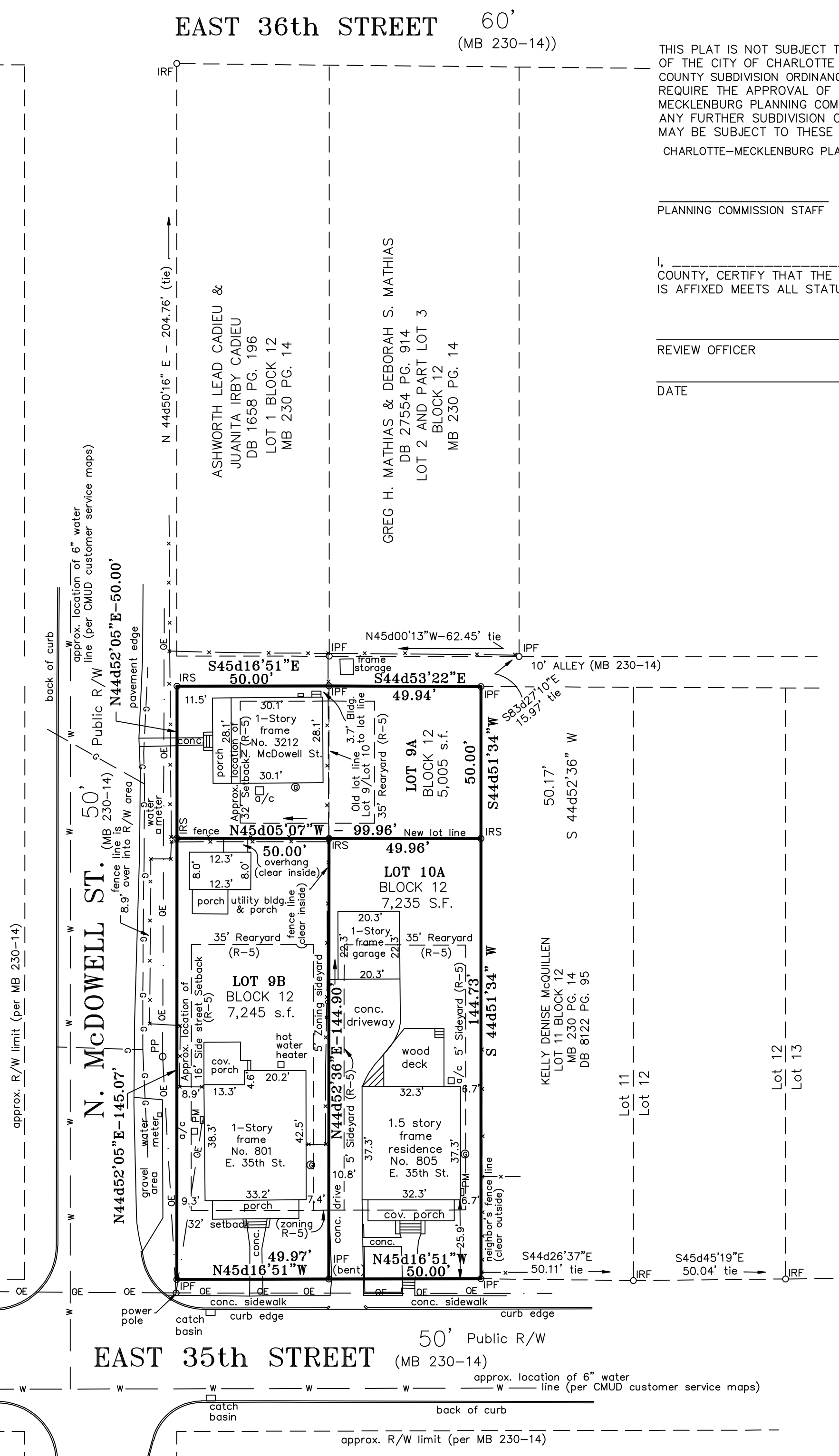


*** CAUTION ***
THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR LOCATIONS.

CALL BEFORE YOU DIG
1-800-632-4949

LEGEND

ch.	chord
L,R	curve length & radius
s.f.	square feet (by coordinates)
IPF/IRS	iron pin found/set
conc.	concrete
a/c	air conditioner
MB, DB	record map and deed references
light pole	light pole
PP	power pole
gas valve	gas valve
guy anchor	guy anchor
catch basin	catch basin
water meter	water meter
water valve	water valve
fire hydrant	fire hydrant
sanitary sewer manhole	sanitary sewer manhole
telephone manhole	telephone manhole
electric manhole	electric manhole
gas meter	gas meter



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

PLANNING COMMISSION STAFF _____ DATE _____

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

REVIEW OFFICER _____

DATE _____

I, Andrew G. Zoutewelle, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 17198 Page 173 and Deed Book 18364 Page 141) that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining deed information as shown hereon; that the ratio of precision as calculated is 1:15,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this _____ day of _____, 2014.

PRELIMINARY FOR REVIEW PURPOSES ONLY
(NOT FOR SALE, CONVEYANCES OR RECORDING)

Seal or Stamp _____
Surveyor _____
L-3098 _____
Registration Number _____

Notes:

- Source of title for this property is recorded in Deed Book 17198 Page 173 and Deed Book 18364 Page 141. The subject property is known as Lots 9 and 10 in Block 12 of The North Charlotte Realty Co. as recorded in Map Book 230 Page 14 of the Mecklenburg County Registry. Tax I.D numbers are: 083-123-01 and 083-123-02.
- The total area of this property (Lots 9 and 10) is 19,485 s.f. as computed by coordinates.
- This survey does not reflect a complete title examination, which may reveal additional restrictions, easements or other matters of title.
- This survey does not reflect complete utility locations. Contractors should contact the NC One Call Utility Locating Center at 1-800-632-4949 before any design, digging or construction is begun.
- The existing zoning of this property is R-5 as per Mecklenburg County GIS. The standard setbacks for R-5 zoning are as follows: (for detached dwellings).
Min. front setback - 32' (from existing or future back of curb)
Min. Sideyard - 5'
Min. Rearyard - 35'
Max. building height - 40'.
Min. Lot area - 6,000 s.f.
Min. lot width - 50'
- The proposed zoning of this property is UR-1(CD). The standard setbacks for UR-1 are as follows:
Min. front setback - 14' (from existing or future back of curb)
Min. Sideyard - 5'
Min. Rearyard - 10'
Max. building height - 40'.
Min. Lot area - 3,000 s.f.
Min. lot width - 20'
Max. floor area ratio - 0.25
This survey does not reflect a zoning analysis. The future development of this property is subject to the approval of the City of Charlotte.
- This property is not located within a 100-Year Flood Fringe district as per FIRM 3710456400J dated 03/02/2009.
- Iron pin (#4 rebar) are set on all lot corners unless otherwise indicated.
- No NCGS Monument was found within 2000 feet of this property.
- This survey creates a proposed division of land within the City of Charlotte, which has a subdivision ordinance. The purpose of this Preliminary Plat is to divide Lots 9 and 10 into three new Lots 9A, 9B and 10A, as shown (this lot configuration requires a rezoning prior to the division). This map should replace and supersede the plat recorded in Map Book 230 Page 14 with respect to Lots 9 & 10 in Block 12.
- This Preliminary Plat is for rezoning purposes. This plat is intended to become final after the property is rezoned and this plat is recorded.

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Tel. 704-372-9444 Fax 704-372-9555

COPYRIGHT 2014
PRELIMINARY RECORD PLAT
The North Charlotte Realty Co.-Map 1
CHARLOTTE, MECKLENBURG COUNTY, N.C.
DAY HIXSON ROZEAR (owner of Lot 9)
HILLARY K. BELCHER & JON C. MILLER (owner of Lot 10)
Scale 1"=30' February 06, 2014
ANDREW G. ZOUTEWELLE, L-3098
1418 East Fifth Street Charlotte, NC 28204
SCALE 1"=30'

Z:\EPTQU\QUY2013\801E35S1-PLAT--ON