NOTES :

1. *THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT-OF-WAYS.*
2. *NO USGS MONUMENT FOUND WITHIN 2000'.*
3. *AREA COMPUTED BY COORDINATE METHOD.*
4. *SUBJECT TRACT IS LOCATED IN A SPECIAL FLOOD ZONE, AS PER FEMA PANEL 3701580203 E DATED, 02/04/2004.*
5. *THIS SURVEY IS OF AN EXISTING PARCEL OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.*
6. *ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS.*
7. *THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBERANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.*
8. *IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.*
9. *SUBJECT PARCEL 11331104*
10. *2 LOTS - TOTAL AREA 1.28 acres, 55,411 sq. ft.*
11. *THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.*

DEVELOPMENT DATA

ZONING CLASSIFICATION: R-5
LOWER LAKE WYLIE WATERSHED (CRITICAL AREA)
ZONING JURISDICTION: CITY OF CHARLOTTE
DEVELOPMENT STANDARDS FOR DETACHED DWELLINGS, AS PER R-5 DISTRICT

MINIMUN LOT SIZE 6,000 SF
MINIMUM WIDTH 50'
FRONT SETBACK 30' (SEE M18 PG 47)
SIDE YARD 10' (SEE M18 PG 47)
REAR YARD 50' (SEE M18 PG 47)

LOWER LAKE WYLE WATERSHED IMPERVIOUS CALCULATIONS
20% x 55,411 sq. ft. = 11,082 sq. ft. MAXIMUM IMPERVIOUS AREA
MAXIMUM IMPERVIOUS AREA PER LOT TO BE AS FOLLOWS:

LOT 3A = 7,766 sq. ft.
LOT 3B = 3,316 sq. ft.

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

_____ _____
PLANNING COMMISSION STAFF *DATE*

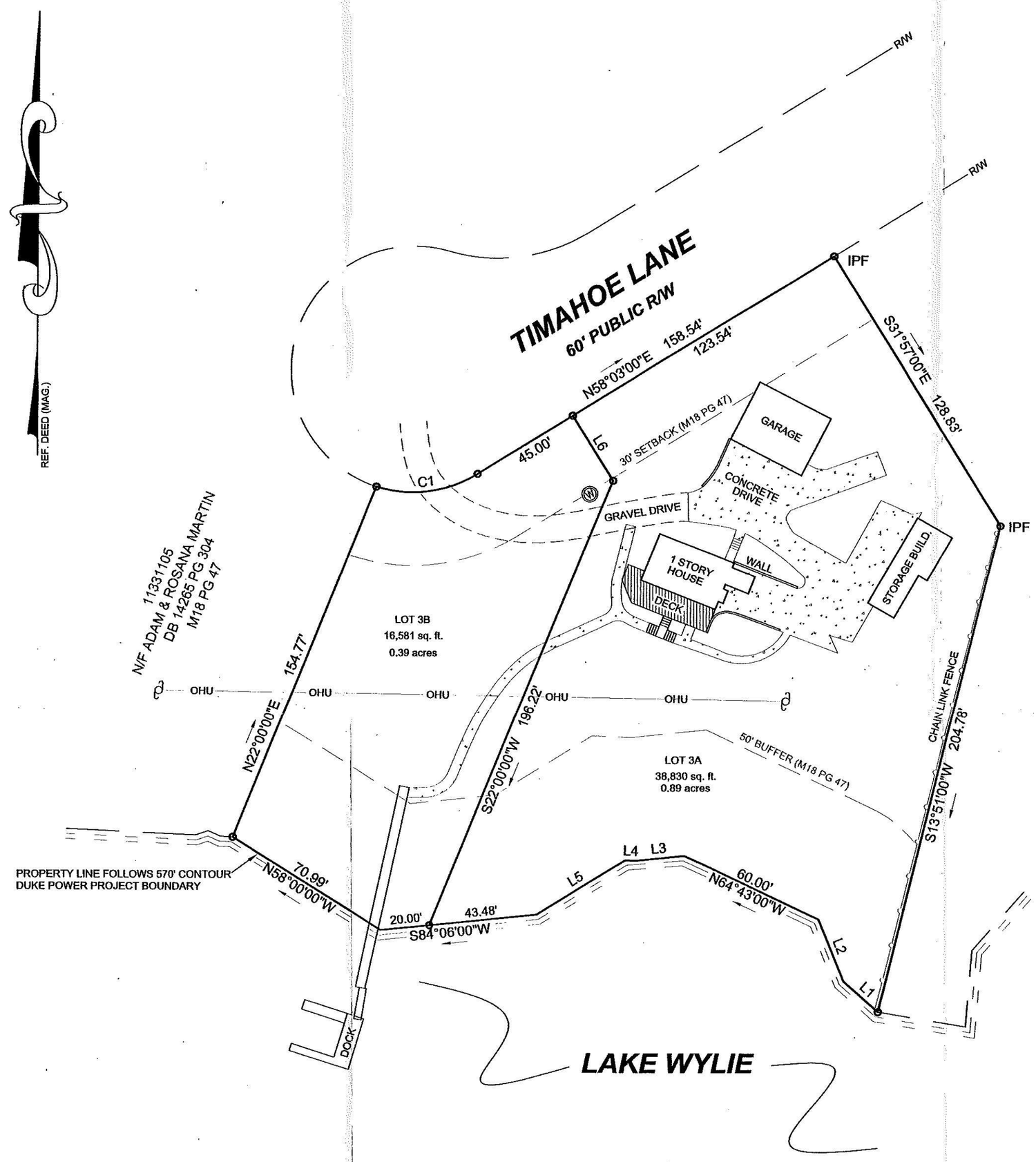
I _____ REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

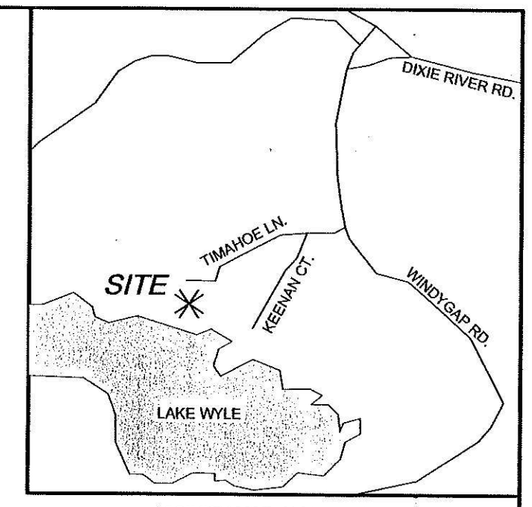
_____ _____
REVIEW OFFICER *DATE*

I, M. E. ZAMANI , certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description recorded in Book 19265, page 980 that the boundaries not surveyed are clearly indicated as drawn from information found in Book 18 page 47 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 22 day of JUNE, A.D., 2007.

NORTH CAROLINA PROFESSIONAL SEAL L-4325 LAND SURVEYOR MOHAMMAD E. ZAMANI

_____
Surveyor
L-4325
Registration Number





VICINITY MAP NOT TO SCALE

LEGEND:

O	*IRON PINS*
IPF	*IRON PIN FOUND*
R/W	*RIGHT-OF-WAY*
(W)	*WELL*
	POWER POLE

CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	42.64	50.00	N82°28'47"E	41.36

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.68	N48°34'00"W
L2	27.11	N22°25'00"W
L3	19.26	S84°01'00"W
L4	4.33	N88°00'00"W
L5	42.08	S58°05'00"W
L6	31.06	S31°57'00"E

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

RECORD PLAT SHOWING
6747 TIMAHOE LANE
LOT 3, SEC37
OWNER: MAVIS BALLOCK

STEELE CREEK TOWNSHIP,
MECKLENBURG COUNTY, NORTH CAROLINA

CSC of NC PC
4455 MORRIS PARK DRIVE
SUITE F.
CHARLOTTE, N.C. 28227
(704) 573-0112

SCALE:	DATE:	JOB NO.:	DRAWN BY:
1" = 40'	JUNE 22, 2007	CH977-06-07	M. SMITH

7369B
Septic