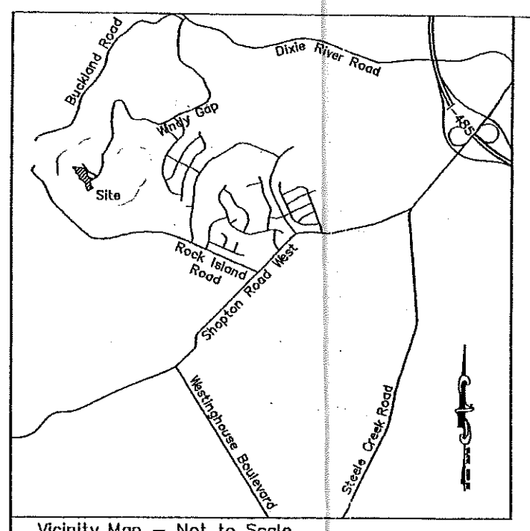


Vicinity Map – Not to Scale

Legend

● EIP	Existing Iron Pin
○ IPS	Iron Pin Set (#5 Rebar)
■ CM	Concrete Monument
○ PT	Calculated Point
⌀	Utility Pole
——ou——	Overhead Utility
EOP	Edge of Pavement
R/W	Right-of-Way
N/F	Now or Formerly
CGF	Combined Grid Factor

Notes:

1. Deed Reference(s) – Deed Book 13089 Page 911
2. Tax Parcel ID – 199-39-126
3. Current Owner – Dixie River Land Co. LLC
4. All bearings are NC Grid bearings.
5. All distances are shown horizontal.
6. Grid distance = Horizontal distance x Combined Grid Factor (0.999838757)
7. Area – ±2.820 Acres
8. Areas have been determined by coordinate computation.
9. Iron pins (#5 Rebar) or other monumentation (as shown) found or set at all property corners.
10. Zoning – MX-1, Located in Lower Lake Wylie Critical Area
11. A portion of this property is located in a special Flood Hazard Area as determined by the Department of Housing and Urban Development. Reference Community Panel Number: 3701590223E Dated: 02/04/2004
12. This survey was performed without benefit of a Title Commitment Report. LandDesign Surveying, Inc. does not claim that all matters of record which may affect the subject property are shown hereon.

N/F
Parcel Id: 199-39-102
Margaret K. Norris
Map Book 18 Page 57

10' Utility Easement
(MB 29-101)

EIP #4

S85°07'35"E
281.76'

EIP

S77°30'26"W
11388.13' Grid Dist.

NCGS Monument
'Shopton'
N: 523015.06
E: 1413722.00

Grid Coords
N: 520551.63
E: 1402603.49

S38°17'35"E
54.96'

Septic

House

Attached Septic

Sub-divide line

IPS

EIP (Bent)

Windy Gap Road
60' R/W per MB 18 Pg 57
(No apparent DOT maintenance)

Telephone pedestal

Community Flood Line from Mecklenburg County GIS

S04°28'19"E
106.00'

N/F
Parcel Id: 199-39-123
Edwin W. & Stephanie W. Norris
Map Book 29 Page 101

Lake Wylie

Parcel Id: 199-39-126
Dixie River Land Co. LLC
Deed Book 13089 Page 911
±2.820 Acres

S55°12'15"E
130.36'

EIP N86°51'11"E
73.60'

N5°113'39"E
39.85'

52.01'
S57°10'37"W

168.14'
S67°38'28"W

S12°21'37"E
84.72'

S35°44'42"E
121.19'

87.28'
N57°31'51"W

137.59'
N23°48'58"W

FEMA Flood Line from Mecklenburg County GIS

N/F
Parcel Id: 199-26-284
KB Homes of Charlotte, LLC
Map Book 44 Page 361
"Common Open Space"

N/F
Parcel Id: 199-41-346
Windward Cove Homeowners Assoc. Inc.
Map Book 28 Page 635
"Common Open Space"

N/F
Parcel Id: 199-22-113
Dixie River Land Co. LLC
Deed Book 12629 Page 89

NC GRID NAD'83

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.71	N07°14'01"E
L2	28.17	S11°26'32"W
L3	5.58	N61°42'59"E
L4	28.42	N05°55'28"E
L5	30.02	N19°38'09"W
L6	34.01	N45°05'17"W
L7	25.14	N33°42'53"W
L8	26.90	N87°52'48"W
L9	14.57	N58°03'08"W
L10	46.90	N36°59'39"E
L11	31.23	N82°06'35"W
L12	31.87	N22°16'02"W
L13	22.67	S77°25'21"W
L14	15.74	N62°04'09"W
L15	21.42	N00°03'20"E
L16	18.71	S21°38'46"W
L17	13.86	S66°00'42"W
L18	49.37	N09°48'28"W
L19	15.52	N11°11'24"E
L20	31.23	N68°29'36"E
L21	32.55	N84°12'37"W
L22	15.11	S47°19'00"W
L23	26.86	N11°17'01"W
L24	15.40	N40°58'00"W
L25	17.52	N58°09'25"E
L26	16.85	N85°05'46"W
L27	11.23	S56°03'26"W
L28	15.17	N74°07'22"W
L29	8.55	N43°22'13"W
L30	25.16	N00°45'26"E
L31	16.76	S69°34'37"W
L32	12.81	N25°00'41"W
L33	25.33	N54°06'32"E
L34	9.13	N12°12'09"W
L35	13.71	S79°39'45"W
L36	6.73	N24°01'33"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	55.63	371.41	55.58	S42°29'29"E
C2	58.11	103.17	57.35	S88°46'37"E

'I, David B. Boyles, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book ___ Page see map); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ___, Page see map; 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 13th day of July, A.D. 2006.

NORTH CAROLINA PROFESSIONAL SEAL L-3135 LAND SURVEYOR DAVID B. BOYLES

Registration No.: L-3135 N.C.

Boundary Survey
for
Pappas Properties, LLC
Steele Creek Township,
Mecklenburg County,
North Carolina

LandDesign Surveying
Phone: (704) 376-7777
Fax: (704) 376-2448
223 North Graham St.
Charlotte, NC 28202

Scale: 1"=50' (50 25 0 50)

Date: July 13, 2006
Project Number: 4101053

Revision 1:
Revision 2:

Heck
Pelouis
6 mint ext to yes
6 to 8 weeks
31076
21838

Est
8328