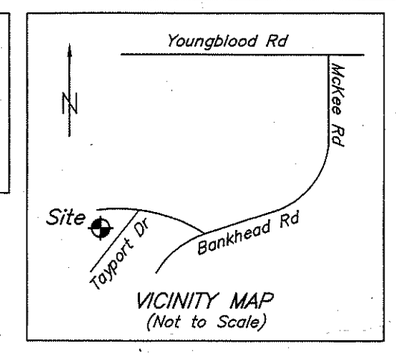
FILED FOR REGISTRATION
SEP 14 2007
AT 3:59pm
JUDITH A. GIBSON
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN BOOK 48 PAGE 940
DATE: September 14, 2007
JUDITH A. GIBSON, REGISTER OF DEEDS
BY Majorie L Hall DEPUTY

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

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 1/20/2007 Date



BANKHEAD ROAD
60' PUBLIC R/W

VARIETY LANE
60' PUBLIC R/W

TAYPORT DRIVE
30' PUBLIC R/W

LOT 75
1.381 Ac.
(60,161 Sq. Ft.)

TRACT 2
0.750 Ac.
(32,679 Sq. Ft.)

TRACT 1
1.612 Ac.
(70,239 Sq. Ft.)

~Lake Wylie~

~Gravel Road~
~Gravel Drive~
~Asphalt Paved Road~
~Concrete Driver~
~Concrete Sidewalk~
~Asphalt Paved Road~
~Asphalt Paved Road~
~Gravel~
~Asphalt Paved Road~

Telephone Pedestal
Power Pole
Power Pole
Power Pole
Power Pole
Power Pole
Overhead Utility Line
Split Rail Fence
Split Rail Fence
Speed Bump
Bent #5 Rebar (found)
#5 Rebar (found)
#5 Rebar (found)
#5 Rebar (found)
#5 Rebar (found) @ Base of Tree Trunk
#4 Rebar (found)
#4 Rebar (found)
#4 Rebar (found)
Bent #4 Rebar (found)
#4 Rebar (found)
1-1/2" Iron Pipe (found)
1/2" Iron Pipe (found)
#2 Rebar (found)
Well
Well
Propane Tank
Wooden Deck
Concrete Walk
One-Story Masonite Siding
Dock
Dock
Top of Bank
Top of Bank
Top of Bank
Original Line
Original Line
Building
Wooden Fence
Oil Tank
Gas Tanks
Concrete Retaining Wall
Column
Column
Covered Porch
40.0 Three-Story Home
Wooden Siding
#18212 Tayport Drive
Covered Porch
Power
Air Units
Gas
Docks
Tie
Tie
Tie
50' Watershed Buffer (Undisturbed)
30' Setback per Map 17/466
30' Setback per Map 17/466
10' Side Yard per Map 17/466
10' Side Yard per Map 17/466
10' Side Yard per Map 17/466
North per Map 23/243

R/W = Right-of-Way
SS = Septic Acess
WV = Water Valve
S.W.I.M. = Surface Water Improvement & Management

THE PURPOSE OF THIS PLAT IS TO REVISE THE COMMON LOT LINES BETWEEN THE THREE PARCELS AS SHOWN. THE RECORDING OF THIS MAP REPLACES AND SUPERCEDES THE RECORD MAPS PREVIOUSLY RECORDED AT BOOK 17, PAGE 466, BOOK 23, PAGE 243 AND BOOK 46, PAGE 619, AS PERTAINING TO TRACTS 1 & 2 OF 74-C AND THE ADJACENT LOT, AND LOT 75 OF LAKE WYLIE RECREATION LOTS, SECTION 44, MECKLENBURG COUNTY REGISTRY.

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 19th day of June, A.D., 2007.

Seal or Stamp

Kimberly C Ward
NC Professional Surveyor
Registration No. 4540

NOTES:

1. TAX PARCEL NO. 217-311-14, 217-311-15 & 217-311-16
2. DEED REFERENCES: BOOK 6415, PAGE 487, BOOK 13623, PAGE 427 & BOOK 21145, PAGE 614
3. MAP REFERENCE: BOOK 17, PAGE 466, BOOK 23, BOOK 243 & BOOK 46, PAGE 619
4. PROPERTY IS ZONED R-5 PER GIS DATA
   MINIMUM STANDARDS PER R-5:
   20' SETBACK ~ 5' SIDE YARD ~ 35' REAR YARD
   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
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 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 IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS.
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.

   TRACT 1 IMPERVIOUS AREA ALLOWED -- 14,048 SQ. FT. (20% OF 70,239 SQ. FT.)
   IMPERVIOUS AREA USED -- 7,935 SQ. FT. (DRIVES & WALKS: 5050 SF, BUILDINGS: 2860 SF, MECHANICAL: 25 SF)
   ALLOWABLE AREA REMAINING --6,113 SQ. FT.

   TRACT 2 IMPERVIOUS AREA ALLOWED -- 6,536 SQ. FT. (20% OF 32,679 SQ. FT.)
   IMPERVIOUS AREA USED -- 6,408 SQ. FT. (DRIVES & WALKS: 5,341 SF, BUILDINGS: 1,063 SF, MECHANICAL: 4 SF)
   ALLOWABLE AREA REMAINING -- 128 SQ. FT.

   LOT 75 IMPERVIOUS AREA ALLOWED -- 12,032 SQ. FT. (20% OF 60,161 SQ. FT.)
   IMPERVIOUS AREA USED -- 0 SQ. FT.
   ALLOWABLE AREA REMAINING --12,032 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

Joshua F. Weaver 1/20/2007
PLANNING COMMISSION STAFF DATE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°21'00"W	19.76
L2	S67°45'00"E	6.86
L3	S57°06'00"W	23.82
L4	S38°06'00"W	10.78
L5	N20°25'56"E	33.98
L6	N66°45'37"E	37.68

CURVE TABLE				
CURVE	DIRECTION	RADIUS	LENGTH	CHORD
C1	N44°39'00"E	20.00	31.42	28.28
C2	S22°45'00"E	20.00	31.42	28.28
C3	S43°39'51"W	312.86	146.73	145.39
C4	S34°09'47"W	1002.94	137.75	137.64
C7	S76°21'36"E	661.99	30.19	30.19
C8	S71°24'17"E	661.99	84.32	84.26

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

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

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

A RECOMBINATION PLAT SHOWING
LOT 75 & TRACTS 1 & 2 OF LOT 74-C & ADJACENT LOT LAKE WYLIE RECREATION LOTS SECTION 44
SURVEYED FOR
OWNER: THZ EQUITIES, LLC
3.744 AC. (163,079 SQ. FT.)
STEELE CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA
July 19, 2007 ~ Scale: 1"=40'

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

MAP BOOK 48 PAGE 940

2007190790