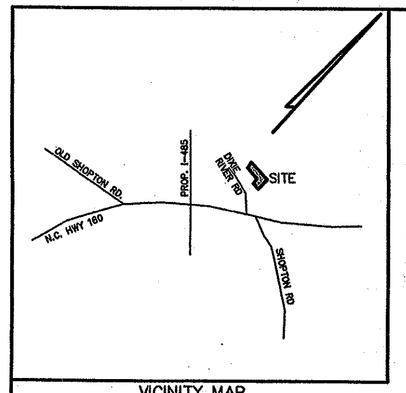


VICINITY MAP
NOT TO SCALE

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 370-158-0140-C, DATED MARCH 2, 1993.

ZONING:

R-3 (RESIDENTIAL)

MIN LOT WIDTH	70 FEET
MIN. FRONT SETBACK	30 FEET
MIN. SIDE YARD	6 FEET
MIN. REAR YARD	45 FEET
MIN LOT SIZE	10,000 SQ FT

NOTES:

-NO COMPLETE TITLE SEARCH DONE BY OR SUPPLIED TO THE ISAACS GROUP, PC.

-SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.

-IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

-AREAS CALCULATED BY COORDINATE GEOMETRY.

-TOTAL AREA THIS PLAT:
6 LOTS – 5.020 Ac.(218,661 sq ft)

-NO DEVELOPMENTAL STUMP HOLE BURIAL SITES KNOWN AT THE TIME OF THIS SURVEY.

-SUBJECT PARCEL TAX ID 141-111-09, 141-111-092

-CURRENT ZONING: R-3

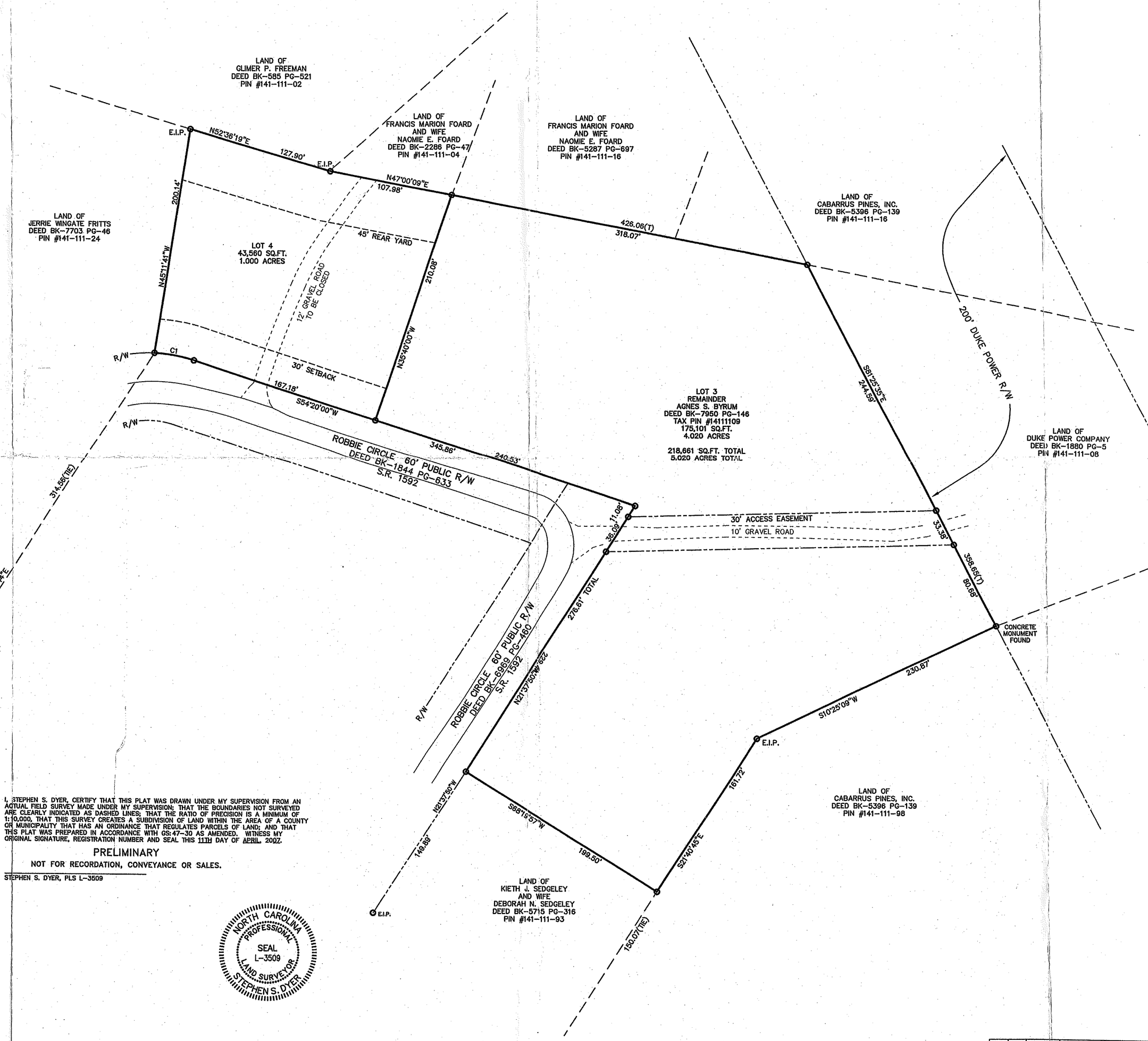
-PER NCDOT, TOTAL LENGTH OF ROBBIE CIRCLE IS STATE MAINTAINED, (S.R. 1592)

-SUBJECT PARCEL DEED REFERENCES:
DEED BK-7950 PG-146,
DEED BK-1844 PG-633

-PROPERTY IS LOCATED IN THE LOWER LAKE WYLIE WATERSHED PROTECTED AREA

-SUBJECT PROPERTY IS LOCATED IN THE "ETJ" OF THE CITY OF CHARLOTTE

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	124.03	35.10	S46°13'33"W	34.98	16°12'53"



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

_____
PLANNING COMMISSION STAFF DATE

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

_____
REVIEW OFFICER DATE

LEGEND:

R/W	RIGHT OF WAY
E.I.P	IRON PIN FOUND
N.I.P.	IRON PIN SET
PL	PROPERTY LINE
E/P	EDGE OF PAVEMENT
ST	SIGHT TRIANGLE
P.S.D.E.	PUBLIC STORM DRAINAGE EASEMENT
TP	TELEPHONE PEDESTAL

GRAPHIC SCALE
50 0 25 50 100
1 INCH = 50 FEET

I, STEPHEN S. DYER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES; THAT THE RATIO OF PRECISION IS A MINIMUM OF 1:10,000, THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS:47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 11TH DAY OF APRIL, 2007.

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCE OR SALES.

STEPHEN S. DYER, PLS L-3509

NORTH CAROLINA PROFESSIONAL SEAL L-3509 LAND SURVEYOR STEPHEN S. DYER

NO.	BY	DATE	REVISION
1	SSD	2/20/08	REDUCED NUMBER OF LOTS

RECORD PLAT

BYRUM SUBDIVISION

STEELE CREEK TOWNSHIP
MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED FOR: ROBERT F. BYRUM, JR.

File #:	RECORDMAP 2	Date: 04-30-07	Project P.L.S.: SSD
			Surveyed By: TIG
			Drawn By: MWJ
			Scale: 1"=50'

THE ISAACS GROUP
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H653B