST L-3392
JAMES T.WEST REG. NO.

I, JAMES T.WEST, REGISTERED LAND SURVEYOR NUMBER L-3392 HEREBY CERTIFY TO ONE OR MORE OF THE FOLLOWING. AS INDICATED
A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND
(C) THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OF LAND
D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
E. THAT THE INFORMATION AVALIABLE IS SUCH THAT, I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN A. THROUGH D. ABOVE

NORTH CAROLINA PROFESSIONAL SEAL L-3392 LAND SURVEYOR JAMES T WEST

STATE OF NORTH CAROLINA
I, JAMES T. WEST, CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK AS PG NOTED. THAT THE VERTICAL ERROR IS NOT GREATER THAN ONE-HALF OF THE INTERVAL OF THE PLATTED CONTOURS OVER 90% OF THE COVERED AREA.
WITNESS MY HAND AND SEAL THIS 17th DAY OF DECEMBER, 2022.

JAMES T.WEST
L-3392
REG. NO.

NORTH CAROLINA PROFESSIONAL SEAL L-3392 LAND SURVEYOR JAMES T WEST

LEGEND

	EXISTING SIGN
EIP	EXISTING IRON PIN
LP	EXISTING LIGHT POLE
R/W	RIGHT-OF-WAY
	EXISTING TREE
	EXISTING TREE TO BE REMOVED
	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
GV	EXISTING GAS VALVE
GM	EXISTING GAS METER
MH	EXISTING SEWER MANHOLE
DI	EXISTING STORM MANHOLE
PP	EXISTING UTILITY POLE
	EXISTING RIP RAP
	EXISTING PAVING TO BE REMOVED
	SAWCUT LINE
	EXISTING CURB AND GUTTER
—x—x—	EXISTING FENCE
—UE—	EXISTING UNDERGROUND ELECTRIC LINE
—OP—	EXISTING OVERHEAD POWER LINE
—UT—	EXISTING UNDERGROUND TELEPHONE LINE
—SS—	EXISTING SANITARY SEWER LINE
—W—	EXISTING WATER LINE
—G—	EXISTING GAS LINE
—695—	EXISTING CONTOUR LINE
+695.2	EXISTING SPOT ELEVATION
CWP	EXISTING CROSS WALK POLE
SP	EXISTING SIGNAL POLE
C/O	EXISTING CLEANOUT
BFP	BACKFLOW PREVENT

BEFORE YOU DIG !
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW !

PROTECTION OF EXISTING UTILITIES

CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCY FOR THE EXACT FIELD LOCATIONS OF ALL WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION AND ANY OTHER UNDERGROUND AND OVERHEAD UTILITY BEFORE STARTING CONSTRUCTION. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATION ON THE CONTRACT DRAWINGS IS NOT TO BE CONSIDERED AS THE NON-EXISTANCE OF OR A DEFINATE LOCATION OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBLITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF WORK.
CAROLINA ONE CALL.....(800) 632-4949

BOUNDARY & TOPOGRAPHIC SURVEY
470 DWIGHT ROAD
(FORMERLY 2500 ROBERTA RD)
3.71 ACRES (AUTO REPAIR)
DB 14504 PG 217 * PIN# 5509 97 7037
OWNED BY & SURVEYED FOR:
J&J TRACTOR REPAIR OF NC
CONCORD NC

40' 0 40' 80'

DATE: DECEMBER 2022	HARRISBURG SURVEYING	DRAWN BY: SDG
SCALE: 1"= 40'		COMP BY: JTW
TOWNSHIP NO 2 CITY OF CONCORD		REVISION #1:
COUNTY: CABARRUS	DEUT. V: 27-17/PROV. V: 22-28 115 Plaza Dr Harrisburg, N.C. (704)-455-9553 PHONE http://www.harrisburgsurveying.com	
STATE: NORTH CAROLINA		MSCAD3.1: 221202