

LOT 9, J.L. MEDLIN SUBDIVISION

GPS CERTIFICATION:

I, CHARLES E. BELL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A(1:10,000)
- (2) POSITIONAL ACCURACY: HZ: N: 0.01525 E: 0.0072 VERT: 0.01315
- (3) TYPE OF GPS FIELD PROCEDURE: (ONLINE POSITION USER SERVICE NCYS)
- (4) DATES OF SURVEY: 04/24/2017
- (5) DATUM/EPOCH: NAD83 (2011)(CONUS)
- (6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "RESERVOIR"
- (7) GEOID MODEL: 12B (CONUS)
- (8) COMBINED GRID FACTOR(S): 0.99983850
- (9) UNITS: US SURVEY FEET

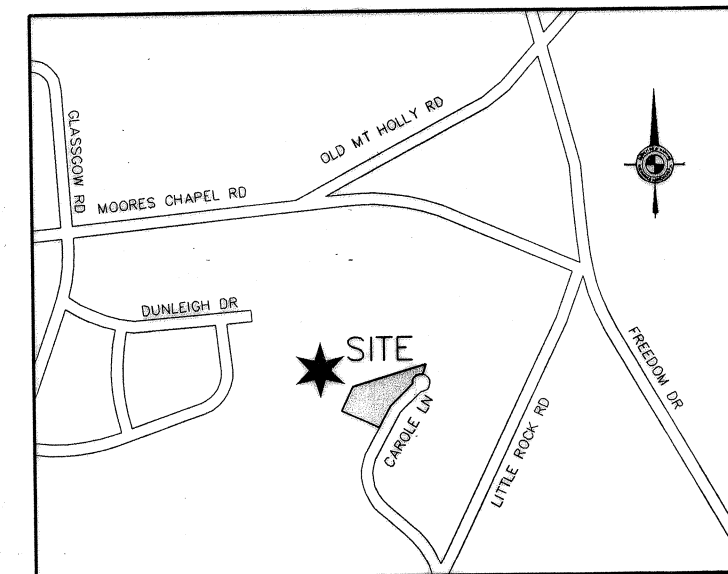
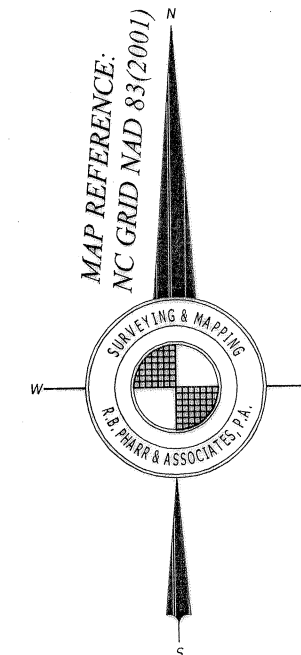
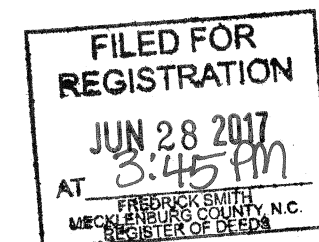
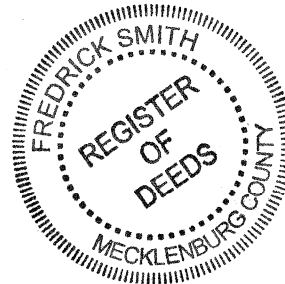
OWNER:

CARL JUCIDA
3048 SUNSHOWER HEIGHTS
YORK, SC 29745

510 CAROLE LANE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
MB.7 PG.491, DB.27132 PG.840
TAX PARCEL NO: 055-141-09

48,081 SQ.FT. OR 1.1038 ACRES

CERTIFIED TO BE TRUE AND CORRECT COPY
OF THE ORIGINAL MAP RECORDED IN
BOOK 61 PAGE 485
DATE: 6/23/2017
FREDRICK SMITH, REGISTER OF DEEDS
By: *[Signature]* DEPUTY



VICINITY MAP
NOT TO SCALE

NOTES:

1. ALL CORNERS MONUMENTED AS SHOWN.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
3. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
4. 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.
5. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY AS SHOWN HEREON.
6. AREA BY COORDINATE COMPUTATION.
7. SUBJECT PROPERTY LOCATED IN THE LOWER LAKE WYLIE WATERSHED PROTECTED AREA.

ZONING:

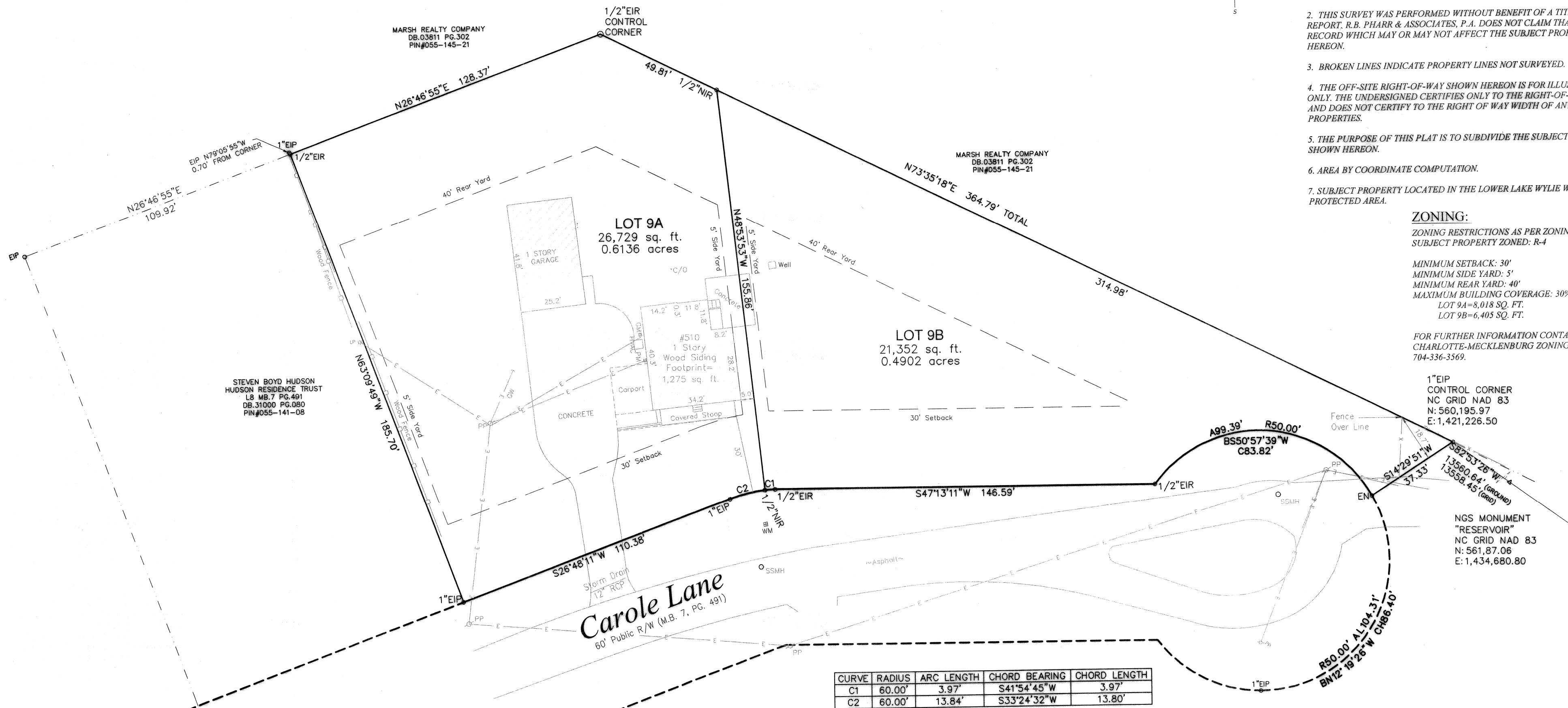
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: R-4

MINIMUM SETBACK: 30'
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 40'
MAXIMUM BUILDING COVERAGE: 30%
LOT 9A=8,018 SQ. FT.
LOT 9B=6,405 SQ. FT.

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT
704-336-3569.

1" EIP
CONTROL CORNER
NC GRID NAD 83
N: 560,195.97
E: 1,421,226.50

NGS MONUMENT
"RESERVOIR"
NC GRID NAD 83
N: 561,87.06
E: 1,434,680.80



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	3.97'	S41°54'45"W	3.97'
C2	60.00'	13.84'	S33°24'32"W	13.80'

REVIEW OFFICER:

I, *[Signature]* REVIEW OFFICER OF MECKLENBURG COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS
ALL STATUTORY REQUIREMENTS FOR RECORDING.

LEGEND:

C/O - CLEAN OUT
D.B. - DEED BOOK
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EOP - EDGE OF PAVEMENT
GM - GAS METER
GW - GUY WIRE
M.B. - MAP BOOK
N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
O/HANG - OVERHANG
PM - POWER METER
PP - POWER POLE
PG. - PAGE
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SSMH - SANITARY SEWER MANHOLE
WM - WATER METER

LINE LEGEND:

EASEMENT
FENCE
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
POWER LINE
STORM DRAIN PIPE
WOOD FENCE

NOT SUBJECT TO

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

[Signature]
PLANNING COMMISSION STAFF

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED
SEPTEMBER 2ND, 2015.
MAP NUMBER: 3710452500K

SURVEYOR'S CERTIFICATE:

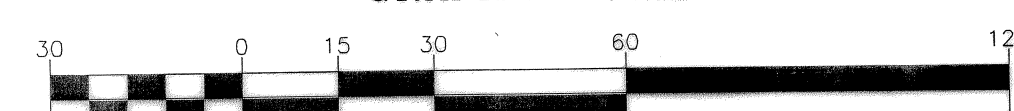
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DB. 27132 PG. 840); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5TH DAY OF MAY, 2017.

THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

[Signature]
PROFESSIONAL LAND SURVEYOR

6/23/17
DATE

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

CREW: KD PH
DRAWN: PH
REVISED:

R.B. PHARR & ASSOCIATES, P.A.

SURVEYING & MAPPING
LICENSE NO. C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186
SCALE: 1" = 30' DATE: MAY 5TH, 2017 FILE NO. XX-4474 JOB NO. 86762