NOTES:

1. IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
3. TAX PARCEL #195-013-17 & 195-013-68
4. ZONING: R
5. NO NCGS MONUMENT WAS FOUND WITHIN 2000' OF THIS SURVEY.

ZONING: R
MIN. LOT AREA: 30,000 SF
FRONT SETBACK: 60'
SIDE YARD: 20'
REAR YARD: 40'

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

_____
CHAIRMAN PLANNING BOARD

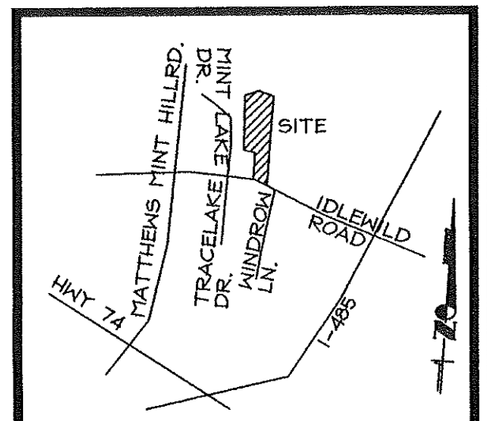
I_____, Review Officer of Mecklenburg County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____ _____
Review Officer Date

I, Frederick Ira Gore, certify that this plat was drawn under my supervision from an actual field survey; that the ratio of precision is greater than 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number L-3043, and seal this 12th day of March, 2007.

NORTH CAROLINA PROFESSIONAL SEAL L-3043 LAND SURVEYOR FREDERICK IRA GORE

_____
Surveyor



VICINITY MAP NTS

LINETYPE LEGEND	
PUBLIC R/W	——— — — ———
ADJOINER	——— ———
PROPERTY LINE	——— ———
EASEMENT	——— ———
•	REBAR

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DB 19655 PG 114

N/F
BECK MILTON DAVIS
DB 04940 PG 428
195-013-18

N/F
EDGAR AMORTEGUI AND
MARIA CLAUDIA ZAPATA
DB 11385 PG 628
195-013-69

S17°57'39"E 433.98'
S17°57'39"E 238.00'
S17°57'39"E 238.16'
S 82°59'30" E 138.28'
N 50°36'50" E 99.51'
N 52°37'25" E 222.23'
N 87°22'42" E 54.67'
S08°59'41"E 385.22'
S08°59'41"E 225.00'
S08°59'41"E 223.20'
S 80°59'43" W 318.03'
N 72°02'21" E 149.20'
N 72°02'21" E 146.84'
S 17°23'13" E 546.35'
S73°44'35"W 540.58'
N75°12'18"E 576.29'

50' SWIM BUFFER: EACH SIDE
20' STREAMSIDE ZONE (UNDISTURBED)
20' MANAGED USE ZONE
10' UPLAND ZONE
15' ACCESS EASEMENT
15' ACCESS EASEMENT
15' ACCESS EASEMENT
3x15' ACCESS EASEMENTS
25' BUFFER
25' BUFFER
APPROX. LIMITS OF ANCIENT CEMETARY
50' SWIM BUFFER (FROM TOP OF CREEK BANK) (FIELD LOCATED)
CL CREEK

Lot 1
143,973 sq. ft.
3.31 acres

Lot 2
128,801 sq. ft.
2.96 acres

Lot 3
218,391 sq. ft.
5.01 Ac.

(TRACT C MB PG

Tract A
MB PG

Tract B
MB PG

30'
PKWY
IDLEWILD RD. - 30' PUBLIC R/W (FROM CL)
S.R. #3174

N/F
FRAN H MULLIS
DB 06339 PG 958
195-013-05

N/F
OWNERS ASSOCIATION INC
MINT LAKE VILLAGE TOWNHOMES
DB 10798 PG 416
195-018-97

N/F
WILLIAM F. BLUE
DB 10339 PG 550
195-013-67

N/F
MICHAEL P LANING &
EMILY H LANING
DB 9873 PG 130
195-013-16

Civiltek Associates

Civiltek Associates
Engineering · Planning · Surveying
1318 E8 Central Ave. (704) 332-9004
Charlotte, NC 28205

Minor Subdivision (Easement Lots) of Tract C
Edwards Construction Inc. Property
Town of Mint Hill
Mecklenburg County, North Carolina

Drawn by:	JMP
Approved by:	FIG
Date:	9/21/06
Scale:	1"=100'
Dwg. name	dannyhilton/easelots

OWNER:
EDWARDS CONSTRUCTION INC
2419 HENRY BAUCOM RD
MONROE, NC 28110

7045B