

9922 113-223-38
9918

~~9922~~ RIVER WALK WY

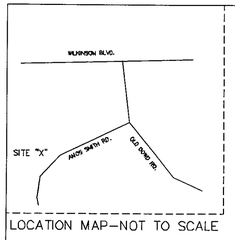
39
1132233~~8~~

lot 48
lot 49
believe lots have been combined

12/26/2007

duponbj

Groundwater and Wastewater Services File Imaging Project
May 2007
Barcode Font = IDAutomationHC39M



LOCATION MAP–NOT TO SCALE

STATE OF NORTH CAROLINA
GASTON COUNTY

I, Michael L. Clontinger, certify that this plat was drawn under my supervision from an actual survey made under my supervision(deed description recorded in Book AS, Page SHOWN); that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS Page SHOWN; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47–30 as amended. Witness my original signature, registration number and seal this _____day of _____A.D.,20____.

Professional Land Surveyor

SUBDIVISION CERTIFICATION:

THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT–ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR

Know all men by these presents, that I hereby certify that I am the owner of the property shown hereon, and that I hereby dedicate to public use as streets, alleys, walks, parks, playgrounds, open spaces and easement forever all areas as shown or indicated on said plat.

dated this the _____day of _____,20____.

_____
OWNER

_____
OWNER

I,_____a Notary Public of _____
County, do hereby certify that _____
personally appeared before me this day acknowledge the due execution of the foregoing certificate.

Witness my hand and notorial seal this_____day of _____ 20_____

_____
NOTARY PUBLIC

MAP BK. 29, PG. 676

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCE AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE–MECKLENBURG PLANNING DEPARTMENT, HOWEVER, ANY FUTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

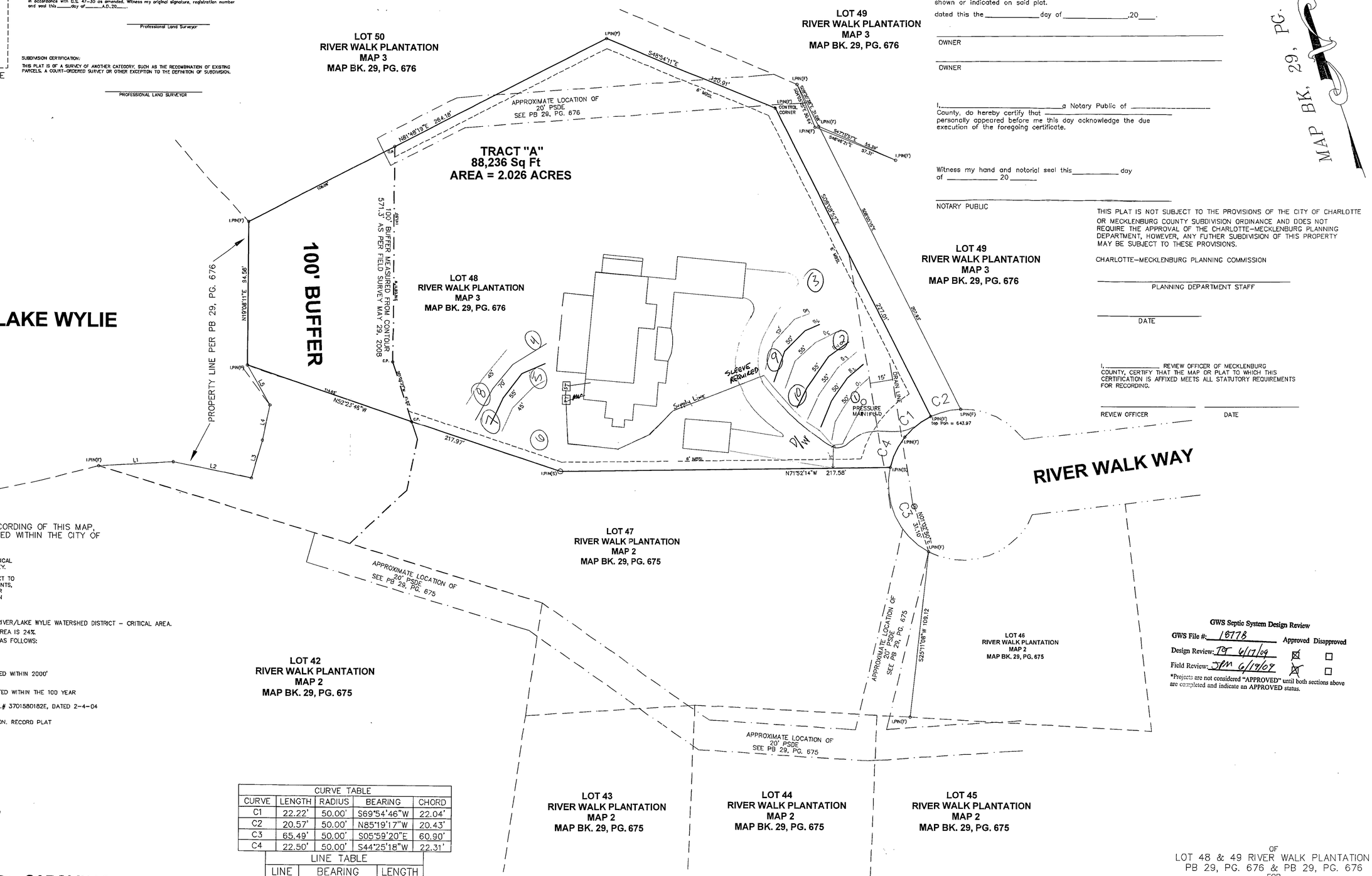
CHARLOTTE–MECKLENBURG PLANNING COMMISSION

_____
PLANNING DEPARTMENT 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



NOTE:
AT THE TIME OF THE RECORDING OF THIS MAP, THIS PROPERTY IS LOCATED WITHIN THE CITY OF CHARLOTTE ETJ.

NOTES: SURVEY MADE USING EXISTING PHYSICAL EVIDENCE FOUND AT TIME OF SURVEY.

SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT–OF–WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS NOT SHOWN HEREON.

PROPERTY ZONED R–5
PROPERTY LOCATED IN CATAWBA RIVER/LAKE WYLIE WATERSHED DISTRICT – CRITICAL AREA.
PROPERTY MAXIMUM BUILT UPON AREA IS 24%.
MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT=20' (FROM R/W)
SIDE=6'
REAR=35'

SUBJECT PROPERTY IS NOT LOCATED WITHIN 2000' OF AN NGS MONUMENT

SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR

FLOOD PLAIN AS PER FEMA PANEL# 3701580182E, DATED 2–4–04

PSDEs ARE APPROXIMATE LOCATION. RECORD PLAT DOES NOT GIVE EXACT LOCATION.

LEGEND
LINES SURVEYED
LINES NOT SURVEYED
ALL CORNERS ARE AS NOTED O
N.T.S. – NOT TO SCALE
C.P. – CALCULATED POINT
OVERHEAD UTILITY LINES
UTILITY POLE
METAL FENCE
WOODEN FENCE
SEWER MANHOLE
MBSL – MINIMUM BUILDING SETBACK LINE
I.P.I.N.(S) – IRON PIN SET
I.P.I.N.(F) – IRON PIN FOUND
I. – IRON CMF – CONCRETE MONUMENT(F) (F) FOUND (S) SET
PSDE – PUBLIC STORM DRAIN EASEMENT

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	22.22'	50.00'	S69°54'46"W	22.04'
C2	20.57'	50.00'	N85°19'17"W	20.43'
C3	65.49'	50.00'	S05°59'20"E	60.90'
C4	22.50'	50.00'	S44°25'18"W	22.31'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°36'02"E	49.23'
L2	S59°36'16"E	52.99'
L3	N34°49'21"E	26.12'
L4	N30°37'29"E	24.17'
L5	N11°12'20"W	30.08'

GWS Septic System Design Review

	Approved	Disapproved
GWS File #: 18778		
Design Review: JPT 6/17/09	☒	☐
Field Review: JPM 6/19/07	☒	☐

*Projects are not considered "APPROVED" until both sections above are completed and indicate an APPROVED status.

CAROLINAS DESIGN GROUP,PLLC
*LAND SURVEYING *LAND PLANNING
201 West Second Avenue Gastonia, NC 28052
Phone: 704–854–9328 * 704–864–9007 * Fax 704–865–6861

OWNER/DEVELOPER
BALDEV THAKOR
8632 WILKINSON BLVD.
CHARLOTTE, NC 28214
(704) 839–6898

OF
LOT 48 & 49 RIVER WALK PLANTATION
PB 29, PG. 676 & PB 29, PG. 676
FOR
BALDEV T. THAKOR
BERRYHILL TOWNSHIP
MECKLENBURG COUNTY, N.C.

REVISED: OCTOBER 14, 2008
DATE: JAN. 11, 2008
DRAWN BY: MLC
SCALE: 1" = 30'
TAX ID. NO.
CADD #6159BALDEVREPLAT

30 15 0 30 60 90
SCALE IN FEET

WORK ORDER # 6159