

LOCATION MAP
NOT TO SCALE

AREA TABLE

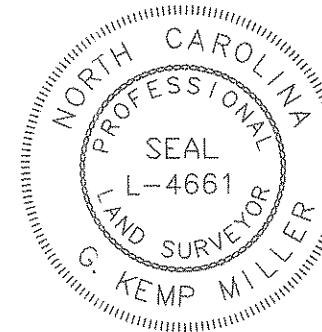
LOT 2	54765.64 Sq. Feet	1.26 Acres
LOT 4	19485.78 Sq. Feet	0.45 Acres
LOT 6	23345.35 Sq. Feet	0.54 Acres

LINE TABLE

L-1	S 55°45'21" W 32.06'
L-2	N 07°41'35" E 55.07'

CURVE TABLE

C-1	CH = N 13°35'17" W 94.84' R = 224.57' L = 95.56'
C-2	CH = N 47°49'08" W 35.37' R = 25.00' L = 39.30'
C-3	CH = S 42°09'00" W 35.36' R = 25.00' L = 39.27'
C-4	CH = N 05°17'35" E 89.75' R = 316.83' L = 90.06'
C-5	CH = N 21°33'54" E 89.60' R = 316.83' L = 89.90'
C-6	CH = N 37°52'37" E 90.19' R = 316.83' L = 90.50'

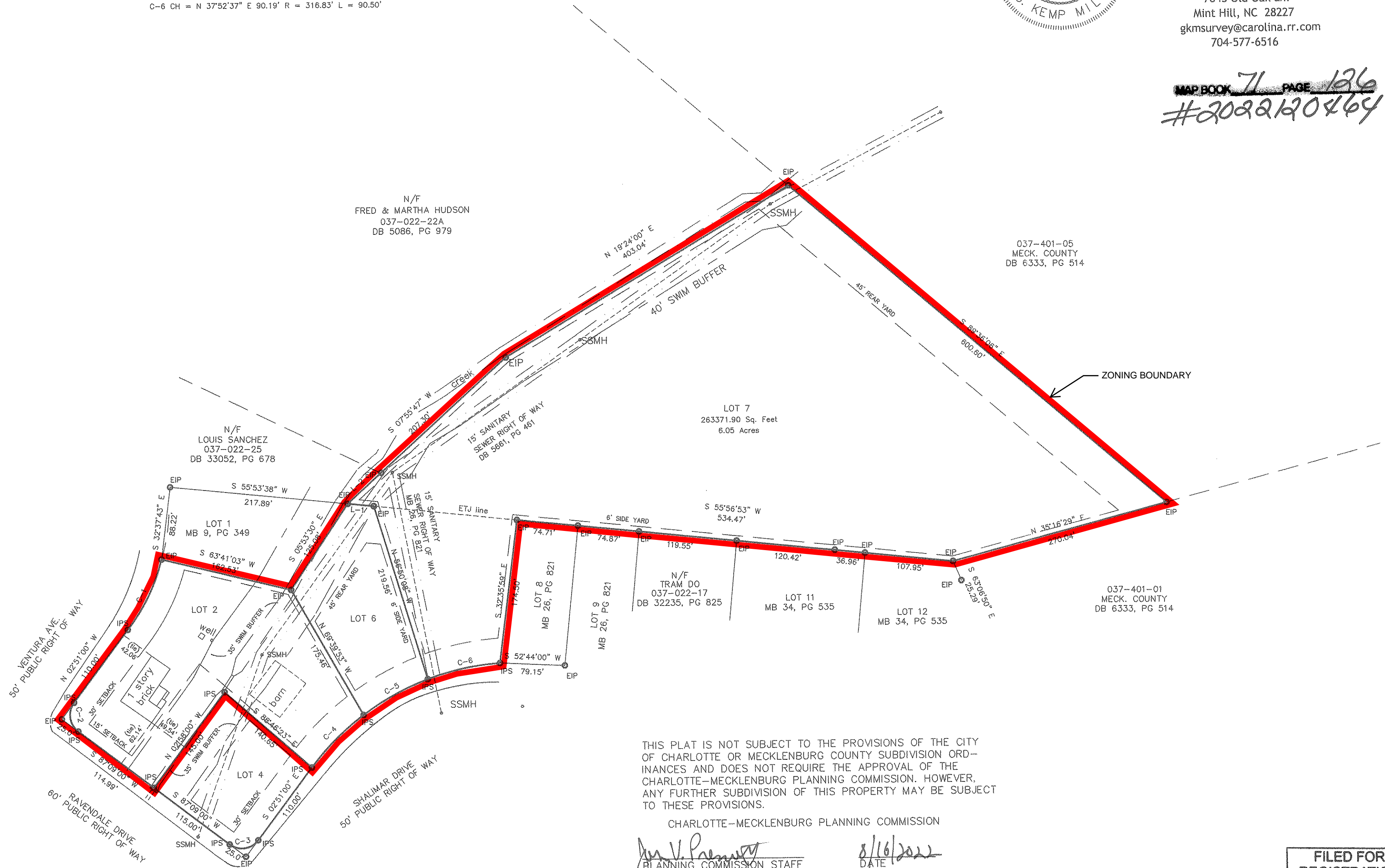
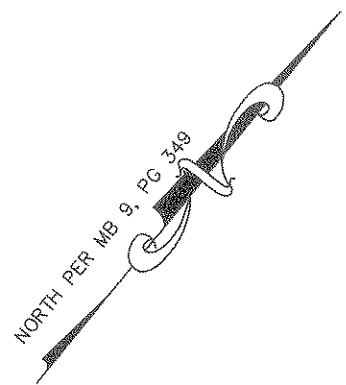


I certify that this survey was completed under my direct supervision (as recorded in DB 34239, PG 34); the lines not surveyed were drawn from the deeds referenced on the adjoining lots; that the ratio of precision is 1:61925; and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration # and seal this day, 2nd day of April, 2016.

G. Kemp Miller
G. KEMP MILLER, PLS
7045 Old Oak Ln.
Mint Hill, NC 28227
gkmsurvey@carolina.rr.com
704-577-6516

MAP BOOK 71 PAGE 126
#2022120464

- NOTES:
1. NO NCCS MONUMENT FOUND WITHIN 2000'
 2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS, BUILDING SETBACKS, OR RIGHTS-OF-WAY THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 3. PROPERTY CURRENTLY ZONED: R-3 SETBACKS
FRONT = 30'
SIDE STREET = 15'
SIDE = 6'
REAR = 45'
 4. EIP = EXISTING IRON PIPE
IPS = IRON PIN SET
SSMH = SANITARY SEWER MANHOLE
 5. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 3710453700K, DATED 9/2/15.
 6. REFERENCE
MB 9, PG 349
MB 26, PG 821
DB 6180, PG 238
DB 34239, PG 34
 7. AREA COMPUTED BY COORDINATE METHOD
 8. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOTS 2-6 BACK TO THE ORIGINAL LOTS AS RECORDED IN MB 9, PG 349 AND TO RECOMBINE LOT 7 WITH THE TRACT TO THE NORTH.
 9. AT THE TIME OF THIS RECORDING A PORTION OF LOT 7 IS LOCATED WITHIN THE CITY OF CHARLOTTE'S EXTRA TERRITORIAL JURISDICTION.



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
Jan V. Prescott
PLANNING COMMISSION STAFF
DATE: 8/16/2022

FILED FOR
REGISTRATION
AUG 22 2022
AT 10:34 AM
FREDRICK SMITH
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

STATE OF NORTH CAROLINA
MECKLENBURG COUNTY
I, JASON V. PRESCOTT, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THE THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 8/16/2022
Jan V. Prescott
REVIEW OFFICER

**EXCEMPT
SUBDIVISION PLAT** OF
2002 VENTURA AVE.
CHARLOTTE, MECKLENBURG COUNTY, NC
OWNER: KEVIN CURRAN, MELINDA CURRAN & JANET CURRAN
SCALE: 1" = 100' DATE: 6/26/2022
PREPARED BY: G. KEMP MILLER
7045 OLD OAK LN.
MINT HILL, NC 28227 FILE: 02130_Currans

