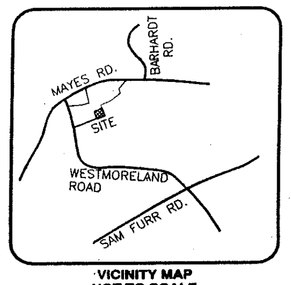
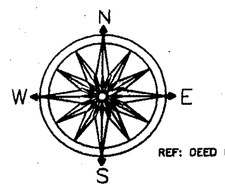
20100708622 BOOK 52 PAGE 583

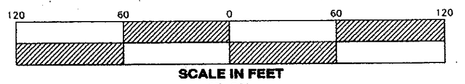


VICINITY MAP
NOT TO SCALE

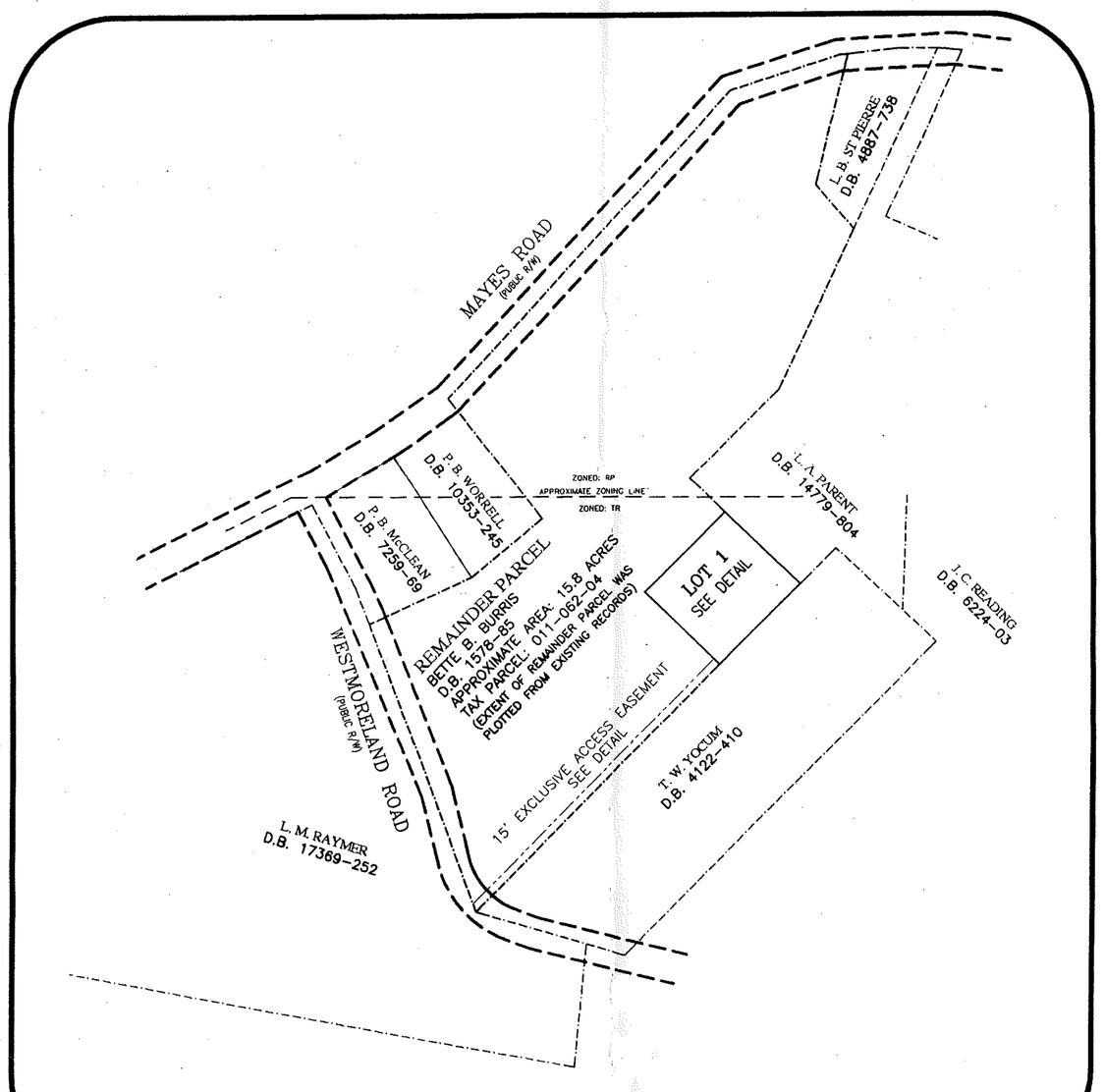


REF: DEED BOOK 14779, PAGE 804

FILED FOR REGISTRATION
JUL 08 2010
AT 8:52 AM
MECKLENBURG COUNTY, N.C.



SCALE IN FEET
1"=60'



OVERALL PARCEL DETAIL
SCALE: 1"=200'

NOTES

1. IRON RODS AT ALL CORNERS UNLESS OTHERWISE INDICATED.

2. NO RECOVERABLE NGS CONTROL MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.

3. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.

4. ANY OFF-SITE RIGHT-OF-WAY OR EASEMENT SHOWN ON THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS OTHERWISE LABELED, NO CERTIFICATION IS MADE TO THE WIDTH OR RECORDATION OF ANY OFF-SITE RIGHT-OF-WAY OR EASEMENT.

5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. JAMES MAUNEY & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

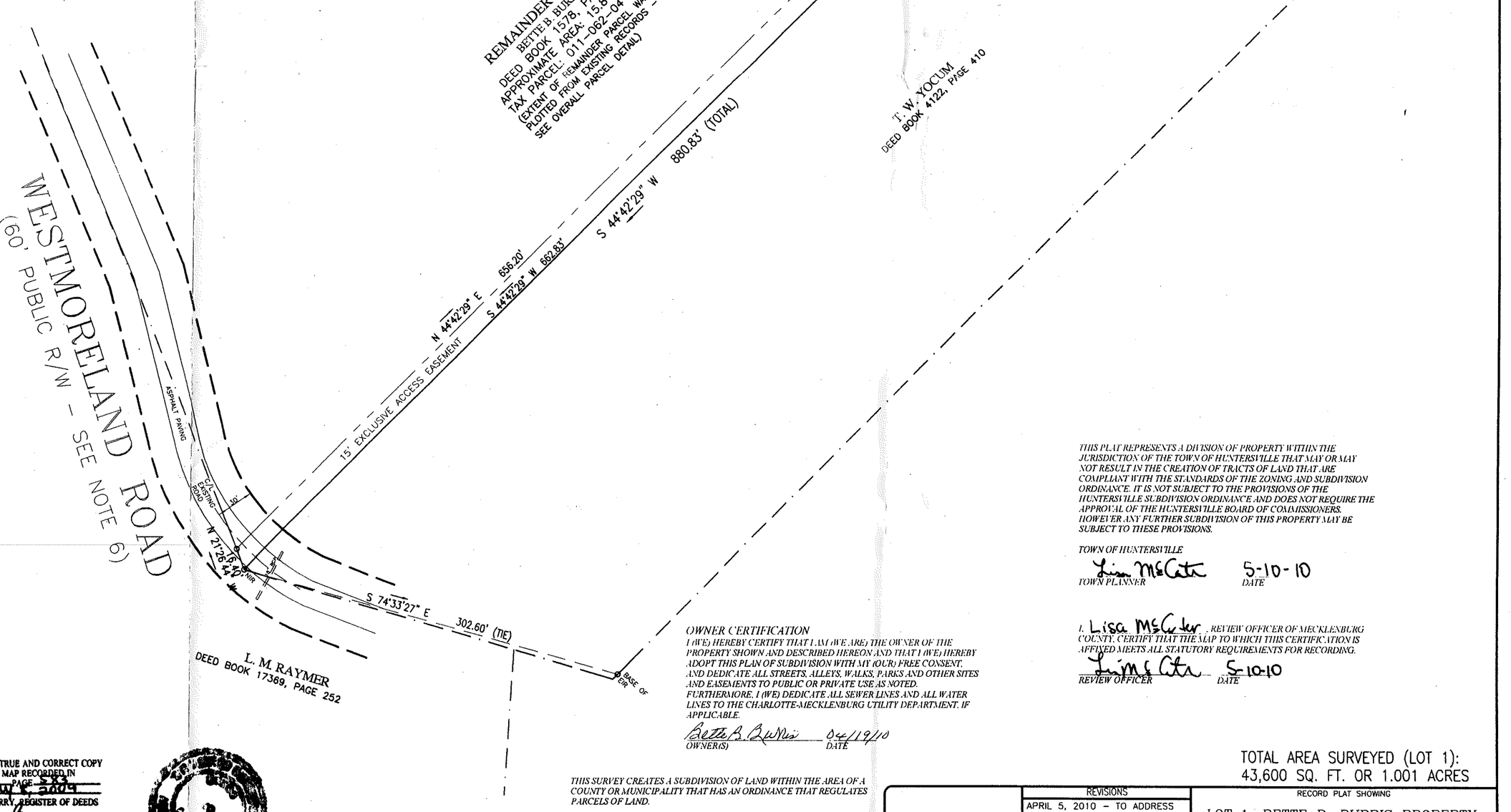
6. THE RIGHT-OF-WAY OF WESTMORELAND ROAD SHOWN HEREON IS PLOTTED AT 60' IN WIDTH. NO RECORDATION INFORMATION FOR WESTMORELAND ROAD OVER THE SUBJECT PROPERTY WAS FOUND BY THE SURVEYOR. HOWEVER, ADJOINING PROPERTIES HAVE AGREED TO THE 60' RIGHT-OF-WAY WIDTH (SEE DEEDS 7162-833 & 7162-815). THE ACTUAL WIDTH OF THE RIGHT-OF-WAY OF WESTMORELAND ROAD OVER THE SUBJECT PROPERTY MAY BE THE EXTENT OF STATE MAINTENANCE.

7. THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1 AND THE 15' ACCESS EASEMENT FOR CONVEYANCE AS A BONAFIDE GIFT.

8. THE "REMAINDER PARCEL" SHOWN ON THIS PLAT WAS PLOTTED FROM EXISTING RECORDS AND NOT FIELD-SURVEYED BY JAMES MAUNEY & ASSOCIATES. PHYSICAL IMPROVEMENTS MAY EXIST ON THE PARCEL THAT ARE NOT SHOWN ON THIS MAP.

9. LOT AREA CALCULATED BY COORDINATE METHOD.

10. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND OR RIGHTS-OF-WAY OF RECORD.



THIS PLAT REPRESENTS A DIVISION OF PROPERTY WITHIN THE JURISDICTION OF THE TOWN OF HUNTERSVILLE THAT MAY OR MAY NOT RESULT IN THE CREATION OF TRACTS OF LAND THAT ARE COMPLIANT WITH THE STANDARDS OF THE ZONING AND SUBDIVISION ORDINANCE. IT IS NOT SUBJECT TO THE PROVISIONS OF THE HUNTERSVILLE SUBDIVISION ORDINANCE AND DOES NOT REQUIRE THE APPROVAL OF THE HUNTERSVILLE BOARD OF COMMISSIONERS. HOWEVER ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

TOWN OF HUNTERSVILLE

Lisa McCater 5-10-10
TOWN PLANNER *DATE*

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

Lisa McCater 5-10-10
REVIEW OFFICER *DATE*

OWNER CERTIFICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I (WE) DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

Bette B. Burris 04/19/10
OWNER(S) *DATE*

TOTAL AREA SURVEYED (LOT 1):
43,600 SQ. FT. OR 1.001 ACRES

LEGEND

TEXT LEGEND:

D.B. - DEED BOOK
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SQ. FT. - SQUARE FEET

LINE LEGEND:

PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT

ZONING

LOT 1 IS ZONED TR (TRANSITIONAL RESIDENTIAL)

THE FOLLOWING SETBACKS APPLY TO THIS ZONING DISTRICT:
MIN. FRONT SETBACK - 35'
MIN. SIDE SETBACK - 15'
MIN. REAR SETBACK - 40'

CONTACT TOWN OF HUNTERSVILLE PLANNING FOR ADDITIONAL DEVELOPMENT REGULATIONS.

CERTIFIED TO BE TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN BOOK 52 PAGE 583
DATE JULY 8 2010
J. DAVID GRANBERRY, REGISTER OF DEEDS
BY: Jennifer Graham Deputy

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE CURRENT FLOOD INSURANCE RATE MAP.
COMMUNITY/PANEL: 370158 4652 J
EFFECTIVE DATE: MARCH 2, 2009
FLOOD ZONE: X

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, JAMES P. CAMERON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIPTION RECORDED IN DEED BOOK 1578, PAGE 85); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 8TH DAY OF FEBRUARY, A.D., 2010.

James P. Cameron
JAMES P. CAMERON, L-3665
PROFESSIONAL LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-3665 LAND SURVEYOR JAMES P. CAMERON

REVISIONS
APRIL 5, 2010 – TO ADDRESS PLANNING COMMENTS

RECORD PLAT SHOWING
LOT 1, BETTE B. BURRIS PROPERTY
ADDRESS: 12816 MAYES ROAD
BETTE B. BURRIS (OWNER)
WESTMORELAND ROAD
HUNTERSVILLE TOWNSHIP, MECKLENBURG COUNTY, NC
REFERENCE DEED BOOK 1578, PAGE 85
TAX PARCEL NUMBER: PART OF 011-062-04

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL SURVEYORS
6405 WILKINSON BLVD., SUITE 11 – BELMONT, NC 28012
TEL: 704-829-9623 – FAX: 704-829-9625
LICENSE NO. C-2371

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
JP	JC		1"=60'	02/08/10	4416	F-588