2005214714 MAP BOOK 44 PAGE 626

6057B

NOTE:
ALL CORNERS ARE I.PIN(S) UNLESS OTHERWISE NOTED.
NOTE:
ALL DISTANCES ARE HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.
NOTE:
AREA BY COORDINATE COMPUTATION.
NOTE:
PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD.
NOTE:
THIS PLAT IS OF A SURVEY THAT RECOMBINES EXISTING TRACTS OF LAND.

FILED FOR REGISTRATION
OCT 27 2005
AT 12:21 pm
JUDITH A. GIBSON
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

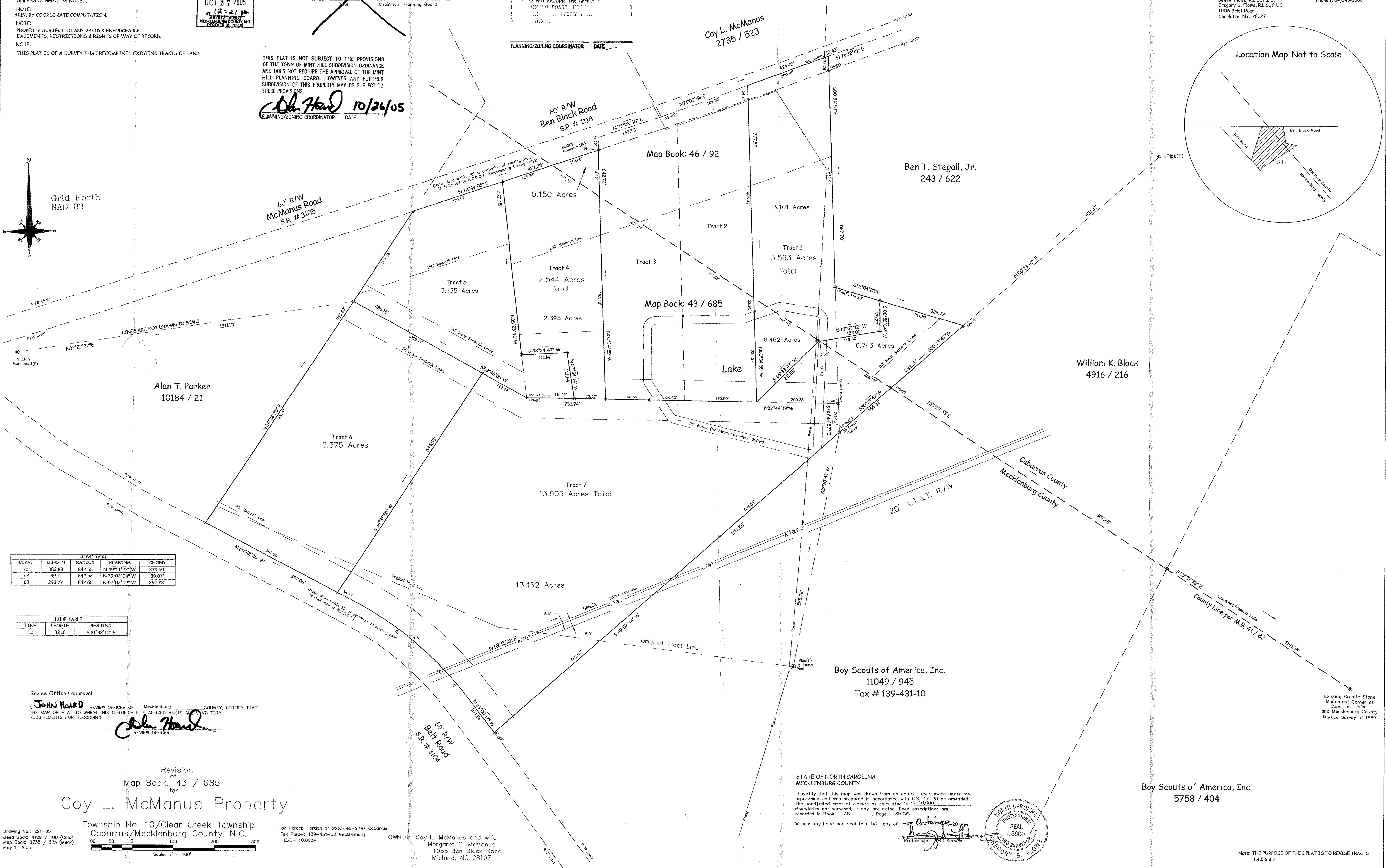
Certificate of Approval
Approved in accordance with the provisions of the Town of Mint Hill Subdivision ordinance on.
APPROVED ______ Date ______ Chairman, Planning Board

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE TOWN OF MINT HILL SUBDIVISION ORDINANCE AND DOES NOT REQUIRE THE APPROVAL OF THE MINT HILL PLANNING BOARD. HOWEVER ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.
PLANNING/ZONING COORDINATOR 10/26/05 DATE

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE TOWN OF MINT HILL SUBDIVISION ORDINANCE AND DOES NOT REQUIRE THE APPROVAL ...
PLANNING/ZONING COORDINATOR ______ DATE

Min. Setbacks
- Front Setback 60' (Note: See individual Lots for Front Setbacks.)
- Side Setback - 20'
- Rear Setback - 50'

Map Prepared By:
Ben M. Flowe and Son:
Land Surveying and Mapping Services
Ben M. Flowe, R.L.S., P.L.S.
Gregory S. Flowe, R.L.S., P.L.S.
11316 Brief Road
Charlotte, N.C. 28227
Phone:(704)545-3060



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	382.88	842.58	N 49°01'22" W	379.59'
C2	89.11	842.58	N 39°02'04" W	89.07'
C3	293.77	842.58	N 52°03'09" W	292.28'

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.18	S 81°42'10" E

Review Officer Approval
I, JOHN HOARD, REVIEW OFFICER OF Mecklenburg COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER

Revision of Map Book: 43 / 685 for

Coy L. McManus Property

Township No. 10/Clear Creek Township
Cabarrus/Mecklenburg County, N.C.

Scale: 1" = 100'

Drawing No.: 221-05
Deed Book: 4129 / 100 (Cab.)
Map Book: 2735 / 523 (Meck)
May 1, 2005

Tax Parcel: Portion of 5533-46-9747 Cabarrus
Tax Parcel: 139-431-02 Mecklenburg
E.C.= 10,000+

OWNER: Coy L. McManus and wife
Margaret C. McManus
1055 Ben Black Road
Midland, NC 28107

STATE OF NORTH CAROLINA
MECKLENBURG COUNTY
I certify that this map was drawn from an actual survey made under my supervision and was prepared in accordance with G.S. 47-30 as amended. The unadjusted error of closure as calculated is 1': 10,000 +. Boundaries not surveyed, if any, are noted. Deed descriptions are recorded in Book AS, Page SHOWN.
Witness my hand and seal this 1st day of October 2005.
Professional Land Surveyor

NORTH CAROLINA PROFESSIONAL SEAL L-3600 LAND SURVEYOR GREGORY S. FLOWE

Note: THE PURPOSE OF THIS PLAT IS TO REVISE TRACTS 1,4,5,6 & 7.