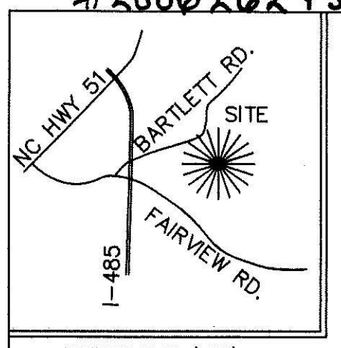
#200626243 3

MAP BOOK 47 PAGE 271



VICINITY MAP (NTS)

LEGEND

EIR	EXISTING IRON ROD
SIR	SET IRON ROD
R/W	RIGHT-OF-WAY
DB	DEED BOOK
MB	MAP BOOK
N/F	NOW OR FORMERLY
AC	ACRES
ECM	EXISTING CONCRETE MONUMENT
CM	CONCRETE MONUMENT
CL	CENTERLINE
R.Y.	REAR YARD
MBL	MINIMUM BUILDING LINE
(N.T.S.)	NOT TO SCALE
SF	SQUARE FEET

FILED FOR REGISTRATION
DEC 19 2006
AT 12:20 pm
JUDITH A. GIBSON
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

Dedication of Open Space

Triven Properties, LLC. In recording this plat as a portion of Stonebridge Subdivision Phase 1, Map 1(Revised) has designated certain parts as "Common Open Space" for use by the homeowners or tenants of Reid eadows Subdivision Phase 1 Map 1, not for use by the general public, but for parking recreationol and other related activities as more fully provided for in the declaration of covenants, conditions and restrictions applicable to Reid Meadows which declarations WILL BE RECORDED in the Mecklenburg BEFORE ANY LOTS ARE SOLD and which said declaration is hereby a part of this plat and incorporated herein.

TIE LINE (NTS)
NCGS MONUMENT
MO 77 (NAD 83)
N=520,757.364
E=1,520,734.081
N42°24'34"W
7383.15'-GROUND
7382.22'-GRID

State of North Carolina
County of Mecklenburg

I, Michael F. Blaney, certify that this plat was drawn under my supervision from an actual field survey made under my supervision of Map Book 45 Page 644 as recorded in the Mecklenburg County Public Registry; that the boundaries not surveyed are clearly indicated as dashed lines; that the ratio of precision as calculated is not less than 1:10,000; that the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street; and that this plat was prepared in accordance with GS 47-30 as amended. Witness my original signature, and seal this 16th day of October, 2006.

Michael F Blaney, P.L.S.
NC Reg No. L-3741

NORTH CAROLINA PROFESSIONAL SEAL L-3741 LAND SURVEYOR MICHAEL F. BLANEY
12/14/06

State of North Carolina
County of Mecklenburg

I, John Foard, 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 12/19/06

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA, MECKLENBURG COUNTY ENGINEERING.

COUNTY ENGINEERING STAFF — DATE 12/19/06

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Mecklenburg, and that I hereby submit this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate to public use all areas shown on this plat as streets, walks, parks, and other sites and easements to public and private use as noted. Furthermore, I hereby dedicate all sanitary sewers to Mecklenburg County, all storm water systems to Mecklenburg County, and all water lines to Mecklenburg County.

12/9/06 — DATE
OWNER

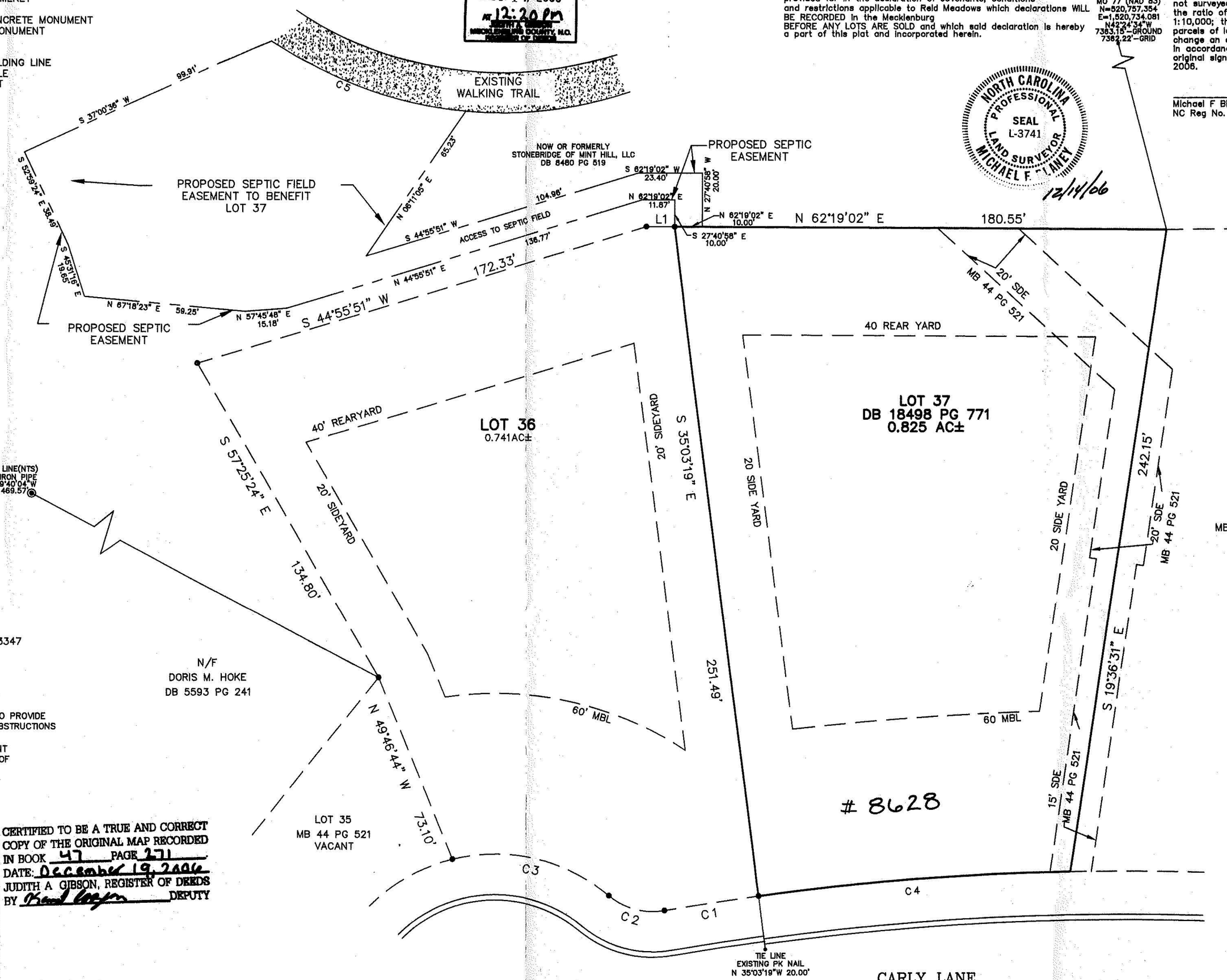
EASEMENT — STONEBRIDGE OF MINT HILL ID#13903347

1. IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND\OR OBSTRUCTIONS TO STORM WATER FLOW IS PROHIBITED.
3. PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PERMANENT DETENTION EASEMENTS (P.D.E.) ARE MAINTAINED BY OWNERS OF FFECTED LOTS.
4. TAX PARCEL #: ~~00121514~~ 139-033-47
5. ZONING: R-30
6. TOTAL AREA = 0.368 AC±
7. SETBACKS:
   FRONT: 60'
   SIDE YARD: 20'
   SIDE YARD CORNER: 30' REAR: 20' & AS SHOWN
   REAR YARD 40'
   MINIMUM LOT AREA = 40,000 SQ.FT.

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN BOOK 47 PAGE 271
DATE: December 19, 2006
JUDITH A GIBSON, REGISTER OF DEEDS
BY _____ DEPUTY

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE TOWN OF MINT HILL SUBDIVISION ORDENANCE 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 — DATE 12/19/06



LINE TABLE		
LINE	LENGTH	BEARING
L1	10.34	N62°19'02"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	980.00	34.76	34.76	S53°06'41"W	2°01'55"
C2	25.00	21.93	21.24	N77°13'50"E	50°16'13"
C3	65.00	61.65	59.36	S75°11'44"W	54°20'25"
C4	980.00	114.74	114.67	S57°28'53"W	6°42'30"
C5	144.92	77.14	76.23	S82°38'27"W	30°29'57"

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

No.	Date	By	Revision

DELTA LAND SERVICES, INC.
6033 Florence Avenue, Suite 100
Charlotte, North Carolina 28212
Telephone 704/536-6190

THE PURPOSE OF THIS PLAT IS TO CREATE SEPTIC EASEMENT TO BENEFIT LOT 37 FROM STONBRIDGE OF MINT HILL, LLC WHICH WILL NOT BE OWNED IN FEE SAMPLE BY LOT 37

Title: REVISED FINAL PLAT
LOTS 37
STONEBRIDGE SUBDIVISION
PHASE 1 MAP 1 (REVISED)

Owner: STONEBRIDGE OF MINT HILL, LLC
7714 MATTHEWS-MINT HILL ROAD
CHARLOTTE NORTH CAROLINA
DEED BOOK 18498 PAGE 771

Location: TOWN OF MINT HILL, COUNTY OF MECKLENBURG
STATE OF NORTH CAROLINA

Date:	Drawn By:	Checked By:	Job No.	DCA/CAD No.
10-12-06	JDA	MFB	.	SB-37-38-REPLAT

STONEBRIDGE\SB-37-38-REPLAT.DWG - JDA