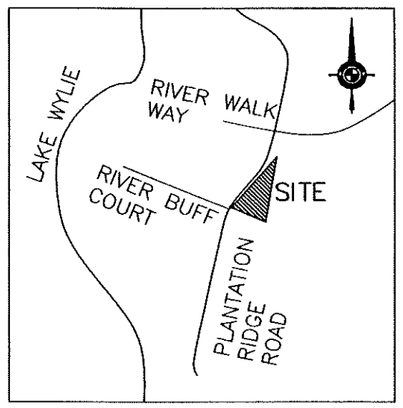
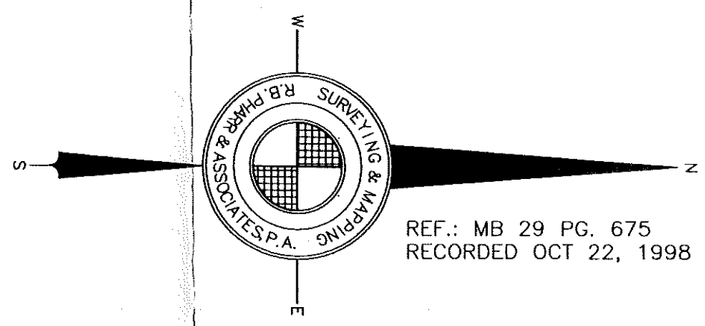


VICINITY MAP
NOT TO SCALE

LINE LEGEND:
PROPERTY LINE: ———
PROPERTY LINE (NOT SURVEYED): — · — · —
RIGHT-OF-WAY: ═══
SETBACK: — — —
EIR: EXISTING IRON ROD
PSDE: PERMANENT STORM DRAIN EASEMENT



REF.: MB 29 PG. 675
RECORDED OCT 22, 1998

LOT 14
RIVER WALK PLANTATION
MAP 2
MAP BOOK 29 PAGE 675

NOW OR FORMERLY
STOVER DEVELOPMENT, LLC
DB. 18281 PG. 451
PID# 11322358

LOT 12
RIVER WALK PLANTATION
MAP 2
MAP BOOK 29 PAGE 675

NOW OR FORMERLY
CHAD W. HADDEN &
NACHETTE C. HADDEN
DB. 22096 PG. 614
PID# 11322356

EIP
A=101.61'
R=305.00'
Chord=N41°57'16"E
101.14'
33.39'
10.0
25'
PROPOSED HOUSE ENVELOPE
75'
50'
DECK
10.0
N67°20'40"W 183.65'
6' SIDE SETBACK
20' FRONT SETBACK
20' PSDE
A=101.11'
R=425.00'
Chord=N44°20'58"E
100.97'
EIP
R/W
PLANTION RIDGE ROAD
50' PUBLIC R/W PER MB 29 PG. 675
R/W
EIP
N43°58'27"E 146.16'
0.6908± ACRES
35' REAR SETBACK
TIE LINE S11°12'42"W 86.95'
EIP
S11°12'42"W 97.81'
EIP
S12°40'18"W 233.00'
EIP
DUKE POWER CO.
TRAINING CENTER
REF.: DWG NO 540-A
DB. 5106 PG. 24

NOW OR FORMERLY
TDW HOLDINGS, LLC
MAP BOOK 44
PAGES 351,353,355, & 357
DB. 19752 PG. 183
PID# 11322201

NOTES

1. BOUNDARY SURVEY BASED ON EXISTING PHYSICAL EVIDENCE OBSERVED ON DATE OF SURVEY.
2. NO NCGS MONUMENT WITHIN 2,000 FEET OF THE SUBJECT PROPERTY. BEARING ARE BASED ON RECORDED MAP.
3. THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE 100 YAER FLOOD HAZARD AREA AS GRAPHICALLY DETERMINED FROM MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP #3701580182E EFFECTIVE DATE 02/04/2004.
4. CURRENT SETBACKS ARE AS FOLLOWS:
   FRONT YARD = 20' MIN
   SIDE YARD= 6' MIN
   REAR YARD= 35' MIN
5. THE PERMENANT STORM DRAINAGE EASEMENT, PIPE SYSTEMS AND /OR CHANNELS WITHIN THE STORM DRAIN EASEMENT ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER PER MAP BOOK 29 PAGE 675.

PLOT PLAN NOTE
THIS IS TO CERTIFY THAT ON THE 14th DAY OF DECEMBER, 2006 THIS PLOT PLAN WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES WERE PLOTTED FROM INFORMATION PROVIDED BY OTHERS, AND THE IMPROVEMENTS OTHERWISE INDICATED, ARE PROPOSED. NO ACTUAL FIELD SURVEY WAS PERFORMED IN THE PREPARATION OF THIS MAP. THIS IS A PRELIMINARY MAP AND NOT INTENDED TO BE USED FOR CONVEYANCES, RECORDATION OR SALES.

SIGNED:_____

J. JEFFREY COBB, PLS L-2830
R. B. PHARR & ASSOCIATES, P.A.
UNION COMMONS BUISNESS PARK
1548 UNION RD. - SUITE B
GASTONIA, NC 28054

GRAPHIC SCALE
0' 0 0 30' 60' 4
(IN FEET)
1 inch = 90' ft.

PRELIMINARY MAP
NOT FOR RECORDATION CONVEYANCE OR SALES
FOR REVIEW AND COORDINATION ONLY

704 850-4344

REVISIONS

PLOT PLAN OF:
LOT 13
RIVER WALK PLANTATION
MAP2
FOR
JEFF COBB
5424 PLANTATION RIDGE ROAD
BERRYHILL TOWNSHIP
MECKLENBURG COUNTY, NORTH CAROLINA
PID# 11322357 DB. 18281 PG. 451

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
UNION COMMONS BUSINESS PARK
1548 UNION ROAD SUITE-B GASTONIA, NC 28054
TEL. (704)864-9636 FAX (704)853-0616

CREW:	DRAWN:	REVISED:	SCALE:	DATE: DECEMBER 14, 2007	FILE NO. G-C-
JEFF	SR		1"=30'	PROJECT NO.: JEFF	JOB NO.: 72519

7560 B