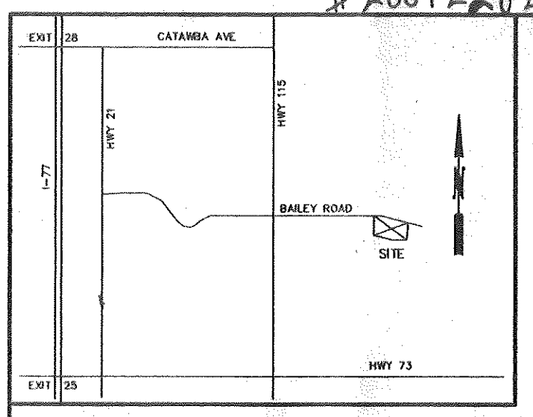
#20072288266

MAP BOOK 49 PAGE 321



VICINITY MAP
NO SCALE

I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Development Code for Cornelius, North Carolina, and that this plat has been approved by the Town of Cornelius for recording in the Office of the Register of Deeds of Mecklenburg County. I further certify that the Board of Commissioners only accepts the dedication of the public parks shown thereon, if such parks are located within the corporate limits of Cornelius, but assumes no responsibility to open or maintain the same until, in the opinion of the Board of Commissioners, it is in the public interest to do so.

11/9/07 — Date

Karen W. Ford — Planning Director, Cornelius, North Carolina

I, Jordan C. Cook — 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

11/12/07 — Date

FILED FOR REGISTRATION
NOV 12 2007
AT 1:30pm
JUDITH A GIBSON
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Cornelius and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, preserve and protect all significant trees over 18 inches diameter in the tree and root protection area, plant supplementary trees if required, and dedicate all streets, alleys, walks, parks, and other sites and easements, to public or private uses as noted. Furthermore, I hereby dedicate all sanitary sewer, storm sewer, and water lines that are located in public utility easements or rights-of-way to the Town of Cornelius and the Charlotte-Mecklenburg Utility Department.

Kelly C. Mayhew — OWNER — 11-12-07 DATE

Mickie B. Mayhew — OWNER — 11-12-07 DATE

This survey creates a subdivision of land within the area of the county or municipality that has an ordinance that regulates parcels of land.

Rufus Jackson Love
RUFUS J. LOVE

I certify that this plat is not within a designated Public Water Supply Watershed.

11/9/07 — DATE — Karen W. Ford — Watershed Administrator, Town of Cornelius

I, RUFUS JACKSON LOVE, certify that this map was drawn from an actual survey made under my supervision; that the error of closure as calculated by latitudes and departures is 1:10,000+ before adjustments; that the boundaries not surveyed are shown as broken lines plotted from information found in DB. 49 PG. 321 that this map was prepared in accordance with GS 47-30 as amended; and that the angular error was < 7.5 seconds per turn.

Witness my original signature and seal this 26th day of Oct. 2007

L-2844 — N.C.R.L.S. LICENSE NO.

Rufus Jackson Love — REGISTERED LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-2844 RUFUS JACKSON LOVE

LINE TABLE

COURSE	BEARING	DISTANCE
L1	N 71°29'35"E	39.90'
L2	N 71°29'35"E	60.15'

LINE "A" TO "B" N 84°49'52"E 234.98' BASE BEARING

BAILEY ROAD (SR 2416)

0.43 ACRES DEDICATED TO N.C.D.O.T.

0.38 ACRES DEDICATED TO N.C.D.O.T.

"A" RR SPIKE — "B" RR SPIKE — RR SPIKE

N 84°49'52"E 415.72' — N 84°49'52"E 115.11' — BOLT N 84°49'52"E 119.89' — N 84°48'26"E 350.00' — S 84°48'26"W 354.85'

N 84°49'52"E 187.42' — N 84°49'52"E 175.51' — N 84°49'52"E 168.01' — S 84°49'52"W 119.91'

N 76°24'35"E 100.00' — N 79°26'35"E 100.10' — N 81°33'35"E 100.00' — N 84°32'51"E 200.09' — N 85°15'15"E 135.39' — N 84°49'52"E 41.81'

CP — L2 — L1 — SET #5 REBAR — 10' CONSTRUCTION EASEMENT TEMPORARY — SET #5 REBAR — SET #5 REBAR — BENT #5 REBAR — CP — (TIE) N 35°30'12"E 4.59'

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN BOOK 49 PAGE 321
DATE: November 12, 2007
JUDITH A GIBSON, REGISTER OF DEEDS
BY Karen Costa DEPUTY

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

GEORGE M. COULTER JR. & wf. CLAUDIA S. (ET AL)
DB 4431-296
PIN 007-131-07
18200 BAILEY RD.

LOT 1 & 2 MB884-513
& P1 MB37-239
CHARLOTTE MECKLENBURG
BOARD OF EDUCATION
DB 17972-597
PIN 007-122-08

LOT 1
3.18 ACRES

LOT 2
3.18 ACRES

LOT 3
3.19 ACRES

N 04°57'15"W 733.86' TOTAL TO C/L (330.36' TO ROAD R/W) — 467.34' — 115.54' — 115.54'

S 05°08'49"E 768.38' TOTAL — 358.86' — 115.32' — 115.32' — 178.88'

S 05°08'50"E 798.28' TOTAL — 258.14' — 115.32' — 309.51'

S 05°07'55"E 902.89' TOTAL (867.89' TO ROAD R/W) — 115.34' — 161.73' — 115.34' — 475.48'

#12230 — #12222 — #12214

CONTROL CORNER 1/4 REBAR

202.09' N 75°02'50"W 279.80' — SET #5 REBAR — 77.71' — #4 REBAR — 102.58' S 86°36'03"W 132.27' — SET #5 REBAR — 29.69' #4 REBAR — N 68°42'53"W 154.21' — 3/4" PIPE CONTROL CORNER

N 54°59'01"E 1208.95' — CENTERLINE OF DUKE POWER 500 KV TRANSMISSION LINE 2.42 ACRES OF R/W IN TRACT 2

N 54°59'01"E 434.17' — CENTERLINE OF DUKE POWER 500 KV TRANSMISSION LINE 2.42 ACRES OF R/W IN TRACT 2

N 54°59'01"E 114.10' — TOWER #32

N 54°59'01"E 150.09' — TOWER #31

OLD PROPERTY LINE

CHARLOTTE-MECKLENBURG BOARD OF EDUCATION
DB 22335-765
PIN 007-121-02
701 E. SECOND STREET

LOT 2A
BOBBY L. MAYHEW
& WF. MICKIE B. MAYHEW
DB 13451-477
PIN 007-121-08
MB 41-836
12320 BAILEY RD.
CORNELIUS, NC 28031

LOT 2B
BOBBY L. MAYHEW
& WF. MICKIE B. MAYHEW
PIN 007-121-09
MB 41-836
PO BOX 219
CORNELIUS, NC 28031

CHAR. MECK. BOARD OF ED.
DB 14877-184
PIN 007-121-01

CHARLOTTE-MECKLENBURG BOARD OF EDUCATION
DB 17697-311
PIN 007-122-05
701 E. SECOND STREET

CHARLOTTE-MECKLENBURG BOARD OF EDUCATION
& TOWN OF CORNELIUS
DB 17691-539
PIN 007-131-16
11900 BAILEY RD.

COULTER FARMS
DB 04693-925
PIN 007-131-05
18200 OLD STATESVILLE RD.

BASED ON MB 37-239 FEB. 2002

PYRAMID
LAND SURVEYING
RUFUS JACKSON LOVE
PROFESSIONAL LAND SURVEYOR L-2844
P.O. Box 11
Davidson, NC 28036
(704) 892-4249

NOTES:

1. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE.
2. AREA DETERMINED BY COORDINATE COMPUTATION.
3. CP DENOTES COMPUTED POINT, NO MONUMENT FOUND OR SET.
4. UNDERGROUND UTILITIES NOT LOCATED AS OF THIS DATE.
5. ZONING AND SETBACKS PROVIDED BY TOWN OF CORNELIUS PLANNING DEPT.
   A. ZONING - RURAL PRESERVATION
   B. SETBACKS - FRONT - 50'
      SIDE - 15'
      REAR - 50'
6. SIDEWALK OR ROADWAY CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY. (INCLUDES PROPERTY CORNERS)

LEGEND:

PROPERTY LINE
TIE LINE
UNSURVEYED LINE
BACK OF CURB
SETBACK LINE
CP COMPUTED POINT
BP POWER POLE

REFERENCES:

1. DEEDS AND MAPS AS SHOWN
2. DUKE POWER COMPANY MAP (FILE NO. 1-575-A).

LOT 1 & 2 MB 884-513
& P1 MB37-239
CHARLOTTE MECKLENBURG
BOARD OF EDUCATION
DB 17972-597
PIN 007-122-08

SUBDIVISION PLAT
FOR
BOBBY L. MAYHEW
& wf. MICKIE B. MAYHEW (OWNERS)
PART OF TRACT 1, MB 37-239
12024 BAILEY ROAD
DEED BOOK 13451-473, PIN # 007-121-03
DEWEESE TOWNSHIP, MECKLENBURG COUNTY
CORNELIUS, NORTH CAROLINA
JUNE 19, 2007
FILE NAME: MAYHEW6-18-07
REVISED: 10/26/07 TO DEDICATE ADDITIONAL RIGHT OF WAY
REVISED: 9/14/07 PER CORNELIUS REDLINES AND ACTUAL FIELD SURVEY.

100 0 100 200 300
GRAPHIC SCALE - FEET 1"=100'

7559B