

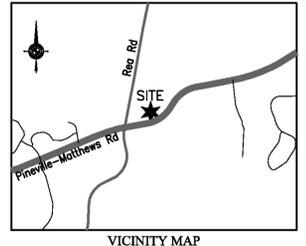


5008 PINEVILLE-MATTHEWS ROAD
 CHARLOTTE, NC 28226

**WALDRON GROVE
 SINGLE FAMILY TOWNHOMES
 CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
 SURVEY**

REVISIONS:
 08/27/16 2ND LD SUBMITTAL
 08/28/16 3RD LD AND 2ND CIL WATER SUBMITTAL

DATE: MARCH 4, 2015
 DESIGNED BY: JAC
 CHECKED BY: JAC
 O.C. BY: JAC
 SCALE: 1" = 40'
 PROJECT # 1010420
 SHEET #



SURVEYOR'S DESCRIPTION:
 THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE CITY OF CHARLOTTE, COUNTY OF MECKLENBURG, STATE OF NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF PINEVILLE-MATTHEWS ROAD AKA N.C. HIGHWAY 51 (100 FOOT PUBLIC RW), SAID POINT BEING THE SOUTHERLY CORNER OF LOT 1, WINDSWEEP SURVEY, AS RECORDED IN MAP BOOK 25, PAGE 873 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY (THE "REGISTRY"); THENCE WITH AND ALONG SAID NORTHERLY RIGHT-OF-WAY MARGIN OF PINEVILLE-MATTHEWS ROAD WITH A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 1382.39 FEET AND AN ARC LENGTH OF 428.63 FEET (CHORD BEARING OF S 70°33'00" W AND A CHORD LENGTH OF 426.92 FEET) TO A NEW IRON ROD, SAID POINT BEING THE SOUTHWEST CORNER OF TRILEY COMMONS MAP 1, AS RECORDED IN MAP BOOK 47, PAGE 181 IN THE REGISTRY; THENCE WITH AND ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRILEY COMMONS MAP 1, AS RECORDED IN MAP BOOK 50, PAGE 83 IN THE REGISTRY; THENCE WITH AND ALONG SAID SOUTHWESTERLY BOUNDARY OF SAID TRILEY COMMONS MAP 1 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) N 30°37'46" E A DISTANCE OF 344.53 FEET TO AN EXISTING IRON PIPE, 2) N 55°43'59" W A DISTANCE OF 330.73 FEET TO AN EXISTING IRON PIPE ON THE SOUTHWESTERLY BOUNDARY OF SAID TRILEY COMMONS MAP 1, AS RECORDED IN MAP BOOK 50, PAGE 83 IN THE REGISTRY; THENCE WITH AND ALONG SAID SOUTHWESTERLY BOUNDARY OF SAID TRILEY COMMONS MAP 1 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) N 31°11'04" E A DISTANCE OF 200.50 FEET TO AN EXISTING IRON ROD, 2) N 32°16'15" E A DISTANCE OF 212.38 FEET TO AN EXISTING IRON PIPE, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT 27, AFORESAID WINDSWEEP SURVEY, AS RECORDED IN MAP BOOK 23, PAGE 875 IN THE REGISTRY; THENCE WITH AND ALONG THE SOUTHWESTERLY BOUNDARY OF LOTS 27, 26, 11, 10, AND 9 SAID WINDSWEEP SURVEY S 29°39'39" E A DISTANCE OF 739.98 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 196,991 SQUARE FEET OR 4.5223 ACRES, AS SHOWN ON A SURVEY PREPARED BY R. B. PHARR & ASSOCIATES, P.A. DATED JUNE 3, 2015 (MAP FILE W-4808).

- NOTES:**
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 - ALL CORNERS MONUMENTED AS SHOWN.
 - NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
 - 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 LINES SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
 - ELEVATIONS BASED ON N.G.S. MONUMENT "BEKLEY", ELEVATION = 631.54 FEET, NAVD 83.
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - PINEVILLE-MATTHEWS ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY 50' FROM CENTERLINE.
 - 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.

INVESTORS TITLE INSURANCE COMPANY
 COMMITMENT NO: 201506230C, EFFECTIVE DATE: 07/11/2015
 SCHEDULE B - H (EXCEPTIONS)

- NOT A SURVEY MATTER.
- EASEMENTS TO ST. MARGARET'S EPISCOPAL CHURCH RECORDED IN BOOK 1747 AT PAGE 183. (THE EASEMENT GRANTED IN THE AFORESAID DOCUMENT EXPIRED ON DECEMBER 10, 2005).
- TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF NC HIGHWAY 51.
- RESTRICTIONS APPEARING OF RECORD IN BOOK 4559 AT PAGE 239, BUT THIS POLICY INSURES THAT A VIOLATION THEREOF WILL NOT CAUSE A FORFEITURE OR REVERSION OF TITLE. (AFFECTS SUBJECT PROPERTY, BUT CONTAINS NO PLOTTABLE MATTER).
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. PARAGRAPH 2 (C) OF THE COVERED RISK IS HEREBY DELETED.

ALTA/ACSM CERTIFICATION:
 TO: COPPER BUILDERS, INC.; BUILDERS INVESTMENTS, INC.; & INVESTORS TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 3, 2015.

Andrew B. Baker 8/24/2016
 ANDREW B. BAKER, PLS (L-4342) DATE
 email: abaker@rpharr.com

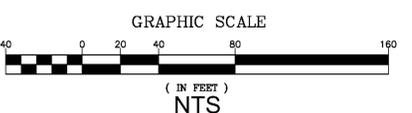
AREA: 196,991 SQ. FT. OR 4.5223 ACRES

REVISIONS			ALTA/ACSM LAND TITLE SURVEY		
7/31/15	- TO ADD TITLE COMMITMENT.		COPPER BUILDERS, INC.		
8/24/15	- TO ADD TIE LINES.		5008 PINEVILLE-MATTHEWS ROAD CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. DEED REFERENCE: BOOK 20503, PAGE 365 TAX PARCEL NO: 211-251-06		
			R.B. PHARR & ASSOCIATES, P.A.		
			SURVEYING & MAPPING 420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL (704) 376-2186		
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-4808
LC	NM	NM	1" = 40'	JUNE 3, 2015	JOB NO. 83199



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: 3710445800K, ZONE 'X'
 THIS IS TO CERTIFY THAT ON THE 3RD DAY OF JUNE 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 (2) N.C.A.C. 16 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED: Andrew B. Baker



ZONING:
 ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
 SUBJECT PROPERTY ZONED: INSTCD2

INSTITUTIONAL DISTRICT REQUIREMENTS
 MINIMUM SETBACK: 40'
 MINIMUM SIDE YARD: 20'
 MINIMUM REAR YARD: 20'
 MAX. BUILDING HEIGHT: 40'

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

PARKING:
 REGULAR PARKING SPACES - 98
 HANDICAPPED PARKING SPACES - 3
 TOTAL PARKING SPACES - 103

MAP REFERENCES:
 (R1) - D.B. 20503, PG. 365
 (R2) - M.B. 47, PG. 181
 (R3) - M.B. 50, PG. 83
 (R4) - M.B. 23, PG. 875

- LEGEND:**
- BB - BREAKER BOX
 - BFP - BACK FLOW PREVENTOR
 - C&G - CURB & GUTTER
 - CB - CURB BASIN
 - CI - CURB INLET
 - CMP - CORRUGATED METAL PIPE
 - CP - CALCULATED POINT
 - CPP - CORRUGATED PLASTIC PIPE
 - CO - 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
 - EG - EDGES 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
 - GMI - GREASE MANHOLE
 - GP - GATE POST
 - GV - GAS VALVE
 - GW - GUY WIRE
 - HVAC - HEATING, VENTILATION, AIR COND.
 - HW - HEADWALL
 - ICV - IRRIGATION CONTROL VALVE
 - JLB - JUNCTION BOX
 - MAG - MAGNOLIA
 - MAP - MAPLE
 - MFC - MFC
 - PN - PINE
 - POP - POPLAR
 - STC - STYCAMORE
 - WLN - WALNUT
 - WR - NEW IRON ROD
 - NN - NEW NAIL
 - OHANG - OVERHANG
 - PR - POWER BOX
 - PIN - PARCEL IDENTIFICATION NUMBER
 - PM - POWER METER
 - PMH - POWER MANHOLE
 - PP - POWER POLE
 - PG - PAGE
 - PIC - PLASTIC PIPE
 - (R) - RECORDED
 - R/W - RIGHT-OF-WAY
 - RCP - REINFORCED CONCRETE PIPE
 - RW - RETAINING WALL
 - SRB - BILLBOARD
 - SDMH - STORM DRAIN MANHOLE
 - SMP - MULTI-POST SIGN
 - SSMH - SANITARY SEWER MANHOLE
 - (T) - TOTAL
 - TB - TELEPHONE BOX
 - TER - TERRACOTTA PIPE
 - TMH - TELEPHONE MANHOLE
 - TSL - TRAFFIC SIGNAL BOX
 - TYR - CABLE TV BOX
 - WB - WATER BOX
 - WM - WATER METER
 - WSP - WATER SPOUT
 - WY - WATER VALVE

- TREE LEGEND:**
- BCH - BEECH
 - BRC - BIRCH
 - BRAD - BRADFORD PEAR
 - CEC - CEDAR
 - CHY - CHERRY
 - CRP - CRAPPE MYRTLE
 - DOW - DOGWOOD
 - HIC - HICKORY
 - HOL - HOLLY
 - LOC - LOCUST
 - MAG - MAGNOLIA
 - MAP - MAPLE
 - MFC - MFC
 - PN - PINE
 - POP - POPLAR
 - STC - STYCAMORE
 - WLN - WALNUT
 - WLC - WILD CHERRY

- LINE LEGEND:**
- EASEMENT
 - FENCE
 - GUARD RAIL
 - PROPERTY LINE (NOT SURVEYED)
 - PPIC - PLASTIC PIPE
 - (R) - RECORDED
 - R/W - RIGHT-OF-WAY
 - RCP - REINFORCED CONCRETE PIPE
 - RW - RETAINING WALL
 - SRB - BILLBOARD
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 - TYR - CABLE TV BOX
 - WB - WATER BOX
 - WM - WATER METER
 - WSP - WATER SPOUT
 - WY - WATER VALVE

UTILITIES:

POWER
 DIXIE POWER ENERGY
 1-800-777-9898

TELEPHONE
 BELL SOUTH TELECOMMUNICATIONS
 1-888-737-6500

WATER & SEWER
 CHAR. MECK. UTILITY DEPT. (CMUD)
 (704) 162-2564 WATER
 (704) 357-6664 SEWER

GAS
 FREDMONT NATURAL GAS CO.
 1-800-752-7594

CABLE TELEVISION
 TIME WARNER CABLE
 1-800-892-2253



GPS CERTIFICATION:
 I, ANDREW B. BAKER, 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:

- CLASS OF SURVEY: A1-10,000
- POSITIONAL ACCURACY: HORZ. NORTH = 0.0165; EAST = 0.00175; VERT. = 0.0077
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- DATES OF SURVEY: 03/09/2015
- DATE/TIME/POUCH: MARCH 19, 2015, NAVD 83
- PUBLISHED/CONTROL USE: NGS MONUMENT "BEKLEY"
- GEOID MODEL: GEOID03(CONUS)
- COMBINED GRID FACTORS: 0.99984971
- UNITS: US SURVEY FEET

