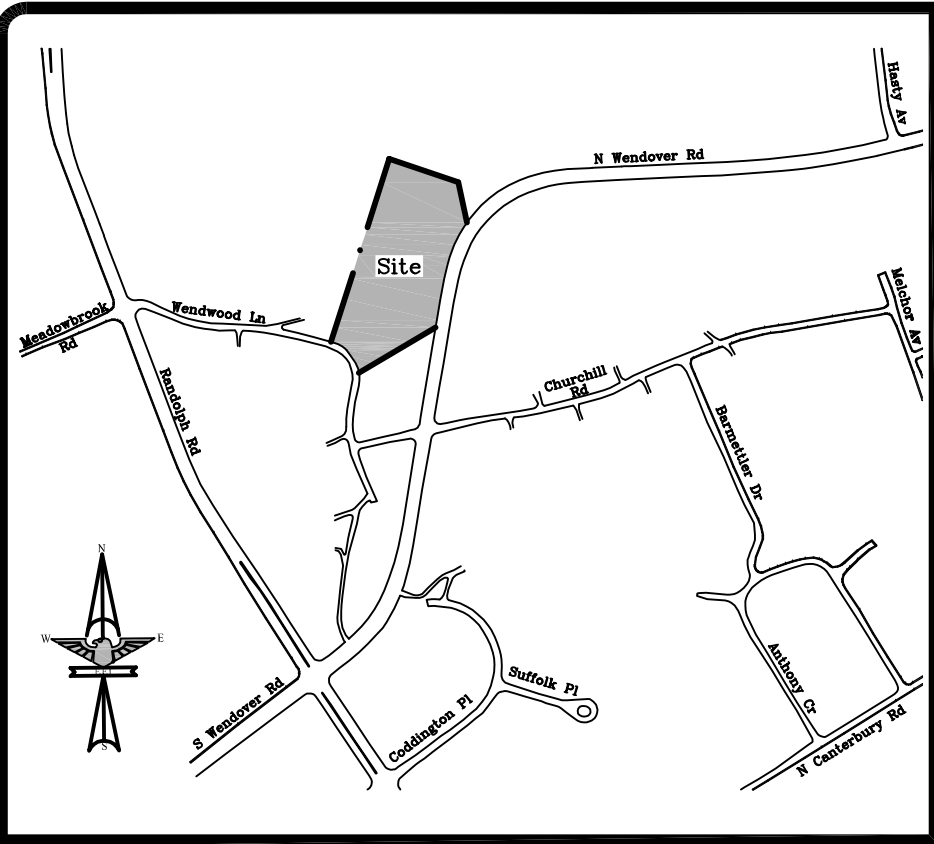
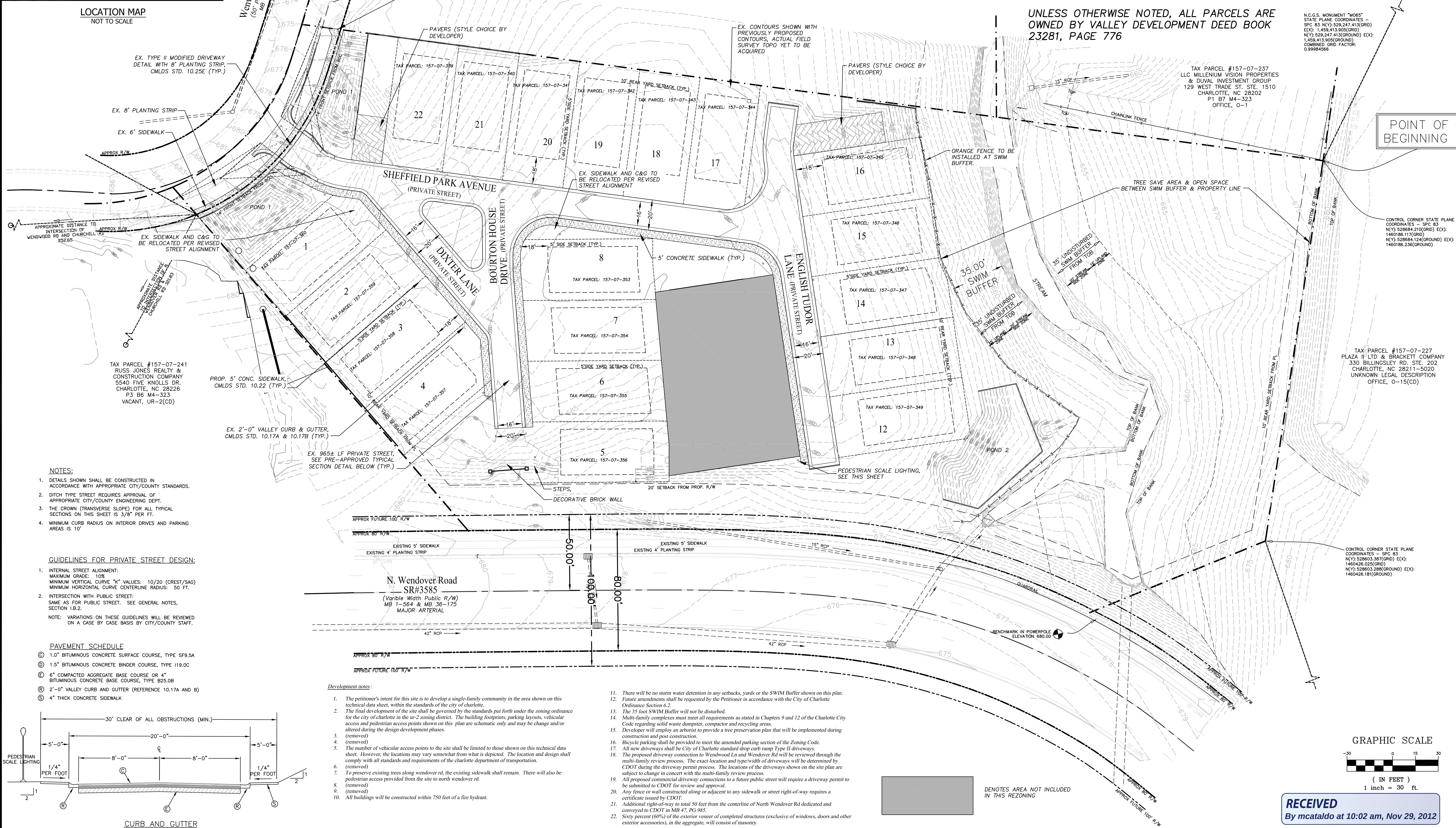




LOCATION MAP
NOT TO SCALE



NOTES:

1. DETAILS SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROPRIATE CITY/COUNTY STANDARDS.
2. DITCH TYPE STREET REQUIRES APPROVAL OF APPROPRIATE CITY/COUNTY ENGINEERING DEPT.
3. THE CROWN (TRANSVERSE SLOPE) FOR ALL TYPICAL SECTIONS ON THIS SHEET IS 3/4" PER FT.
4. MINIMUM CURB RADIUS ON INTERIOR DRIVES AND PARKING AREAS IS 10'

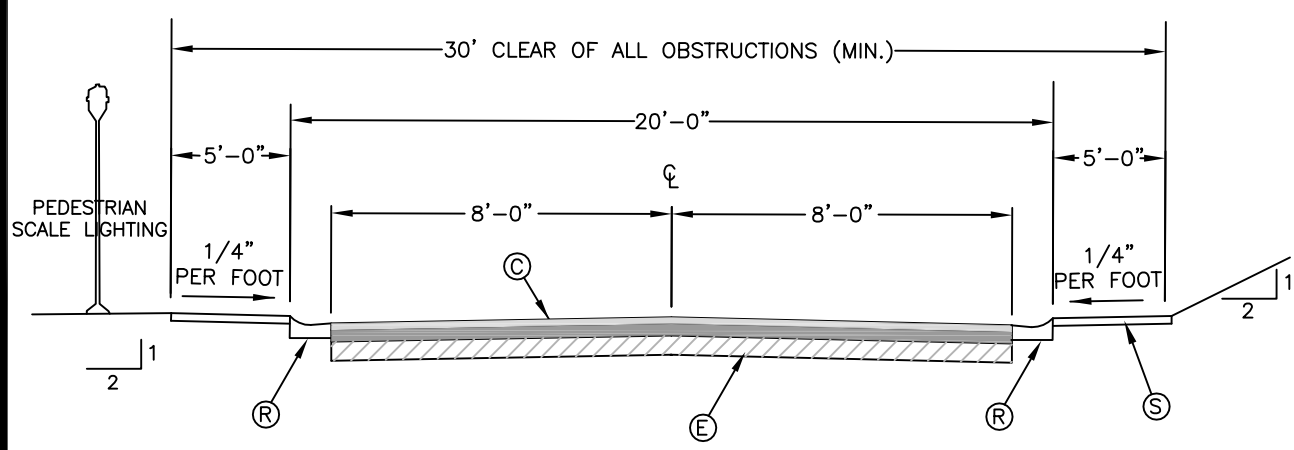
GUIDELINES FOR PRIVATE STREET DESIGN:

1. INTERNAL STREET ALIGNMENT:
MAXIMUM GRADE: 10%
MINIMUM VERTICAL CURVE "K" VALUES: 10/20 (CREST/SAG)
MINIMUM HORIZONTAL CURVE CENTERLINE RADIUS: 50 FT.
2. INTERSECTION WITH PUBLIC STREET:
SAME AS FOR PUBLIC STREET. SEE GENERAL NOTES, SECTION 18.2.

NOTE: VARIATIONS ON THESE GUIDELINES WILL BE REVIEWED ON A CASE BY CASE BASIS BY CITY/COUNTY STAFF.

PAVEMENT SCHEDULE

- ① 1.0" BITUMINOUS CONCRETE SURFACE COURSE, TYPE SF9.5A
- ② 1.5" BITUMINOUS CONCRETE BINDER COURSE, TYPE 119.0C
- ③ 6" COMPACTED AGGREGATE BASE COURSE OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B25.0B
- ④ 2'-0" VALLEY CURB AND GUTTER (REFERENCE 10.17A AND B)
- ⑤ 4" THICK CONCRETE SIDEWALK



CURB AND GUTTER

Development notes:

1. The petitioner's intent for this site is to develop a single-family community in the area shown on this technical data sheet, within the standards of the city of Charlotte.
2. The final development of the site shall be governed by the standards put forth under the zoning ordinance for the city of Charlotte in the ur-2 zoning district. The building footprints, parking layouts, vehicular access and pedestrian access points shown on this plan are schematic only and may be change and/or altered during the design development phases.
3. (removed)
4. (removed)
5. The number of vehicular access points to the site shall be limited to those shown on this technical data sheet. However, the locations may vary somewhat from what is depicted. The location and design shall comply with all standards and requirements of the Charlotte department of transportation.
6. (removed)
7. To preserve existing trees along Wendover Rd, the existing sidewalk shall remain. There will also be pedestrian access provided from the site to north Wendover Rd.
8. (removed)
9. (removed)
10. All buildings will be constructed within 750 feet of a fire hydrant.

11. There will be no storm water detention in any setbacks, yards or the SWIM Buffer shown on this plan.
12. Future amendments shall be requested by the Petitioner in accordance with the City of Charlotte Ordinance Section 6.2.
13. The 35 foot SWIM Buffer will not be disturbed.
14. Multi-family complexes must meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster, compactor and recycling areas.
15. Developer will employ an arborist to provide a tree preservation plan that will be implemented during construction and post construction.
16. Bicycle parking shall be provided to meet the amended parking section of the Zoning Code.
17. All new driveways shall be City of Charlotte standard drop curb ramp Type II driveways.
18. The proposed driveway connection to Wendover Rd and Wendover Rd will be reviewed through the multi-family review process. The exact location and type/width of driveways will be determined by CDOT during the driveway permit process. The locations of the driveways shown on the site plan are subject to change in concert with the multi-family review process.
19. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
20. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
21. Additional right-of-way to total 50 feet from the centerline of North Wendover Rd dedicated and conveyed to CDOT in MB 47, PG 985.
22. Sixty percent (60%) of the exterior veneer of completed structures (exclusive of windows, doors and other exterior accessories), in the aggregate, will consist of masonry.

NOTES:

1. PEDESTRIAN-SCALE LIGHTING WILL BE PROVIDED ALONG ALL INTERIOR STREETS. THE LIGHTING WILL BE SHIELDED WITH FULL CUT-OFF. LIGHT POLE LOCATIONS SHOWN ARE PRELIMINARY AND MAY CHANGE AS A RESULT OF FULL LIGHTING DESIGN AND/OR FIELD CONDITIONS.
2. SIXTY PERCENT (60%) OF THE EXTERIOR VENEER OF COMPLETED STRUCTURES (EXCLUSIVE OF WINDOWS, DOORS, AND OTHER EXTERIOR ACCESSORIES), IN THE AGGREGATE, WILL CONSIST OF MASONRY.
3. A MINIMUM OF 18 FEET IS REQUIRED FROM THE BACK OF SIDEWALK TO THE FACE OF THE GARAGE.
4. UNITS 1-8 & 12-22 TO BE SINGLE FAMILY, DETACHED HOMES.
5. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
6. (Removed)

TAX PARCEL #157-07-238
CCSMT, LLC
P.O. BOX 1420
LEXINGTON, NC 27293-1420
L1 M42-867
MULTI-FAMILY, UR-2(CD)

SITE DATA:

TAX PARCELS: 157-07-339 through 157-07-349 & 157-07-352 through 157-07-361
SITE AREA: 4.27 AC.
PREVIOUS ZONING: UR-2(CD) (REZONING 2006-160)
EXISTING ZONING: UR-2(CD) (REZONING 2010-043)
PROPOSED ZONING: UR-2(CD) S.P.A.
FRONT SETBACK: 14 FT. (from BACK OF CURB)
SIDE YARD: 5 FT.
REAR YARD: 10 FT.
MAXIMUM HEIGHT: 40 FY.
MAXIMUM F.A.R.: 1.0 MAX.
PARKING (PER UNIT): 1 MIN - 2 MAX
TOTAL UNITS: 22
PROPOSED DENSITY: 5.152

UNLESS OTHERWISE NOTED, ALL PARCELS ARE OWNED BY VALLEY DEVELOPMENT DEED BOOK 23281, PAGE 776

N.C.G.S. MONUMENT "W065"
STATE PLANE COORDINATES - SPC 83
N(Y): 529,247.413(GRID) E(X): 1,459,413.905(GRID)
N(Y): 529,247.413(GROUND) E(X): 1,459,413.905(GROUND)
COMBINED GRID FACTOR: 0.99984566

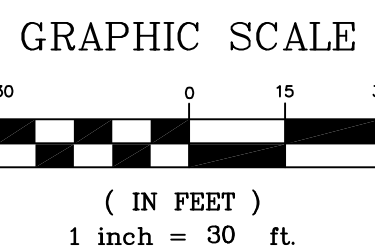
TAX PARCEL #157-07-237
LLC MILLENNIUM VISION PROPERTIES
& DUAL INVESTMENT GROUP
129 WEST TRADE ST. STE. 1510
CHARLOTTE, NC 28202
P1 B7 M4-323
OFFICE, 0-1

POINT OF BEGINNING

CONTROL CORNER STATE PLANE
COORDINATES - SPC 83
N(Y): 528,684.210(GRID) E(X): 1,460,186.117(GRID)
N(Y): 528,684.124(GROUND) E(X): 1,460,186.236(GROUND)

TAX PARCEL #157-07-227
PLAZA II LTD & BRACKETT COMPANY
330 BILLINGSLEY RD. STE. 202
CHARLOTTE, NC 28211-5020
UNKNOWN LEGAL DESCRIPTION
OFFICE, 0-15(CD)

CONTROL CORNER STATE PLANE
COORDINATES - SPC 83
N(Y): 528,683.381(GRID) E(X): 1,460,426.022(GRID)
N(Y): 528,683.288(GROUND) E(X): 1,460,426.181(GROUND)



RECEIVED
By mcataldo at 10:02 am, Nov 29, 2012



2013 VAN BUREN AVENUE
Charlotte, NC 28207
(704) 882-4222
www.cagllc.com

GARDENS AT WENDOVER
REVISIONS PER REZONING PETITION 2010-043

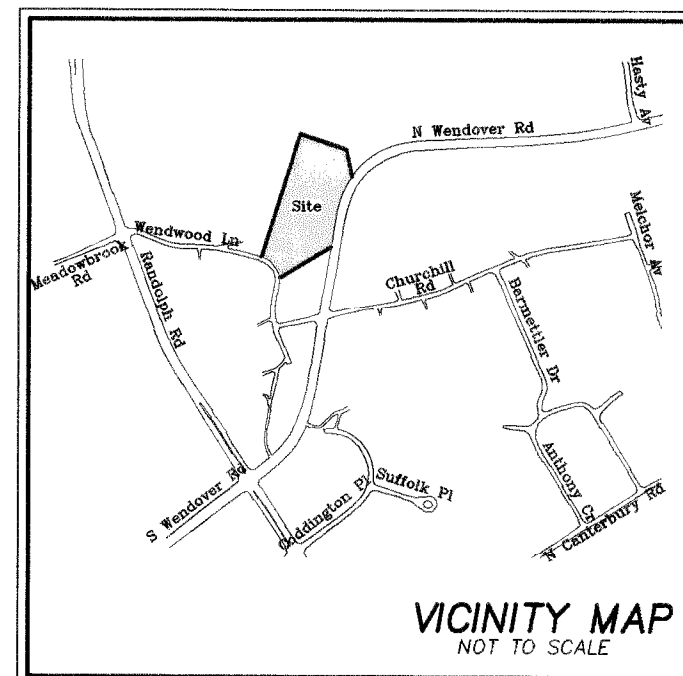
VALLEY DEVELOPMENT
316 WENDOVER AVE., NW
VIENNA, VA 22180

REZONING
SITE PLAN

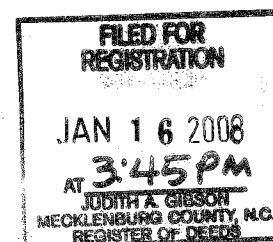
DESIGNED BY	DRAWN BY	CHECKED BY	JHR
JSM	JSM	JSM	JHR
SCALE	DATE	JOB NUMBER	2884-C
AS SHOWN	11-26-12		

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET
C-2.0



- A. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- B. THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- C. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND;
- D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- E. THIS INFORMATION AVAILABLE TO THE SURVEY IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.



REVIEW OFFICER

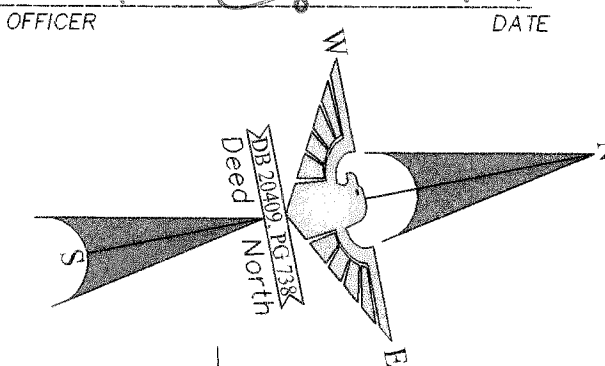
NICK POLIEMI
A REVIEW OFFICER
OF MECKLENBURG COUNTY CERTIFY THAT THE MAP OR
PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS
THE STATUTORY REQUIREMENTS FOR RECORDING. REVIEW
DATE 1/16/08

CITY OF CHARLOTTE PLANNING

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF
CHAPTER 20 (SUBDIVISION ORDINANCE) OF CITY CODE OF
THE CITY OF CHARLOTTE, NORTH CAROLINA
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

PLANNING DEPARTMENT STAFF

DATE



N.C.G.S. MONUMENT "M065"
SPC NAD 83
N(Y): 529,247.413(GRID)
E(X): 1,459,413.905(GRID)
COMBINED GRID FACTOR:
0.99984566

Parcel ID#: 15707237
Owner Name:
MILLENNIUM VISION
PROPERTIES LLC
Legal Desc.: P1 B7
M4-323
Deed Reference(s)
11108-864

Parcel ID#: 15707240
Owner Name:
HEROLDTON PARTNERS LLC
Legal Desc.: P2-2A B6
M4-323
Land Area:
4.51 AC
Deed Reference(s)
20409-738

Parcel ID#: 15707227
Owner Name:
CHARLOTTE MEDICAL PLAZA
II LTD AND % BRACKETT
COMPANY
Deed Reference(s)
06820-237

SITE DATA TABLE

TAX PARCEL: 157-072-40
SITE AREA: 4.51 AC
AREA IN LOTS: 1.67 AC.
AREA IN COMMON AREA: 2.65 AC.
AREA IN R/W: 0.19 AC.
ZONING: UR-2 (CD) REZONING PETITION 2006-160
SETBACKS: N. WENDOVER ROAD - 20' FROM FUTURE R/W
WENDWOODLANE - 14' FROM EXIST. BOC
SIDE YARD - 5'
REAR YARD - 10'
BUILDING SEPARATION - 10'
PROPOSED USE: 22 TOWNHOME FOR SALE UNITS
EACH TOWNHOME UNIT WILL HAVE A
MINIMUM 400 SF SUBLOT FOR PRIVATE
OPEN SPACE
DENSITY: 4.88 D.U.A.
HEIGHT (40' MAX.): 33'
FLOOR AREA RATIO (1.0 MAX.): 0.22
PARKING (MIN. 1 PER UNIT (22), MAX 2 PER UNIT (44)): 44
BIKE PARKING: N/A FOR TOWNHOMES (ATTACHED DWELLINGS)
SOLID WASTE RECYCLING REQUIREMENTS: N/A FOR PROJECT
WITH LESS THAN 30 UNITS

NOTES:

ZONING UR-2 (CD) REZONING PETITION 2006-160

AREA CALCULATED BY COORDINATE METHOD

DEED REFERENCE: BK. 23281, PG. 776.

SUBJECT TO THE CITY OF CHARLOTTE ZONING
REGULATIONS.EAGLE ENGINEERING HAS BEEN ON SITE PERIODICALLY
THROUGHOUT THE CONSTRUCTION PROCESS AND TO
THE BEST OF OUR KNOWLEDGE, NO STUMPHOLES
EXIST ON SITE.IRON REBARS AT ALL CORNERS UNLESS OTHERWISE
NOTED.UNLESS SIGNED AND SEALED, THIS PLAT IS
PRELIMINARY NOT FOR RECORDATION, SALES, OR
CONVEYANCE.PROPERTY MAY BE SUBJECT TO RECORDED OR
UNRECORDED RIGHT-OF-WAYS OR EASEMENTS NOT
OBSERVED.DIRECT ACCESS FROM THE SITE TO N. WENDOVER
ROAD IS PROHIBITED.PRIVATE STREETS AND MEDIANS SHALL BE
MAINTAINED BY DEVELOPER/HOMEOWNER'S
ASSOCIATION AND ITS SUCCESSORS AND/OR
ASSIGNS.

TAX ID # 157-072-40

ALL ADJOINING LANDOWNERS NAMES WERE TAKEN
FROM CURRENT TAX RECORDS AND ARE
CONSIDERED AS NOW OR FORMERLY.ALL DISTANCES ARE HORIZONTAL GROUND
DISTANCES. MEASURED WITH ELECTRONIC
MEASURING DEVICES.

10' X 70' SIGHT TRIANGLES AT ALL INTERSECTIONS.

REFERENCE IS HEREBY MADE TO THE SURVEY BY
R.B. PHARR, P.A. DATED MAY 5, 2005.THE PURPOSE OF THE STORM DRAINAGE EASEMENT
(SDE) IS TO PROVIDE STORM WATER CONVEYANCE.
BUILDINGS ARE NOT PERMITTED IN THE EASEMENT
AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM
WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO
PROHIBITED.

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL MAP RECORDED
IN BOOK 49 PAGE 717
DATE 1/16/08
JUDITH A. GIBSON, REGISTER OF DEEDS
BY JUDITH A. GIBSON, DEPUTY

N. Wendover Road
SR # 3585
Class III Major Thoroughfare
Ref. DB 3988 Pg. 8
Existing 80' Public R/W

LEGEND:

- NIR - NEW IRON ROD
EIR - EXISTING IRON ROD
EIP - EXISTING IRON PIPE
EOP - EDGE OF PAVEMENT
R/W - RIGHT-OF-WAY
DB - DEED BOOK
CCM - CONCRETE CONTROL MONUMENT
NCGS - NORTH CAROLINA GEODETIC SURVEY
SDE - STORM DRAINAGE EASEMENT
PROPERTY/RIGHT OF WAY LINES
SSMH
PUBLIC SEWER LINE & MANHOLE
PRIVATE SEWER LATERAL & CLEANOUT
FH
PUBLIC WATER LINE & FIRE HYDRANT
SETBACK LINE
4307 ADDRESS

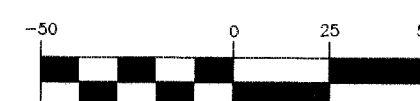
LINE TABLE

LINE	BEARING	LENGTH
L1	N88°33'34"E	11.45'
L2	S80°32'53"E	5.23'
L3	S85°08'58"E	19.66'
L4	S85°08'58"E	40.32'
L5	S85°08'58"E	40.07'
L6	S85°08'58"E	19.91'
L7	S80°00'00"E	20.59'
L8	N80°00'00"W	24.94'
L9	N85°08'58"W	15.36'
L10	N85°08'58"W	40.13'
L11	N85°08'58"W	40.13'
L12	N85°08'58"W	24.33'
L13	N80°02'44"W	16.01'

CURVE TABLE

CURVE	ARC	RADIUS	CHORD BEARING	CHORD
C1	15.58'	25.00'	N00°15'11"W	15.33'
C2	1.43'	40.00'	S87°25'56"E	1.43'
C3	1.10'	20.00'	S89°57'46"W	1.10'
C4	4.98'	35.00'	S76°28'24"E	4.97'
C5	10.97'	20.00'	S56°41'08"E	10.83'
C6	13.01'	20.00'	S40°40'59"W	12.79'
C7	14.01'	20.00'	S79°23'17"W	13.72'

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

Parcel Ownership Summary

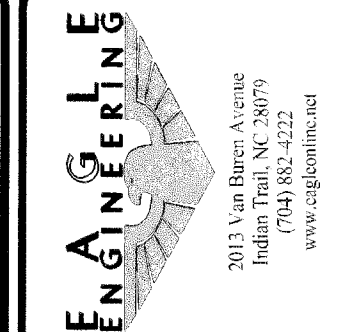
Parcel ID#: 15707240
Owner Name:
VALLEY DEVELOPMENT, INC.
Legal Desc.: P2-2A B6
M4-323
Land Area:
4.51 AC
Deed Reference(s)
23281-776

USERS OF THIS PLAT ARE REQUIRED TO USE
SHEET 2 OF 2 RECORDED HERewith FOR
ADDITIONAL NOTES AND CERTIFICATIONS.

SURVEYOR'S CERTIFICATION
STATE OF NORTH CAROLINA, MECKLENBURG COUNTY.

I RUSSELL L. WHITEHURST CERTIFY THAT THIS MAP
WAS DRAWN UNDER MY SUPERVISION FROM AN
ACTUAL SURVEY MADE UNDER MY SUPERVISION.
DEED DESCRIPTIONS RECORDED IN BOOK 20409 AT
PAGE 738, THAT THE RATIO OF PRECISION AS
CALCULATED BY LATITUDES AND DEPARTURES IS
1:10,000+. THAT THE BOUNDARIES NOT SURVEYED
ARE SHOWN AS BROKEN LINES PLOTTED FROM
INFORMATION FOUND IN DEED BOOK 21640, PAGE
830, THAT THIS MAP WAS PREPARED IN
ACCORDANCE WITH G.S. 47-30, AS AMENDED.
WITNESS MY HAND AND SEAL THIS 18TH DAY OF
OCTOBER, 2007.

RUSSELL L. WHITEHURST, L-3661



2013 Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleinc.net

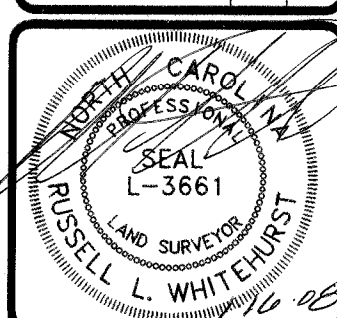
DATE: 12/20/07
BY: JSS
DO NOT FOR REVIEW COMMENTS

Gardens at Wendover
Map 1
City of Charlotte, Mecklenburg County, NC

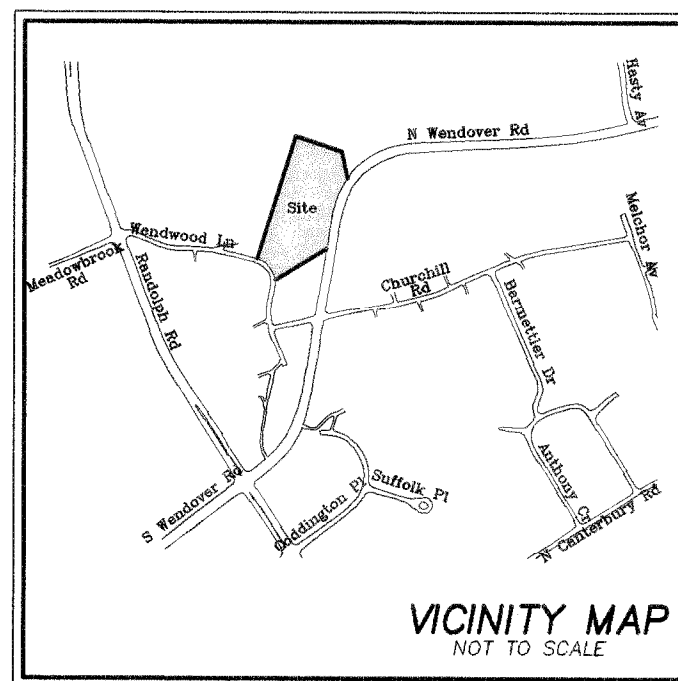
Owner(s):
Valley Development, Inc.
1064 Van Buren Ave., Suite 1
Indian Trail, NC 28079

A Final Plat

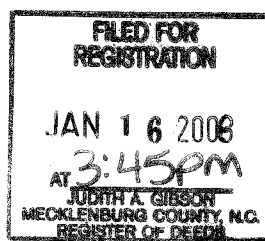
DATE: October 18, 2007
APPROVED BY: RLW
FOR NUMBER: 1"-50'
SCALE: 1"-50'
W: Drawings



Sheet
1 of 2



- A.) THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- B.) THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- C.) THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND;
- D.) THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- E.) THIS INFORMATION AVAILABLE TO THE SURVEY IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.



REVIEW OFFICER

NICK POLIMENI
A REVIEW OFFICER
OF MECKLENBURG COUNTY CERTIFY THAT THE MAP OR
PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS
THE STATUTORY REQUIREMENTS FOR RECORDING. REVIEW

REVIEW OFFICER

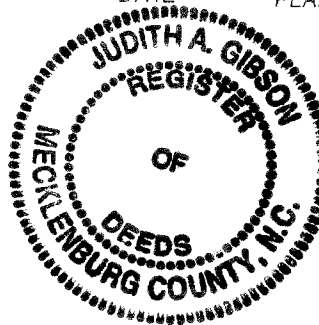
CITY OF CHARLOTTE PLANNING

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF
CHAPTER 20 (SUBDIVISION ORDINANCE) OF CITY CODE OF
THE CITY OF CHARLOTTE, NORTH CAROLINA
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

PLANNING DEPARTMENT STAFF

DATE

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL MAP RECORDED
IN BOOK 49 PAGE 719
DATE: January 16, 2008
JUDITH A. GIBSON REGISTER OF DEEDS
BY: [Signature] DEPUTY

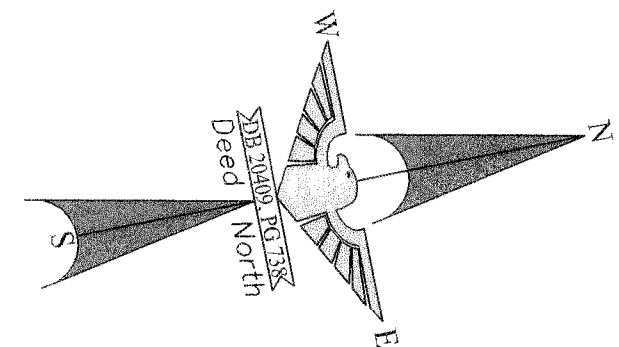


N.C.G.S. MONUMENT "MO65"
SPC NAD 83
N(Y): 529,247.413(GRID)
E(X): 1,459,413.905(GRID)
COMBINED GRID FACTOR:
0.99984566

Parcel ID#: 15707237
Owner Name:
MILLENNIUM VISION
PROPERTIES LLC
Legal Desc.: P1 B7
M4-323
Deed Reference(s)
11108-864

Parcel ID#: 15707227
Owner Name:
CHARLOTTE MEDICAL PLAZA
II LTD AND % BRACKETT
COMPANY
Deed Reference(s)
06820-237

EXISTING IRON REBAR
CONTROL CORNER
SPC NAD 83
N(Y): 528603.387(GRID)
E(X): 1460426.025(GRID)



Parcel ID#: 15707241
Owner Name:
RUSS JONES REALTY &
CONST INC
Legal Desc.: L1 M45-670
Deed Reference(s)
19358-573

NOTES:

ZONING UR-2 (CD) REZONING PETITION 2006-160

AREA CALCULATED BY COORDINATE METHOD

DEED REFERENCE: BK. 23281, PG. 776.

SUBJECT TO THE CITY OF CHARLOTTE ZONING REGULATIONS.

EAGLE ENGINEERING HAS BEEN ON SITE PERIODICALLY
THROUGHOUT THE CONSTRUCTION PROCESS AND TO
THE BEST OF OUR KNOWLEDGE, NO STUMPHOLES
EXIST ON SITE.

IRON REBARS AT ALL CORNERS UNLESS OTHERWISE
NOTED.

UNLESS SIGNED AND SEALED, THIS PLAT IS
PRELIMINARY NOT FOR RECORDATION, SALES, OR
CONVEYANCE.

PROPERTY MAY BE SUBJECT TO RECORDED OR
UNRECORDED RIGHT-OF-WAYS OR EASEMENTS NOT
OBSERVED.

DIRECT ACCESS FROM THE SITE TO N. WENDOVER
ROAD IS PROHIBITED.

PRIVATE STREETS AND MEDIANS SHALL BE
MAINTAINED BY DEVELOPER/HOMEOWNER'S
ASSOCIATION AND ITS SUCCESSORS AND/OR
ASSIGNS.

TAX ID # 157-072-40

ALL ADJOINING LANDOWNERS NAMES WERE TAKEN
FROM CURRENT TAX RECORDS AND ARE
CONSIDERED AS NOW OR FORMERLY.

ALL DISTANCES ARE HORIZONTAL GROUND
DISTANCES, MEASURED WITH ELECTRONIC
MEASURING DEVICES.

10' X 70' SIGHT TRIANGLES AT ALL INTERSECTIONS.

REFERENCE IS HEREBY MADE TO THE SURVEY BY
R.B. PHARR, P.A. DATED MAY 5, 2005.

THE PURPOSE OF THE STORM DRAINAGE EASEMENT
(SDE) IS TO PROVIDE STORM WATER CONVEYANCE.
BUILDINGS ARE NOT PERMITTED IN THE EASEMENT
AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM
WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO
PROHIBITED.

LEGEND:

- NIR - NEW IRON ROD
EIR - EXISTING IRON ROD
EIP - EXISTING IRON PIPE
EOP - EDGE OF PAVEMENT
R/W - RIGHT-OF-WAY
DB - DEED BOOK
CCM - CONCRETE CONTROL MONUMENT
NGCS - NORTH CAROLINA GEODETIC SURVEY
SDE - STORM DRAINAGE EASEMENT
SSMH - PROPERTY/RIGHT OF WAY LINES
PUBLIC SEWER LINE & MANHOLE
PRIVATE SEWER LATERAL & CLEANOUT
PUBLIC WATER LINE & FIRE HYDRANT
SETBACK LINE
ADDRESS

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E1	N57°51'06"W	7.43'
E2	S42°59'48"W	54.78'
E3	N47°00'12"W	24.07'
E4	N39°21'33"E	16.75'
E5	N47°17'00"E	20.84'
E6	N63°38'15"E	9.25'
E7	N32°08'54"E	14.97'
E8	S01°32'31"W	10.00'
E9	N88°27'29"W	12.77'
E10	S01°32'31"W	15.50'
E11	S09°27'07"W	10.00'
E12	N80°32'53"W	25.29'
E13	S09°27'07"W	15.50'
E14	S59°19'26"W	9.27'
E15	S30°40'34"E	10.50'
E16	S80°32'53"E	16.81'

CURVE TABLE				
CURVE	ARC	RADIUS	CHORD BEARING	CHORD
CB	41.64'	493.27'	S36°34'14"W	41.63'

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

Parcel Ownership Summary

Parcel ID#: 15707240
Owner Name:
VALLEY DEVELOPMENT, INC.
Legal Desc.: P2-2A B6
M4-323
Land Area:
4.51 AC
Deed Reference(s)
23281-776

USERS OF THIS PLAT ARE REQUIRED TO USE
SHEET 1 OF 2 RECORDED HEREWITH FOR
ADDITIONAL NOTES AND CERTIFICATIONS.

SURVEYOR'S CERTIFICATION

STATE OF NORTH CAROLINA, MECKLENBURG COUNTY.

I RUSSELL L. WHITEHURST CERTIFY THAT THIS MAP
WAS DRAWN UNDER MY SUPERVISION FROM AN
ACTUAL SURVEY MADE UNDER MY SUPERVISION,
DEED DESCRIPTIONS RECORDED IN BOOK 20409 AT
PAGE 738. THAT THE RATIO OF PRECISION AS
CALCULATED BY LATITUDES AND DEPARTURES IS
1:10,000+. THAT THE BOUNDARIES NOT SURVEYED
ARE SHOWN AS BROKEN LINES PLOTTED FROM
INFORMATION FOUND IN DEED BOOK 21640, PAGE
830, THAT THIS MAP WAS PREPARED IN
ACCORDANCE WITH G.S. 47-30, AS AMENDED.
WITNESS MY HAND AND SEAL THIS 18TH DAY OF
OCTOBER, 2007.

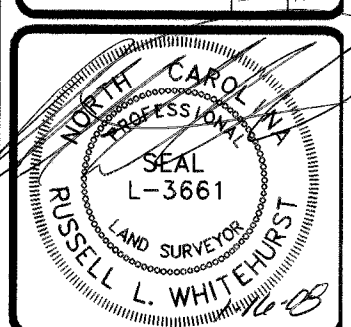
RUSSELL L. WHITEHURST, L-3661

Gardens at Wendover
Map 1
City of Charlotte, Mecklenburg County, NC

Owner(s):
Valley Development, Inc.
1064 Van Buren Ave. Suite 1
Indian Trail, NC 28079

A Final Plat

DATE: October 18, 2007
APPROVED BY: RLW
SCALE: 1"=50'
DRAWN BY: RLW
FUNCTION: W/Drawings



Sheet
2 of 2