MAP BOOK 57 PAGE 278

2015004192

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 1/14/2015

FILED FOR REGISTRATION
JAN 14 2015
AT 10:38am
J. DAVID CRANBERRY
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF MECKLENBURG COUNTY AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM LOT SIZE AND BUILDING SETBACK LINES AS NOTED.

OWNER DATE

699 CHERRY HILLS PL.
ROCK HILL, SC 29730

THIS PLAT IS OF A SURVEY THAT CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

THIS PLAT IS NOT SUBJECT OT 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-MECKELNBURG PLANNING COMMISSION

PLANNING COMMISSION STAFF — DATE 1/14/2015

NOTES :

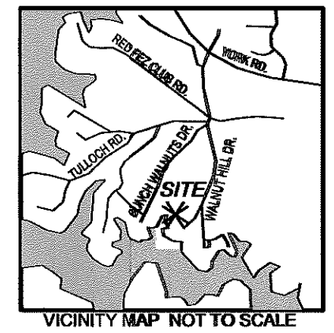
1. SUBJECT: PARCEL 21722215
2. NO USGS MONUMENT FOUND WITHIN 2000'.
3. AREA COMPUTED BY COORDINATE METHOD.
4. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT-OF-WAYS.
5. SUBJECT TRACT IS LOCATED IN A FLOOD ZONE AS PER FEMA PANEL 3710349900J.
6. ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBERANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
8. REFERENCE: DB 14333 PG. 568, M17 PG. 505
9. ZONED R-5: LOWER LAKE WYLIE WATERSHED CRITICAL AREA MAX. BUILT UPON AREA = 20%

LEGEND:

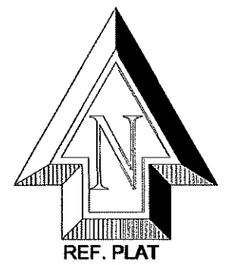
IPF IRON PIN FOUND
IPS IRON PIN SET

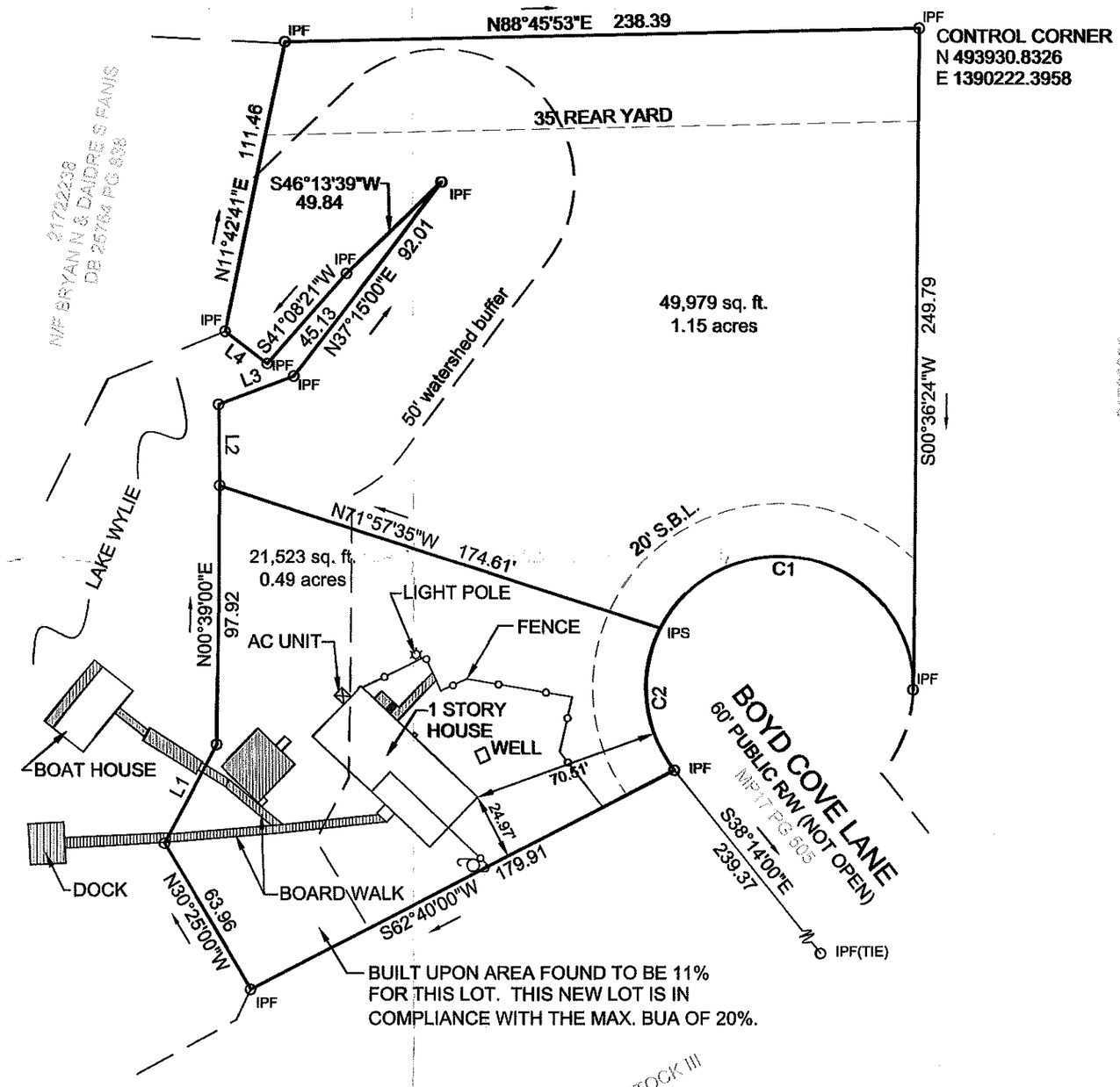
LINE TABLE		
LINE	LENGTH	BEARING
L1	42.19	N27°59'00"E
L2	30.61	N00°29'00"W
L3	30.53	N69°29'00"E
L4	20.12	N52°56'00"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	134.09	50.00	N76°12'36"W	97.39
C2	56.93	50.00	S05°37'03"E	53.91



VICINITY MAP NOT TO SCALE





GRAPHIC SCALE
0 25 50 100
SCALE IN FEET

I, M. E. ZAMANI, certify that this plat was drawn under my supervision from an actual survey made under my supervision; 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 12th day of JAN., A.D., 2015.

NORTH CAROLINA PROFESSIONAL SEAL L-4325 LAND SURVEYOR MOHAMMAD E. ZAMANI

Surveyor

L-4325
Registration Number

SUBDIVISION
OF
16111 BOYD COVE LANE
LOT 41, SECTION 42
LAKE WYLIE RECREATION LOTS
& AJOINTING TRACT
STEELE CREEK TOWNSHIP,
MECKLENBURG COUNTY, NORTH CAROLINA
OWNERS:
DAVID AND GLORIA WALKER

CSC of NC PC
P.O. BOX 691150
CHARLOTTE, N.C. 28227
(704) 573-0112
FIRM LICENSE No. C-2350

DATE:	JOB No.:	DRAWN BY:
REV. JAN. 12, 2015	CH1206A-12-14	MS

5987B