"I, MARK C. CARTER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 30428, PAGE 621; 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 25th DAY OF AUGUST, A.D., 2022

Mark C Carter
PROFESSIONAL LAND SURVEYOR L-5102

NORTH CAROLINA SEAL L-5102 MARK C. CARTER

FILED FOR REGISTRATION
SEP 01 2022
AT 4:08 PM

MAP BOOK 71 PAGE 181
#2022125872

I, Mark C Carter, Registered Land Surveyor No. L-5102, certify to one or more of the following as indicated thus: [X] or [ ]

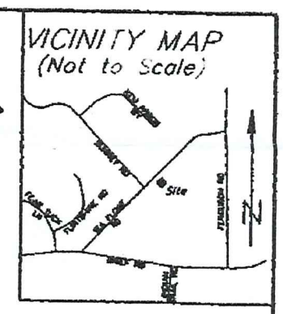
- [X] A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land
- [ ] B. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land
- [ ] C. That this plat is of a survey of an existing parcel or parcels of land.
- [ ] D. That 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
- [ ] E. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (A) through (D) above.

NOTES:

1. AREA CALCULATED BY COORDINATE COMPUTATION
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY
3. IRON RODS AT ALL CORNERS UNLESS NOTED
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF THE MECKLENBURG COUNTY. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE per MB 57 PG 919.
10. SUBJECT PROPERTIES SHOWN HEREON ARE SUBJECT TO A 20% MAXIMUM IMPERVIOUS AREA RESTRICTION.
11. THE SUBDIVIDED PROPERTY IS CONSIDERED A LARGER COMMON PLAN OF DEVELOPMENT AND THEREFORE WILL BE SUBJECT TO THE APPLICABLE PORTIONS OF THE TOWN OF MINT HILL POST CONSTRUCTION STORM WATER ORDINANCE DURING DEVELOPMENT AND REDEVELOPMENT (INCLUDING EXPANSION).
12. COMPLIANCE WITH THE POST-CONSTRUCTION STORM WATER ORDINANCE IS REQUIRED.
13. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING LOT 2 FOUND ON MB 57 PG 919 AND TO INDICATE THE ENFORCEABLE RESTRICTIONS ON PROPERTY USAGE THAT RUN WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT MAINTAINS THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS. THOSE RESTRICTIONS THAT SHOW UP ON THE RECORDED FINAL PLAT SHALL BE PICKED UP BY THE SURVEYOR AND SHOWN ON THE LOT SURVEY GIVE TO PURCHASERS AT THE TIME OF CLOSING. IN THIS WAY, THE PROPERTY OWNER SHALL BE MADE AWARE OF THE RESTRICTIONS AND SHALL MAINTAIN THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS.
14. SUBJECT PROPERTY IS PART OF THE CLEAR CREEK WATERSHED IN THE YADKIN POST CONSTRUCTION DISTRICT
15. SUBJECT PROPERTY IS NOT SUBJECT TO STORM WATER IMPROVEMENT MANAGEMENT BUFFERS PER MB 57 PG 919. OWNER/DESIGNER/CONTRACTOR TO CONFIRM IF PROPERTY SHOWN IS SUBJECT TO BUFFER RESTRICTIONS BEFORE ANY DESIGN OR CONSTRUCTION.
16. ALL STREAMS DRAINING LESS THAN 50 ACRES SHALL HAVE A MINIMUM 30 FOOT VEGETATED STREAM BUFFER INCLUDING A 10 FOOT ZONE ADJACENT TO THE BANK. DISTURBANCE OF THE STREAM BUFFER IS ALLOWED; HOWEVER, ANY DISTURBED AREA MUST BE REVEGETATED AND DISTURBANCE OF THE 10 FOOT ZONE ADJACENT TO THE BANK SHALL REQUIRE STREAM BANK STABILIZATION USING BIOENGINEERING TECHNIQUES AS SPECIFIED IN THE DESIGN MANUAL.
17. SOME EXISTING IMPROVEMENTS NOT SHOWN ON THIS MAP FOR CLARITY PURPOSES.
18. THE 15' ACCESS & UTILITY EASEMENT (AUE) SHOWN HEREON IS FOR THE EXCLUSIVE BENEFIT OF LOT 2B FOR THE PURPOSE OF INGRESS, EGRESS, & REGRESS ALONG WITH RIGHT OF NECESSARY UTILITY INSTALLATIONS FOR FUTURE DEVELOPMENT
19. 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.
20. MAINTENANCE OF ALL SDE'S AS SHOWN ON PLAT IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR ASSIGNS.
21. LOTS SHOWN HEREON WILL BE REQUIRED TO SUBMIT EROSION CONTROL PLANS FOR ANY FUTURE DEVELOPMENT TO MECKLENBURG COUNTY LAND DEVELOPMENT FOR GRADING PERMITS.
22. EACH LOT SHOWN HEREON IS SUBJECT TO A MAX 20% IMPERVIOUS AREA RESTRICTION:
    - LOT 2A: 15,052.91 SF
    - LOT 2B: 18,721.57 SF

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°40'43" W	283.88'
L2	S 01°27'00" E	125.43'

VICINITY MAP
(Not to Scale)



LEGEND

RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
AUE	ACCESS & UTILITY EASEMENT
	POST CONSTRUCTION BUFFER
P P	OVERHEAD POWER LINE
X X	CHAINLINK FENCE
	ADJOINER PROPERTY LINE
	R/W LINE
	EXTERIOR PROPERTY LINE
	BUILDING SETBACK LINE
	BUILDING SETBACK LINE
	POWER POLE

JULIE DANG & MINH DANG
NOW OR FORMERLY
LOT 4
DB 32119 PG 873
MB 57 PG 919
TAX # 139-221-28

RODRIGO NUNEZ PARAMO & ELIZABETH RIVERA GARCIA
NOW OR FORMERLY
PORTION OF LOT 3
DB 29275 PG 487
MB 42 PG 795
TAX # 139-221-23

CORY WRIGHT & KIM N WRIGHT
NOW OR FORMERLY
LOT 1
DB 31295 PG 336
MB 57 PG 919
TAX # 139-221-26

MARIA SANDRA RAZO ROBLES
NOW OR FORMERLY
LOT 3
DB 31353 PG 40
MB 57 PG 919
TAX # 139-221-27

-NEW-
LOT 2B
2.169 ACRES
93,807.84 SF
#8820

-NEW-
LOT 2A
1.728 ACRES
75,264.57 SF
#8810

EXISTING HOUSE

30' POST CONSTRUCTION BUFFER (SEE NOTE 16)

5' AUE (SEE NOTE 18)

50' RY

60' FS

FIELD LOCATED BRANCH

S 80°32'19" E 28.53' (TIE ONLY)

N 39°22'00" E 9.30' (TIE ONLY)

1.5"PF BENT

1.5"PF

1/2"RF

N 42°38'48" E 256.70' (TIE ONLY)

N 43°48'05" W 3.26' (TIE ONLY)

N 43°40'43" E 312.13'

S 43°41'08" W 288.37' (TIE ONLY)

S 29°38'58" E 401.89' (TOTAL)

S 43°40'43" W 283.88'

S 44°38'07" E 180.45'

N 43°40'43" W 400.69' (TOTAL)

MAP NORTH per MB 57 PG 919

MECKLENBURG COUNTY

APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF MINT HILL, MECKLENBURG COUNTY, NORTH CAROLINA

MECKLENBURG COUNTY STAFF — DATE 9/1/2022

DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT THE RIGHT OF WAY DEDICATION ALONG THE EXISTING STATE MAINTAINED ROADWAY(S) SHOWN ON THIS PLAT IS APPROVED AND ACCEPTED AS PUBLIC RIGHT OF WAY BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

DISTRICT ENGINEER Wendy Taylor Layton

DATE 8/26/2022

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY

TOWN OF MINT HILL APPROVAL CERTIFICATE

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF MINT HILL SUBDIVISION ORDINANCE

CHAIRMAN PLANNING BOARD — DATE 8/29/22

STATE OF NORTH CAROLINA
MECKLENBURG COUNTY

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

REVIEW OFFICER — DATE 8/29/22

CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER (FTRE, LLC A LIMITED LIABILITY COMPANY) — DATE 8-26-22

IRA FLOWE RD
SR # 3108
80' PUBLIC R/W
per MB 57 PG 919

TO FERGUSON ROAD SR # 3181

TO SURREY ROAD SR # 4287

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM: ZONED R

FRONT:	60 FEET
SIDE YARD:	20 FEET
REAR YARD:	50 FEET
MINIMUM LOT WIDTH:	140 FEET
MINIMUM LOT AREA:	40,000 SF

FLOOD NOTE
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710552200L, DATED: 2/19/2014.

OWNER INFO
FTRE LLC,
A NC LIMITED LIABILITY COMPANY
8810 IRA FLOWE ROAD
CHARLOTTE, NC 28227

FINAL PLAT
AT PROPERTY KNOWN AS
#8810 IRA FLOWE ROAD
LOT 2, FLOWE ESTATES SUBDIVISION
TAX ID # 139-221-06
DB 30428 PG 621, MB 57 PG 919
CLEAR CREEK TOWNSHIP, MECKLENBURG COUNTY, NC

PHOENIX LAND SURVEYING, INC
3316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-336-1885
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3612
Land Surveying
Land Planning
FIELD WORK: CC, RM - MAPPING: MS, KH, DH2
PROJ # 731-1941-01