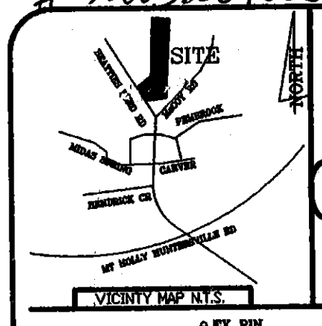
2003269068 MAP BOOK 40 PAGE 487



THE STATE OF NORTH CAROLINA
I, JAMES T.WEST, CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN BOOK 6632 PAGE 382 ; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:23,000+- ; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLATED FROM INFORMATION FOUND AS NOTED. MEETS GS 47.30 AS AMMENDED REQUIREMENTS WITNESS MY HAND AND SEAL THIS 7th DAY OF NOVEMBER 2003

JAMES T.WEST
L-3392
SEAL L-3392
REG. NO.
11/10/03

THIS PLAT COMPLIES WITH THE TOWN OF HUNTERSVILLE ZONING ORDINANCE AS A FARMHOUSE CLUSTER AND MEETS ALL STANDARDS LISTED IN ARTICLE 3 OF THE ZONING ORDINANCE.

11/11/03
DATE

I, Scott Moore, 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

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESRABLISHED MINIMUM BUILDING LINES, AND DEDICATE ALL ROAD, EXCEPT AS NOTED, FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HERE IS WITH IN THE PLATTING JURISDICTION OF TOWN OF HUNTERSVILLE.

OWNER (S)
11-11-03
DATE

PLAT NORTH
MB 22 PG 568

CERTIFICATE OF APPROVAL BY REGISTER OF DEEDS
OFFICE OF REGISTER OF DEEDS
STATE OF NORTH CAROLINA
MECKLENBURG COUNTY
FILLED FOR REGISTRATION ON THE _____ DAY
OF _____ AT _____ AM PM
REGISTER IN RECORD OF _____
MAP BOOK _____ PAGE _____

REGISTER OF DEEDS

FILED FOR REGISTRATION
NOV 11 2003
AT 02:46
JUDITH A. GIBSON
MECKLENBURG COUNTY, N. C.
REGISTER OF DEEDS

N/F
GERALD MULLIS et ux
DB 7516 PG 155
TAX#015 461 07

N/F
DONALD ADAIR et ux
DB 9442 PG 90
TAX#015 461 08

N/F
F.C. HOUGH JR. et ux
DB 7856 PG 952
TAX#015 461 06

N/F
ANNIE McELROY
DB 1051 PG 471
TAX#015 461 05

N/F
CHRISTOPHER J. KOERNER et ux
DB 9347 PG 361
TAX#015 461 01

N/F
DENNIS MEADOWS et ux
DB 9708 PG 331
TAX#015 461 01

McCOY ROAD

HOWELL RIDGE ROAD

BEATTIES FORD ROAD
60' PUBLIC R/W

ADDRESS # 7335
LOT 6
2.499 Acres.
108856.4 Sq.ft.
0.23 Acres.
10018 Sq.ft.
MAX IMPERVIOUS AREA

ADDRESS # 7325
LOT 5
2.499 Acres.
108842.3 Sq.ft.
0.23 Acres.
10018 Sq.ft.
MAX IMPERVIOUS AREA

ADDRESS # 7305
LOT 4
2.504 Acres.
109083.8 Sq.ft.
0.23 Acres.
10018 Sq.ft.
MAX IMPERVIOUS AREA

ADDRESS # 7225
LOT 3
2.495 Acres.
108700.4 Sq.ft.
0.23 Acres.
10018 Sq.ft.
MAX IMPERVIOUS AREA

ADDRESS # 7135
LOT 2
2.005 Acres.
87330.1 Sq.ft.
0.03 Acres.
1306.9 Sq.ft.
ADDITIONAL BUILDABLE AREA

ADDRESS # 7115
LOT 1
3.001 Acres
130702.4 Sq.ft.
TOTAL AREA
INCLUDING AREA IN R.O.W.
0.23 Acres.
10018 Sq.ft.
MAX IMPERVIOUS AREA

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	20°50'27"	90.94'	250.00'	S49°52'20"W	90.44'
C2	53°19'25"	232.67'	250.00'	N33°37'51"E	224.36'

NUM	DISTANCE	BEARING
L1	69.90'	S38°29'17"W
L2	20.14'	N88°53'45"E

NUM	DISTANCE	BEARING
L1	88.62'	S35°32'59"E
L2	29.97'	S0°08'06"W

TIE LINE

NOTES:

RURAL DISTRICT
DETACHED HOUSE
SETBACK:
FRONT: 40'
SIDE: 12'
REAR: 25'

THE 40' PRIVATE RIGHT OF WAY SHOWN ON THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PROPERTY OWNERS OF LOTS 1 -6 ATKINSON ACRES. THE MAINTENANCE OF SAID R.O.W. WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR THIER AGENTS. ALL PROPOSED CONSTRUCTION IN ATKINSON ACRES WILL BE SUBJECT TO REVIEW AS DETERMINED BY THE RESTICTIVE COVENANTS FOR ATKINSON ACRES AS RECORDED IN DB_____PG_____.

THIS BOUNDARY IS PREDICATED ON THE MONUMENTS FOUND AND RECORDED INSTRUMENTS AS SHOWN ON THE FACE OF THIS PLAT.

AREA WAS CALCULATED BY COORIDINATE GEOMETRY.

IRON PINS WERE EITHER FOUND OR SET AT ALL CORNERS AS SHOWN.

THIS PROPERTY LIES WITHIN THE CA-2 WATERSHED FOR MOUNTAIN ISLAND LAKE AND HAS A 35' S.W.I.M. STREAM BUFFER AS DIRECTED BY THE TOWN OF HUNTERSVILLE ZONING ORD. ART; 8, SEC. 8.25. (SEE SURVEY)

OPEN SPACE LANDS MAY BE PART OF A DEEDED LOT SO LONG AS IT REFLECTS AN IRREVOCABLE CONSERVATION OR OPEN SPACE EASEMENT REQUIRING SUCH PORTIONS OF INDIVIDUAL LOTS TO REMAIN AND BE USED AS OPEN SPACE.

EXISTING WOODLANDS MAY NOT BE CLEARCUT.

ALL NEW STRUCTURES BUILT ON THESE LOTS WILL FOLLOW REQUIREMENTS OF ARTICLE 3; SECTION 8:16 IN HUNTERSVILLE ZONING ORDINANCE PERTAINING TO FRONT LOADING GARAGE.

SITE DESIGN DATA:
FARMHOUSE CLUSTER DEVELOPMENT
ZONED: RURAL DISTRICT
TOTAL LOTS: 6

WATERSHED CA-2 REQUIRES A MAXIMUM IMPERVIOUS AREA OF 12% OF THE TOTAL AREA.

TOTAL AREA:	15.00 ACRES	/	653,400 SQ FT
ALLOWABLE IMPERVIOUS:	1.80 ACRES	/	78,408 SQ FT
EXISTING IMPERVIOUS: EXISTING HOUSE & DRIVE ON LOT 2	0.23 ACRES	/	10,018 SQ FT
REMAINING ALLOWABLE IMPERV	1.57 ACRES	/	68,389 SQ FT
PROPOSED 15' GRAVEL DRIVE	0.39 ACRES	/	16,988 SQ FT
ALLOWABLE IMPERV. IN LOTS	1.18 ACRES	/	51,401 SQ FT
IMPERVIOUS AREA LOT 2	0.03 ACRES	/	1,306.9 SQ FT
IMP. AREA LOTS 1, 3 - 6	0.23 ACRES	/	10,018 SQ FT

I, JAMES T.WEST, REGISTERED LAND SURVEYOR NUMBER L-3392 HEREBY CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED

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

B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND

C. THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.

D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBVDIVISION.

E. THAT THE INFORMATION AVAILIABLE TO THIS SURVEYOR IS SUCH THAT, I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN A. THROUGH D. ABOVE

THIS PROPERTY IS NOT IN A 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAPS #3701580050 B DATED3 / 02 / 1993	THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS PRIOR TO DATE OF SURVEY NO USGS MONUMENT WITHIN 2000'	PIN-015 461 38 ZONEDRURAL DISTRICT SETBACKS: FRONT: N/A SIDE: N/A REAR: N/A CORNER N/A

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN BOOK 40 PAGE 487.
DATE: November 11, 2003
JUDITH A. GIBSON, REGISTER OF DEEDS
BY: _____ DEPUTY

JUDITH A. GIBSON REGISTER OF DEEDS MECKLENBURG COUNTY, N.C.

LEGEND:

EIP - EXISTING IRON PIN / PIPE
NIP - NEW IRON PIN (1/2" IRON ROD)
CP - COMPUTED POINT
P/P - POWER POLE
R/W MON. - RIGHT-OF-WAY MONUMENT
R/W - RIGHT OF WAY
PVMT. - PAVEMENT
CONC. - CONCRETE
B/C - BACK OF CURVE
TELE - TELEPHONE
PWR - POWER
HVAC - HEATING VENT AND COOLING
UTIL - UTILITIES
ESMT. - EASEMENT
℄ - CENTER LINE

SURVEY OF:
LYNN ESTATES
TAX# 015 461 38

SURVEY FOR:
TERRENCE ATKINSON
9504 BEATTIES FORD ROAD
HUNTERSVILLE, MECKLENBURG COUNTY, NC 28078

100' 0' 100' 200'

DATE: AUGUST 1, 2003
SCALE: 1"=100'
TOWNSHIP: LONG CREEK
COUNTY: MECKLENBURG
STATE: NORTH CAROLINA

HARRISBURG SURVEYING
4555 HIGHWAY 49
HARRISBURG, N.C. 28075
PHONE:704-455-9553
FAX:704-455-9008

DRAWN BY: SDG COMP BY: JTW
REVISION #1: 9/25/2003: PER T.O.H. COMMENTS
REVISION #2: 10/23/2003PER T.O.H. COMMENTS RELOCATE DRIVE, ROAD NAME & LOT ADDRESS
REVISION #2: 11/5/03: SUB. & ROAD NAME
030627/SUBD

5455B