

LEGEND:

BFP - BACK FLOW PREVENTOR
C/A - CONTROLLED ACCESS
C&G - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
C/P - CORRUGATED PLASTIC PIPE
C/O - CLEAN OUT
D.B. - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FC - FIRE CONNECTION
FH - FIRE HYDRANT
FP - FLAG POLE
FF - FIRE VALVE
GDP - GUARD POST
GLT - GROUND LIGHT
GM - GAS METER
GP - GATE POST
G/F - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
JBX - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
M.B. - MAP BOOK
MW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
OHANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
SBR - BILLBOARD
SDMH - STORM DRAIN MANHOLE
SMP - MULTI-POST SIGN
SMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TERR - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TSB - TRAFFIC SIGNAL BOX
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WSP - WATER SPIGOT
WV - WATER VALVE

Riscal LLC
Tract I
D.B. 16919, PG. 333
PIN: 053-221-05

LINE	BEARING	DISTANCE
L1	N61°41'27"W	14.57'
L2	N45°25'21"W	14.01'
L3	N29°58'42"E	19.93'
L4	N02°49'20"W	17.54'
L5	N22°53'50"W	11.27'
L6	N72°38'50"W	17.83'
L7	S78°54'11"W	17.42'
L8	S52°40'40"W	27.43'
L9	S47°13'36"W	46.99'
L10	S64°46'01"W	15.39'
L11	N71°52'16"W	8.65'
L12	N50°39'40"W	12.07'
L13	N74°05'48"W	4.71'
L14	S86°53'51"W	16.61'

1327 Mint Street
Holding Company LLC
D.B. 28153, PG. 552
PIN: 053-221-23

GPS CERTIFICATION:

I, C. CLARK NEILSON, 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(10,000)
- (2) POSITIONAL ACCURACY: HORIZ. NORTH = 0.0033, EAST = 0.000, VERT. = 0.0051
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- (4) DATES OF SURVEY: 03/12/2015
- (5) DATUM/EPOCH: NAD 1983, NAVD 88
- (6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "ME 27"
- (7) GEOID MODEL: GEOID03 (CONUS)
- (8) COMBINED GRID FACTORS: 0.99984728
- (9) UNITS: US SURVEY FEET

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9088

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6590

WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504

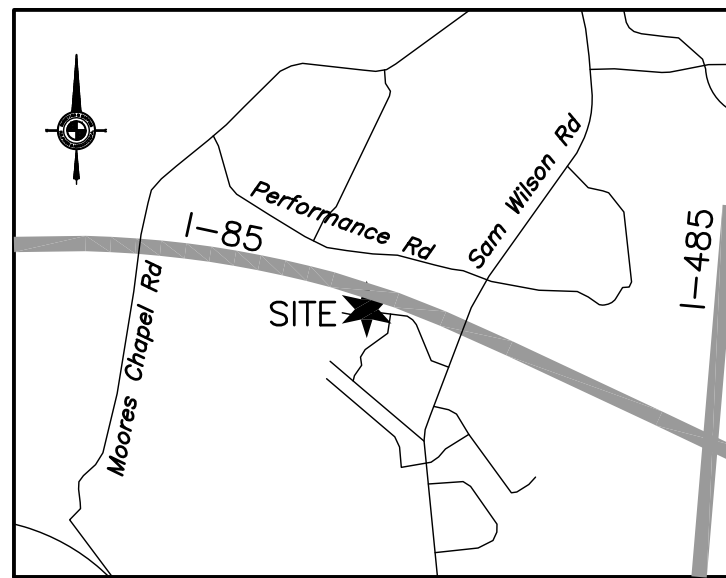
CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2333



Know what's below.
Call before you dig.

INTERSTATE HWY 85

A=521.12'(T)
R=14858.86'
B=S70°13'02"E
C=521.05'(T)



LINE LEGEND:

EASEMENT
FENCE
GUARD RAIL
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
STORM DRAIN PIPE > 12"
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE

GRAPHIC SCALE



MAP REFERENCES:

(R1) - D.B. 3926, PG. 961
(R2) - D.B. 4898, PG. 493
(R3) - D.B. 4634, PG. 151
(R4) - D.B. 4909, PG. 171
(R5) - D.B. 21167, PG. 734
(R6) - D.B. 16919, PG. 333
(R7) - D.B. 3058, PG. 108
(R8) - D.B. 4909, PG. 961

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
4. 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.
5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
6. INTERSTATE 85 IS SHOWN AS A "FREEWAY/EXPRESSWAY" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 55' FROM CENTERLINE.
7. 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.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: R-3 & I-2(CD)

R-3 (SINGLE FAMILY DISTRICT)

MINIMUM SETBACK: 27'
MINIMUM SIDE YARD: 6' (RESIDENTIAL)
20' (NON-RESIDENTIAL)
MINIMUM REAR YARD: 45'
MAX. BUILDING HEIGHT: 40'

I-2 (INDUSTRIAL DISTRICT)

MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: 0 OR 5' *
MINIMUM REAR YARD: 10'
MAX. BUILDING HEIGHT: 40'
* NO SIDE YARD IS REQUIRED, BUT IF ONE IS PROVIDED, IT MUST BE A MINIMUM OF FIVE (5) FEET.

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3369.

PARKING:

NO MARKED SPACES ON SUBJECT
PROPERTY.

ALTA/ACSM CERTIFICATION:

TO: RIDGELAND RECREATIONAL VEHICLES, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 16, 2015.

C. Clark Neilson 4/15/15
DATE
C. CLARK NEILSON
PROFESSIONAL LAND SURVEYOR

REVISIONS		ALTA/ACSM LAND TITLE SURVEY	
		RIDGELAND RECREATIONAL VEHICLES, INC.	
		9204 NORTH LANEBROOK ROAD CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. DEED REFERENCE: 4898-493; 3926-961; TAX PARCEL NO: 053-221-07,-08,-12,-13,-14,-26,	
		R.B. PHARR & ASSOCIATES, P.A.	
		SURVEYING & MAPPING LICENSED PROFESSIONAL LAND SURVEYOR NO. 28204 420 HAWTHORNE LANE, CHARLOTTE, NC 28204 TEL. (704) 376-2186	
CREW:	TA	DRAWN:	NM
REVISD:		DATE:	MARCH 19, 2015
SCALE:	1" = 40'	FILE NO.:	W-4770
		JOB NO.:	82869

PLOTTED: 4/16/2015
C:\CARLSON\PROJECTS\R2\82869\DWG\82869.DWG

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 FEBRUARY 19, 2014.
MAP NUMBER: 3710450500L, ZONE "X"

THIS IS TO CERTIFY THAT ON THE 19TH DAY OF MARCH 20 15, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 50) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 5 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED

