#2007193985

MAP BOOK 48 PAGE 974

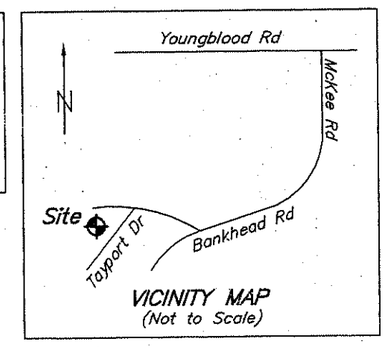
THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PLANNING COMMISSION STAFF — DATE 9/20/2007

I, JOSHUA F. WEAVER, 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 9/20/2007



FILED FOR REGISTRATION
SEP 20 2007
AT 12:38 PM
JUDITH A. GIBSON
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

North per Map 23/243

R/W

BANKHEAD ROAD
60' PUBLIC R/W

Power Pole

~Gravel Road~

Power Pole — Overhead Utility Line

R/W

R/W

~Paved Road~

VARIETY LANE
60' PUBLIC R/W

~Asphalt Paved Road~

Telephone Pedestal

N 89°39'00" E 33.58'

C1 58.45' R=419.90' S 86°21'44" E L=58.40'

L=34.49' S 80°01'14" E R=419.90' 34.50'

S 77°40'00" E 163.78'

L1

N25°28'59"W 47.00'

R=50.00' L=48.93'

N46°10'02"E 68.98'

R=50.00' L=76.12'

#5 Rebar (found)

#5 Rebar (found) @ Base of Tree Trunk

30' Setback per Map 17/466

10' Side Yard per Map 17/466

S 48°24'34" W 210.06'

LOT 75-B
0.690 Ac.
(30,076 Sq. Ft.)

N 12°54'26" E 280.92'

LOT 75-A
0.691 Ac.
(30,085 Sq. Ft.)

Adjoiner:
Parcel ID No. 217-311-17
~M.A. Edwards Family Partnership~
(Now or Formerly)
Deed: 6427-465
Lot 76, Section 44, Map 17-466

Adjoiner:
Parcel ID No. 217-311-15
~Pasquale Novelli~
(Now or Formerly)
Deed: 21145-614
Tract 2, Lot 74-C & Adjacent,
Section 44, Map 17-466
Map 45-619
... vised in Map 48-940

N 14°41'03" E 118.25'

10' Side Yard per Map 17/466

#4 Rebar (found)

N 32°22'21" W 98.33'

S 36°54'26" W 78.47'

13.13'

75.00' S 48°00'00" W 88.13'

N 45°51'00" W 72.97'

S 07°31'10" E 73.34'

Dock

Dock

Top of Bank

50' Watershed

1-1/2" Iron Pipe (found)

~Lake Wylie~

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN BOOK 48 PAGE 974
DATE: September 20, 2007
JUDITH A GIBSON, REGISTER OF DEEDS
BY _____ DEPUTY

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

NOTES:

1. TAX PARCEL NO. 217-311-16
2. DEED REFERENCES: BOOK 13623, PAGE 427
3. MAP REFERENCES: BOOK 17, PAGE 466, BOOK 23, PAGE 243, BOOK 46, PAGE 619, BOOK 48, PAGE 940
4. PROPERTY IS ZONED R-5 PER GIS DATA
   MINIMUM STANDARDS PER R-5:

   20' SETBACK ~ 5' SIDE YARD ~ 35' REAR YARD
   ~ 50' LOT WIDTH ~ 6,000 SQ. FT. LOT AREA ~

   MINIMUM STANDARDS PER MAP BOOK 17, PAGE 466:

   30' SETBACK FROM ROAD R/W
   50' SETBACK FROM CONTOUR ELEV 570
   USGS SEA LEVEL DATUM
   10' FROM SIDE LOT LINE
   75' LAKE FRONTAGE WIDTH IF WITHIN 150' OF LAKE
   30,000 SQ. FT. LOT AREA
5. PROPERTY DOES LIE WITHIN A FLOOD-PRONE HAZARD AREA. FLOOD ZONE AE. FLOOD LINE FOLLOWS LAKE BANK. REFERENCE: FEMA PANEL NO. 3701580281E DATED 2/4/2004
6. IRONS ARE IN AT ALL CORNERS, UNLESS OTHERWISE NOTED.
7. RIGHTS-OF-WAY SHOWN ARE PER MAP BOOK 17, PAGE 466.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE CONSIDERATIONS. THERE MAY EXIST OTHER EASEMENTS OR RIGHTS-OF-WAY THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN HEREON.
9. PROPERTY IS ALSO AFFECTED BY A 50' S.W.I.M. BUFFER THAT IS OVERRIDDEN BY A 50' WATERSHED BUFFER BOTH OF WHICH ARE MEASURED FROM THE FIELD-LOCATED TOP OF BANK. THE ENTIRE 50' WATERSHED BUFFER SHOULD REMAIN UNDISTURBED.
10. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
11. THIS PROPERTY LIES WITHIN THE LOWER LAKE WYLIE WATERSHED, CLASS: CRITICAL AREA.
    (SEE CHARLOTTE ZONING ORDINANCE CODE SECTION 10.700 FOR ISSUES RELATED TO THIS WATERSHED DESIGNATION.)

    PER SECTION 10.706, THE MAXIMUM ALLOWABLE BUILT UPON (OR IMPERVIOUS) AREA IS 20% PER LOT.

    LOT 75-A IMPERVIOUS AREA ALLOWED -- 6,017 SQ. FT.
    (20% OF 30,085 SQ. FT.)
    IMPERVIOUS AREA USED -- 0 SQ. FT.
    ALLOWABLE AREA REMAINING -- 6,017 SQ. FT.

    LOT 75-B IMPERVIOUS AREA ALLOWED -- 6,015 SQ. FT.
    (20% OF 30,076 SQ. FT.)
    IMPERVIOUS AREA USED -- 0 SQ. FT.
    ALLOWABLE AREA REMAINING -- 6,015 SQ. FT.

LEGEND:

R/W = Right-of-Way
S.W.I.M. = Surface Water Improvement & Management

Surveyor's Certification

I, Kimberly C. Ward, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 6415, page 487, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found at references as shown hereon; 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 15th day of August, A.D., 2007.

Seal or Stamp — NC Professional Surveyor Registration No. 4540

NORTH CAROLINA PROFESSIONAL SEAL L-4540 LAND SURVEYOR KIMBERLY C. WARD

THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS OUT OF ONE. THE RECORDING OF THIS MAP REPLACES AND SUPERCEDES THE RECORD MAPS PREVIOUSLY RECORDED AT BOOK 17, PAGE 466, BOOK 23, PAGE 243, BOOK 46, PAGE 619, AND BOOK 48, PAGE 940, MECKLENBURG COUNTY REGISTRY.

40 0 20 40 80 160
SCALE: 1" = 40'

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°21'00"W	19.76

CURVE TABLE

CURVE	DIRECTION	RADIUS	LENGTH	CHORD
C1	N44°39'00"E	20.00	31.42	28.28

A PLAT SHOWING A MINOR SUBDIVISION OF
LOT 75
LAKE WYLIE RECREATION LOTS
SECTION 44

SURVEYED FOR
Owner: THZ EQUITIES, LLC

1.381 AC. (60,161 SQ. FT.)

STEELE CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA

August 15, 2007 ~ Scale: 1"=40'

L/2006/Taypart Dr #18212 ~ 2006-T.
Field work: M.Newell & L.Worth/Mapping: K.C.Ward

PETRA LAND SURVEYING, PLLC
207 Blythe Mill Road
Post Office Box 1379
Waxhaw, North Carolina 28173
Phone: 704-843-4563
Kimberly C. Ward, NCPLS, #4540