2008124733 MAP BOOK 50 PAGE 580

Approved in accordance with the provisions of the Subdivision Ordinance of the Town of Mint Hill, North Carolina.

MINT HILL PLANNING BOARD

William A Long 7/16/08
Planning Board Chairman Date

Approved in accordance with the Engineering requirements of the Subdivision Ordinance of Mecklenburg County, North Carolina.

Mecklenburg County Engineering Department

Gary Nyberg 7/16/08
Engineering Staff Date

I, John Hoard, Review Officer of Mecklenburg County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

John Hoard 7/17/08
Review Officer Date

SEPTIC EASEMENT NOTE: (SHADED AREA)

SEPTIC FIELD EASEMENT FOR THE BENEFIT OF LOT 5. THE OWNER OF LOT 5 WILL BE RESPONSIBLE FOR THE UPKEEP OF THIS AREA IN A MANNER ACCEPTABLE FOR TYPICALLY MAINTAINED LAWN. IF OWNER OF LOT 5 FAILS TO MAINTAIN AREA THE HOA HAS THE RIGHT TO AFFECT WHATEVER MEASURES NECESSARY TO BRING THIS AREA INTO COMPLIANCE. ALL COSTS ASSOCIATED WITH THIS EFFORT WITH BE THE RESPONSIBLY OF THE OWNER OF LOT 5.

NOTES

AREAS COMPUTED BY COORDINATE METHOD

SUBJECT TO RIGHTS OF WAY OR EASEMENTS OF RECORD NOT SHOWN HEREON. (IF ANY)

TAX PARCELS: 195-022-04

TOTAL AREA SHOWN: 48,700 SQ. FT./ 1.118 ACRES

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

TOTAL NUMBER OF NEW LOTS: 0

CURRENT ZONING: R (PER TAX RECORDS)

#4 REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED

SUBJECT PROPERTY LEGAL REFERENCE: DB 23695 PG 289

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS NOTED OTHERWISE.

NO NCGS MONUMENT FOUND WITHIN 2000' OF PROPERTY

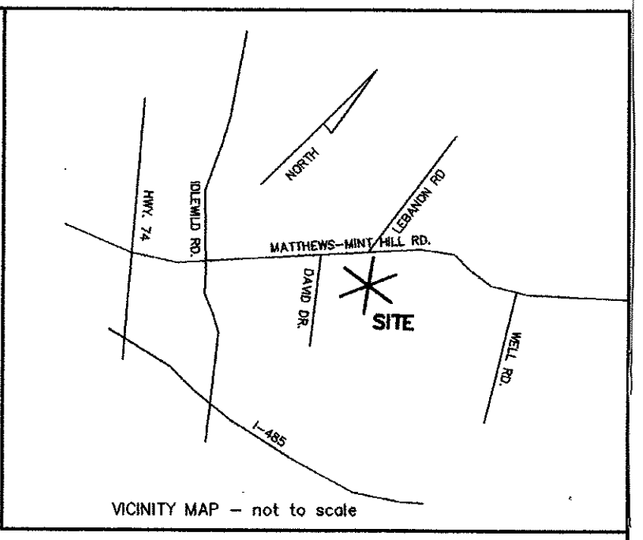
ALL ADJOINING OWNERS SHOWN HEREON WERE TAKEN FROM MECKLENBURG COUNTY TAX RECORDS AND ARE CONSIDERED NOW OR FORMERLY.

THE SUBJECT PROPERTY SHOWN HEREON IS NOT SUBJECT TO A SPECIAL FLOOD HAZARD ZONE PER F.I.R.M. MAP NO. 370539 0231 E WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2004.

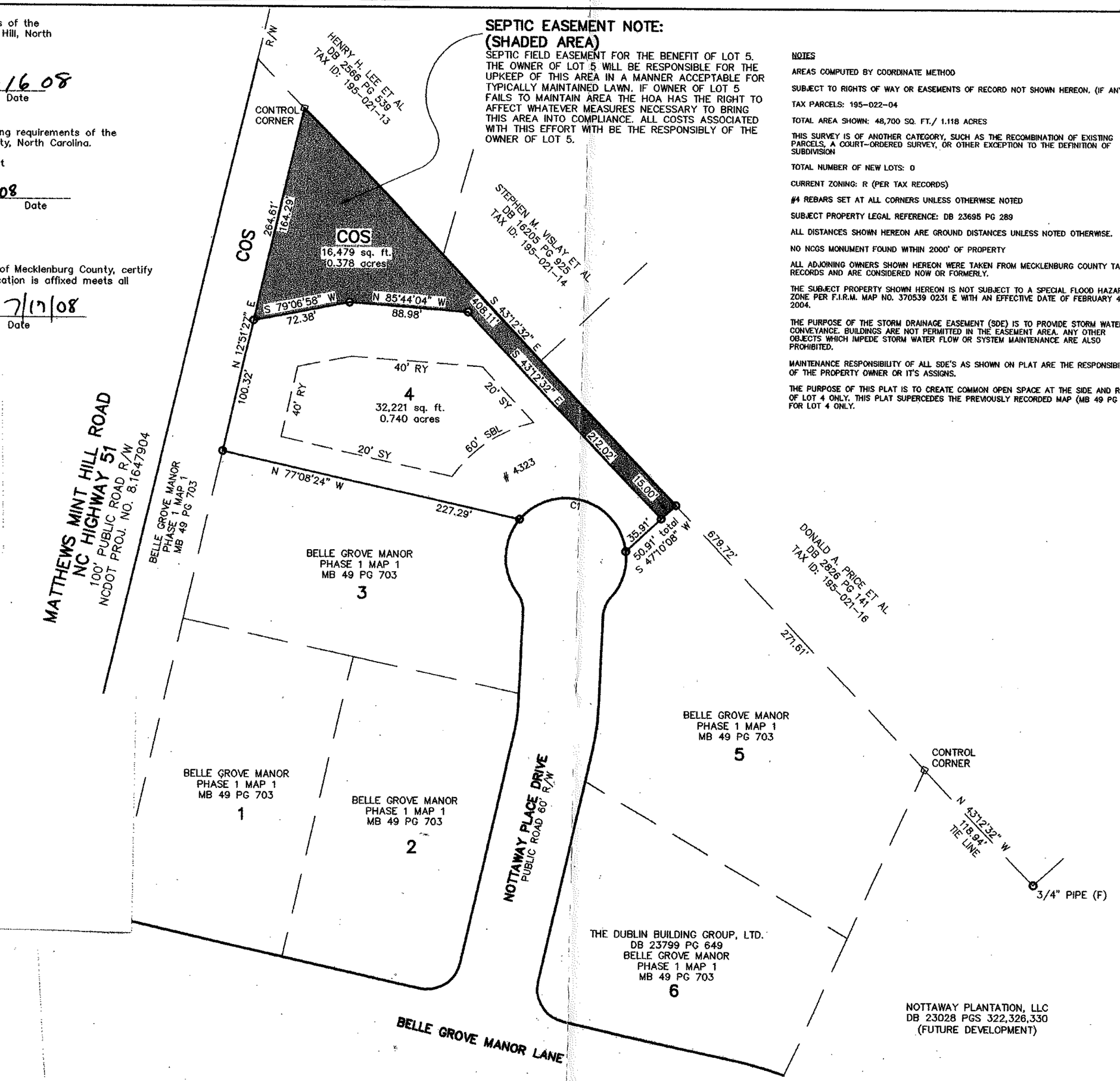
THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

MAINTENANCE RESPONSIBILITY OF ALL SDE'S AS SHOWN ON PLAT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OR IT'S ASSIGNS.

THE PURPOSE OF THIS PLAT IS TO CREATE COMMON OPEN SPACE AT THE SIDE AND REAR OF LOT 4 ONLY. THIS PLAT SUPERCEDES THE PREVIOUSLY RECORDED MAP (MB 49 PG 703) FOR LOT 4 ONLY.



VICINITY MAP – not to scale



I, Robert D. Bartlett, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated dash lines; that the ratio of precision as calculated is 1: 19565; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 11th day of July, A.D., 2008.

Robert D. Bartlett
Professional Land Surveyor

L-3635
Reg. No.

NORTH CAROLINA PROFESSIONAL SEAL L-3635 LAND SURVEYOR ROBERT D. BARTLETT

NC GRID NAD 83

DEDICATION OF OPEN SPACE

THE (OWNERS) IN RECORDING THIS PLAT AS A PORTION OF THE BELLE GROVE MANOR HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACE" FOR THE USE BY THE HOMEOWNERS OR TENANTS OF BELLE GROVE MANOR NOT FOR USE BY THE GENERAL PUBLIC BUT FOR PARKING RECREATIONAL AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO BELLE GROVE MANOR WHICH DECLARATIONS WILL BE RECORDED IN THE MECKLENBURG COUNTY REGISTRAR OF DEEDS BEFORE ANY LOTS ARE SOLD AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

LEGEND:

EIP	–	EXISTING IRON	℄	–	CENTERLINE
R/W	–	RIGHT OF WAY	DB	–	DEED BOOK
SBL	–	SETBACK LINE	PG	–	PAGE
SY	–	SIDE YARD	⊡	–	CONCRETE MONUMENT
RY	–	REAR YARD	NTS	–	NOT TO SCALE
UE	–	UTILITY EASEMENT	ST	–	SIGHT TRAINGLE
SSE	–	SANITARY SEWER EASEMENT	COS	–	COMMON OPEN SPACE
SDE	–	PUBLIC STORM DRAINAGE EASEMENT	# XXXX	–	ADDRESS

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	105.06	45.00	82.77	N 73°30'18" W

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

REVISIONS		
NO.	DATE	REMARKS

INSITE Engineering & Surveying
8041 Corporate Center Drive
Suite 200
Charlotte, NC 28226
Phone: (704) 540-4706
Fax: (704) 540-4708

REVISED RECORD MAP SHOWING BELLE GROVE MANOR PHASE 1, MAP 1 – LOT 4 TOWN OF MINT HILL MECKLENBURG COUNTY, NORTH CAROLINA

OWNER:
LOT 4
THE DUBLIN BUILDING GROUP, LTD.
2409-A PLANTATION CENTER DRIVE
MATTHEWS, NC 28105

DATE:	July 11, 2008
TECHNICIAN:	
CHECKED BY:	RDB
SCALE:	1" = 60'
PROJECT NO.	
DRAWING TITLE:	RM1_REVISED.DWG
SHEET NO. 1 OF 1	